

# Demolition Management Plan

Revision Nr - 1

10 Feb 2017

Former Victory Public House, Albany  
Street, Regents Park Estate, NW1 4BX

By; Lovell Partnership Limited

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# Review

## For Internal use only

Please initial and date in the relevant section of the table.

The **highlighted areas** of the Draft table will be deleted by their respective teams during pre app review if these sections are no longer applicable.

## Pre app

Community liaison	
CLOCS	
Transport	
Highways	
Parking	
Environmental health	
Sustainability	<i>(attach appendix if necessary)</i>
Sign off	

## Draft

Community liaison	
CLOCS	
Transport	
Highways	
<b>Parking</b>	
Environmental health	
<b>Sustainability</b>	
Sign off	

● INDICATES INPUT REQUIREMENT FROM MULTIPLE TEAMS THROUGHOUT DOCUMENT

# Introduction

The purpose of the **Construction Management Plan (CMP)** is to help developers to minimise construction impacts, and relates to both on site activity and the transport arrangements for vehicles servicing the site.

It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses.

The completed and signed CMP must address the way in which any impacts associated with the proposed works, and any **cumulative impacts of other nearby construction sites**, will be mitigated and managed. The level of detail required in a CMP will depend on the scale and kind of development. Further policy guidance is set out in Camden Planning Guidance ([CPG](#) [6: Amenity](#) and [CPG](#) [8: Planning Obligations](#)).

This CMP follows the best practice guidelines as described in [Transport for London's](#) (TfL's Standard for [Construction Logistics and Cyclist Safety \(CLOCS\)](#) scheme) and [Camden's Minimum Requirements for Building Construction \(CMRBC\)](#).

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The approved contents of this CMP must be complied with unless otherwise agreed with the Council in writing. The project manager shall work with the Council to review this CMP if problems arise in relation to the construction of the development. Any future revised plan must also be approved by the Council and complied with thereafter.

It should be noted that any agreed CMP does not prejudice or override the need to obtain any separate consents or approvals such as for road closures or hoarding licences.

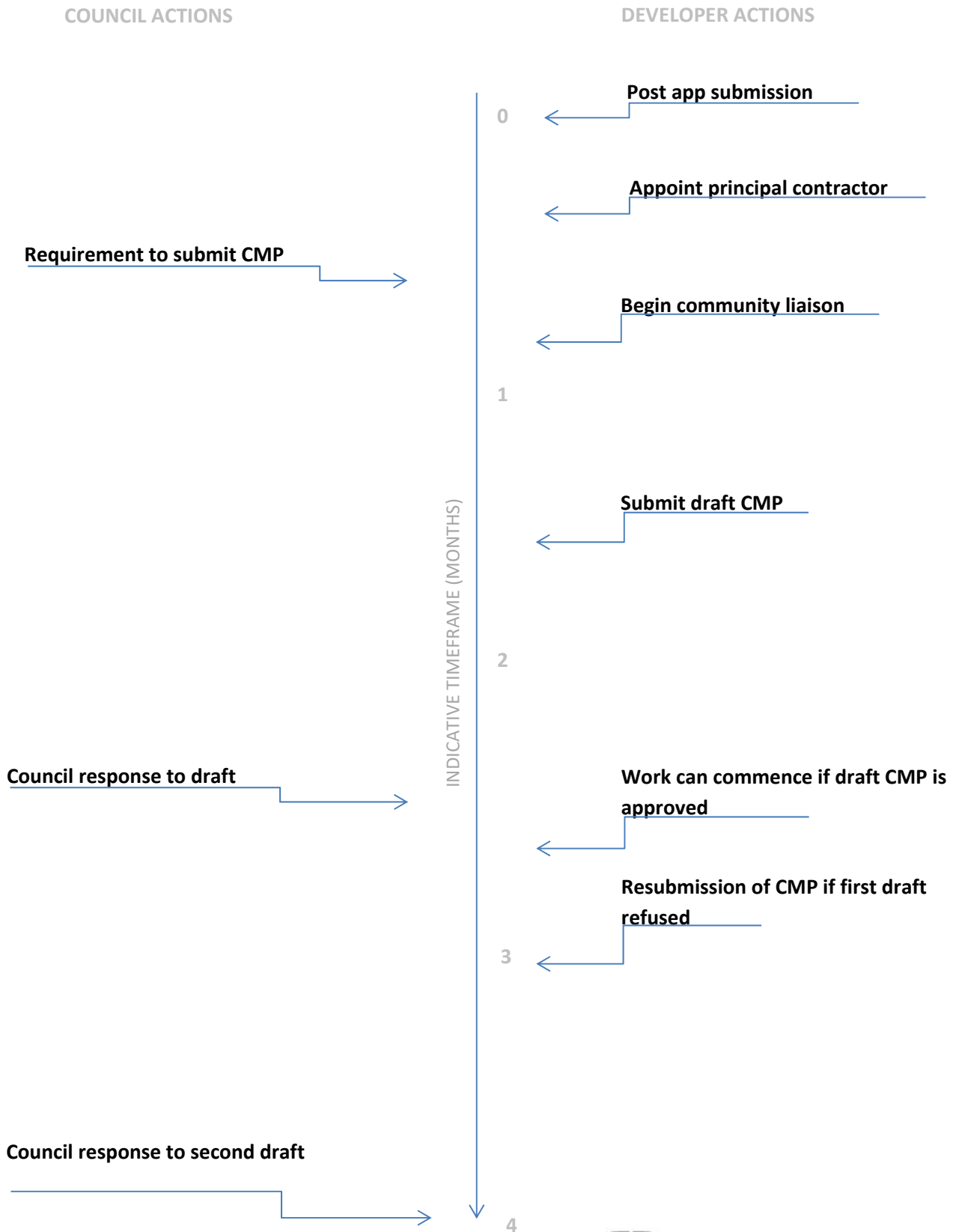
If your scheme involves any demolition, you need to make an application to the Council's Building Control Service. Please complete the "[Demolition Notice](#)"

Please complete the questions below with additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary. It is preferable if this document is completed electronically and submitted as a Word file to allow comments to be easily documented.

(Note the term 'vehicles' used in this document refers to all vehicles associated with the implementation of the development, e.g. demolition, site clearance, delivery of plant & materials, construction, etc.)

Revisions to this document may take place periodically.

# Timeframe



# Contact

1. Please provide the full postal address of the site and the planning reference relating to the construction works.

Address:

1. Site Office: Former Cape of Good Hope Site, 78 Albany Street, London NW1 4EE
2. Site Location: Former Victory Pub Site, 152 Albany Street, London NW1 4BX

Planning ref: 2015/3076/P

Type of CMP – Demolition of former Victory Public House, 152 Albany Street, London NW1 4BX

2. Please provide contact details for the person responsible for submitting the CMP.

Name: Steve Bartram

Address: Tasman House, The Waterfront, Elstree Road, Elstree, Herts. WD6 3 BS

Email: [steve.bartram@lovell.co.uk](mailto:steve.bartram@lovell.co.uk)

Phone: 020 8731 3800

3. Please provide full contact details of the site project manager responsible for day-to-day management of the works and dealing with any complaints from local residents and businesses.

Name: Ian Jerrett

Address: Lovell Partnership, Former Cape of Good Hope Site, 78 Albany Street, London NW1 4EE

Email: [ian.jerrett@lovell.co.uk](mailto:ian.jerrett@lovell.co.uk)

Phone: 020 8731 3800

4. Please provide full contact details of the person responsible for community liaison and dealing with any complaints from local residents and businesses if different from question 3.

Name: Alexandra Robins

Address: Lovell Partnership, Former Cape of Good Hope Site, 78 Albany Street, London NW1 4EE

Email: Alexandra.robins@lovell.co.uk

Phone: TBC

5. Please provide full contact details of the person responsible for community liaison/dealing with any complaints from local residents and businesses if different from question 3. In the case of [Community Investment Programme \(CIP\)](#), please provide contact details of the responsible Camden officer.

Name: Lucy Gick

Address: 11th floor 5 Pancras Square London N1C 4AG

Email: lucy.gick@camden.gov.uk

Phone: 020 7974 3705

6. Please provide full contact details including the address where the main contractor accepts receipt of legal documents for the person responsible for the implementation of the CMP/ DMP.

Name: Andy Males

Address: : Tasman House, The Waterfront, Elstree Road, Elstree, Herts. WD6 3 BS

Email: andy.males@lovell.co.uk

Phone: 020 8731 3800



# Site

1. Please provide a site location plan and a brief description of the site, surrounding area and development proposals for which the CMP applies.

The site, The former Victory Public House (Victory Pub site) 152 Albany Street, London NW1 4BX is located within the Regent's Park Estate which is located to the north of the A501 (Euston Road), the west of Euston Station and the east of Regent's Park.



2. Please provide a very brief description of the construction works including the size and nature of the development and details of the main issues and challenges (e.g. narrow streets, close proximity to residential dwellings).

This management plan concerns the demolition of the former Victory Pub ONLY. The site is situated on Albany Street with Nash Street to the north and rear of the site.

## Background

The proposed development will incorporate a new building with 10 residential units over 5. The site is one of eight sites in Regent's Park Estate which will deliver Replacement Housing which may be required as a result of the Government's HS2 scheme. As part of the demolition of the former Victory Pub both Albany Street and Nash Street will remain open however there will be a requirement for a pavement closure on Nash Street – there is further detail of this required closer within this CMP.

## Structural Demolition

The building structure of the former Victory Pub is a two storey traditional brick and timber building with a pitched roof covered with roofing slates.

Asbestos removal works will be undertaken inside the building, with arisings being removed through the front entrance or windows.

Prior to demolition taking place a protection scaffold will be installed on Nash Street to the north and east of the site to protect the public.

The demolition specific excavator will move to the front elevation of the building and demolish the structure from the centre of this elevation outwards, leaving the outer walls in situ until the first floor is completely within the footprint of the building. This will mitigate dust emissions from the dropping of these arisings into the site.

Once the first floor has been demolished and the arisings have been cleared the excavator will “pull” the outer walls into the footprint of the building leaving only the back wall in situ, which due to it’s closeness to the neighbouring structure will have to be demolished by hand.

Once the arisings from the outer walls have been cleared a tower scaffold will be moved into position and using handtools the wall will be broken down to 2 courses above ground level.

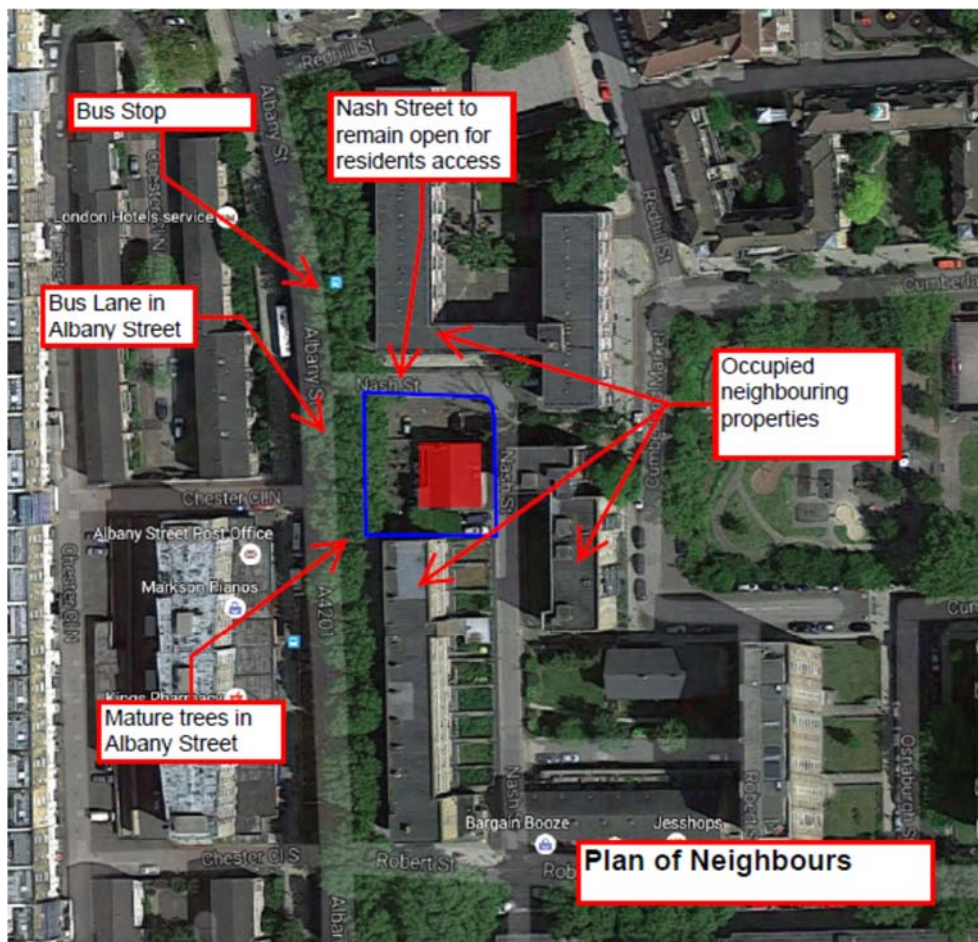
The ground slab will be broken by the machine using a pecker attachment. Due to the noisy working of this operation this will only be undertaken during “noisy working hours” of 9:00 – 16:00 Mon-Fri, with non-noisy working operations undertaken outside of these hours.

Once the slab has been peppered the bucket attachment will be used to lift the sections of slab, any reinforcement will be separated by bursting the slab with a muncher attachment. The material will then either be put in skips however; the vast majority of the material will be stockpiled within the site for recycling via crusher.

3. Please identify the nearest potential receptors (dwellings, business, etc.) likely to be affected by the activities on site (i.e. noise, vibration, dust, fumes, lighting, etc.).

As noted in section 2 above the Victory Pub site is within the existing and occupied Regents Park housing estate and the occupied residential dwellings adjacent to the site will be aware of the demolition activities – the measures site out in this DMP will seek to mitigate; noise, vibration, dust, fumes, lighting, etc.

The plan below locates land users adjacent to the site. The building is situated on eastern side of Albany Street, adjacent to Windermere block to the south, Rothay block to the north and Thirlmere block to the east. To the west of the site are 19<sup>th</sup> Century and Georgian terraces on the opposite side of Albany Street.



4. Please provide a scaled plan detailing the local highway network layout in the vicinity of the site. This should include details of on-street parking bay locations, cycle lanes, footway extents and proposed site access locations.

### Plans of Local Highway

Details of the on-street parking bay locations, cycle lands and footway extent are provided in the plan at question 3 above. Demolition traffic will access the site via Albany Street which is part of the TFL Road Network. Traffic will follow the routes shown on the plan below.



Access arranged for vehicles entering and leaving the site is shown in the swept path analysis plan attached at Appendix A.

### On Site Car Parking

There is no existing resident car parking on the Victory Pub site that will be affected by the work on this site

5. Please provide the proposed start and end dates for each phase of construction as well as an overall programme timescale. (A Gantt chart with key tasks, durations and milestones would be ideal).

The Demolition start date is: 14 March 2017

The overall planned completion date for the demolition is: w/c 9 April 2017

Gantt Chart of the demolition programme is available in Appendix B

6. Please confirm the standard working hours for this site, noting that the standard working hours for construction sites in Camden are as follows:

The site hours will be:

- 8.00am to 6pm on Monday to Friday
- 8.00am to 1.00pm on Saturdays
- No working on Sundays or Public Holidays

During Christmas and New Year, 23 December until 4 January, no work will be undertaken.

7. Please indicate if any changes to services are proposed to be carried out that would be linked to the site during the works (i.e. connections to public utilities and/or statutory undertakers' plant). Larger developments may require new utility services. If so, a strategy and programme for coordinating the connection of services will be required. If new utility services are required, please confirm which utility companies have been contacted (e.g. Thames Water, National Grid, EDF Energy, BT. etc.) You must explore options for the utility companies to share the same excavations and traffic management proposals. Please supply details of your discussions.

Services have been disconnected. See Utilities Activity Tracker and Existing Utilities Plan at Appendix D and Appendix E

# Community Liaison

Significant time savings can be made by running an effective neighbourhood consultation process. This should be undertaken in the spirit of cooperation rather than one that is dictatorial and unsympathetic to the wellbeing of local residents and businesses.

These are most effective when initiated as early as possible and conducted in a manner that involves the local community. Involving locals in the discussion and decision making process helps with their understanding of what is being proposed in terms of the development process. Ideally this consultation and discussion process should have already started with the results incorporated into the CMP first draft submitted to the Council for discussion and sign off. This communication should then be ongoing during the build, with neighbours and any community liaison groups being regularly updated with programmed works and any changes that may occur due to unforeseen circumstances through newsletters, emails and meetings.

Please note that for larger sites, details of a construction working group may be required as a separate S106 obligation. If this is necessary, it will be set out in the S106 Agreement as a separate requirement on the developer.

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## Cumulative impact

*Sites located within high concentrations of construction activity that will attract large numbers of vehicle movements should consider establishing contact with other sites in the vicinity in order to manage traffic routing and volumes. Developers in the Tottenham Court Road area have done this to great effect.*

### Lovell statement on Cumulative impact and effect:

We are aware of Camden's requirement for us to consider the cumulative effect of our construction site on the local neighbourhood and environment should there be concurrent construction sites in the immediate location of the site. We have defined what we understand to be the "Local Area" in the Site section of this document and currently there are a number of significant construction projects underway – this is King's Cross and therefore a major regeneration area for London. Further details are provided below.

There are currently no live construction sites in the immediate vicinity of the proposed works at in the area of Victory Pub site site. We understand that there are proposed works for UCLH, West End Project and HS2 enabling works, including a establishing a site office .

The site of UCLH scheme and the West End Project is a distance away from the demolition site and our proposed route for vehicles avoid these areas. The Logistic

Plan and proposals for the demolition works has proposed appropriate routes to take account of these schemes.

Information available from the HS2 (HS2's Environment Statement) shown that the scheme is programmed to achieve Royal Assent in December 2016, the demolition of this building will be completed by February 2016.

## 1. Consultation

*The Council expects meaningful consultation. For large sites, this may mean two or more meetings with local residents prior to submission of the first draft CMP.*

*Details should include who was consulted, how the consultation was conducted and a summary of the comments received in response to the consultation. In response to the comments received, the CMP should then be amended where appropriate and, where not appropriate, a reason should be given. The revised CMP should also include a list of all the comments received. Developers are advised to check proposed approaches to consultation with the Council before carrying them out. If your site is on the boundary between boroughs then we would recommend contacting the relevant neighbouring planning authority.*

*Please provide details of consultation of draft CMP with local residents, businesses, local groups (e.g. residents/tenants and business associations) and Ward Councillors.*

### Consultation: Historical, Current and Future

Table below outlines consultation, including site selection of the Replacement Housing scheme from 2013.

Event	Timing	Topic
Housing Need Survey	Spring 2013	Survey of all residents within the HS2 affected areas
Replacement housing Sites	Summer/ autumn 2013	Potential sites for new housing & initial architectural feasibility
Addition replacement housing sites	Spring 2014	Introducing new sites in replacement housing programme
Architectural design competition	Autumn 2014	Selection of architects firms
Design and Community Vision Workshop	20 November 2014	Meeting the Architect and emerging concept designs. Plus Community Vision workshop
Camden Town District Management Committee	November 2014	Presentation of consultation feedback and programme for HS2 replacement housing programme.
RIBA Stage 2 Designs	Spring 2015	Design development on 9 sites pre – planning application

Planning Application Exhibition	June 2015	Presentation of the full application submitted as a drop in session for local residents from the area
Meet the Contractor Event	10 Dec 2015	
Donated Christmas gifts to The Dick Collins Hall	16 Dec 2015	
Donated glasses and pub goods to The Dick Collins Hal	8 April 2016	
Made & donated a sign to the Surma Centre	May 2016	
CCS Ivor Goodsite Hoarding Competition for the Netley School	25 May 2016	
Met Police & Lovell Cycl Safety Event	3 July 2016	
Netley School Assembly	13 July 2016	
Summer Hoarding Event	24 August 2016	
Macmillan Coffee Morning	28 September 2016	
Replacement Homes Accommodation Meetings	22 <sup>nd</sup> and 23 <sup>rd</sup> November 2016	Lovell attend the meetings as requested by from Camden Council. We helped residents have a look at the floorplans for the new units we are building across the scheme.
Resident Hamper	December 2016	A Christmas hamper went to a resident before we broke up. The resident was chosen at random, we included all 2,005 properties on the estate.

- Working Group Meeting (every month residents, Lovell and Camden Council have a meeting)
- Resident Notice Boards (Information boards about the works to inform the residents this is updated every Friday)

Boards went up on all 6 sites in April 2016. We have Victory Pub and Dick Collins boards ready for when we take over the sites.



Consultation has also be sought via a Construction Working Group where we can report on our progress and key construction activities but at the same time seek feedback and comment from the group with a view to constant improvement of the Construction Management Plan. This Group is concerned with overall construction of the Replacement Housing scheme. The Construction Working Group includes, but not be limited to the following:

- The immediate residents who are neighbours to the site
- Governor representative of Netley School
- Estate Managers
- The Local Ward member for which the site falls within

Meetings of the Construction Working Group have taken place on;

12<sup>th</sup> January, 9<sup>th</sup> February, 8<sup>th</sup> March, 12<sup>th</sup> April, 10<sup>th</sup> May, 14<sup>th</sup> June, 13<sup>th</sup> July, 14<sup>th</sup> September, 12<sup>th</sup> October and 9<sup>th</sup> November 2016

The meetings in 2017 are now moving to every other month. We have attended January's which was on the 9<sup>th</sup>, the next one will be in March.

One of the key elements to managing the site efficiently will be to keep the adjoining neighbours and adjacent building users informed of our forthcoming operations, this will be carried out as follows:

- Letter drop to all neighbours informing them of our start date and program durations and operations working
- Posting on the hoardings of up-to-date newsletters and progress photographs
- Providing banks men while vehicles are leaving the site.
- Ensuring workforce is polite and courteous to all pedestrians and adjacent building users at all times.
- Processing arising materials so as to ensure all wagons collecting materials are loaded fully so as to reduce as far as possible the logistics to the site.
- Accepting all complaints received investigating and recording any remedial reactive measures taken.
- Keeping the site area clean tidy and manageable.
- Ensuring working hours are adhered to rigorously.
- Ensure that all dust noise and vibration measures are implemented and if found to be substandard uplifted to ensure standards are met.

Lovell will implement these in consultation with the Council's Engagement and Consultation Officer for the Replacement Housing Scheme.

Our Site Manager will maintain a log of all visits to the site by the public and neighbours where they wish to make any complaints – any such complaints will be acted upon and report at the Construction Working Group. We propose that the Construction Working Group will be held bi-monthly but the Site Manager(s) will be available to address any concerns or questions from residents every day.

## **2. Construction Working Group**

*Please provide details of community liaison proposals including any Construction Working Group that will be set up, addressing the concerns of the community affected by the works, the way in which the contact details of the person responsible for community liaison will be advertised to the local community, and how the community will be updated on the upcoming works i.e. in the form of a newsletter/letter drop, or weekly drop in sessions for residents.*

See response to question 1 above

Since Lovell's involvement with the project the following consultation has taken place:

- On 6 October 2015 a Working Group meeting was held to keep residents informed of progress of the project
- A consultation meeting was held on 18 November 2015 with the Swallowfield Residents
- "Meet the Contractor" event on 10 December 2015

Records of the above are attached at Appendix F along with the Code of Conduct and the Terms of Reference for the Working Group.

## **3. Schemes**

Please provide details of any schemes such as the 'Considerate Constructors Scheme', such details should form part of the consultation and be notified to the Council. Contractors will also be required to follow the "[Guide for Contractors Working in Camden](#)" also referred to as "[Camden's Considerate Contractors Manual](#)".

Registration no. 102222 – Victory Pub site

Lovell will reinforce its determination to contribute positively to the local environment by registering the project with the Considerate Constructor scheme. Particular initiatives within this plan will include:

- Control of the works so that dust and waste from the construction activities cannot blow into surrounding areas;
- Noise minimisation consistent with good construction practice;
- Clean and neat front of house site presentation;
- Wheel washing of construction vehicles prior to leaving site;
- Road cleaning vehicle as necessary;
- Courteous approach to the public by site personnel and security guards;
- Carefully scheduled deliveries so that lorries do not back up;

Lovell will set itself a target of achieving a minimum score for each CCS inspection criteria of "very good".

## **4. Neighbouring sites**

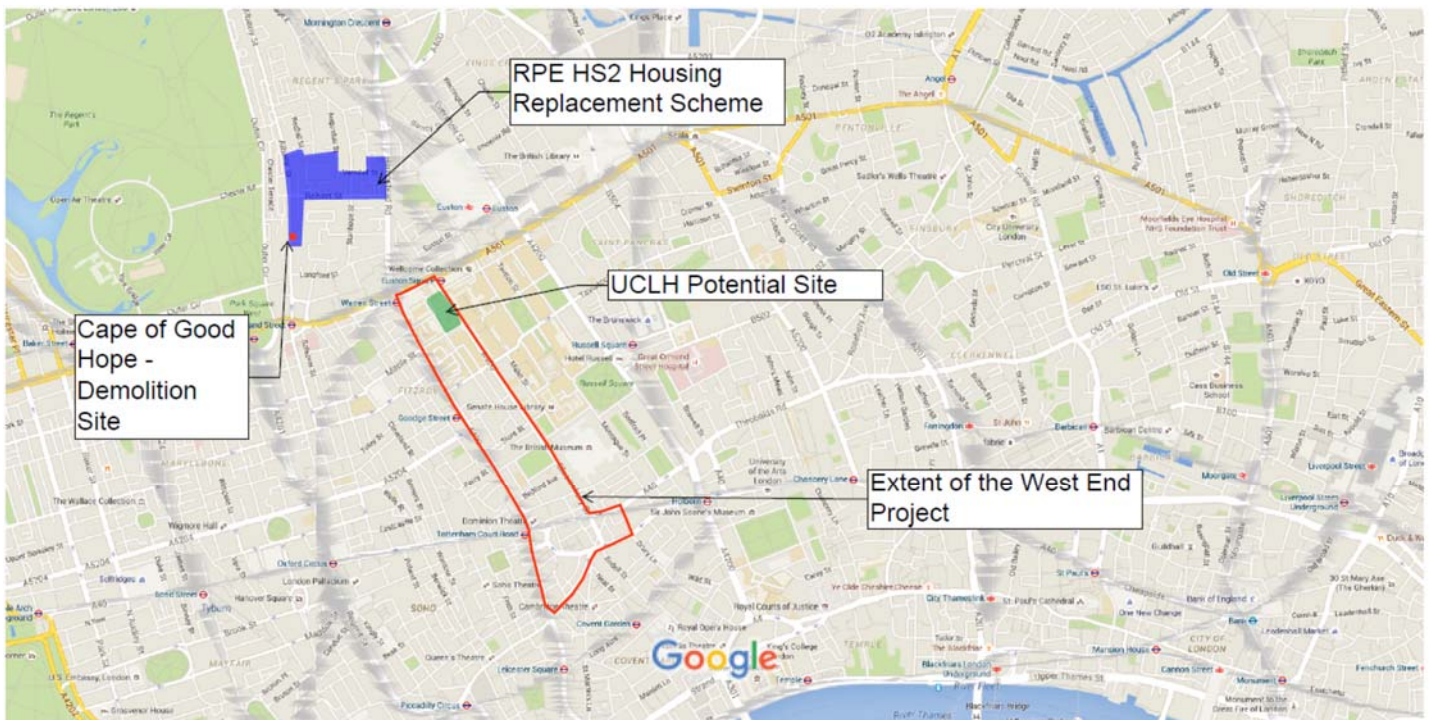
Please provide a plan of existing or anticipated construction sites in the local area and please state how your CMP takes into consideration and mitigates the cumulative impacts of construction in the vicinity of the site. The council can advise on this if necessary.

There are currently no live construction sites in the immediate vicinity of the proposed works at in the area of Victory Pub site other than the sites we are working on within the Regents Park estate. We understand that there are proposed works for UCLH, West End Project and HS2 enabling works, including a establishing a site office.

The site of UCLH scheme and the West End Project is a distance away from the demolition site and our proposed route for vehicles avoid these areas. The Logistic Plan and proposals for the demolition works has proposed appropriate routes to take account of these schemes.

Information available from the HS2 (HS2's Environment Statement) shown that the scheme is programmed to achieve Royal Assent in December 2016 the demolition of this building will be completed by February 2016.

Set out below is a map identifying the location of these sites:



# Transport

**This section must be completed in conjunction with your principal contractor. If one is not yet assigned, please leave the relevant sections blank until such time when one has been appointed.**

Camden is a CLOCS Champion, and is committed to maximising road safety for Vulnerable Road Users (VRUs) as well as minimising negative environmental impacts created by motorised road traffic. As such, all vehicles and their drivers servicing construction sites within the borough are bound by the conditions laid out in the [CLOCS Standard](#).

This section requires details of the way in which you intend to manage traffic servicing your site, including your road safety obligations with regard to VRU safety. It is your responsibility to ensure that your principal contractor is fully compliant with the terms laid out in the CLOCS Standard. It is your principal contractor's responsibility to ensure that all contractors and sub-contractors attending site are compliant with the terms laid out in the CLOCS Standard.

Checks of the proposed measures will be carried out by the council to ensure compliance. Please refer to the CLOCS Standard when completing this section. Guidance material which details CLOCS requirements can be accessed [here](#), details of the monitoring process are available [here](#).

Please contact [CLOCS@camden.gov.uk](mailto:CLOCS@camden.gov.uk) for further advice or guidance on any aspect of this section.

**Please refer to the CLOCS Overview and Monitoring Overview documents which give a breakdown of requirements.**

## CLOCS Considerations

### 1. Name of Principal contractor:

Lovell Partnerships Limited

2. Please submit the proposed method for checking operational, vehicle and driver compliance with the CLOCS Standard throughout the duration of the contract (please refer to our CLOCS Overview document in the appendix and CLOCS Standard point 3.4.7).

Having reviewed the CLOCS documentation we will at Lovell be including within our sub contract orders the requirements for compliance, including:

- All contractors vehicles will be certified by the Fleet Operators Recognition Scheme (FORS)
- Any collisions or incidents involving vehicles serving our sites will be thoroughly investigated
- Traffic routing will be strictly policed (see route defined earlier in this DMP)
- Vehicles will be fitted with all necessary warning signage, side protection, blind spot mirrors & vehicle manoeuvre warnings
- Drivers will receive awareness training and be FORS registered

### 3.4.7 Supply chain compliance

#### Requirement

Clients shall ensure contractor and sub-contractor compliance with requirements 3.1.1 to 3.3.2.

#### Purpose

To ensure that requirements are being adhered to across the supply chain.

#### Demonstration

The client should ensure that it is a contractual requirement for the contractor to check vehicles entering site and to take the appropriate action under the contract.

The client should request from the contractor a plan and / or process for complying with the contract.

The client should also undertake regular audits of the contractor's process and compliance checks. This audit should include random vehicle compliance checks undertaken by the client.

The client may request that every reporting period the contractor should submit to the client a summary of those checks and details the corrective action taken in the case of non-compliance.

3. Please confirm that you as the client/developer and your principal contractor have read and understood the [CLOCS Standard](#) and included it in your contracts. Please sign-up to join the [CLOCS Community](#) to receive up to date information on the standard by expressing an interest online.

*I confirm that I have included the requirement to abide by the CLOCS Standard in my contracts to my contractors and suppliers:*

I, Steve Bartram (Contracts Manager) at Lovell Partnerships and my team have read, are aware and will abide by the CLOCS Standards

Please contact [CLOCS@camden.gov.uk](mailto:CLOCS@camden.gov.uk) for further advice or guidance on any aspect of this section.

## Site Traffic

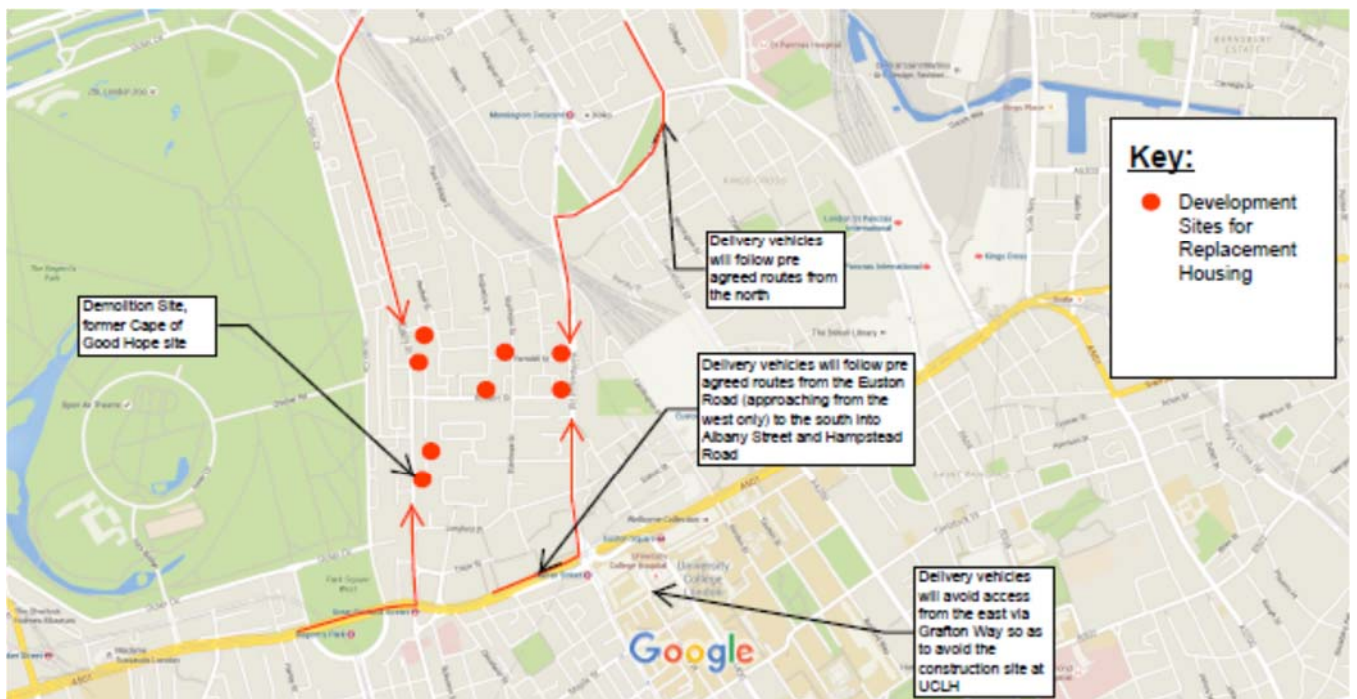
Sections below shown in blue directly reference the CLOCS Standard requirements. The CLOCS Standard should be read in conjunction with this section.

**4. Traffic routing:** *“Clients shall ensure that a suitable, risk assessed vehicle route to the site is specified and that the route is communicated to all contractors and drivers. Clients shall make contractors and any other service suppliers aware that they are to use these routes at all times unless unavoidable diversions occur.” (P19, 3.4.5)*

Routes should be carefully considered and risk assessed, taking into account the need to avoid where possible any major cycle routes and trip generators such as schools, offices, public buildings, museums etc. Where appropriate, on routes that use high risk junctions (ie. those that attract high volumes of cycling traffic) installing Trixi mirrors to aid driver visibility should be considered.

Consideration should also be given to weight restrictions, low bridges and cumulative impacts of construction (including neighbouring construction sites) on the public highway network. The route(s) to and from the site should be suitable for the size of vehicles that are to be used.

a. Please indicate routes on a drawing or diagram showing the public highway network in the vicinity of the site including details of links to the [Transport for London Road Network \(TLRN\)](#).



The demolition site is situated directly on Albany Street which is part of the TFL Road Network. Construction traffic will follow the routes shown on the above plan.

The proposed weight of vehicles

- Excavator 20 ton
- 40 yard skip – approx. 15 tons
- Loaded Concrete Lorry – 25 tons

*b. Please confirm how contractors, delivery companies and visitors will be made aware of the route (to and from the site) and of any on-site restrictions, prior to undertaking journeys.*

We will ensure that all sub contractors and suppliers that are part of our supply chain who have to make deliveries to site will be members of Transport for London's Fleet Operator Recognition Scheme (FORS) or similar at the Bronze level. We will use our contractor selection process and procurement process to only select contractors who are members of FORS (or similar), by doing this we will be using drivers who are aware of the demands of driving large vehicles in central London in particular the awareness of cyclists.

By using suppliers and subcontractors who are FORS (or similar) members then all delivery vehicles will have:

- i. Have Side Guards fitted, unless it can be demonstrated to the reasonable satisfaction of the Employer, that the Lorry will not perform the function, for which it was built, if Side Guards are fitted.
- ii. Have a close proximity warning system fitted comprising of a front mounted, rear facing CCTV camera (or Fresnel Lens where this provides reliable alternative), a Close Proximity Sensor, an in-cab warning device (visual or audible) and an external warning device to make the road user in close proximity aware of the driver's planned manoeuvre.
- iii. Have a Class VI Mirror
- iv. Bear prominent signage on the rear of the vehicle to warn cyclists of the dangers of passing the vehicle on the inside.

All contractors, sub contractors and suppliers will be made aware of the location of the Netley School in Stanhope Street. Given the proposed routes above for the demolition works at this site, it is not envisaged that Stanhope Street will not used. Nevertheless we will place restrictions on any vehicle movements in Stanhope Street when the school children are arriving and leaving school, i.e. no construction traffic in Stanhope Street between 8.30am and 9.15am and 3.00pm and 3.45pm.



**5. Control of site traffic, particularly at peak hours:** “Clients shall consider other options to plan and control vehicles and reduce peak hour deliveries” (P20, 3.4.6)

Construction vehicle movements are generally acceptable between 9.30am to 4.30pm on weekdays and between 8.00am and 1.00pm on Saturdays). If there is a school in the vicinity of the site or on the proposed access and/or egress routes, then deliveries must be restricted to between 9.30am and 3pm on weekdays during term time. (Refer to the [Guide for Contractors Working in Camden](#)).

A delivery plan should ensure that deliveries arrive at the correct part of site at the correct time. Instructions explaining such a plan should be sent to all suppliers and contractors. Consideration should be given to the location of any necessary holding areas for large sites with high volumes of traffic. Vehicles must not wait or circulate on the public highway. Whilst deliveries should be given set times to arrive, dwell and depart, no undue time pressures should be placed upon the driver at any time.

*a. Please provide details of the typical sizes of all vehicles and the approximate frequency and times of day when they will need access to the site, for each phase of construction. You should estimate the average daily number of vehicles during each major phase of the work, including their dwell time at the site. High numbers of vehicles per day and/or long dwell times may require vehicle holding procedures.*

The programme for the project demands that there will be a variety of vehicles coming and going from the site from start of the demolition described above to its completion.

Activity	Vehicle Frequency	Type of Vehicle
Demolition at Victory Pub site	Maximum of 6 movements over a 6 week period. Bring and taking away plant and machinery etc.	6 wheel Rigid lorries. Plus articulated lorries for the one off delivery and removal of the large 360 degree machine

During the demolition stage of the project lorries will reverse into the site from Albany Street and leave the site in a forward gear. All vehicle movements in and out of the site will be controlled by a traffic marshall.

*b. Please provide details of other developments in the local area or on the route.*

There are currently no live construction sites in the immediate vicinity of the proposed works at in the area of Victory Pub site site. We understand that there are proposed works for UCLH, West End Project and HS2 enabling works, including a establishing a site office.

The site of UCLH scheme and the West End Project is a distance away from the demolition site and our proposed route for vehicles avoid these areas. The Logistic Plan and proposals for the demolition works has proposed appropriate routes to take account of these schemes.

Information available from the HS2 (HS2's Environment Statement) shown that the scheme is programmed to achieve Royal Assent in December 2016 the demolition of this building will be completed by February 2016.

*c. Please outline the system that is to be used to ensure that the correct vehicle attends the correct part of site at the correct time.*

All vehicles will be pre booked and all delivery times will be known for each site. This will be achieved via the use of our sub-contractor coordination meetings were will have short term look-a-head programmes that will include the booking of vehicles.

Vehicles attending the site can be accommodated within the hoarding area.

*d. Please identify the locations of any off-site holding areas (an appropriate location outside the borough may need to be identified, particularly if a large number of delivery vehicles are expected) and any measures that will be taken to ensure the prompt admission of vehicles to site in light of time required for necessary compliance checks. Please refer to question 5 if any parking bay suspensions will be required for the holding area.*

There is no requirement for any off site holding areas due to the demolition of this building.

*e. Please provide details of any other measures designed to reduce the impact of associated traffic (such as the use of construction material consolidation centres).*

- All vehicles leaving the site during the demolition works will be fully loaded – i.e. no part loads so as to reduce the total number of vehicle movements
- The intention is to reuse the crushed concrete materials on site for temporary piling mat (note – there will not be a “crushing machine” used on site, concrete will be crushed using a “nibbler” attachment to the 360°

**6. Site access and egress:** *“Clients shall ensure that access to and egress from the site is appropriately managed, clearly marked, understood and clear of obstacles.” (P18, 3.4.3)*

Vehicles entering and leaving the site should be carefully managed, using gates that are clearly marked and free from obstacles. Traffic Marshalls must ensure the safe passage of pedestrians, cyclists and other traffic when vehicles are entering and leaving site, particularly if reversing.

*a. Please detail the proposed access and egress routes to and from the site*

The site, including the former estate car parking area will be hoarded with Harris gates as shown in Appendix G, opening inwards. Use is made of existing cross over to access the site from Albany Street

*b. Please describe how the access and egress arrangements for construction vehicles will be managed.*

All vehicle movements are to be supervised by a traffic marshall and reported to the Site Manager. All deliveries and lorry movements (maximum of 6 over the 6 week demolition programme) will be pre booked so that the traffic marshal know when the delivery is coming and will take measures to ensure that the public are not affected by the delivery. The traffic marshall must be obeyed and no phones or hands-free kits are to be used whilst driving, either on site roads or on public roads. A walkie-talkie system will be used so that the traffic marshalls in Albany Street

Lovell will plan works including; vehicle movement, deliveries, temporary routes and facilities to ensure that the safety of the public is maintained at all times.

All vehicles/ deliveries will be co-ordinated and programmed to alleviate pressure on the road network. Vehicles and deliveries will have to be pre-booked with site so that there is not any vehicles waiting in the street. This will be achieved via the use of our weekly sub contractor meetings where vehicles will be planned and booked. Vehicles will only take place between 08.30 and 17.00 Mon–Fri and 8.00 to 1.00 on Saturdays.

All sub contractors will be issued with a transport plan which will include a prescribed route into the site from the Transport for London Road Network; refer to plans earlier in this DMP.

*c. Please provide swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary (if necessary).*

Swept path analysis has been carried out on the final development scheme for this site. The plan below is applicable for demolition phase of the project and therefore this DMP. The swept path analysis is attached at Appendix A.

*d. Provision of wheel washing facilities should be considered if necessary. If so, please provide details of how this will be managed and any run-off controlled.*

As mentioned above, this demolition programme envisages a maximum of 6 vehicle movements to and from the site. In order to keep roads and footpaths free from deposits of soil, mud and the like we will ensure that the wheels of any vehicles leaving this site are thoroughly cleaned and hosed down prior to going on the public roads. If any mud or construction debris does get onto the street within the vicinity of the site then these areas will be kept clean via the use of water hoses and manually swept. In addition a mechanical road sweeper will be used to clear any debris.

**7. Vehicle loading and unloading:** *“Clients shall ensure that vehicles are loaded and unloaded on-site as far as is practicable.” (P19, 3.4.4)*

If this is not possible, Traffic Marshalls must ensure the safe passage of pedestrians, cyclists and motor traffic in the street when vehicles are being loaded or unloaded.

Please provide details of the parking and loading arrangements for construction vehicles with regard to servicing and deliveries associated with the site (e.g. delivery of materials and plant, removal of excavated material). This is required as a scaled site plan, showing all points of access and where materials, skips and plant will be stored, and how vehicles will access and egress the site. If loading is to take place off site, please identify where this is due to take place and outline the measures you will take to ensure that loading/unloading is carried out safely. Please outline in question 8 if any parking bay suspensions will be required.

Appendix G shows the logistics plan for demolition activities at this site.

All unloading will be controlled by our banksmen and traffic marshalls with the public protected at all times.

Vehicles will be loaded and unloaded within the site.

Vehicles will reverse into the site and leave site in a forward gear

## Highway interventions

### 8. Parking bay suspensions and temporary traffic management orders

Please note that a parking bay suspension should only be requested where absolutely necessary. Parking bay suspensions are permitted for a maximum of 6 months, suspensions whose duration exceeds 6 months must apply for a Temporary Traffic Order (TTO). For parking bay suspensions of one year or longer, a Traffic Management Order (TMO) must be applied for.

Please provide details of any proposed parking bay suspensions and temporary traffic management orders which would be required to facilitate construction.

Information regarding parking suspensions can be found [here](#).

N/A

### 9. Scaled drawings of highway works

Please note that use of the public highway for storage, site accommodation or welfare facilities is at the discretion of the Council and is generally not permitted. If you propose such use you must supply full justification, setting out why it is impossible to allocate space on-site. You must submit a detailed (to-scale) plan showing the impact on the public highway that includes the extent of any hoarding, pedestrian routes, parking bay suspensions and remaining road width for vehicle movements. We prefer not to close footways but if this is unavoidable, you should submit a scaled plan of the proposed diversion route showing key dimensions.

- a. Please provide accurate scaled drawings of any highway works necessary to enable construction to take place (e.g. construction of temporary vehicular accesses).

As noted on the attached logistics plan we will be applying to Camden for the temporary closure of the pavement in Nash Street adjacent to the site.

- b. Please provide details of all safety signage, barriers and accessibility measures such as ramps and lighting etc.

Lovell will deploy and use all necessary and appropriate safety signage and barriers to ensure that the public are protected and our operatives and work safely at all times.

See image below of typical hoardings and signage on our sites:



## 10. Diversions

Where applicable, please supply details of any diversion, disruption or other anticipated use of the public highway during the construction period (alternatively a plan may be submitted).

N/A – works within the site

## 11. VRU and pedestrian diversions, scaffolding and hoarding

Pedestrians and/or cyclist safety must be maintained if diversions are put in place. Vulnerable footway users should also be considered, these include wheelchair users, the elderly, those with walking difficulties, young children, those with prams, the blind and partially sighted. Appropriate ramping must be used if cables, hoses, etc. are run across the footway.

Any work above ground floor level may require a covered walkway adjacent to the site. A licence must be obtained for scaffolding and gantries. The adjoining public highway must be kept clean and free from obstructions. Lighting and signage should be used on temporary structures/skips/ hoardings, etc.

A secure hoarding will generally be required to the site boundary with a lockable access

a. Please provide details describing how pedestrian and cyclist safety will be maintained, including any proposed alternative routes (if necessary), and any Traffic Marshall arrangements.

When vehicles are entering or leaving the site, (maximum number proposed during this demolition to be 6 movements), these will be supervised by our traffic marshals. Vehicles will be unloaded and loading from within the site.

The general public/pedestrians will maintain right of way along the pathways that currently surround the site.

The construction site gates will be kept closed and monitored by site security, only when deliveries are made to the site will they be opened to allow vehicles onto the site, at which time barriers will be used to prevent access by pedestrians and warn any passing cyclists. These barriers will be manned by our site security. All delivery vehicles will be supervised/controlled by a traffic marshall. Gates will be opening into the site.

The Site Manager will also ensure that the external perimeter of the site is regularly patrolled (twice a day) to ensure that any debris is kept clear of the pavements. Should there be any complaints arising from the works, local residents will be able to call personally to the site offices (at the compound site next to the demolition site). Any residents visiting site to raise a complaint will be requested to sign-in and our security guard will escort the visitor to the site offices.

We will as part of our sub contractor procurement process ensure that all sub contractors and suppliers delivering materials to the site follow the conditions outlined in the Standard for Construction Logistics and Cycliest Safety (CLOCS).

Our Production Director will deal personally with comments or complaints from the public or neighbours and will ensure that they are resolved swiftly. A record will be kept of all comments and complaints.

b. Please provide details of any temporary structures which would overhang the public highway (e.g. scaffolding, gantries, cranes etc.) and details of hoarding requirements or any other occupation of the public highway.

As noted on the attached logistics plan we will need to locate scaffold on the pavement in Nash Street this scaffold will then be enclosed with the site hoarding. The necessary license will be applied for from Camden prior to the works commencing

● SYMBOL IS FOR INTERNAL USE

# Environment

To answer these sections please refer to the relevant sections of **Camden's Minimum Requirements for Building Construction (CMRBC)**.

1. Please list all [noisy operations](#) and the construction method used, and provide details of the times that each of these are to be carried out.

The demolition of this building will take place over a 6 week period. The Victory Pub building is a two storey traditional brick property with a pitched roof. The demolition specific excavator (located within the building site) will move to the front elevation of the building and demolish the structure from the centre of this elevation outwards, leaving the outer walls in situ until first floor is completely within the footprint of the building. This will mitigate dust emissions from the dropping of these arising into the site.

Once the first floor has been demolished and the arising have been cleared the excavator will "pull" the outer walls into the footprint of the building leaving only the back wall in situ, which due to it's closeness to the neighbouring structure will have to be demolished by hand. Once the arising from the outer wall have been cleared a tower scaffold will be moved into position and using handtools the wall will be broken down to 2 courses above ground level.

The ground slab will be broken by the machine using a pecker attachment. Due to the noisy working of this operation this only be undertaken during "noisy working hours" of 9.00 – 16.00 Mon-Fri with non – noisy working operations undertaken outside of these hours.

Once the slab has been peppered the bucket attachment will be used to lift the sections of slab, any reinforcement will be separated by bursting the slab with a muncher attachment. The material will then either be put in skips however, the vast majority of the material will be stockpiled within the site for recycling via crusher.

2. Please confirm when the most recent noise survey was carried out (before any works were carried out) and provide a copy. If a noise survey has not taken place please indicate the date (before any works are being carried out) that the noise survey will be taking place, and agree to provide a copy.

A noise survey was carried out by Campbell Reith Consulting Engineers for Camden in May 2015 as was used to support the planning. This report can be used for baseline data. Copy available is part of the planning application submission.



3. Please provide predictions for noise and vibration levels throughout the proposed works.

### Noise

Where possible noise produced by work activities will be reduced or removed by design. When this is not possible controls will be introduced to reduce exposure so as to avoid harm or injury to persons on site or others within the vicinity of the site works.

During demolition works noise will be continuously monitored, this will be compared against the baseline survey carried prior to any works taking place, with the following trigger levels:

**Green** if 5dB(A) or less above baseline – No action.

**Amber** if between 5dB(A) & 10dB(A) above baseline – continue works but carry out works assessment and propose mitigation measures.

**Red** if above baseline by 10dB(A) or more – Immediate in depth review of works and enforce changes to methodology, equipment in order to bring noise to acceptable levels.

The trigger levels described above will continue to be used during length of the Project however the monitoring regime will be then reduce to twice weekly measurements at strategic locations.

Further controls will be detailed within activity method statements and compliance monitored as necessary throughout the work process.

Records of controls and exposures of persons/environments will be kept in accordance with statutory requirements and Company Procedures.

### Vibration

Where possible vibration produced by work activities will be reduced or removed by design. When this is not possible controls will be introduced to reduce exposure so as to avoid harm or injury to persons and buildings on site or others within the vicinity of the site works.

Controls to reduce vibration at the outset are:

- Demolition will be done primarily by hydraulic attachments crushers and only when unavoidable breakers will be used and for agreed short periods of time. 2 hours on 2 hours off.
- No use of hammered technics of pilling works will be considered or allowed in this Project.

During demolition and substructure works (pilling) where the vibration is more likely (during superstructure and trades works vibration will be negligible or non-existent) the site will adopt a continuous monitoring/recording system with the following trigger levels:

**Green** if below 1.5mm/s PPV– No action.

**Amber** if between 1.5 & 2.5mm/s PPV– Stop works, carry out works assessment and propose mitigation measures, at site level.

**Red** if above 2.6mm/s PPV– Stop works immediately, consult Structural Engineer and Regal Homes Project Director. Carry out In-depth review of works and enforce changes to methodology, equipment in order to bring vibration to acceptable levels.

Further controls will be detailed within activity method statements and compliance monitored as necessary throughout the work process.

Records of controls and exposures of persons/environments will be kept in accordance with statutory requirements and Company Procedures.

*4. Please provide details describing mitigation measures to be incorporated during the construction/demolition works to prevent noise and vibration disturbances from the activities on the site, including the actions to be taken in cases where these exceed the predicted levels.*

Lovell shall ensure that disruptive sound levels will be kept to a minimum. A variety of measures will be used to effect the reduction of noise transmitted from site, this will include:

- Coordinated delivery times and efficient traffic management to prevent queuing traffic accessing the site.
- Ensuring all plant has sound reduction measures (mufflers, baffles or silencers).
- Utilisation of baffle system during the demolition process
- Strict adherence to the site working hours.
- Using acoustic hoarding where necessary.
- Carry out daily noise surveys at perimeter of site and record findings.
- Implement action plan where noise levels exceed acceptable levels.
- Positioning plant away from properties
- Machines in use will be throttled down a to a minimum
- Cutting operations will be kept off site as much as possible by prefabrication
- Localised shrouding of plant in accordance with BS5228

All works will be carried out to ensure that the ground vibrations are contained within limits set out below:

- A peak particle velocity of 1mm/s at any occupied residential property
- Peak particle velocity of 3mm/s at any other property in any orthogonal direction.

Further details provided in the Contractors Demolition Risk assessment and mitigation measures attached at Appendix C

*5. Please provide evidence that staff have been trained on BS 5228:2009*

At Lovell all Managers have attended the Site Managers Safety Training Scheme as run by the CITB. All sub contractors supervisors will have attended the Site Supervisors Safety Training Scheme as run by the CITB.

*6. Please provide details on how dust nuisance arising from dusty activities, on site, will be prevented.*

Lovell will adhere to the key legislation on noise and vibration as detailed in the:

- Control of Pollution Act 1974
- Environmental Protection Act 1990 (ss79-82)
- BS 5228:1997, Code of Practice on Construction and Open Site.

Our demolition contractor has prepared their detailed Risk and Method Statement – this method statement confirm the controls, checks and monitoring that will be put in place in connection with the control of dust and noise on site during the demolition.

Demolition of the structures and soft stripping operations will cause dust to generate from the work face. The following will be in place to stop the migration of dust from within the confines of the site as far as reasonably practicable and within acceptable control levels.

- A water supply from the mains will be such to provide adequate water to suppress dust emissions from the work face.
- From each water supply there will be a standard hose with adjustable heads to provide either fine spray or direct forceful application of water.
- During soft stripping operations water spray will applied to the materials being stripped so as to dampen down if required.
- The arising soft strip materials will be moved from the working floors to the ground floors via the drop zone. During the movement of waste from the working floors to the ground floor fine spray will applied to the drop zone if required.
- The materials once located to the ground floor will be moved by either standard demolition excavator or skid steer front loader.
- All drains within the working area will be filled with a filtration system which will be frequently checked and cleaned as required.
- During movement of hardcore and concrete arising fine water will applied to mitigate dust release.
- In eventuality of prolonged dry periods water will be applied site wide to suppress dust emissions from the working surfaces.

We are aware of the Dust & Air Emissions Mitigation Measures as prepared by the Institute of Air Quality Management and will use their mitigation and control measure to ensure that dust is controlled on site both during demolition and construction. The Risk Assessment template that has been designed by the Institute of Air Quality Management will be used to develop our own site specific Risk Assessment as part of the DMP. – see Appendix H

7. Please provide details describing how any significant amounts of dirt or dust that may be spread onto the public highway will be prevented and/or cleaned.

Lovell will deploy the use of a mechanical road sweeper to clear the road of excessive dust and dirt as a result of site operations – however any vehicle leaving site will be cleaned first.

8. Please provide details describing arrangements for monitoring of [noise](#), vibration and dust levels.

Please see statements at item 3 above for noise and vibration.

Please refer to Appendix H for the dust mitigation plan and risk assessment.

9. Please confirm that a [Risk Assessment](#) has been undertaken at planning application stage in line with the [GLA's Control of Dust](#) and Emissions Supplementary Planning Guidance (SPG), and the risk level that has been identified, with evidence. Please attach the risk assessment as an appendix if not completed at the planning application stage.

The Client for this scheme can confirm that a Risk Assessment has been undertaken at planning application stage in line with the GLA's Control of Dust and Emissions Supplementary Planning Guidance, and the risk level that has been identified, with evidence.

10. Please confirm that all of the GLA's 'highly recommended' measures from the [SPG](#) document relative to the level of risk identified in question 9 have been addressed by completing the [GLA mitigation measures checklist](#). Please attach this as an appendix.

The dust mitigation measures checklist as prepared by the GLA has been reviewed and checked. It is Annexed to this DMP

- 11. If the site is a High Risk Site, 4 real time dust monitors will be required, as detailed in the [SPG](#). Please confirm the location, number and specification of the monitors in line with the SPG and confirm that these will be installed 3 months prior to the commencement of works, and that real time data and quarterly reports will be provided to the Council detailing any exceedances of the threshold and measures that were implemented to address these.

The site is not to be considered as High Risk site and the use of dust monitors is not expected.

12. Please provide details about how rodents, including [rats](#), will be prevented from spreading out from the site. You are required to provide information about site inspections carried out and present copies of receipts (if work undertaken).

Prior to the demolition of the existing buildings Lovell will instruct an qualified pest control firm to survey the existing buildings to establish the existence of any pests – in particular rodents. If there is evidence of rodents following the survey then the qualified pest control firm will follow the procedures set out by the HSE in Information Sheet MISC515 for the laying of baits. The baits being approved under the Control of Pesticides Regulations 1986 (as amended 1997)/Biocidal Products Products Regulations 2001 (as amended 2003). As part of the work by a qualified pest control firm Lovell will require detailed method statements which can be issued to the Council.

There is evidence that rodents live in the sewer system. Lovell will ensure that existing drains and sewers that are serving the existing building are either sealed up and/or grubbed out.

During the demolition works the monitoring for the evidence of rodents will continue.

Evidence of the pest control that has to be carried out will be provided to the Council in the form of payment survey reports, method statements and payment receipts for the work carried out by the pest control firm.

13. Please confirm when an asbestos survey was carried out at the site and include the key findings.

Prior to any demolition pre demolition hazardous surveys will be carried out and any notifiable asbestos or hazardous materials removed by our approved specialists to approved and licenced tips. Lovell have commissioned and carried out a pre demolition intrusive asbestos and hazardous materials survey – a copy of the results can be provided.

14. Complaints often arise from the conduct of builders in an area. Please confirm steps being taken to minimise this e.g. provision of suitable smoking area, tackling bad language and unnecessary shouting.

At Lovell we do not tolerate any bad language or unnecessary shouting on our sites. We operate a “red card” system whereby any operative found to be acting in an anti social way or smoking outside of designated smoking area will be given a “red card” and asked to leave the site immediately.

◉ SYMBOL IS FOR INTERNAL USE

# Agreement

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed in writing by the Council. This may require the CMP to be revised by the Developer and reapproved by the Council. The project manager shall work with the Council to review this Construction Management Plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council in writing and complied with thereafter.

It should be noted that any agreed Construction Management Plan does not prejudice further agreements that may be required such as road closures or hoarding licences.



**Signed:** .....

**Date:** 10 Feb 2017

**Print Name:** Michael O'Farrell

**Position:** Lovell Regional Director

Please submit to: [planningobligations@camden.gov.uk](mailto:planningobligations@camden.gov.uk)

End of form.



## Appendix B – Programme

### Demolition Programme

Activity	13/03/2017	14/03/2017	15/03/2017	16/03/2017	17/03/2017	20/03/2017	21/03/2017	22/03/2017	23/03/2017	24/03/2017	27/03/2017	28/03/2017	29/03/2017	30/03/2017	02/04/2017	03/04/2017	04/04/2017	05/04/2017	06/04/2017	09/04/2017	10/04/2017	11/04/2017	12/04/2017	13/04/2017	
Asbestos Removal	■	■	■	■	■																				
3 days soft strip						■	■	■																	
7 days demolition									■	■	■	■	■	■	■										
3 days break up slab and foundations																■	■	■							
2 days muck away all materials from site																			■	■					



## Appendix C – *Goody* Demolition Method Statement

**NOTICE OF INTENDED DEMOLITION  
THE BUILDING ACT 1984 – SECTION 80**

Tel 01304 840126  
Fax 01304 728351

**Council ref.**

/ /
-----

**Notice is hereby given of intention to demolish buildings (or part of a building) situated at: -**

Regents Park Estate, The Victory Pub, Camden, London, NW1 4BX
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**Proposed date of commencement and duration in weeks**

Date: 01/10/2016	Duration: 3 Weeks
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**Name and address of building owner**

London Borough of Camden 5 Pancras Square, London, N1C 4AG	Tel. no. 020 7974 4444
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**Name and address of agent (if applicable)**

	Tel. no.
--	----------

**Name and address of demolition contractor**

Goody Demolition Ltd, Wilcox Close, Aylesham Industrial Estate, Aylesham, Canterbury, Kent, CT3 3EP	Tel. no. 01304 840126
--	-----------------------

**Name and address adjoining owners**

Supporting information is required in connection with the following, demonstrating how boundary and party wall issues under Section 82(1) (a-c) are to be addressed prior to, during and after the demolition.

Rothay, Albany Street, Camden, London, NW1 4DH  
Windmere, Albany Street, Camden, London, NW1 4EP  
Thirlmere, Cumberland Market, Camden, London, NW1 4EN  
Wasdale, Cumberland Market, Camden, London, NW1 4QN  
Grasmere, Osnaburgh Street, Camden, London, NW1 3QL

**Site Plan**


Provide drawings at not less than 1:500 scale showing site plan, ownerships, boundary treatment, service disconnections, drainage to be sealed, disconnected or removed and extent of the buildings to be demolished.

Please find map attached

**Services disconnections and notifications**

Confirm notification given and arrangements for disconnection in place

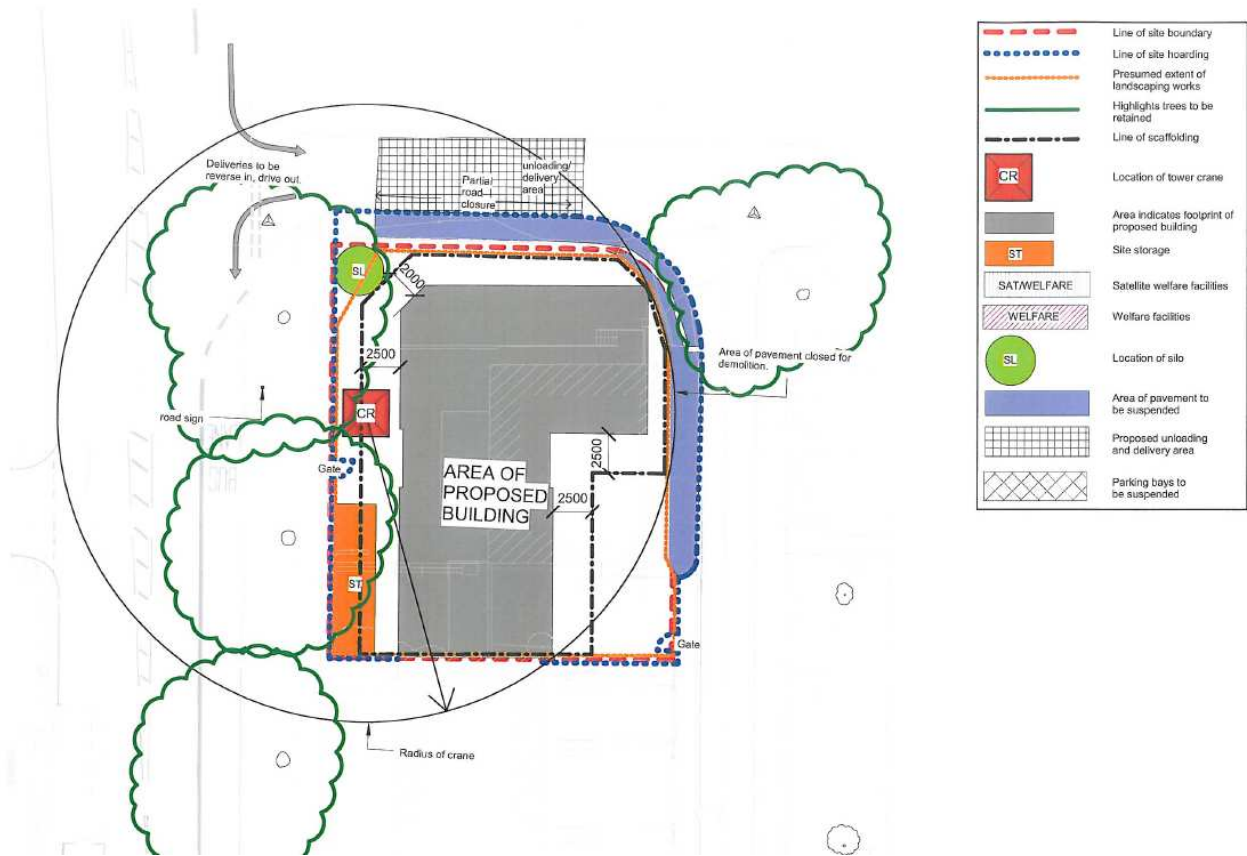
Electricity	<input type="checkbox"/>	Gas	N/A	<input type="checkbox"/>
Water	<input type="checkbox"/>	Telecommunications		<input type="checkbox"/>
Fire Authority	<input type="checkbox"/>	Other		

Name	Gary Venner	Position	Managing Director
Signed		Date	20/09/2016
Goody Demolition Ltd, Wilcox Close, Aylesham Industrial Estate, Aylesham, Canterbury, Kent, CT3 3EP Tel. no. 01304 840126			

In accordance with the requirements of Section (2), no person shall commence demolition unless:

- a that person has given the Council notice of his intention to do so, and
- b either : - the Council have given a notice to the person under Section 81, or  
The relevant period (as defined in Section 81) has expired.

'The relevant period' is six weeks from the submission of this Notice or such longer period as the person who gave this Notice may in writing allow.





Wilcox Close, Aylesham Industrial Estate, Aylesham, Canterbury, Kent, CT3 3EP.

**METHOD STATEMENT**  
**VERSION 1**  
**CLIENT**

Regents Park Estate, The Victory Pub, Camden, London, NW1 4BX  
26/08/2016  
G2257 – Lovell Partnership

## METHOD STATEMENT

**Demolition of the designated pub**

### Contents

1. Introduction
  2. Scope of works
  3. Hazards Identified
  4. Environmental information
  5. Plant and Equipment
  6. Personnel involved
  7. Methodology
  8. Briefing arrangements
  9. Safety of contractors staff
  10. Communication and liaison
  11. Emergency plans
  12. Supporting Information
- Appendix A - Risk Assessments
- Appendix B - COSHH





Wilcox Close, Aylesham Industrial Estate, Aylesham, Canterbury, Kent, CT3 3EP.

**METHOD STATEMENT  
VERSION 1  
CLIENT**

Regents Park Estate, The Victory Pub, Camden, London, NW1 4BX  
26/08/2016  
G2257 – Lovell Partnership

**1 INTRODUCTION**

Within this Method Statement Goody Demolition Limited will illustrate how the designated 2 storey pub will be demolished and how the slab and foundations will be broken up. Goody Demolition Limited will carry out the demolition works where the safety and welfare of all site personnel, general public and neighbouring occupants is paramount. Every effort will be made to ensure any disruption is minimised on and around the site. All demolition work will be carried out in accordance with relevant Codes of Practice and H.S.E. guidelines. The methods described herein are seen as the most appropriate for the works and are based on information available at the time of preparation. In the event of further information becoming available, changes in conditions, requirements or time scale, this document may need to be amended or developed with the agreement of the Client.

**CLIENT** Lovell Partnership

**SITE** Regents Park Estate,  
The Victory Pub,  
Camden,  
London,  
NW1 4BX

**COMMENCE** September 2016

This Assessment is valid for the period of 8 weeks and is subject for review following noted omissions or change in work practice, site environment, or staff. Please note that the Demolition Supervisor is allowed to make adjustments to the method statement as required due to the nature of our works.

**DATE OF ASSESSMENT** 26/08/2016

**NAME OF ASSESSOR** Gary Venner / Spencer Nichol / Calum Hay

**SIGNATURE OF ASSESSOR**





Wilcox Close, Aylesham Industrial Estate, Aylesham, Canterbury, Kent, CT3 3EP.

**METHOD STATEMENT**  
**VERSION 1**  
**CLIENT**

Regents Park Estate, The Victory Pub, Camden, London, NW1 4BX  
26/08/2016  
G2257 – Lovell Partnership

**1.1 Prior to any works commencing on site the Client will have:**

- Made arrangements for the termination or diversion of Services (Apart from water) (if required allow 12 weeks for disconnections – 6 weeks meters removal & 6 weeks termination).
- Given notification to the neighbouring properties.
- Given notification to the local Fire Brigade.
- Clearly marked the position of all Services. The client will supply a drawing showing the position of all Services live/dead.

**1.2 Prior to any works commencing on site Goody Demolition will have:**

- Applied for the section 81 demolition notice.
- Checked the perimeter and placed warning signs up.
- All relevant documents raised and prominently displayed. Documents include: Pre-Tender Health and Safety Plan, HSE F10 for Demolition, Drawings, Liability Insurance, Risk Assessments, COSHH Assessments, The Health and Safety at Work poster (June 2000), Booking in and out register and emergency telephone numbers.

Prior to commencing on site a meeting between the relevant parties involved with this project will take place to determine any outstanding details/information.

**1.3 Site Background:**

Goody Demolition Ltd has been contracted by Lovell Partnership to carry out the demolition and removal of the slab and foundations located on the Regents Park Estate in Camden and develop the Demolition Management Plan for the works being carried out on site. The Site is to have the designated structure demolished, the slab and foundations broken out.

Goody Demolition Ltd will have submitted a Section 81 of the Building Act 1984 notice to the London Borough of Camden Council, once a copy of the Section 81 Notice from the London Borough of Camden District Council has been received, it will be forwarded to Lovell Partnership for reference.

The site consists of a 2 storey pub and is located on a side road which therefore means there should not be much vehicular or pedestrian traffic along this road. The site is located in a residential area and there are properties opposite the structure and adjacent to the pub on one side. The services to the site (electric, water and gas) are being disconnected by the service provider on behalf of the Client (Lovell Partnership).

The internal areas need all loose furniture and rubbish to be soft stripped and removed from the structure to allow for a subcontractor to carry out the asbestos survey and in turn to allow for the asbestos removal to be carried out.





Wilcox Close, Aylesham Industrial Estate, Aylesham, Canterbury, Kent, CT3 3EP.

**METHOD STATEMENT**  
**VERSION 1**  
**CLIENT**

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## 1.5 What this plan will cover:

This plan will be used to outline the general principles to be adopted during and throughout the works, to minimise the impact of hazardous material removal and demolition of the surrounding areas. The following areas of management will be covered within this plan:

- Legislative requirements
- Operating hours
- Public & property protection
- Noise
- Dust Management
- Odour Control
- Storage of dangerous goods
- Storm water runoff / Water quality
- Waste Management & Recycling
- Management of hazardous materials
- Traffic & pedestrian management
- Service disconnections

## 1.6 Legislative Requirements

The Works will be undertaken in accordance with the following legislative requirements:

- The Health & Safety at Work Act 1974 [72] and associated guidance [73]
- The Management of Health and Safety at Work Regulations 1999 [74] and Management of Health and Safety at Work ACoP (HSE L21) [75]
- The Construction (Design and Management) (CDM) Regulations 2015 [2], Managing Health and Safety in Construction (HSE L144) [76] and Health and Safety in construction (HS(G) 150) [77]
- The Work at Height Regulations 2005 (as amended [78]), and Work at Height Regulations 2005 (as amended). Brief Guide (INDG401) [79]
- The Lifting Operations and Lifting Equipment Regulations 1988 [81] and Safe use of lifting equipment ACoP (HSE L113) [80]
- The Personal Protective Equipment at Work Regulations 1992 (as amended [32]), and Personal Protective Equipment at Work – Guidance (HSE L25) [33]
- The Provision and Use of Work Equipment Regulations 1988 [81] ad Safe Use of Work ACoP (HSE L22) [82]
- The Electricity at Work Regulations 1989 [83]
- The Control of Asbestos Regulations 2006 [29]
- The Control of Noise at Work Regulations 2005 [88]
- The Confined Spaces Regulations 1997 [44]
- The Control of Lead at Work Regulations 2002 [67]
- The Building Act (England and Wales) 1984 [89]
- The Environmental Protection Act 1990 [5]
- The Highways Act 1980 [91]
- The Road Traffic (Temporary Restrictions) Act 1991 [92], The Road Traffic (Temporary Restrictions) Regulations 1992 [93] and Road Traffic (Temporary Restrictions) Procedure Amendment (Scotland) Regulations 2005 [94]



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## 1.7 Operating Hours

Monday to Friday: **08:00am – 18:00pm**

Saturdays (If Required): **08:00am – 13:00pm**

No work will occur outside of the hours nominated unless approval has been given by the authorities.

Deliveries of heavy machinery may be required out of the proposed hours of operation.

## 1.8 Protection of Public and Property

All works will be undertaken in accordance with the public protection measures as required in British Standard BS 6187:2000: Code of Practice for Demolition.

- Site is to be protected and closed off using Heras Palisade Fencing (HSG-151 compliant).
- Vehicle access and egress is via Nash Street.
- There will be a scaffold erected to the side of the building which faces the street as it potentially puts the public in danger during any demolition works. There will be a tunnel systems underneath the scaffold to allow for pedestrians to pass through safely without forcing the path to be closed.

The entire area is to be closed off using hoarding to prevent any access to the area from public or unauthorised parties. These public and property protection measures will be reviewed at the time of contract award for the Works to ensure alignment with proposed preferred methodologies and sequencing developments and to ensure that the safety of the general public is maintained at all times.

Information will need to be provided by the contractor within their Health and Safety Plan as part of the requirement as Principal Contractor under the Construction (Design and Management) Regulations 2015.

## 1.9 Traffic Management

### Entry / Exit to Site

The contractor will maintain safe and unobstructed access to adjacent properties to minimise any delays created by the works.

- The entrance to the site is located on Nash Street.

### Pedestrian Protection

No mechanical plant or vehicles shall be permitted to cross a paved public footway unless there is a permanent footway crossing in existence, or a temporary footway of sufficient width and strength. Vehicles are not permitted to reverse onto the site without guidance from a competent Banksman.

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## 2 SCOPE OF WORKS

Goody Demolition will safely carry out the soft strip of the internal area using the following methods (please go to section 7 Methodology for a more detailed method)

- Set up exclusion zones, barriers, signage and fencing / erect hoarding.
- Skips and Site welfare are to be set up within close proximity to the works.
- Soft strip structures.
- Asbestos survey and removal to be carried out by competent subcontractors.
- Erect protective scaffolding) by a competent scaffolding subcontractor.
- Demolish designated pub.
- Break up slab and foundations.
- Carefully sort materials and place into stockpiles for recycling.
- Clean site of all debris and complete hand over information.

## 3 HAZARDS IDENTIFIED

We have carefully carried out an extensive survey of any hazardous issues which could cause harm to anyone within the areas of works.

- General Safety - see risk assessment no 000
- Dust from the soft strip process - see risk assessment no 002
- Noise – damage to hearing - see risk assessment no 003
- Soft Stripping – see risk assessment no 005 & 006
- Materials falling from heights - see risk assessment no 007, 019, 019a & 033
- Demolition close to buildings – see risk assessment no 008
- Fires - see risk assessment no 011
- Excavator with particulate filter – see risk assessment 012
- Site security - see risk assessment no 016
- Services - see risk assessment no 017
- Power tools - see risk assessment no 018
- Work at height – see risk assessment no 019
- Site Traffic - see risk assessment no 020 & 043
- General Risk of Demolition Operations - see risk assessment no 033
- Manual Handling - see risk assessment no 034
- Working near general public - see risk assessment no 038
- Refuelling on site – see risk assessment no 048
- RPE - see risk assessment no 062
- Safe use of quick hitches – see risk assessment no 064

We have covered these with in our risk assessments as attached.



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## 4 ENVIRONMENTAL INFORMATION

Our site supervisor will carry out a weekly check of the environmental issues on the site via our environmental site weekly audit / inspection report which a copy will be kept on site.

Noise & Dust will be our major concern, start and finish times will have to be regulated to cater for any surrounding public. Noise from machinery will also have to be kept to a minimum.

Dust – provisions will be in place by using a dust suppression unit, operators will be tasked with dampening down the areas of demolition, stock piles and the crushing machine by the use of hose pipes/fire hose pipe and an adjustable spray nozzle to control flow.

Site working hours: - 08:00 – 18:00 Weekdays.

### STORAGE OF FUEL / POSSIBLE CONTAMINATION

Goody Demolition Ltd will ensure that the fuel requirements for the plant will be placed in a designated refuelling area, the storage unit will be bunded and have a trigger nozzle to minimise the possibility of spillages, the appropriated spillage kits and a drip tray will be in place. If for any reason contamination of the ground/soil is caused we will immediately contact the client's agent, the port authority and the environmental agency to find an action which can be taken to relieve the immediate danger.

### Parking Of Contractors Vehicles

Parking of Goody Demolition Ltd & any other sub-contractors vehicles will be within the contract area away from the demolition works within an agreed designated area.

### ROAD CONDITIONS

#### **Delivery Restrictions**

Articulated vehicles will be avoided where possible as there is insufficient room to manoeuvre this type of vehicle in and out of the site and also to reduce damage to the road surface as this road is in constant use.

Deliveries will be timed to minimise risk to users and lessen any inconvenience that might be caused.

All delivery drivers must sign in with our gate man.

Speed limit for deliveries on the access road will be 10mph.

#### **Reversing and Slewing**

Reversing will be avoided wherever possible. Access to the site will be controlled at all times and vehicles will be under the control of a competent person at all times. The driver will not be permitted to leave the vehicle unless adequate PPE is worn.

Slewing of machines will only be permitted if the sub-contractor providing the machine also provides a full time banksman in attendance.

### **THERE WILL BE NO REVERSING ONTO THE PUBLIC HIGHWAY**

#### **'Hi-vis' Clothing**

All individuals are to wear 'hi-vis' clothing, safety footwear, gloves and hard hat at all times, in accordance with the Lovell Partnership Site Rules.





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**SAFE USE OF VEHICLES ON SITE**

**Selection of Suitable Plant**

Subcontractors will select suitable plant for the task in hand in accordance with the site conditions and ensure that it is in serviceable condition and regularly inspected.

**Maintaining Critical Controls and Warning Devices**

A daily plant inspection will be carried out and recorded on the 'Daily Plant Inspection Checklist' by the machine operator and copies must be made available to the Lovell Partnership Project Manager or Site Manager who will spot check weekly that this procedure is being followed. Any vehicles not meeting the standards required will need to be immediately immobilised. A weekly review to ensure that the Traffic Management Plan is up to date and is being complied with will be carried out by the Project Manager or Site Manager and these reviews will be recorded on the Weekly Traffic Plan Review Form.

**Rollover Protection and Seatbelts are both mandatory at all times.**

Consideration will be given to avoiding reversing wherever possible and ensuring that vehicles and pedestrians are separated at all times whether by means of physical barrier or control by a banks man.

**Visibility and security of plant.**

Flashing Warning lights must be switched on whenever the plant is in use and plant and vehicles must only be used on suitable ground and in adequate lighting conditions.

All plant and vehicles will have additional mirrors if necessary to ensure that 360-degree visibility is possible from the driver's seat. When not in use, plant or other vehicles must be secured and keys removed to prevent unauthorised use.

**Emergency procedures**

In the event of an emergency involving plant or vehicles, the operator or driver will need to make a member of the Lovell Partnership site management team aware as soon as possible. In the event of an accident, an operator may need to call emergency services directly themselves by phoning 999 if it is felt appropriate; for instance to prevent any delay to professional medical assistance, but he or she must then also make a member of the Lovell Partnership management team aware as soon as possible thereafter.



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## VIBRATION & NOISE LEVELS

- Due to the nature of the works the plant we use will utilise noisy attachments & machinery.
- Goody Demolition will adopt measures to ensure that the hearing of our operatives, neighbouring properties occupants, pupils and the general public are taken in to consideration
- Will ensure that the operatives will use the appropriate personal protection equipment.
- On commencement of the demolition works we will carry out assessments and monitoring on the noise, vibration and dust be produced these will periodically carried out as the site proceeds if deemed necessary by an external monitor.
- We will carry out monitoring if deemed necessary as 'Advice on Vibration Building Damage to BS7385' demolition will occur adjacent buildings which might suffer structural damage as a consequence of our works, although this is unlikely to occur. If we believe that this may happen we will adhere to careful monitoring regimes which can show that vibration levels are within tolerance ranges and can alert the contractor when building damage criteria is likely to be exceeded.
- Our site supervisor will carry out daily and weekly environmental assessments and audits which will be assessed on a regular basis by our SHE auditor and on completion of the contract copies will be given to client.
- If deemed necessary we will deploy noise dampening barrier in conjunction with the existing provisions to lower the noise transferred from the site.

## POLLUTION CONTROLS

- No vehicles or plant will be left idling unnecessarily.
- All vehicles and plant will be well maintained as maintenance schedule and will have daily checks completed to ensure that they are good working order.
- Should any emissions of dark smoke occur (except during start up) then the relevant machinery should be stopped immediately and any problem rectified before being used.
- Engines and exhaust systems should be regularly serviced according to manufacturer's recommendations and maintained to meet statutory limits/opacity tests.
- All vehicles will have the necessary MOT certificates if applicable.
- Vehicle exhausts should be directed away from the ground and positioned so they are not directed at site entrances.
- All plant will be located away from the boundaries close to residential areas.
- No fires will be allowed on site.



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## DUST CONTROLS

- Dust controls will be in place by using a regulated fine water spray, the quantity of water will be controlled to prevent any flooding – dust is a major concern for the client on this site and it is our intention to ensure that all structures will be accessed by the supervisor prior to demolition to ensure all measures are in place. Demolition of the building should have minimal dust release whilst the demolition proceeds, but an operator will be attendance to operate a controlled flow of water on the area of operations to suppress the release of dust into the atmosphere.
- We will utilise the existing provisions on site to obtain water for the dust control.
- Wind speed and weather conditions will also be taken into account, we will determine the prevailing wind direction across the site using data from a nearby weather station to ensure that the controls are adequate.

## RECYCLING

- Goody Demolition Ltd believes in recycling of all possible materials where possible and will endeavour to carry this out on all our demolition projects, this will carried out in a number of ways and this particular section will show the process we will adopt in order to achieve our objectives.
- Prior to commencement of works our management team will conduct a survey of the material on site and produce an estimated quantity of material to recycle / process.
- Unprocessed material - i.e. concrete, tarmac, aggregates, bricks and blocks will be separated into piles to either reused on site or take to another site for reuse (the recipient site must ensure that they have an Environmental Agency “Notice of an exempt activity” to use this material as under Waste Management Regulations).
- Processed materials – i.e. concrete and bricks will be crushed to the client’s specification, Goody Demolition Ltd will advise the local councils of the movement of the crushing machine under the ‘Environmental Protection Act 1990 Part1’, these materials can be reused by the client. Goody Demolition Ltd may produce this also to be reused off site and again will advise the recipient site to ensure that they have an Environmental Agency “Notice of an exempt activity” to use this material as under Waste Management Regulations). Please note that no materials will be crushed on this site but will endeavour to locate a local recycling centre which will be able to carry out these operations.
- Plasterboard – This will be segregated from the other materials, deposited into a designated Gypsum Recycling skip and once filled removed from site to a licensed recycling centre.
- Timber - segregate from the other materials, deposited into a designated Timber Recycling skip and once filled removed from site to a licensed recycling centre which they will process material to be used as chipboard, fire brackets or compost.
- Metals – will be segregated and sent away to scrap merchants for recycling.
- All our operatives have attended and obtained NVQ in Waste Management and are fully qualified to carry out these tasks.



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## 5 PLANT AND EQUIPMENT

All plant and equipment will be examined for safety and any found to be defective will be repaired or replaced before work commences.

- Site Welfare.
- Access Equipment.
- 360 Excavator.
- Hoarding / Heras Fencing.
- Hand tools.
- Skips/lorries.

The following will be carried out on a daily basis:-

- All areas will be inspected for any equipment or materials that may have been left behind that could cause a hazard.
- Permits will be signed off after each shift.
- All plant used will have a valid LOLER certificate and all power tools will have a valid PAT certificate.
- All skips removed from the site will be recorded by the site supervisor.

## 6 PERSONNEL INVOLVED

- All personnel on this site will attend a site induction carried out by Client prior to commencement of works.

### **CCDO Demolition Supervisor & CCDO Demolition Operatives (Operatives).**

- All site operatives will hold a C.S.C.S. equivalent Health and Safety certificate.
- Plant operatives will also hold the correct certification to operate any machinery that is on site.
- Goody Demolition also operate a strict training regime which involves operatives having the correct tickets, or in training for, banks man, abrasive wheels, burning, first aid, HAV etc. The Supervisor holds a full First Aid at Work qualification and 2<sup>nd</sup> in command holds Emergency First Aid at Work both these will be present on site.
- All training certificates are held at the offices of Goody demolition.
- The copies of these tickets will be in the possession of the client's representative on site and are held until the demolition works are complete.





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## 7 METHODOLOGY

Site inspections by Client's Representative ensure all Services are already terminated. Check for any unforeseen hazards and treat any found in the appropriate way. On Site induction and demolition briefing carried out by Goody Supervisor; briefings will be carried out daily to advise on the work ahead (tool box talk). All operatives will sign in every morning within the site register. The designated demolition area will be the only area in which the operatives are allowed to stay in; **all other areas are strictly off limits**. All areas around demolition operations will have heras anti-climb fence installed. All materials will be sorted into type before placing into the correct skip for recycling.

### Internal Soft Strip

- When all known hazardous materials have been removed and all live services terminated and confirmed, the soft stripping, and subsequent removal of internal debris, can commence.
- Working from the highest levels downwards the following items will be broken down using hand-held tools in a general soft stripping exercise:-
  - Ceilings
 

Removal of any suspended ceiling tiles, Plasterboard finishes, Suspension systems, safety signage, and light fittings. Demolition operatives will use podium/scaffold step ups to gain access to the ceilings. The ceilings will be taken down carefully with all debris being placed into skips situated near the works.
  - Removal of cellar equipment / Loose furniture.
 

All furniture, loose furniture and cellar equipment (including kegs and Any equipment within the basement area will be removed and disposed of appropriately in the designated skips. Operatives will utilise hand tools to cut furniture / equipment into manageable pieces if deemed necessary. The operatives will also utilise their hand tools to detach any fixtures / fittings or any fitted furniture / equipment to allow for its safe removal.
  - Walls
 

Removal of non-load bearing walls, Plasterboard and partitions, Sills, light fittings and fixed shelving placing all materials directly into awaiting skips.
  - Floors
 

Removal of all floor coverings including carpets lino and timber flooring. Demolition operatives using mattocks & mechanical carpet / tile lifters and skid steer will lift all floor coverings placing all debris directly into 40 yd roll on/off skips.
  - Windows
 

Removal of all windows firstly will be tape either side to insure that any breakages will stay within the frame, the frames will be cut at the wall so the unit will come out complete (any breakages will be swept up immediately). All operatives will be issued with the correct PPE to carry out these works including thick furniture hide rigger gloves and safety specs. **The above method will be only adopted if we are unable to reach the area by using a grab attachment.**



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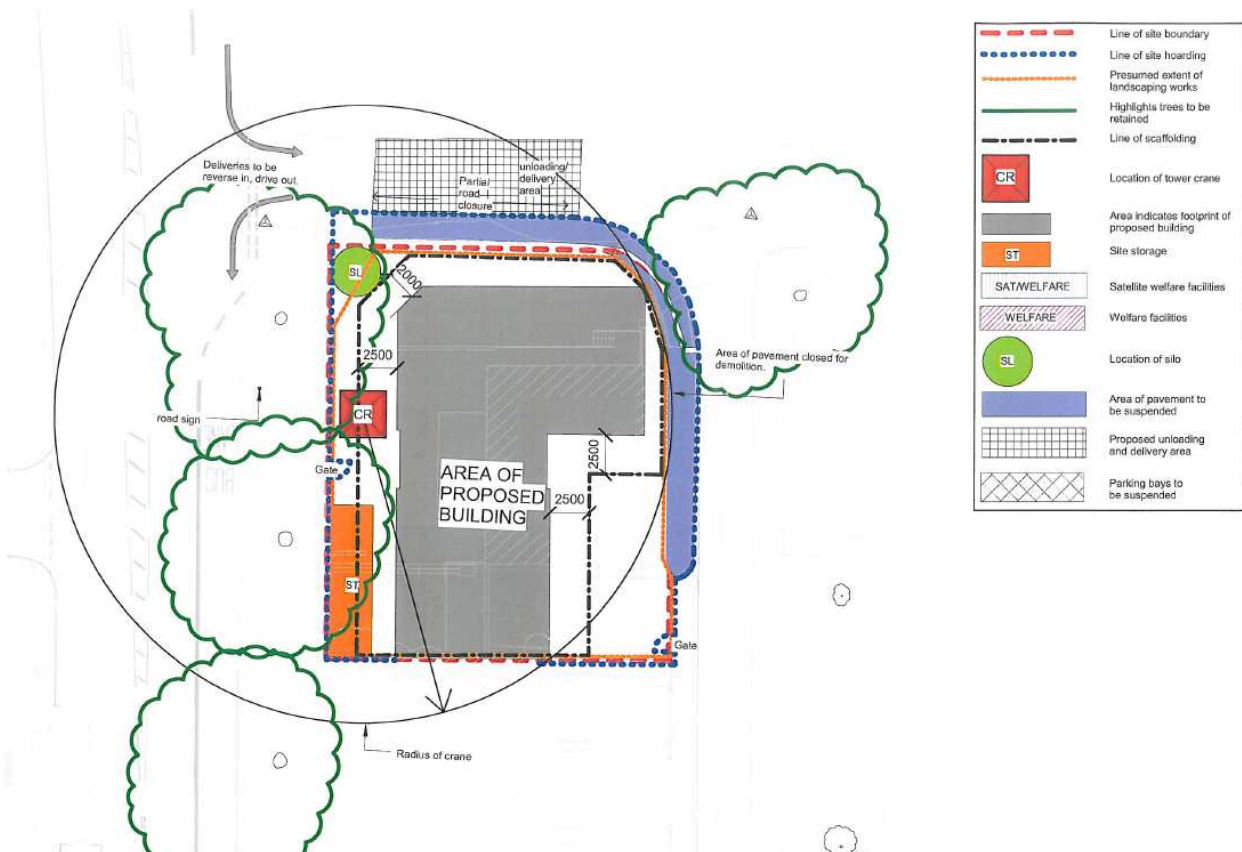
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- Toilets  
Stripping out and removal of all toilet fixtures and fittings, including toilet pans, sinks and cubicles, **All services must be isolated and empty of contents prior to proceeding.**
  
- Electrical and Mechanical services  
Removal of all surface mounted electrical and mechanical cabling and pipework. **Operatives will have the correct isolation paper work in place before removing any services.**

**Demolition of the pub**

- Once the soft strip process has been completed and all debris / materials have been cleared away, then a subcontractor will be brought into the structure to carry out an Asbestos Survey to allow for the removal of the asbestos to be carried out.
- Prior to demolition works commencing on site, all asbestos will have been removed and appropriately disposed of by an approved and licensed tip / landfill.
- There will be a scaffold erected by a competent subcontractor to the front of the pub on Nash Street to ensure that all pedestrians / members of public are safe during the demolition process. The subcontractor will provide their own Method Statement, Risk Assessments and Design for the scaffold.
- There will also be a footpath closure in place which is being carried out by the client. See images below which show the protective scaffolding location (estimated) and the public footpath closure which will be in place.



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- The area in which they are working will be designated as a drop-zone exclusion zone.
- The drop zone will be the area that the demolition debris is transferred from working height to ground level prior to loading away into skips.
- The exclusion zones will be clearly marked to prevent inadvertent access.
- The demolition Supervisor and banksman will control the access points.
- At no point will the structure be left unsafe whilst unattended.
- Goody Demolition will check that the client has issued the services disconnection paperwork prior to commencement.
- The machine will work into the structure from the one end to the other in a methodical manner.
- The supervisor will assess the demolition and will place a banksman at a designated point to ensure the safety of others when deemed necessary.
- Works will begin with the excavator utilizing its grapple attachment to remove sections of the roof. Materials from this process will be lowered into the designated drop zones to be sorted into type and stockpiled.
- Once enough of the roof has been removed, the excavator will then reducing the walls as much as possible working from one side of the flats to the other.
- The above two steps will then be repeated in order to safely demolish the block of flats. This will be carried out by removing as much of the roof as possible, clearing and sorting debris and then reducing the walls and floors to the structure.
- Once all of the roof has been removed it will be a matter of reducing the remainder of the structure to the top of slab. Again utilizing the grapple attachment of the excavator, the walls will be reduced working from one end of the structure to the other and from the top down.
- After the above ground sections of the structure have been demolished, the demolition works will then begin on the below ground areas, whilst breaking out the slab and demolishing the basement area, the basement wall on Nash Street will be left up to be used as a buttress and also to maintain the structural integrity of the road.
- Once the above steps have been carried out, the area will be cleared and all debris will be stockpiled so the area is ready to have the slab broken up.
- Once this stage of the works has been successfully completed, the area will be cleared and left safe and tidy for the next stages of the works.



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**Waste Control and Recycling**

All waste carriers licenses, delivery, collection, consignment notes, weighbridge tickets must be signed for and a copy sent to the site manager (when received).

- The Hazardous Waste (England and Wales) Regulations 2005
- The Lists of Wastes (England) Regulations 2005
- The Site Waste Management Plans Regulations 2005

The Contractor undertaking the works will be expected to allow for the appropriate disposal of all waste generated by the demolition process.  
The Contractor will also be expected to segregate all wastes into inert, non-inert, hazardous and non-hazardous to maximise reuse and recycling, whilst minimising contamination, exposure and disposal.

**Site Guidance - Waste Transfer Notes**

A waste transfer note (WTN) is a document which must be completed for each load of waste that leaves your site.  
The WTN must contain enough information about the waste to enable anyone coming into contact with it to handle it safely and either dispose of it or allow it to be recovered within the law.

**Annotations on the WTN form:**

- Date of transfer:** Points to the 'Date' field.
- Waste carrier's address:** Points to the 'Waste Carrier Name/Address' field.
- Carrier's Registration number:** Points to the 'Reg No.' field.
- Site address:** Points to the 'Delivery Address' field.
- Waste description:** Points to the 'Special Comments' field.
- Waste code:** Points to the 'Description/EWC Code' field.
- Where the waste is going:** Points to the 'Waste Disposal Site Name/Address' field.

You must describe the quantity and types of each different waste being transferred on the WTN, both in words and using the correct waste code number. Ensure that the description of the waste is accurate.  
See below for typical construction site European Waste Codes.  
A copy must be kept on site.  
If the material you are handling has hazardous properties, it may need to be dealt with as Hazardous Waste. Refer to your Site Manager.

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**Typical European Waste Codes (EWC) for activities include:**

EWC Code	Description	EWC Code	Description
17 01 01	Concrete	20 03 04	Septic tank sludge
17 01 02	Bricks	08 01 11*	Waste paint and varnish containing organic solvents or other DS
17 01 03	Tiles and ceramics	08 04 09*	Waste adhesives and sealants containing organic solvents or other DS
17 01 06*	Mixtures of, or separate fractions of concrete, bricks, tiles and ceramics containing dangerous substances (DS)	17 06 05*	Construction materials containing Asbestos
17 01 07	Mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06*	17 09 04	Mixed construction and demolition wastes
17 02 01	Wood	20 03 01	Mixed Municipal Waste
17 02 02	Glass	13 07 01*	Fuel oil and diesel
17 02 03	Plastic	13 07 02*	Petrol
17 03 01*	Bituminous mixtures containing coal tar	15 01 01	Paper and cardboard packaging
17 03 03*	Coal tar and tar products	15 01 02	Plastic packaging
17 04 07	Mixed metals	15 01 03	Wooden packaging
17 05 03*	Soil and stones contaminated with DS	15 01 06	Mixed packaging
17 05 04	Soil and stones other than those mentioned in 17 05 03*	16 06 01*	Lead batteries
17 08 02	Plasterboard	20 03 01	Canteen waste

Wastes marked with an asterisk\* represent hazardous wastes that must be accompanied by a consignment note. They need to be dealt with in accordance with SM-WI-30-09.



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## HAZARDOUS MATERIAL MANAGEMENT

### Identification

- The asbestos survey for this project cannot be carried out until the soft strip has been carried out. Once the asbestos survey and removal of the asbestos containing materials has been carried out then the demolition can be carried out.

This comprehensive report identifies the presence and location of asbestos, which will be used to identify and manage the removal of hazardous materials during works.

If required due to any site specific requirements – the contractor will arrange for a Waste related ground investigation survey to be carried out. Prior to the contract being awarded, the results of the waste related ground investigation survey will be made available to identify any potential contaminants within the soils on site. Removal and disposal of said contaminants will be determined once any results are made available.

## 8 BRIEFING ARRANGEMENTS

All site operatives will attend an induction course prior to commencing work on site.

Part of the induction process will to ensure that the operatives are aware of the Method Statement with the associated Risk and COSHH Assessments of the task, location of hazardous materials and out of area zones etc.

All instructions will be approved by the supervisor involved with the works and experienced in the processes involved.

The supervisor will carry out daily Tool Box Talks, which will be recorded.

Copies of the Company Health & Safety Policy along with working arrangements are issued to all employees on appointment. A Master set of H&S documents are held by each gang foreman as a site file.

Each contract is subject to a detailed method statement and risk assessment process as indicated earlier. This information is handed to the site personnel during the site induction / briefing process.

In addition, each employee is issued with a set of Employee Rules. The content and application of these Rules are explained at the time of issue. These Rules form the basis of safe working practices and include a range of issues such as actions to be taken if asbestos or similar hazardous material is found during the demolition works.

Each employee is encouraged to give feedback on any health and safety issue and managers are required to consider the matters raised and consult with the employee.

Monitoring is partly carried out as part of the routine line management function on any contract. Each site manager / supervisor / foreman has to complete a daily / weekly inspection Form HSDG02 to confirm the safety arrangements on site are satisfactory.

### Important Documents

The Method Statement and Risk Assessments, Plan of works, HSE F10 for Demolition, Drawings, Liability Insurance, COSHH Assessments, Booking in and out register and emergency telephone numbers, The 2000 Health and Safety at Work poster will be prominently displayed and duly completed by Goody Demolition Limited.



Wilcox Close, Aylesham Industrial Estate, Aylesham, Canterbury, Kent, CT3 3EP.

**METHOD STATEMENT**  
**VERSION 1**  
**CLIENT**

Regents Park Estate, The Victory Pub, Camden, London, NW1 4BX  
26/08/2016  
G2257 – Lovell Partnership

## 9 SAFETY OF CONTRACTORS STAFF

All site personnel will be issued with the following personal protective equipment

Hard Hats	EN 397:2012+A1:2012
Noise Protection ( earmuffs)	EN 352-3:2002
Protection Footwear	EN ISO 13287:2007
Ear Plugs – minimum SNR value of 23	EN352-1; 1993
Gloves	EN 420:2003+A1:2009
(Different types issued for specific task i.e Anti Vibration	EN ISO 10819:1996, Cut Resistant Gloves EN 14328:2005,
Welder Gauntlet	EN 388:2003.
Eye Protection	EN 168:2001
Face Filter Masks/Gas cutting RPE	EN 149:2001+A1:2009 (P3)
Dark glasses for grinder or burning	EN 169:2002
High Visibility Clothing	EN 471:2003+A1:2007
Safety Harnesses as required (Certificated).	EN 361:2002
Disposable suits	CE Type 5 & 6 EN 1149-1:2006
Fire resistant overalls for burners	EN ISO 11612:2008
Anti-Static Overalls	EN531, EN470-1
Weather proof coats/jackets/trousers	BSEN471 - 3 2003+A1:2007

All staff will be fully trained for the work they are expected to carry out.

Our health and safety advisor H&K Safety Services will carry out a weekly site safety audit to ensure all aspects of our health and safety policy are being adhered to, copies of these reports will be given to the site supervisor.

### Site Welfare

Site secure containers will be on site to store any tools and equipment.

The extent of these facilities will complement the number of site operatives.

Personnel hygiene must be maintained during the works.

It will be impressed on the demolition operatives that the site has a non-smoking policy except in designated areas.

Demolition operatives are certificated in First Aid and carry First Aid equipment and basic welfare facilities (i.e. water, cleaning fluid, wipes etc.) in their vehicles.

### Housekeeping

Site welfare facilities will be kept clean and clear of debris or other obstructions at all times to avoid slips, trips and falls.



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**10 COMMUNICATION AND LIAISON**

Before commencing any work there will be a meeting with all staff who works upon the site to explain what work we are carrying out and what health & safety they should observe while the works are being carried out. This meeting will be arranged between your manager and our contracts director.

The site supervisor will record any variations or incidents ensuring that all the appropriate parties are informed firstly verbally and then in writing if necessary.

If there are any health and safety issues the work must stop immediately and inform both our contracts director and health and safety advisor to arrange a site visit with the client to rectify the issue.

All other contractual information will be handled by Goody Demolition office and the client's representative on site.

**11 EMERGENCY PLANS**

A suitable means of sounding the alarm will be provided e.g. air horn or other device. All site personnel will evacuate to a designated fire assembly point in an emergency. Goody Demolition will be shown where the fire routes and assembly points as the docks emergency plans.

Prior to any demolition commencing On Site Induction will be given by Goody Supervisor.

The site will be fully inspected, the sequence of work explained, and a sufficient number of escape routes from the building clearly specified and shown to the crew as shown on fire risk assessment.

**All Goody personnel on site will be made conversant with these procedures.**

A mobile phone and first aid kit will be available at all times.

The contact details of the nearest A&E hospital are as follows:

**University College Hospital**  
235 Euston Road,  
London,  
NW1 2BU

**Tel: 020 3456 7890**





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## Unplanned Collapse

If an unplanned collapse occurs the following steps will be carried out:

- Stop all works.
- Do a site check to ensure all personnel are safe and accounted for.
- Report any injuries and call emergency services (if required).
- Close off whole area.
- Assess and report potential incident.
- Get structural engineer in (if required).
- Proceed with works if area is deemed safe to work.

## Emergency Procedures - Spill Response

- Conduct clean-ups of any fuel spills immediately after discovery.
- Uncontained spills are to be cleaned using dry cleaning methods only. Spills shall be cleaned up with a dry, absorbent material (e.g., kitty litter, sawdust, etc.) and absorbent materials shall be swept up.
- Collected waste is to be disposed of properly.
- Contact the office who will contact the Environmental Agency to inform them of any incidents.

## Emergency Procedures – Discovery of Potential Asbestos

Emergency procedures in event of finding or inadvertently disturbing any potential non-notifiable / notifiable asbestos – All operatives will be issued and carry paper overalls cat 5/6 and a type P3 Dust mask.

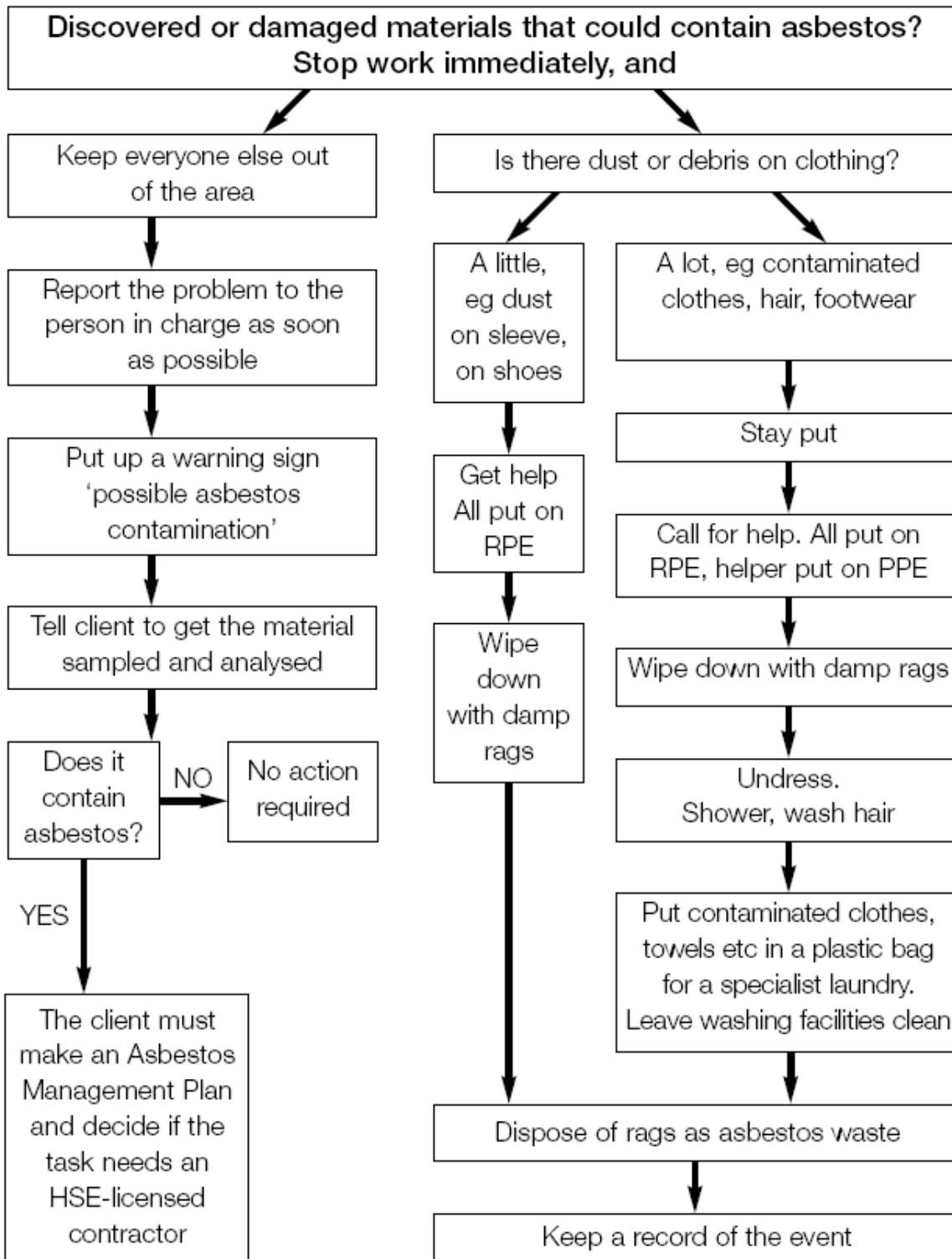
In this event the following procedure will be followed even if we are not sure what the material is:-

- **Stop this work immediately.**
- **Follow the chart on next page or do a risk assessment to decide who must do the work -you may need a licensed contractor.**
- **Minimise the spread of contamination to other areas.**
- **Keep exposures as low as you can.**
- **Clean up the contamination (Use licensed Asbestos Removal Company – phone office Spencer Nichol 01304 840126 or direct Ben Ives 07712 089801)**



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## 12 SUPPORTING INFORMATION

Our site supervisor has been issued with a HSE guidelines document – Manual Handling a short guide, in order to maintain our high standards of health and safety.

All works will be carried out in a safe and methodical manner.

Goody Demolition will liaise with the Clients staff when and if required.

If the sequence of work changes, the demolition supervisors will liaise with the Client and any Health & Safety Consultants involved with this project.

### SUPERVISION

Site Supervisor	- TBC
Company Management	- Mr Gary Venner (Contracts Director)
P.A.	- Mrs S Hills
Office Telephone	- 01304-840126
Out of Hours	- 07802-433773
Site Mobile	- 07703 744858

Health and Safety Consultants - H&K Safety Services Ltd – Kevan Ford tel 07795 820364

c.c. – Lovell Partnership,  
Site Supervisor,  
Operatives and file.





# RISK ASSESSMENTS

G2257 – Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX

	Key	Likelihood of Occurrence					
		Highly Unlikely (1)	Unlikely (2)	Possible (3)	Probable (4)	Regular (5)	Continuous (6)
Severity of Harm	Trivial (1)	2	2	3	4	5	6
	Minor Under 7 day injury (2)	2	4	6	8	10	12
	Major Over 7 day Reportable injury (3)	3	6	9	12	15	18
	Fatality (4)	4	8	12	16	20	24




This general assessment can be amended to deal with any additional or alternative situation that may apply to a particular site. The contract detail is then to be entered and distribution noted below.			
<b>RISK ASSESSMENT</b>		<b>Risk Assessment No.</b>	<b>Demo.000</b>
Operation / Task:	All Tasks Core Assessment	Employees at Risk:	Those carrying out the work
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those nearby
		Key Responsible Persons:	Site Supervisor



Activity	Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
			1*	2*	1x2		1*	2*	1x2	
Pedestrian Activity.	Plant & vehicle movements.	Contact by	5	4	20	Personal awareness of operations on site. Use of pedestrian only routes where available/possible. Wearing high viz clothing to EN471. Secure site from general public and other site users. Set up exclusion zones to stop inadvertent access to unauthorised personnel, including all necessary barriers, signage and access.	1	4	4	
All Tasks.	Incompetence	Various	4	4	16	All site personnel to be competent to perform the tasks they are asked to do. Compliance with Site Rules.	1	4	4	
All Tasks.	Noise from operations.	Hearing damage.	3	2	6	All construction plant and vehicles constructed to national standards and industry norm that includes noise attenuation.  <ul style="list-style-type: none"> <li>Noise levels identified on machine when possible.</li> <li>Noise Risk Assessment carried out for various items of plant and hearing protection identified.</li> </ul>	1	2	2	High level of awareness. Restricted hours of working to minimise environmental concerns.

Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.


<b>Assessment Date:</b>	August 16	<b>Review Date:</b>	January 2017	Copies Issued To: (For Contract Specific Use)	Client / Principal Contractor
<b>Approved for Issue:</b>		(Signature)			Site
					Goody Demolition Supervisor
Key:- Hazard Rating based on exposure:		1 =Highly Unlikely, 2 =Unlikely, 3 = Possible, 4 = Probable, 5 = Regular, 6 = Continuous			
Key:- Risk Rating based on severity:		1 = Trivial, 2 = Minor (Under"7-day" Injury), 3 = Major Injury (Over "7-day" Reportable Injury), 4 = Fatality			
Key to Overall Risk		Total Score of 2 – 6 Low Risk		Total Score of 8 – 14 Medium Risk	
		Total Score of 15 – 20 High Risk			

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<b>RISK ASSESSMENT</b>		<b>Risk Assessment No.</b>	<b>Demo.002</b>
Operation / Task:	Work in dusty conditions	Employees at Risk:	Those carrying out the work
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those nearby
		Key Responsible Persons:	Site Supervisor




Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Inhalation of dust hazard materials e.g. silica, Portland cement, MMMF etc. General dust is a hazard material	Long term damage to the respiratory system	4	3	12	Ensure that dust control measures are in place Carry out site survey for chemicals or specific materials	1	3	3	Provided that the controls are implemented & maintained, the residual risk will be low
Inhalation of unknown materials	Acute irritation with unknown materials	3	3	9	Provide & use respiratory protective equipment as a last resort Ensure that the mask issued to the operative is to the correct standard (normally FFP3) and has been properly face fitted for that operative.	2	3	6	
Contact with the eyes	Long term damage to eyes	4	3	12	Provide & use eye protection	2	3	6	
Contact with the skin	Dermatitis	3	3	9	Ensure welfare facilities are fully stocked, including barrier creams and operators wash after every shift.	1	3	3	

Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.


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<b>Approved for Issue:</b>			(Signature)		Site
					Goody Demolition Supervisor

Key:- Hazard Rating based on exposure:	1 =Highly Unlikely, 2 =Unlikely, 3 = Possible, 4 = Probable, 5 = Regular, 6 = Continuous
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Key to Overall Risk	Total Score of 2 – 6 Low Risk      Total Score of 8 – 14 Medium Risk      Total Score of 15 – 20 High Risk

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<b>RISK ASSESSMENT</b>		<b>Risk assessment No. Demo.003</b>		
Operation / Task:	Work in Noisy Conditions Breaking up of Concrete Slabs / Foundations	Employees at Risk:	Those carrying out the work	
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those nearby	
		Key Responsible Persons:	Site Supervisor	

Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Machinery noise	Nuisance to neighbours around the site	3	2	6	All plant fully silenced as far as is practicable	1	2	2	Provided that the controls are implemented & maintained, the residual risk will be low
Use of mounted hydraulic breaker or pulverizers	Long term hearing loss on continued exposure	4	4	16	The assessment if these are require are up to 83dBA	1	4	4	
	Short term hearing damage with impact noise	3	4	12	Hearing protection available where noise is likely to exceed 80dBA Signage must be displayed where the exposure is likely to exceed 80 dBA Hearing protection used where noise is likely to exceed 85dBA	1	4	4	
	Ripping up concrete slabs and foundations using buckets or ripper	2	4	8	The assessment for ripping up concrete will produce around 50dBA and will not be considered a danger to health	1	4	4	

Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.


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Key to Overall Risk		Total Score of 2 – 6 Low Risk		Total Score of 8 – 14 Medium Risk	
		Total Score of 15 – 20 High Risk			

This general assessment can be amended to deal with any additional or alternative situation that may apply to a particular site. The contract detail is then to be entered and distribution noted below.			
<b>RISK ASSESSMENT</b>		<b>Risk assessment No.</b>	<b>Demo.003</b>
Operation / Task:	Work in Noisy Conditions	Employees at Risk:	Those carrying out the work
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those nearby
		Key Responsible Persons:	Site Supervisor




Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Machinery noise	Nuisance to neighbours around the site	3	2	6	All plant fully silenced as far as is practicable	1	2	2	Provided that the controls are implemented & maintained, the residual risk will be low
Use of "Kango" hammers, drills, breakers, concrete crushers	Long term hearing loss on continued exposure	4	3	12	Noise assessments shall be carried out to determine noise levels	1	3	3	
	Short term hearing damage with impact noise	3	2	6	Hearing protection available where noise is likely to exceed 80dBA Signage must be displayed where the exposure is likely to exceed 80 Dba  Hearing protection used where noise is likely to exceed 85dBA	1	2	2	

Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.


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					Goody Demolition Supervisor
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Key to Overall Risk		Total Score of 2 – 6 Low Risk		Total Score of 8 – 14 Medium Risk	
		Total Score of 15 – 20 High Risk			




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<b>RISK ASSESSMENT</b>		<b>Risk Assessment No.</b> Demo.005		
Operation / Task:	Removal of sanitary fittings, drainage equipment & materials	Employees at Risk:	Those carrying out the work	
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby	
		Key Responsible Persons:	Site Supervisor	

Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Malodorous fume Exposure to airborne bacteria Skin contact with contaminated materials Infection from cuts or abrasions by contact with contaminated materials	Severe infections by contact or inhalation	3	3	9	Gloves when dealing with any sanitary items  Overalls & Dust Masks (disposable) when dealing with any sanitary items  Good personal hygiene practice at all times & ensure that HOT WATER & soap are available & used  Careful disposal of all contaminated items & clothing  Provide disinfectant for boots etc	1	3	3	Provided that the controls are implemented & maintained, the residual risk will be low


Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.


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<b>RISK ASSESSMENT</b>			<b>Risk Assessment No. Demo.006</b>				
Operation / Task:	Internal soft strip		Employees at Risk:			Those carrying out the work	
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX		Other Persons at Risk:			Those working nearby	
			Key Responsible Persons:	Site Supervisor			

Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Dust & glass from partitions, carpets & furnishings	Injury to eyes from dust & glass	3	3	9	Enforce dust control; measures and/or use PPE (Dust masks, goggles, gloves)	1	3	3	Provided that the controls are implemented & maintained, the residual risk will be low
	Cuts to hands from glass & metal	3	3	9	Heavy duty leather gloves available and worn (cut level 5)	1	3	3	
Man made mineral fibre MMMF from ceilings & partition insulation	Puncture of feet from nails in upturned boards - (Tetanus)	3	3	9	Keep nails downwards AND safety footwear worn	2	3	6	
Metal fumes or dust from fittings & pipework	Lead / zinc / chrome or poisoning by other metals	3	3	9	Use fume extract when flame cutting PERMIT TO WORK	1	3	3	
	Fire from flame cutting	3	3	9	Ensure that fire wardens & fire fighting equipment are close by. Hot Work Permit may be used	1	3	3	
Mercury compounds from strip lighting	Severe poisoning by mercury compounds	3	3	9	Avoid breakage of mercury strip lights & dispose to licensed tip Flourescent tubes are to be store separately in coffins and discarded as hazardous waste	1	3	3	
Broken timber & protruding nails	Puncture of hands & feet from nails. Cuts & abrasions	4	2	8	Heavy duty leather gloves available and worn. Keep nails downwards AND safety footwear worn	1	2	2	
Hand held tools	Noise & vibration from hand held tools	4	2	8	Ensure that all tools are correctly maintained Anti-vibration equipment where possible and good PPE as determined	1	2	2	


Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.

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<b>RISK ASSESSMENT</b>		<b>Risk assessment No. Demo.007</b>		
Operation / Task:	High Level Demolition	Employees at Risk:	Those carrying out the work	
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby	
		Key Responsible Persons:	Site Supervisor	

Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Work at heights	Falls of personnel can lead to serious injury or death	6	4	24	Use correct access equipment e.g. scaffold	1	4	4	Provided that the controls are implemented & maintained, the residual risk will be low
Personnel falling from edges of work area	Falls of equipment can lead to serious injury or death	6	4	24	Ensure that edge protection is in place	1	4	4	
Equipment falling on to personnel below	Equipment handling falling from height can lead to equipment damage or injuries to personnel	6	4	24	Ensure that safety zones are established around work at high level	1	4	4	
Debris falling from height	Debris falling from height can lead to serious injury	6	3	18	Where necessary provide & use safety harness & nets  Ensure that any equipment supplied has been erected and inspected by competent persons prior to use.	1	3	3	

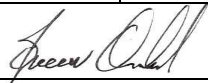
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This general assessment can be amended to deal with any additional or alternative situation that may apply to a particular site. The contract detail is then to be entered and distribution noted below.				<b>GOODY DEMOLITION</b>
<b>RISK ASSESSMENT</b>		<b>Risk Assessment No. Demo.008</b>		
Operation / Task:	Demolition in close proximity to other buildings	Employees at Risk:	Those carrying out the work	
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby	
		Key Responsible Persons:	Site Supervisors	

Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Vibration	Structural damage	4	4	16	All work carried out by hand - compressed air or hand tools as appropriate. If Compressor hoses must have check springs attached either side of union	1	4	4	Note; Any work in close proximity of other buildings will be subject to detailed method statements and risk assessment in addition to this general assessment.  Provided that the controls are implemented & maintained, the residual risk will be low
Noise	Nuisance	4	2	8	Liaise with owners on any quiet times	1	2	2	
Debris	Structural damage or injury to persons	4	3	12	Ensure necessary barriers, fencing and demolition exclusion zones are in place prior to commencement.	1	3	3	
Under mining foundations	Collapse & entrapment	3	4	12	Make thorough checks for foundations & provide props as necessary as the temporary works procedure denotes.	1	4	4	


Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.

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<b>RISK ASSESSMENT</b>		<b>Risk Assessment No. Demo.011</b>		
Operation / Task:	Unintentional fire	Employees at Risk:	Those carrying out the work	
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby	
		Key Responsible Persons:	Site Supervisors	

Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Flame cutting	Serious injuries to personnel	3	3	9	No flame cutting/ burning without HOT WORK PERMIT	1	3	3	Provided that the controls are implemented & maintained, the residual risk will be low
Smoking	Serious damage to structures	3	4	12	Smoking only in permitted areas of the site	1	4	4	
Flammable litter	Emission of toxic fumes from materials on site	3	3	9	Ensure that first aid fire fighting equipment is available around the site	1	3	3	
Flammable materials	Explosion of fuels or gas stores	3	4	12	Ensure that all hot work is stopped at least 30 minutes before site closure Ensure that any hot work is damped down before site closure Carry out site inspection at close of work each day AND RECORD IT	1	4	4	

Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.

<b>Assessment Date:</b>	August 16	<b>Review Date:</b>	January 2017	Copies Issued To: (For Contract Specific Use)	Client / Principal Contractor
<b>Approved for Issue:</b>			(Signature)		Site
<b>Assessment No.</b>	Dem/011				Goody Demolition Supervisor

Key:- Hazard Rating based on exposure:	1 =Highly Unlikely, 2 =Unlikely, 3 = Possible, 4 = Probable, 5 = Regular, 6 = Continuous
Key:- Risk Rating based on severity:	1 = Trivial, 2 = Minor (Under"7-day" Injury), 3 = Major Injury (Over "7-day" Reportable Injury), 4 = Fatality
Key to Overall Risk	Total Score of 2 – 6 Low Risk      Total Score of 8 – 14 Medium Risk      Total Score of 15 – 20 High Risk

This general assessment can be amended to deal with any additional or alternative situation that may apply to a particular site. The contract detail is then to be entered and distribution noted below.			
<b>RISK ASSESSMENT</b>		<b>Risk Assessment No.</b>	<b>Demo.012</b>
Operation / Task:	Operation of 360 machine internally	Employees at Risk:	Those carrying out the work
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby
		Key Responsible Persons:	Site Supervisors




Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Falls of size reduced materials	Injuries by movement of mechanical plant and falling debris	5	4	20	Provide warning signs & set up exclusion zone FOPS - falling objects protective structure cab of machine to be frame-mounted falling object guard (FOG), bolted side impact protection system, heavy-duty, double-thickness side doors, bucket and boom cylinder guards that shield rods, cylinders and piping.	2	4	8	Provided that the controls are implemented & maintained, the residual risk will be low
Moving parts of crunching equipment and machine	Amputation or crushing on contact with moving parts of the cruncher; striking of other operatives & the banksman	4	4	16	Ensure that all necessary guards are in place & observed ensure that the operator is fully aware of his surroundings and the vicinity of the banksman; The banksman must also be aware of his own vicinity to the machine and ensure that a safe distance is maintained at all times. Hi-Vis Vest must be worn.	1	4	4	
Projectiles	Injury due to projectiles from the crunching operation	3	3	9	Set up exclusion zone & inspect concrete for possible brittle materials	1	3	3	
Dust / fumes	Inhalation of dust from demolition / fumes from plant	4	2	8	Provide water sprays to limit dust emission, continuous use if necessary. Provide & ensure use of face fitted RPE FFP3 for all personnel. Plant must either be fitted with Diesel Particulate Filter or in an internal area with good ventilation (constant air flow)	1	2	2	
	Eye irritation by dust from handling & crunching of concrete	4	2	8	Provision & use of eye protection	1	2	2	
Noise	Exposure to noise above second exposure level	5	2	10	Provide & ensure the use of adequate hearing protection	1	2	2	
Rupture of hydraulic lines	Spillage of hot oil and subsequent skin burns	3	3	9	Good maintenance of machines Provide & ensure use of PPE	1	2	2	

Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.


<b>Assessment Date:</b>	August 16	<b>Review Date:</b>	January 2017	Copies Issued To:	Client / Principal Contractor
<b>Approved for Issue:</b>		(Signature)		(For Contract Specific Use)	Site
					Goody Demolition Supervisor

Key:- Hazard Rating based on exposure:	1 =Highly Unlikely, 2 =Unlikely, 3 = Possible, 4 = Probable, 5 = Regular, 6 = Continuous
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This general assessment can be amended to deal with any additional or alternative situation that may apply to a particular site. The contract detail is then to be entered and distribution noted below.				
<b>RISK ASSESSMENT</b>		<b>Risk Assessment No. Demo.016</b>		
Operation / Task:	Site security	Employees at Risk:	Those carrying out the work	
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby	
		Key Responsible Persons:	Site Supervisor	

Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Unauthorized access by pedestrians	Theft of machinery & plant	-	-	-	Site secured by a substantial boarding or fencing	-	-	-	Provided that the controls are implemented & maintained, the residual risk will be low
Vehicular entry & exit	Parking of unauthorized vehicles (Squatters)	-	-	-	All entrances manned during working hours	-	-	-	
Vandalism	Damage to plant & machinery	-	-	-	All work areas within the site secured to avoid access to unsafe structures or excavations or unprotected platforms e.g. flat roof areas	-	-	-	
Children outside working hours	Serious incidents & possible death	5	4	20	All entrances securely locked whilst not in use and manned during the day & locked during non - working times.	2	4	8	

Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.


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<b>Approved for Issue:</b>	 (Signature)				Site
					Goody Demolition Supervisor
Key:- Hazard Rating based on exposure:		1 =Highly Unlikely, 2 =Unlikely, 3 = Possible, 4 = Probable, 5 = Regular, 6 = Continuous			
Key:- Risk Rating based on severity:		1 = Trivial, 2 = Minor (Under"7-day" Injury), 3 = Major Injury (Over "7-day" Reportable Injury), 4 = Fatality			
Key to Overall Risk		Total Score of 2 – 6 Low Risk		Total Score of 8 – 14 Medium Risk	
		Total Score of 15 – 20 High Risk			

This general assessment can be amended to deal with any additional or alternative situation that may apply to a particular site. The contract detail is then to be entered and distribution noted below.			
<b>RISK ASSESSMENT</b>		<b>Risk Assessment No.</b>	<b>Demo.017</b>
Operation / Task:	Existing services (Overhead & Underground)	Employees at Risk:	Those carrying out the work
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby
Assessor:		Key Responsible Persons:	Site Supervisor



Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Live electricity cables	Cutting into live electric cables can lead to serious burns or death	6	4	24	All Services: -Ensure as far as practicable all main services are traced prior to start of demolition work -Obtain certification from the client / main contractor the services are cut off by the relevant supplier. -Where services are cut off then the point of isolation shall be identified by the client's agent. -Obtain & check drawings of underground services (these should be within the client's paperwork) -If necessary carry out an internal survey for all services -Scan area for buried services with a cable location device prior to excavation. -Ensure that all procedures are in place for emergencies the client will issue us a fire plan which all operatives will follow in case of emergencies – this will form part of the site induction.	1	4	4	Provided that the controls are implemented & maintained, the residual risk will be low
Live gas mains	Fracture of gas mains can lead to explosion and/or fire	6	4	24		1	4	4	
Gas mains not purged	Non-purged gas mains can lead to explosion and/or fire	5	4	20		1	4	4	
Live water mains	Fracture of water mains can lead to floods & loss of supply to others	5	3	15		1	3	3	
Sewers	Unplanned break into sewers can lead to pollution & disease	5	2	10		1	2	2	
Oil service pipes	Fracture of oil service pipes can lead to pollution & fire	4	2	8		1	2	2	

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<b>Approved for Issue:</b>	 (Signature)				Site
					Goody Demolition Supervisor
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Key to Overall Risk		Total Score of 2 – 6 Low Risk		Total Score of 8 – 14 Medium Risk	
		Total Score of 15 – 20 High Risk			



This general assessment can be amended to deal with any additional or alternative situation that may apply to a particular site. The contract detail is then to be entered and distribution noted below.				<b>GOODY DEMOLITION</b>
<b>RISK ASSESSMENT</b>		<b>Risk Assessment No. Demo.018</b>		
Operation / Task:	Use of hand held power tools	Employees at Risk:	Those carrying out the work	
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby	
Assessor:		Key Responsible Persons:	Site Supervisor	

Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Excessive vibration	Bleaching of the fingers due to poor circulation	5	3	15	-Tools are well maintained in accordance with the manufacturer's instructions -Anti - vibration mountings fitted and changed regularly Regular monitoring of subject activity Record use and ensure not go over recommended trigger time	2	3	6	Provided that the controls are implemented & maintained, the residual risk will be low
Cold weather	Tendonitis	4	3	12	Protective warm gloves are worn in cold weather	2	3	6	
Use of hand held breakers, Kango hammers, power drills etc	Noise related hearing damage	4	2	8	Provide & use hearing protection	1	2	2	
	Entrapment or amputation	5	2	10	Ensure that guards are used & supplied  <b>Note</b> Vibration white finger is reportable under RIDDOR	1	2	2	

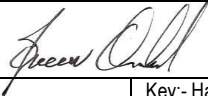
Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.

<b>Assessment Date:</b>	August 16	<b>Review Date:</b>	January 2017	Copies Issued To: (For Contract Specific Use)	Client / Principal Contractor
<b>Approved for Issue:</b>	 (Signature)				Site
					Goody Demolition Supervisor
Key:- Hazard Rating based on exposure:		1 =Highly Unlikely, 2 =Unlikely, 3 = Possible, 4 = Probable, 5 = Regular, 6 = Continuous			
Key:- Risk Rating based on severity:		1 = Trivial, 2 = Minor (Under"7-day" Injury), 3 = Major Injury (Over "7-day" Reportable Injury), 4 = Fatality			
Key to Overall Risk		Total Score of 2 – 6 Low Risk		Total Score of 8 – 14 Medium Risk	
		Total Score of 15 – 20 High Risk			

This general assessment can be amended to deal with any additional or alternative situation that may apply to a particular site. The contract detail is then to be entered and distribution noted below.				<b>GOODY DEMOLITION</b>
<b>RISK ASSESSMENT</b>		<b>Risk Assessment No. Demo.019</b>		
Operation / Task:	Work at height	Employees at Risk:	Those carrying out the work	
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby	
Assessor:		Key Responsible Persons:	Site Supervisors	

Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Personnel falling during access to or exit from height & Personnel falling from working area at height	Falls of personnel can lead to serious injury or death	5	4	20	-Provide safe access by scaffolding, mobile platforms man - skips or mobile scaffold towers as applicable -Ensure that any ladders are tied & footed -Skilled & trained for work at heights - As a last resort, provide & use fall arrest equipment	1	4	4	Provided that the controls are implemented & maintained, the residual risk will be low
Equipment falling during raising to or lowering from height	Falls of equipment can lead to serious injury or death	5	4	20	-Secured work platforms to prevent stray materials -Provide test & check hoists or lifting equipment and use of correct chains, slings etc. -Provide training for the correct use of lifting equipment	1	4	4	
Trespass to work area	Trespass of unauthorised persons can lead to serious injury or death	5	4	20	-Ensure that access ladders are secured at night to prevent trespass	1	4	4	
Debris falling from height	Equipment handling to & from height can lead to equipment damage or injuries to personnel	5	4	20	Secured work platforms to prevent stray materials	1	4	4	
Fragile roofs	Falls through fragile roofs can lead to serious injury or death	4	4	16	When removing roof sheets negate the risk of falling through the roof by removing the sheets from below by cutting through the bolts.	1	4	4	

Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.


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<b>Approved for Issue:</b>	 (Signature)				Site
					Goody Demolition Supervisor
	Key:- Hazard Rating based on exposure:	1 =Highly Unlikely, 2 =Unlikely, 3 = Possible, 4 = Probable, 5 = Regular, 6 = Continuous			
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This general assessment can be amended to deal with any additional or alternative situation that may apply to a particular site. The contract detail is then to be entered and distribution noted below.			
<b>RISK ASSESSMENT</b>		<b>Risk Assessment No.</b>	<b>Demo.019a</b>
Operation / Task:	Work at height – Machine operations	Employees at Risk:	Those carrying out the work
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby
Assessor:		Key Responsible Persons:	Site Supervisors



Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Personnel falling during access to or exit from height & Personnel falling from working area at height	Falls of personnel can lead to serious injury or death	5	4	20	-Provide safe access by mobile platforms -Skilled & trained for work at heights - As a last resort, provide & use fall arrest equipment	1	4	4	Provided that the controls are implemented & maintained, the residual risk will be low
Equipment falling during raising to or lowering from height	Falls of equipment can lead to serious injury or death	5	4	20	-Secured work platforms to prevent stray materials -Provide test & check hoists or lifting equipment and use of correct chains, slings etc. -Provide training for the correct use of lifting equipment	1	4	4	
Trespass to work area	Trespass of unauthorised persons can lead to serious injury or death	5	4	20	-Ensure that access equipment are secured at night to prevent trespass	1	4	4	
Debris falling from height	Equipment handling to & from height can lead to equipment damage or injuries to personnel	5	4	20	Ensure that a banksman is in attendance and that a 360 degree excavator using it's grapple attachment carries out control removal of material from high placing debris into designated waste area.  Ensure only authorised personnel are allowed in demolition area.  Ensure that any equipment supplied has been erected and inspected by competent persons prior to use. And regular inspections are carried out on the regular basis.  FOPS - falling objects protective structure cab of machine to be frame-mounted falling object guard (FOG), bolted side impact protection system, heavy-duty, double-thickness side doors, bucket and boom cylinder guards that shield rods, cylinders and piping.	1	4	4	

Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.

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<b>Approved for Issue:</b>			(Signature)		Site Goody Demolition Supervisor
Key:- Hazard Rating based on exposure:		1 =Highly Unlikely, 2 =Unlikely, 3 = Possible, 4 = Probable, 5 = Regular, 6 = Continuous			
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Key to Overall Risk		Total Score of 2 – 6 Low Risk      Total Score of 8 – 14 Medium Risk      Total Score of 15 – 20 High Risk			

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<b>RISK ASSESSMENT</b>		<b>Risk Assessment No.</b>	<b>Demo.020</b>
Operation / Task:	Traffic entering, leaving and movement on site	Employees at Risk:	Those carrying out the work
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby. Pedestrians on site. The general public crossing the entrance/exit. Other road users, as site traffic enters or leaves the site
		Key Responsible Persons:	Site Supervisors



Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Traffic entering site from main road	Road traffic accidents from traffic crossing entrance	4	4	16	Warning signs to all traffic & pedestrians to Chapter 8 of the Traffic Signs Manual and ACOP for street-works.	1	4	4	Provided that the controls are implemented & maintained, the residual risk will be low
Traffic leaving site to main road	Pedestrian accidents by traffic passing entrance to site facilities	4	4	16	Traffic controls at exit depending on volume of traffic	1	4	4	
Pedestrians crossing entrance & on site	Transport of mud into buildings causing slippery floors etc	3	2	6	Place barriers to direct traffic flow	1	2	2	
Mud caused by site	Transport of mud from wheel wash to external roads increasing RTA risks	4	2	8	Provide barriers to segregate traffic from pedestrians on site	1	2	2	
Mud caused by site & Vehicle speed on site	Excessive speed on site can lead to dust if dry or loss of control if wet	4	3	12	Site speed limit of max. 5mph Regular cleaning with mechanical sweeper	1	3	3	
	Contact by injuries	4	3	12	Ditto above & all operatives to use high visibility jackets  Provide boot scrapers & mats at all entrances to site facilities	1	3	3	

Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.


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		Total Score of 15 – 20 High Risk			

This general assessment can be amended to deal with any additional or alternative situation that may apply to a particular site. The contract detail is then to be entered and distribution noted below.			
<b>RISK ASSESSMENT</b>		<b>Risk Assessment No.</b>	<b>Demo.033</b>
Operation / Task:	Demolition Operations	Employees at Risk:	Site operatives
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Site personnel, Visitors
		Key Responsible Persons:	Managers & Supervisors



Ref.	Activity	Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
				1	2	1x2		1	2	1x2	
01	Demolition operations	Demolition of structures	Falls, falling objects,	4	4	16	Erect hoardings, barriers and fencing as required. Display warning signs. Safe System of Work to control collapse of structure.	1	4	4	Health and Safety Plan strictly followed. Trained, competent operatives for all work activities.
02	Access/Egress to Working areas	Unauthorised personnel.	Falls, falling objects, Uncontrolled collapse	3	4	12	Site working areas will be fenced, hoarding erected and warning signs displayed. All visitors report to site office for Safety Induction.	1	4	4	
03	All Tasks.	Noise, dust from operations.	Hearing damage. Environmental issues	5	2	10	All construction plant and vehicles constructed to national standards and industry norm that includes noise attenuation. <ul style="list-style-type: none"> <li>Noise Risk Assessment carried out for various items of plant and hearing protection identified.</li> </ul>	2	2	4	Use of water to damp down works to minimise dust.
04	Driving & walking on site	Plant and vehicle movements. Obstruction.	Contact by. Contact with. Major injury.	5	4	20	Site speed limit usually 5 mph (Vehicles). High level of personal awareness. (All) Use the designated walkways and routes (All) Rotating flashing amber beacon displayed prominently on top of vehicle. (Vehicles).	1	4	4	See also task specific assessments.
05	Hot Works	Sparks, Fire, Explosion	Fatality, Major injury Property, equipment damage	3	4	12	Trained, competent operatives. Hot works Permit to be used. Check for hot spots. Fire fighting equipment available in working area.	1	4	4	

Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.

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<b>Approved for Issue:</b>		(Signature)		(For Contract Specific Use)	Site
					Goody Demolition Supervisor
Key:- Hazard Rating based on exposure:	1 =Highly Unlikely, 2 =Unlikely, 3 = Possible, 4 = Probable, 5 = Regular, 6 = Continuous				
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This assessment can be amended to deal with any additional or alternative situation that may apply to a particular site.



<b>RISK ASSESSMENT</b>		<b>Contract:</b>		<b>Risk assessment No. Demo.034</b>	
<b>Operation / Task:</b>	Manual Handling in General Demolition Operations		<b>Employees at Risk:</b>	Demolition Operatives	
<b>Location / Area:</b>	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX		<b>Other Persons at Risk:</b>	Other staff & public (occasionally)	
<b>Assessor:</b>	Spencer Nichol		<b>Key Responsible Persons:</b>	Supervisors / Foremen	

Description	Y/N	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment	
		1*	2*	1x2		1*	2*	1x2		
<b>The tasks - do they involve:</b>										
• Holding loads away from trunk?	Y	3	4	12	-The use of mechanical equipment wherever possible to minimise manual handling	1	2	2	The tasks on demolition mainly relate to handling of materials arising from soft strip or sorting materials post demolition. Although carried out manually, the operatives are assisted wherever possible by mechanical equipment. The main demolition work is carried out wherever possible using specialist mechanical equipment so manual handling is minimised. In reality, all reasonably practicable efforts are made to avoid handling any material creating a significant handling risk unless essential.	
• Twisting?	Y	3	4	12	-For soft strip work the work is programmed with a sequence of operations to avoid carrying materials long distances and using debris chutes	1	2	2		
• Stooping?	Y	3	4	12	-All men receive basic manual handling training including best practices	1	2	2		
• Reaching upwards?	Y	3	3	9	-Contracts are individually assessed to determine maximum use of mechanical aids	1	1	1		
• Large vertical movement?	Y	2	4	8	-Structural demolition uses mechanical equipment to minimise handling and other demolition related risks	1	1	1		
• Long carrying distance?	N	0	0	0	-Additional labour provided for tasks requiring multi-lifting in awkward areas	0	0	0		
• Strenuous pushing or pulling?	N	0	0	0	-Access / work scaffolds provided where required to obviate reaching upwards	0	0	0		
• Unpredictable movement of loads?	Y	3	5	15	-Ramps provided to obviate steps where practicable	0	0	0		
• Repetitive handling?	Y	2	4	0						
• Insufficient rest or recovery?	N	0	0	0						
• A work-rate imposed by a process?	N	0	0	0						
<b>The loads - are they:</b>										
• Heavy?	Y	3	4	12	-Components are broken down to below 20-25kg weight	1	2	2		
• Bulky/unwieldy?	Y	3	4	12	-Components reduced to small unit sizes, especially during soft strip work	2	2	4		
• Difficult to grasp?	Y	3	3	9	-All work subject to risk assessment and method statement to avoid unpredictable movements	2	2	4		
• Unstable/unpredictable?	Y	3	4	12	-Operatives are experienced to anticipate possible problems	2	2	4		
• Intrinsically harmful (eg sharp/hot)?	Y	3	4	12	-Hot work subject to Permit to Work -“Sharps” subject to strict handling and PPE requirements	2	2	4		
<b>The working environment - are they:</b>										
• Constraints on posture?	Y	3	4	12	-“Open up” area to allow better access	1	2	2	Whilst screening can improve work conditions, it is only provided if it has no adverse effect on the stability of the structure being demolished	
• Poor floors?	Y	4	5	20	-Dedicated walkways wherever possible	2	3	6		
• Variations in levels?	Y	4	5	20	-Provision & use of ramps and temporary platforms	2	3	6		
• Hot/cold/humid conditions?	Y	4	4	16	-Good selection of PPE consistent to hot / cold / wet conditions	2	2	4		
• Strong air movements?	Y	3	4	12	-Provision & use of screening to avoid dusts and wind effects	2	2	4		
• Poor lighting conditions?	Y	3	4	12	-Provision & use of low voltage temporary lighting	1	1	1		



This assessment can be amended to deal with any additional or alternative situation that may apply to a particular site.			
<b>RISK ASSESSMENT</b>	<b>Contract:</b>	<b>Risk assessment No. Demo.034</b>	
<b>Operation / Task:</b>	Manual Handling in General Demolition Operations	<b>Employees at Risk:</b>	Demolition Operatives
<b>Location / Area:</b>	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	<b>Other Persons at Risk:</b>	Other staff & public (occasionally)
<b>Assessor:</b>	Spencer Nichol	<b>Key Responsible Persons:</b>	Supervisors / Foremen


Description	Y/N	Pre-Control Risk Rating			Control Measures	Post Control Risk Rating			Comment
		1*	2*	1x2		1*	2*	1x2	
<b>Individual capability - does the job:</b> <ul style="list-style-type: none"> <li>require unusual capability?</li> <li>hazard those with a health problem?</li> <li>hazard those who are pregnant?</li> <li>call for special information/training?</li> </ul>	Y	5	6	30	-Operatives trained and fully experienced in demolition activities -Very experienced supervision -Pregnant persons not employed due to the significant risks -Specialist training provided for certain high risk situations (e.g. asbestos removal) -All operatives physically fit for this type of work -Personnel suffering with significant health problems not employed due to nature of the work	2	2	4	Demolition activity creates many potential hazards that can affect people with certain poor health conditions such as respiratory problems. Whilst every effort is made to minimise the effect, it is inadvisable to use such persons in this work unless medical evidence confirms suitability.
	Y	5	5	25		0	0	0	
	Y	7	6	42		0	0	0	
	Y	5	5	25		3	3	9	
<b>Other factors:</b> Is movement or posture hindered by clothing or personal protective equipment	Y	PPE is a common provision for demolition work. The whole work practice is assessed on its merit to determine most efficient and reasonably practicable way to do the work. PPE is a "last resort" principle but it is essential for most aspects of demolition and its use is determined accordingly.							

2. Are mechanical lifting aids required?	Yes/No	Details: Specialist equipment such Excavators with ROPs & FOPs. Attachments such as Pusher arms, Guillotines, Breakers and Claws. Cranes are used for specialist lifts as necessary. Forklifts and loading shovels (tyred and skid steer) for moving & loading materials Pallet trucks
3. Is assistance from others required?	Yes/No	Details: Additional manual labour used for lifting in restricted ares. This can be supplemented provision and use of pulley blocks, jacks etc as necessary.

4. Check accident records for previous handling injuries and dates: Date.....

5. Action required	Target Completion date:	Completion date:
It is assumed the above control measures are in place before any work commences. Demolition sites are ever changing and control measures will change accordingly but the above are common controls for subject works to avoid manual handling problems.		Before each job starts

Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.

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<b>Approved for Issue:</b>	 (Signature)				Site
					Goody Demolition Supervisor

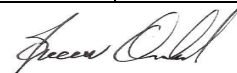
Key:- Hazard Rating based on exposure:	1 =Highly Unlikely, 2 =Unlikely, 3 = Possible, 4 = Probable, 5 = Regular, 6 = Continuous
Key:- Risk Rating based on severity:	1 = Trivial, 2 = Minor (Under"7-day" Injury), 3 = Major Injury (Over "7-day" Reportable Injury), 4 = Fatality
Key to Overall Risk	Total Score of 2 – 6 Low Risk      Total Score of 8 – 14 Medium Risk      Total Score of 15 – 20 High Risk

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<b>RISK ASSESSMENT</b>		<b>Risk Assessment No. Demo.038</b>	
Operation / Task:	Working close to & above the general public – hot works	Employees at Risk:	Those carrying out the work
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby. Pedestrians on site. The general public using the stores and car parks
		Key Responsible Persons:	Site Supervisors




Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Pedestrians walking near works	Material falling from heights	3	4	12	Place barriers to stop access to general public and staff.	1	4	4	Provided that the controls are implemented & maintained, the residual risk will be low
Sparks or combustible materials	Fire	5	3	10	Work under Hot work permit by "competent persons" only Area of work controlled by barriers & statutory signs	1	3	3	
Flammable gases used for flame cutting	Fire	4	3	12	Fire extinguishers & fire warden to be provided All other flammable materials to be removed from the area	1	3	3	
Stability of structure	Uncontrolled release of gases with fire risk	4	2	8	Well maintained burning equipment Flash-back arrestors fitted	1	2	2	
	Unplanned collapse	5	4	20	To carry out the method of work as stated in the method statement and also to carry the works at less busy times to avoid the public.	1	4	4	
Hot metal	Burns from hot metals	4	2	8		1	2	2	
Movement of material	Crushing limbs hitting pedestrians	3	2	6	Have Banksman in attendance whilst moving, move materials at less busy times to avoid the public	1	2	2	


Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.

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<b>Approved for Issue:</b>					Site
	(Signature)				Goody Demolition Supervisor
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Key:- Risk Rating based on severity:	1 = Trivial, 2 = Minor (Under"7-day" Injury), 3 = Major Injury (Over "7-day" Reportable Injury), 4 = Fatality				
Key to Overall Risk	Total Score of 2 – 6 Low Risk      Total Score of 8 – 14 Medium Risk      Total Score of 15 – 20 High Risk				




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<b>RISK ASSESSMENT</b>		<b>Risk Assessment No. Demo.043</b>		
Operation / Task:	Operation of lorries	Employees at Risk:	Those carrying out the work	
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby	
		Key Responsible Persons:	Site Supervisors	

Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Contact with moving plant	Injuries by movement of lorries	4	4	16	Provide warning signs & set up exclusion zone Site speed limit of max. 5mph drivers should have a safe place to wait during the loading and unloading process, without being required to pass through areas where there are moving vehicles	1	4	4	<p>Provided that the controls are implemented &amp; maintained, the residual risk will be low</p> <p>This assessment to be read in conjunction with Dem22. All plant equipment must comply with PUWER 1998. Use of banksmen to supervise reversing as required.</p>
Moving parts of skip lorry	Amputation or crushing on contact with moving parts of the hydraulic plant	4	3	12	Ensure that all necessary guards are in place & observed and exclusion zone is observed whilst loading/unloading operations are taking place.	1	4	4	
Material falling off from skip / tipper body	Injury due to material from the loading operation	3	3	9	Set up exclusion zone. Where necessary provide & use sheeting.	1	3	3	
Dust	Inhalation of dust from handling of debris	3	2	6	Provide water sprays to limit dust emission, continuous use if necessary. Provide & ensure use of RPE for all personnel. Where necessary provide & use sheeting.	1	2	2	
	Eye irritation by dust from handling of debris	3	2	6	Provision & use of eye protection. Dampen down whilst loading material to avoid particle release.	1	2	2	
Noise	Exposure to noise above second exposure level	3	2	6	Provide & ensure the use of adequate hearing protection	1	2	2	
Rupture of hydraulic lines	Spillage of hot oil and subsequent skin burns	3	3	9	Good maintenance of lorry Provide & ensure use of PPE by driver as appropriate to operation.	1	3	3	
Driving on site	Vehicle movements. Contact by. Contact with. Major injury.	4	4	12	Site speed limit usually 5 m.p.h. High level of personal awareness. Rotating flashing amber beacon displayed prominently on top of vehicle.	2	4	8	
Reversing of lorries		5	4	20	If reversing is unavoidable additional safety measures should be considered, eg extra mirrors on vehicles and CCTV. Banksman to be in attendance whilst reversing is taking place.	2	4	8	

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<b>RISK ASSESSMENT</b>		<b>Risk Assessment No. Demo.043</b>		
Operation / Task:	Operation of lorries	Employees at Risk:	Those carrying out the work	
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby	
		Key Responsible Persons:	Site Supervisors	

General loading of material into tipper body	Injuries due to falling or swinging objects	4	4	16	Ensure that a banksman is in attendance and that a fully trained operator using a 360 degree excavator using it's grapple / bucket attachment carries out debris removal placing debris into the tipper body. Equipment properly sited.	2	2	4	Provided that the controls are implemented & maintained, the residual risk will be low
Removal of hazardous material	Contamination - Release of asbestos fibres to the air / water environment as waste	3	4	12	Work with asbestos carried out in accordance with the company health & safety compliance procedures & documentation including within the Method Statement. Use either lockable / polythene sheeted skips and ensure that the waste is properly sheeted/encapsulated prior to removal. Ensure all waste transfer notes are completed. PPE (Safety helmet, high visibility vest/jacket, respirator, FFPS 3 standard, Dustproof overalls. All asbestos material will be carefully loaded into a covered skip/lorry using a fine water mist. All plant and equipment will be washed down before leaving site. Use wet rags to clean equipment and area, place rags in covered skip. Drivers must also wear the appropriate PPE.	1	4	4	

Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.

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					Goody Demolition Supervisor
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This general assessment can be amended to deal with any additional or alternative situation that may apply to a particular site. The contract detail is then to be entered and distribution noted below.			
<b>RISK ASSESSMENT</b>		<b>Risk Assessment No.</b>	<b>Demo.048</b>
Operation / Task:	Refuelling on site	Employees at Risk:	Those carrying out the work
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby
		Key Responsible Persons:	Site Supervisor




Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Contamination / Pollution of surrounding ground	Damage to flora and fauna	3	2	6	<p>Set up dedicated fuel refuelling area that will not need to be moved during the course of the contract. Consider using existing concrete hard standing with controlled drainage or thick impermeable membrane overlain with sand and stone for vehicles to stand on whilst they are being refuelled.</p> <p>Fuel storage tanks or mobile bowsers should only be operated by named individuals who have received training in operating the tank and using spill response materials safely. Anyone operating a fuel storage tank must have been briefed on the COSHH Assessment for refuelling with diesel and must have been issued with, and use, appropriate Personal Protective Equipment (PPE). Records of this briefing and the issue of PPE must be kept on site. All hoses, valves, trigger guns, funnels and other associated equipment should be kept within the bunded area. Any trigger guns present should be fitted with an automatic cut off. Where possible, protect hydraulic hoses from damage. Hoses and connections should be regularly checked for leaks and faults. Use only lockable bunded mobile bowsers for refuelling plant and equipment and make sure that the bund is regularly emptied of any fuel that has collected.</p> <p>All water run-off from refuelling areas should be channelled to an bund with warning indicator. Supply funnels and drip trays or absorbent pads to help prevent spills during refuelling. Make sure that each bower has a spill response kit on board. If pads or spill kits used these will be need to disposed as hazardous waste. Make sure that any container that you use for transporting fuel is fit for purpose, has a sealed lid, does not leak and is properly labelled. Consider using barriers to protect the fuel tank from collision from site traffic.</p>	1	2	2	Provided that the controls are implemented & maintained, the residual risk will be low.
Flammable materials	Ignition of combustible fuels	3	4	12	<p>No smoking or sources of ignition in refuelling area. No running plant in refuelling area.</p> <p>Provide adequate and appropriate fire extinguishers to be kept no more than 5 mtr away from refuelling area..</p> <p>Ensure area is away from other combustible material or areas of high risk or environmental risk.</p>				

This general assessment can be amended to deal with any additional or alternative situation that may apply to a particular site. The contract detail is then to be entered and distribution noted below.			
<b>RISK ASSESSMENT</b>		<b>Risk Assessment No.</b>	<b>Demo.048</b>
Operation / Task:	Refuelling on site	Employees at Risk:	Those carrying out the work
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby
		Key Responsible Persons:	Site Supervisor



Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Fuel Contact with operative	Damage to skin may cause dermatitis	4	3	12	Provide operative with correct PPE including non permeable gloves, ware overalls and eye protection. In case of contact with eyes, wash immediately in copious amounts of water while keeping eyelids spread apart for at least 15 minutes and consult a specialist.	1	3	3	Provided that the controls are implemented & maintained, the residual risk will be low.
	Prolonged or repeated contact with skin destroys the lipoacid skin layer and may cause dermatitis.	4	3	12	Provide operative with correct PPE including non permeable gloves, ware overalls and eye protection. On top of this consider barrier cream which depends on frequency of use.	1	3	3	
	Vapours or mists are irritating for mucous membranes, notably in the eyes.	3	2	6	PPE as before, consider using respirator with correct filter not stop nauseous fumes. Only have refuelling station in open are with good ventilation.	1	2	2	
	If swallowed accidentally, the product may enter the lungs due to its low viscosity and lead to the rapid development of very serious inhalation pulmonary lesions (medical survey during 48 hours).	2	3	6	Ensure the COSHH assessment is known to the operator and what medical procedures are required. Make contact with the site first aider and take to hospital for treatment.	1	3	3	
Contact with moving plant	Injuries by movement of mechanical plant	4	4	16	Provide warning signs & set up exclusion zone. When refuelling the plant must be turned off and the keys out of the machine the person refuelling when finished if not the operator must leave the area and await for the plant to move away before entering the area again.	2	4	8	


Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.


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This general assessment can be amended to deal with any additional or alternative situation that may apply to a particular site. The contract detail is then to be entered and distribution noted below.				<b>GOODY DEMOLITION</b>
<b>RISK ASSESSMENT</b>		<b>Risk Assessment No. Demo.062</b>		
Operation / Task:	RPE – Dust / Fume / Nocuous Vapour	Employees at Risk:	Those carrying out the work	
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby	
		Key Responsible Persons:	Site Supervisors	

Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Exposure to airborne dust, fumes, nocuous vapour of those carrying out the work	Lung Damage, allergic reaction, poisoning, infection – possible for those carrying out the work & others exposed	5	3	15	Ensure that the correct type of mask is worn or filters supplied. Assess material through COSHH assessments or carry our assessment of materials.	1	3	3	Provided that the controls are implemented & maintained, the residual risk will be low
Fumes from metals, paints or residues in vessels		4	3	12	Provide operative with the correct RPE and FFP3 Filters and ensure that they have been given instructions on use of and face fitting of mask	1	3	3	A half mask cartridge-type respirator is the most common type used for protection against organic vapours, dusts, mists, acid gases, and fumes. You should be aware, however, that respirators of this type provide adequate protection only under limited conditions. This type of respirator is designed mainly for short-term operations that do not contain atmospheres that are "immediately dangerous to life." To use this type of respirator you must know both the type and concentration of contaminants in the air.
Release of carcinogenic particles		4	3	12	Provide operative with the correct RPE and FFP3 Filters and ensure that they have been given instructions on use of and face fitting of mask  FFP3 respirators can provide protection against solid and liquid aerosols and smoke containing the following materials such as : Asbestos, calcium carbonate, china clay, cement, cellulose, sulphur, cotton, flour, carbon, ferrous metals, hardwood, silicon, plastic, vegetable oils and mineral oils, copper, aluminium, bacteria, fungi, Mould spores and mycobacterium tuberculosis (T.B.), chromium, manganese, nickel, platinum, strychnine, metal dust and smoke, viruses such as Avian flu, Swine Flu, Sars and enzymes.	1	3	3	

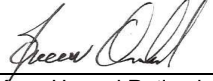
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<b>RISK ASSESSMENT</b>		<b>Risk Assessment No. Demo.064</b>		
Operation / Task:	Operation of Quick hitch on 360 machine	Employees at Risk:	Those carrying out the work	
Location / Area:	Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX	Other Persons at Risk:	Those working nearby	
		Key Responsible Persons:	Site Supervisors	

Hazard	Risk	Pre-Control Risk Rating			Control Measures	Post-Control Risk Rating			Comment
		1	2	1x2		1	2	1x2	
Not correctly fitting attachment / bucket (loose equipment)	Injuries by contact of falling mechanical plant	4	4	16	<p>Keep other workers away from the machine's working range. Never work under the bucket or attachment. Ensure that the site supervisor enforce this rule.</p> <p>Ensure that all necessary guards are in place &amp; observed ensure that the operator is fully aware of his surroundings and the vicinity of the banks man; The banksman must also be aware of his own vicinity to the machine and ensure that a safe distance is maintained at all times. Hi-Vis Vest must be worn.</p> <p>When using the quick hitch engage first this will automatically lock the first pin then crowd the attachment in hold the lever across until engage and locked off which is indicated by the buzzer stopping. Shake bucket slightly off ground as a double check.</p> <p>Check that machines are in good order, and all quick hitches are included in the maintenance plan and subject to proper maintenance schedule.</p>	1	4	4	<p>Older non automatic / semi-automatic hitches were prone to attachments not being secured properly. Innovations have produced fully automatic quick hitches which far more advanced and safer to use. Goody Demolition have provided all their fleet with these new fully automatic hitches – miller bug; twinlock; Geith Twinlock.</p> <p>Be aware that criminal convictions for misuse of quick hitches have already led to prison sentences for operators.</p> <p>Provided that the controls are implemented &amp; maintained, the residual risk will be low</p>

Please refer to the Risk Assessment Guidance Notes for information on interpretation. **Target Post-Control Rating = 10** Some Pre-Control ratings may be less than 10 but further controls are still to be considered.

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G2257 – Regents Park Estate, The Victory Pub, Nash Street, Camden, London, NW1 4BX

METHOD STATEMENT REGISTER

OPERATIVES

I confirm that I have had an explanation of our Method Statement, Risk Assessments, Health & Safety Policy and understand the Safe Systems of Work employed.

Table with 3 columns: NAME, SIGNATURE, DATE. Multiple empty rows for recording.

I confirm the above have had the detailed Method Statement, incorporating the necessary State Systems of Work, explained to them for the safe completion of the task.

Signed .....
Print Name .....
Position .....





## Appendix D – Utilities Plan for Victory Pub site

## Appendix E – Utilities Activity Tracker

**Appendix F – Minutes of Construction phase Working Group (6 October and 18 November 2015)**

## REGENT'S PARK ESTATE HS2 REPLACEMENT HOMES WORKING GROUP MEETING

Dick Collins Hall Redhill Street, NW1 4DJ 18 November 2015

### AGENDA

Item	Time
1. Introductions	6.30 – 6.40
2. Minutes from the last meeting	6.40 - 7.00
3. Comments on the proposed terms of reference and code of conduct	7.00 – 7.15
4. Update on the RPE replacement housing programme	7.15 – 7.30
5. Lovell presentation of Construction Management Plan	7.30 -7.45
6. Meet the contractor event	7.45 – 7.55
7. AOB	7.55 – 8.00

## HS2 Replacement Homes Working Group

### Minutes of Meeting

<b>Date: 6 October 2015</b>	<b>Time: 6.30pm to 8.00pm</b>	<b>Venue: Surma Centre</b>
-----------------------------	-------------------------------	----------------------------

<b>Present</b>	<b>Address / Organisation</b>	<b>Role</b>
Lilian Brett (LB)	Rydal Water	Resident
Steve Cristofi (SC)	Varndell Street	Resident
Pat McNicholas (PM)	Robert Street	Resident / Chair RPE TRA
Frances Mevia (FM)	Rydal Water	Resident
Antony Stone (AS)	Netley School Representative	Resident
Martin Swain (MS)	Rydal Water	Resident
Enyd Williams (EW)	Troutbeck	Resident
Antonietta Winton (AW)	Coniston	Resident
Julian Coutts (JC)	LBC	Community Intervention Manager
Lucy Gick (LG)	LBC	Regeneration Team Leader
Ayesha Malik (AM)	LBC	Senior Development Manager
Warren Myles (WM)	LBC	Development Manager
Burak Cetindag (BC)	LBC	Consultation and Engagement Officer
Andy Collyer (AC)	Lovell	Regional Development Manager
Nilufa Begum (NB)	Lovell	Resident Liaison Officer
<b>Apologies</b>		
Cllr Heather Johnson	LBC	Regent's Park Ward
Cllr Nadia Shah	LBC	Regent's Park Ward
Cllr Ali Nasim	LBC	Regent's Park Ward
Sharon Rodney	LBC	Housing Ward Manager
Lucy Gbadebo	LBC	Estate Services Manager
Shabbir Kawsar	LBC	Housing Officer

#### 1. INTRODUCTIONS

Each member introduced themselves and apologies were noted.

#### 2. PURPOSE OF THE WORKING GROUP MEETING

<b>Item No.</b>	<b>Member</b>	<b>Comments</b>	<b>Action</b>	<b>Status</b>
2.1	LG	Explained that the purpose of the Working Group is to keep residents and other stakeholders up-to-date about the construction of the replacement housing, and to enable residents to raise any issues about the works. One purpose of the first meeting was to introduce the contractor Lovell who would explain the current and proposed activities.		



<b>2.2</b>	<b>MS</b>	Asked if those present will receive minutes of the meeting. LG confirmed that minutes will be available.	<b>BC</b> to distribute minutes	
<b>2.3</b>	<b>LG</b>	Advised that papers from the meeting will be distributed to Group members and some of the documents, such as the planning boards displayed, will be added to the website.	<b>BC</b> to make available papers from meeting	

### 3. UPDATE ON THE REPLACEMENT HOUSING PROGRAMME

<b>Item No.</b>	<b>Member</b>	<b>Comments</b>	<b>Action</b>	<b>Status</b>
<b>3.1</b>	<b>LG</b>	Explained that on 3 September 2015 the Council's Development Control Committee resolved to grant planning permission for the construction of 116 homes on the Regent's Park Estate to replace those to be lost as a result of the High Speed Two (HS2) scheme. LG advised that enabling works are due to commence shortly and complete in January 2016.		

### 4. LOVELL INTRODUCTION TO THE CONSTRUCTION MANAGEMENT PLAN (CMP)

<b>Item No.</b>	<b>Member</b>	<b>Comments</b>	<b>Action</b>	<b>Status</b>
<b>4.1</b>	<b>AC</b>	Explained that enabling works will commence shortly on six sites within three areas which make up Phase I of the replacement housing scheme. Each area will have its own management team. The work will include site set up, hoarding, demolition of the former Cape of Good Hope public house, pruning and tree removal and site clearance.	BC to distribute draft CMP prior to next meeting	Completed
<b>4.2</b>	<b>AC, LG</b>	Advised that the Group will be involved in monitoring the Construction Management Plan (CMP) and will be invited to provide feedback.	comments on CMP made by Working Group members will be recorded	On-going
<b>4.3</b>	<b>FM</b>	Said that HS2 work at the weekends and at night, and asked Lovell to confirm their proposed working hours. AC stated Lovell will work Monday to Friday 8am to 6pm. They are also allowed to work on Saturday from 8am to 1pm but Saturday working would only take place if absolutely necessary and they would		

		update residents through project newsletters. They will not be working on Sundays or bank holidays.		
4.4	SC	<p>Asked if Lovell will be constructing all the blocks at the same time.</p> <p>AC confirmed they will be constructing six sites at the same time with Dick Collins and the Victory to following as a later stage. There is a programme for each block which is being updated and will be circulated.</p>	AC to provide further details on programme	In progress
<b>Pest Control and Bins</b>				
4.5	EW, PM, SC	<p>Highlighted the mice/rat problem at the edge of Mount Pleasant site and asked if Lovell had any measures during demolition for mice/rat infestation. Concerns were raised about overflowing bins and bin collection.</p> <p>AC confirmed this is part of their Health &amp; Safety requirements. Lovell will deal with any pest infestation within the confines of their development sites.</p> <p>PM requested action to be taken to reduce the existing mice/rat problem before the construction works start.</p>	BC to raise with relevant LBC officers regarding pest control and bin collection	To be monitored
<b>Security Concerns</b>				
4.6	FM, JC, PM, SC, MS	<p>Members of the group raised concern about security e.g. people potentially pretending to be Lovell workers. Concerns also raised about bogus callers and the need to protect elderly and vulnerable residents.</p> <p>AC stated every Lovell worker will be wearing a hi-vis jacket with a Lovell badge, and the emergency telephone number will be made available. Contractors should not need access to the neighbouring blocks but, if this does happen, Lovell's Resident Liaison Officer will inform residents in advance.</p> <p>JC advised that if someone from the Council visits a resident without an appointment they should ring Camden switchboard on (020) 7974 4444 for confirmation.</p> <p>PM stated a police officer is to attend the next TRA meeting to explain and help about these kind of situations. Suggested every resident should be more involved in the TRA meetings.</p>	<p>NB to provide Lovell contact details as well as Council switch board number</p> <p>JC to provide text for any communications on distraction</p>	To be monitored

		It was requested that Lovell include an emergency out of hours number on their leaflets	Lovell	
<b>Lovell Working Practices</b>				
<b>4.7</b>	<b>MS, SC, JC, LB</b>	<p>Group members asked Lovell to explain working practices, including noise from radios, site lighting, deliveries, parking, pavement closures etc.</p> <p>AC confirmed no radios are allowed at any time. If lorries arrive earlier than 8.00am they are asked to switch off their engines whilst waiting. AC will be confirming the development site areas including the hoarding lines.</p>	<b>Lovell</b> to provide factsheet on working practices	To be monitored
<b>Consultation and Mitigation (including HS2 scheme)</b>				
<b>4.8</b>	<b>MS, SC</b>	<p>MS stated the Council has not answered his questions about mitigation or compensation for noise and disturbance. He asked if there is any mitigation measures such as secondary glazing for those residents in close proximity to the replacement housing works.</p> <p>LG confirmed any impacts from the replacement housing project will be mitigated at source through good working practices outlined in the Construction Management Plan and agreed with the Working Group. She advised the duration of HS2 works are significantly longer than Camden's two year replacement housing programme.</p>		
<b>4.9</b>	<b>MS</b>	<p>Contested there has been no consultation with the residents of Rydal Water, that none of the four group members from Rydal Water present were aware of any previous consultation. MS had only received a letter on 2 June 2015 about the planning application. He had written to the Leader of the Council, Cllr Hayward, but felt the reply had not addressed all his concerns.</p> <p>LG advised she will look into the response from Cllr Hayward.</p> <p>LG stated the Council has been consulting regularly and consistently for over two years, including events and online consultations that have been promoted widely with posters, fliers, the Camden magazine, email, twitter and door-knocking exercises at Rydal Water,. A 28-day consultation period was also undertaken as part of the planning</p>	<b>LG</b>	In progress

		application.  PM advised that there has been various meetings for the last four years, that people are not interested and that the only people interested in meetings have been residents from Silverdale, Eskdale and Ainsdale but she thought more literature should have been translated in different languages.		
<b>Height and Location of Buildings</b>				
<b>4.10</b>	<b>MS, SC</b>	Asked for the exact height of the new building at Rydal Water and for an accurate image of it.	<b>AM</b> to provide height of new building at Rydal Water site	In progress

## 5. PROPOSED TERMS OF REFERENCE AND CODE OF CONDUCT

<b>Item No.</b>	<b>Member</b>	<b>Discussion Points</b>	<b>Action</b>	<b>Status</b>
<b>5.1</b>	<b>BC</b>	Introduced Terms of Reference for the working group which sets out the scope of the working group including suggested membership breakdown.  LG asked if anyone is aware of any other residents living in blocks next to the works sites who might want to join	<b>All</b> invited to provide comments to BC ahead of next meeting	<b>On-going</b>
<b>5.2</b>	<b>PM</b>	Advised that HS2 Working Group is different Also she stated there is another Working Group for Amptill Square concerning HS2 construction issues.		
<b>5.3</b>	<b>MS</b>	Stated more consultation is needed for Rydal Water as he thought very few residents knew about the proposals.	BC to engage with Rydal Water residents	<b>On-going</b>
<b>5.4</b>	<b>SC</b>	Concerned that facing 20 years of disruption and so might not live long enough to enjoy the benefits of the new development.		

## 6. MEET THE CONTRACTOR EVENT

Item No.	Member	Discussion Points	Action	Status
6.1	NB	Explained the purpose of the event and the proposed activities Lovell will be undertaking.		
6.2	LG	Stated the event will be open to all the residents and stakeholders.		

## 7. CODE OF CONDUCT

Item No.	Member	Discussion Points	Action	Status
7.1	BC, LG	<p>Draft paper tabled at meeting which outlined the roles and responsibilities of the working group. Meetings will be held every four weeks, but this is subject to review. Meeting papers to be emailed and posted as stated in the Terms of Reference.</p> <p>All agreed Tuesday 3 or Wednesday 4 November 2015 as potential dates of the next meeting.</p> <p>Members will be informed of the agreed date and time in due course.</p>	<p>All invited to provide comments to BC ahead of next meeting</p> <p>No objections to meetings being held Tuesday or Wednesday</p> <p><b>BC</b> to notify date and time of next meeting</p>	<b>On-going</b>

## 8. AOB

Item No.	Member	Discussion Points	Action	Status
8.1	SC, PM	Asked that AP3 petitioning posters to be written in plain, straight forward way. PM queried whether the new tenant hall on Robert Street will have internet connection. LG confirmed that could be accommodated in the detailed spec which will be completed in consultation with the TRA.	<b>BC</b> to pass on comment to Comms team	<b>Completed</b>
8.2	LG	Stated further consultation will be carried out for Rydal Water and other adjacent blocks to the constructions sites.	<b>BC</b>	<b>In progress</b>

**Date and time of next meeting : Wednesday, 18 November 2015 6:30pm – 8:00pm**

**Venue of next Meeting: Dick Collins Hall (Regents Park Estate Residents Association Hall) Redhill Street, London, NW1 4DJ**

## **HS2 REPLACEMENT HOUSING WORKING GROUP TERMS OF REFERENCE**

**1. The name of the group is HS2 Replacement Housing working group**

**2. Aims or purpose of the group is to:**

- To represent and reflect the views and concerns (based upon experience) of local stakeholders, including residents, business owners and service providers.
- Working Group will be one of the ways that we keep residents across the estate up to date and for you to communicate any issues which arise as a result of the works. The Working Group will also be involved in monitoring the Construction Management Plan and will be consulted with on the Allocations Policy when we reach those phases of the project. The timeline below outlines the milestones achieved and expected:
- **June 2015:** Exhibition  
An exhibition of completed designs submitted by Camden Council for planning permission at the end of May 2015
- **Summer 2015:** Planning Permission  
Planning permission for 116 new homes was resolved to be granted by Camden Council Development Control Committee on 3 September 2015.
- **October 2015:** First Working Group Meeting
- **Autumn 2015:** Construction Begins  
We will begin to construct the replacement homes. Once the Contractor is appointed a 'Meet the Contractor' event will be arranged and they will also plan for ways to minimise the impact of noise and construction on residents
- **During 2016:**  
We will consult with residents in the Red Blocks [Silverdale, Eskdale, and Ainsdale] to help them prepare for moving, including helping all residents to register on Home Connections
- **End of 2016:** Royal Assent  
The HS2 Hybrid Bill is expected to be passed by parliament at the end of 2016
- **Summer 2017:** Completion  
The Replacement Homes Residents in the Red Blocks to be demolished will begin to move into Netley and the new Regent's Park Estate Replacement Housing homes

- **Early 2018:** Demolition of Red Blocks  
HS2 Ltd. expect to demolish Silverdale, Eskdale and Ainsdale blocks and also the identified street properties on Cobourg Street and Melton Street
- To work in partnership with Camden and its officers to ensure that local aspirations are fully understood/developed and balanced against the requirements from Camden as a landlord.
- To identify and undertake appropriate training to ensure that the role and effectiveness of the group can be fulfilled satisfactorily.
- To give advice to council officers on consultations which have taken place and make suggestions on how they could be improved.

### 3. Terms of Reference

#### Group members will:

- Attend meetings, training events and visits as necessary to ensure that the tasks are fulfilled
- Be kept up to date in a timely manner of all relevant and pertinent information relating to the regeneration plans and proposals
- Make suggestions and comments on reports to the chair .Recommendations/ suggestions should be made by Group consensus. And if required vote can be taken
- Advise and assist the London Borough of Camden on stakeholders' views regarding the services and standards
- Have access to all relevant information
- Be involved in the selection of specialist and consultants who will be working on the estate as part of the regeneration work
- The membership breakdown is to be discussed at the first meeting. The organisations should nominate their own members. For practical and fairness reasons It is hoped that this will consist of:

Ward Councillors

Key representatives of Regent's Park Estate resident community groups

Representatives of elderly and youth community groups in the local area.

External stakeholders

## **Equalities**

The Group will value equality and diversity in all aspects of its role and responsibilities. This also means that the group will aim to reflect the local community; that training and communication will be tailored to ensure that “hard to reach” groups are not excluded. The group will work towards the elimination of discrimination against anyone on the basis of: race, colour, ethnicity, age, disability, national origins, sexual orientation, faith, gender, marital status, or income.

## **Membership**

The Working Group will be comprised of resident representatives from the Regent’s Park Estate, Ward Councillors and any other relevant stakeholders that may be required. The representatives of voluntary organisations and interested residents were invited to participate. Camden Council officers include the HS2 Project Team, Communications, officers from Housing Management and community Safety.

Members should be aware of the considerable personal and time commitment they are undertaking when forming/ joining this group.

## **Facilitator/Chair**

The group may wish to have a facilitator or a Chair for meetings and this is open for the group to decide. The chair will be elected by the working group members. The Development Manager will be responsible for agreeing the agenda, associated paper work, notes of meetings, and action points to be followed up etc.

## **Meetings**

Group meetings will be planned to suit the needs of the maximum number of members but can be held during normal office hours. Meetings will aim to be less than 2 hours. The working group meetings will be held every 4 weeks as stated in the code of conduct.

## **Record of Meetings**

A record of the group meetings will be made in the form of minutes/notes showing discussions and required actions. This can be done by either a member of the group or the Consultation and Engagement officer. Where possible, minutes/notes should be sent as soon as practicable after each group meeting. Where possible, agendas and reports should be sent out 7 days in advance of meetings. Group members will be expected to have read paperwork prior to the meeting.

## **Support and Training**

A training programme will be identified to support members and to enable full participation. Group members will be expected to attend training and commit to an ongoing programme, as the regeneration progresses.



# REGENT'S PARK ESTATE - REPLACEMENT HOUSING WORKING GROUP

## CODE OF CONDUCT

### 1. Conduct of meetings.

Group members should at all times:-

- a) Be courteous to each other by being supportive and assisting other members in seeking the best possible solution to problems being discussed
- b) Allow each other the opportunity to speak and comment
- c) Follow the guidance of the Chair/Facilitator in the conduct of the meeting
- d) Follow the agenda and do not introduce new items during a meeting as these can be covered in the agenda under any other business
- e) Prepare for the meeting event by reading all the papers in advance and bringing them to the meeting
- f) Officers, consultants, advisers and residents will avoid jargon or initials a new member might not recognise, if used, then a full explanation shall be given.
- g) Remember: -
  - Members are there to represent the interests of stakeholders on the estate/area.
  - Members will be nominated by their own organisations.
  - Members are expected to provide two way feedback to and from the Working Group and Regents Park Estate community
  - Meetings are meant to be for the benefit all participants
  - *Stakeholders including Council staff have rights , members are reminded to work together in the spirit of partnership*
- h) Refrain from speaking and writing on behalf of the group without obtaining prior approval.
- i) Any correspondence sent on behalf of the panel should be made available to all members in a timely fashion
- j) Observe the terms of reference

### 2. Guidance on procedures

- a) The Chair/Facilitator should welcome members and others to the meeting and offer introductions to all present at each meeting
- b) Speakers to go through the Chair/Facilitator and keep their speaking to the subject matter being discussed
- c) Only one person to speak at a time and there shall be no speaking across other members
- d) Meetings must start on time and members must abide by the agenda
- e) Late arrivals can enter the room quietly but must not disrupt the meeting when it is in progress
- f) Mobile phones and other devices must be switched off during the meeting

- g) The use of all recording and filming devices is strictly prohibited at all meeting and events
- h) If the Chair /Facilitator feels at any time feelings in the room are becoming heated/tense/angry he/she is entitled to call a time out cooling off break of five or ten minutes to allow a cooling off period.

### **3. Discrimination**

- a) No member will discriminate against any other member of the group (or against officers) or member of the public.
- b) Discriminatory language will not be used in discussions.
- c) All those who attend meetings have the right to be treated with dignity and respect, regardless of their race, colour, ethnic or national origins, nationality, gender, marital status, age, sexuality, belief, or any other matter which causes people to be treated with injustice.

### **4. Conflicts of interest**

Officers, consultants and Individual members:

- a) Disclose any interest, whether personal or relating to any group they represent, that could affect or influence their approach to matters under discussion
- b) Must not expect to receive more or less favorable treatment by Officers because of their membership of the group
- c) Must use the normal procedures for reporting repairs, complaints etc.

### **5. Confidentiality**

- Information made available to group members in the course of their duties deemed confidential shall not be disclosed.
- Information and publicity about the replacement housing scheme takes place in the form of newsletters, drop ins, events etc. and the Working Group encourages as much information being available to residents. .

### **6. Political affiliation**

- Individual members may not represent a political party in their role as a member of the group.

|

## 7. Breach of Code of Conduct

- If a group member does not abide by the Code of Conduct, the Chair /Facilitator will warn that if they break the code again they may be asked to leave the meeting/session
- The Chair/Facilitator may give the person two further warnings (a maximum of three warnings in any one meeting and/or three consecutive meetings)
- After that, the group may at the next meeting include a motion to exclude the person for a period of time

Any serious or persistent breach of the Code of Conduct shall be subject that member being removed from the group

## 8. Period for the Working Group

- We will need the Working Group to meet regularly throughout the period of construction
- It is proposed to meet every 4 - 6 weeks initially, to be agreed.
- The terms and conditions, including the frequency of the meetings will be reviewed after six months to ensure they reflect the work and role of the group.

Additional consultative sessions will be established to discuss community aspects of the scheme including youth provision, future management of the site with membership, duration and format determined as appropriate.

In my capacity as a Regent's Park Estate Working Group Member I have read and understood and hereby agree to abide by the Code of Conduct

Name

Contact Details

Signed

Dated

# LOVELL

## MEET THE CONTRACTORS 1<sup>ST</sup> DECEMBER

This is an opportunity for you to be able to meet the Lovell's team together with the Engagement Office and Development Manager from Camden Council. At this meeting you will have the opportunity to ask questions about the designs & the construction work on your estate, as well as a chance for your suggestions to be heard.



*Lovell are working in Partnership with Camden Council to provide homes regeneration along the proposed HS2*

Working in Partnership With



To be held on the  
1<sup>st</sup> December from  
12:00 - 20:00

This is your  
opportunity to meet  
Lovell's Team, to  
preview and  
comment on  
designs

Have your questions  
answered

Your Consultation &  
Engagement Officer  
& Development  
Manager will be  
present from  
Camden Council

SURMA CENTRE  
1 Robert Street  
NW1 3JU

[info@bwa-surma.org.uk](mailto:info@bwa-surma.org.uk)

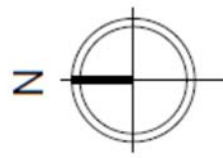
1<sup>st</sup> December 2015

# Appendix G – Logistics Plan

All drawings to be checked on AutoCAD by the Client before the start of any work.  
 The drawings to be used for construction shall be the latest issue of any drawings.  
 The drawings to be used for construction shall be the latest issue of any drawings.  
 The drawings to be used for construction shall be the latest issue of any drawings.  
 © Ingletton Wood LLP

LEGEND DO NOT SCALE

	Line of site boundary
	Line of site hoarding
	Presumed extent of landscaping works
	Highlights trees to be retained
	Line of scaffolding
	Location of tower crane
	Area indicates footprint of proposed building
	Site storage
	Office
	Satellite welfare facilities
	Welfare facilities
	Location of silo
	Area of pavement to be suspended
	Proposed unloading and delivery area
	Parking bays to be suspended



**Site Constraints Plan**  
 1 : 250

Scale	1 : 250	North Arrow	London	84023
Sheet	ST	Work in Progress		



Villen, Isom and Junction  
 London  
 1, Aldgate  
 London E1 8DE  
 Colchester  
 London  
 Norwich  
 t: 020 7801 4000  
 www.inglettonwood.co.uk

Regents Park Estate  
 Plot 8 - The Victory Pub  
 London  
 NW1 4BK

Site Constraints Plan

Lowell Partnership Ltd

TVP - IW - J01 - 22 - CR - A - 10.03

## Appendix H - Risk Assessment and Mitigations

### Annex – Dust mitigation measures

#### Regents Park Estate

Applicants must complete the table below (extracted from the Mayors 'control of dust and emissions during construction and demolition' SPG).

Applicants should include all 'highly recommended measures' as a minimum.

XX Highly Recommended

X Desirable

#### MEASURES RELEVANT FOR DEMOLITION, EARTHWORKS, CONSTRUCTION AND TRACKOUT

MITIGATION MEASURE	CIRCLE RISK LEVEL IDENTIFIED FOR SITE			TICK TO CONFIRM MITIGATION MEASURE WILL BE IMPLEMENTED
	LOW RISK	MEDIUM RISK	HIGH RISK	
<b>Site management</b>				
Develop and implement a stakeholder communications plan that includes community engagement before work commences on site.		XX	XX	X
Develop a Dust Management Plan.		XX	XX	X
Display the name and contact details of person(s) accountable for air quality pollutant emissions and dust issues on the site boundary.	XX	XX	XX	X
Display the head or regional office contact information.	XX	XX	XX	X
Record and respond to all dust and air quality pollutant emissions complaints.	XX	XX	XX	X
Make a complaints log available to the local authority when asked.	XX	XX	XX	X
Carry out regular site inspections to monitor compliance with air quality and dust control procedures, record	XX	XX	XX	X

inspection results, and make an inspection log available to the local authority when asked.				
Increase the frequency of site inspections by those accountable for dust and air quality pollutant emissions issues when activities with a high potential to produce dust and emissions and dust are being carried out, and during prolonged dry or windy conditions.	XX	XX	XX	X
Record any exceptional incidents that cause dust and air quality pollutant emissions, either on or off the site, and the action taken to resolve the situation is recorded in the log book.	XX	XX	XX	X
Hold regular liaison meetings with other high risk construction sites within 500m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised.			XX	X
<b>Preparing and maintaining the site</b>				
Plan site layout: machinery and dust causing activities should be located away from receptors.	XX	XX	XX	X
Erect solid screens or barriers around dust activities or the site boundary that are, at least, as high as any stockpiles on site.	XX	XX	XX	X
Fully enclosure site or specific operations where there is a high potential for dust production and the site is active for an extensive period.	X	XX	XX	X
Install green walls, screens or other green infrastructure to minimise the impact of dust and pollution.		X	X	X
Avoid site runoff of water or mud.	XX	XX	XX	X
Keep site fencing, barriers and scaffolding clean using wet methods.	X	XX	XX	X
Remove materials from site as soon as possible.	X	XX	XX	X
Cover, seed or fence stockpiles to prevent wind whipping.		XX	XX	X
Carry out regular dust soiling checks of buildings within 100m of site boundary and cleaning to be provided if necessary.		X	XX	X

Provide showers and ensure a change of shoes and clothes are required before going off-site to reduce transport of dust.			X	X
Agree monitoring locations with the Local Authority.		X	XX	X
Where possible, commence baseline monitoring at least three months before phase begins.		X	XX	X
Put in place real-time dust and air quality pollutant monitors across the site and ensure they are checked regularly.		X	XX	X
<b>Operations</b>				
Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.	XX	XX	XX	X
Ensure an adequate water supply on the site for effective dust/particulate matter mitigation (using recycled water where possible).	XX	XX	XX	X
Use enclosed chutes, conveyors and covered skips.	XX	XX	XX	X
Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.	XX	XX	XX	X
Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.		XX	XX	X
<b>Waste management</b>				
Reuse and recycle waste to reduce dust from waste materials	XX	XX	XX	X
Avoid bonfires and burning of waste materials.	XX	XX	XX	X



## MEASURES SPECIFIC TO DEMOLITION

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK	TICK BELOW WHERE MITIGATION MEASURE WILL BE IMPLEMENTED
Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust).	X	X	XX	X
Ensure water suppression is used during demolition operations.	XX	XX	XX	X
Avoid explosive blasting, using appropriate manual or mechanical alternatives.	XX	XX	XX	X
Bag and remove any biological debris or damp down such material before demolition.	XX	XX	XX	X