

DEMOLITION METHOD STATEMENT



Architects | Construction

DEMOLITION OF FORMER EAST ROAD GARAGE: EXISTING CAR SHOWROOM, WORKSHOP & PETROL FILLING STATION

WYNDHAM PLACE, EGREMONT

Demolition of Former East Road Garage, Wyndham Place, Egremont
Demolition Method Statement

CONTENTS

- 1. INTRODUCTION**
- 2. METHOD STATEMENT**

Demolition of Former East Road Garage, Wyndham Place, Egremont
Demolition Method Statement

1.0 INTRODUCTION

This method statement has been prepared for the submission of a Planning Application Client's use, and provides information relating to the demolition of the structures on the site at the former East Road Garage, Wyndham Place, Egremont.

The method statement is a qualified assessment based on current information and is subject to refinement / revision once a demolition contractor is appointed.

We have prepared our statement to outline how the demolition will be undertaken safely. Potentially significant environmental impacts associated with these activities are identified and, where necessary, proposals for mitigation are outlined.

The site is a former car showroom, workshop, and petrol filling station with associated hardstanding and compound. The boundaries are well defined by existing fences and retaining walls.

2.0 METHOD STATEMENT

PRELIMINARY WORK

- Before any work commences all services must be physically isolated and written confirmation of the isolations received from the relevant authorities.
- Any remaining services in work areas will be clearly identified before work commences, and be adequately protected.
- All structures for demolition / removal to be clearly identified.
- Safe means of access & emergency egress for work areas provided and clearly identified.
- Any underground and overhead services identified before work commences.
- Any asbestos containing materials will have been identified and marked ready for removal.
- Locations of any underground voids identified and adequately protected.

SEQUENCE OF EVENTS

		Procedure No.
1	Erection of Heras fencing	1
2	Notifiable asbestos removal	2
3	Removal of Non-Notifiable Asbestos	3
4	Soft strip	4
5	Remote demolition	5

STANDARD PERSONAL PROTECTIVE EQUIPMENT WORN ON THIS SITE.

- Safety helmets
- Safety boots or shoes
- Overalls or suitable clothing
- Gloves
- Hi visibility jacket or vest

Demolition of Former East Road Garage, Wyndham Place, Egremont
Demolition Method Statement

PROCEDURE NO 1

Erection of Heras Fencing

Fencing will be erected around the whole site area prior to any works commencing.

PERSONAL PROTECTIVE EQUIPMENT

- Safety helmets
- Safety boots or shoes
- Overalls or suitable clothing
- Gloves

TOOLS AND EQUIPMENT

- Spanners
- Screwdrivers
- Hammers
- Clippers for cutting tags

METHOD OF WORK

- Operatives to unload the fencing from the wagon and position the panels round the site.
- Operatives to unload the solid block feet that secure fence panels.
- The solid block feet to be positioned round the site at approximately 2m distance.
- The solid block feet are to be positioned at right angles to the direction of the fence panels to ensure stability.
- If kerb stones are present ensure that the solid block feet are positioned either all on the kerb or all on the road, never half on and half off.
- Position the first and second block in the position that the fence is to be erected.
- Two operatives will lift the panel and place the end uprights of the panel into the appropriate holes in the blocks. A third operative will move the blocks if necessary to ensure it is in the right position.
- Position next block and lift next panel and position as above.
- After the positioning of the second fence panel the holding clips will be fitted and secured by means of a suitable size spanner.
- This procedure to be carried out until the full demolition site is fully fenced in.
- If deemed necessary rakers will be fitted to the fence panels to ensure it either does not fall down due to wind conditions or can be pushed down by persons wanting to gain access to the site. The rakers will be fitted on the inside of the fence only and not to be positioned in places where they could be a tripping hazard.
- Gates will be positioned in appropriate places to allow traffic and pedestrians to enter the site, these gates will be constructed of two fence panels left unsecured.
- When the fence is fully erected warning and information signs can be fitted, they will be fixed using nylon ties and never wire.
- Ensure the signs are not too large or that many fitted that they become a hazard with regard to being a wind break or sail causing the fence to blow over.

Demolition of Former East Road Garage, Wyndham Place, Egremont
Demolition Method Statement

RISK AND PRECAUTIONS

- Suitable gloves to be worn to protect hands from sharp edges of steel from the panels and to give some extra protection in the event of trapping fingers between panels or blocks.
- Care to be taken when unloading the fence panels from the backs of wagons, ensure the wagons are not stacked too high with panels as this causes a problem for the operatives attempting to reach the top ones when unloading.
- When erecting fence panels close to the road side or onto pavements, ensure that some form of road closure or footpath closure is in place to ensure the safety of members of the public, traffic and yourselves.
- Wood containing nails that has been left lying around to be moved immediately from the fence area and placed into a safe area where no one can stand on it or trip.
- Operative to take care when man handling materials and not to attempt to lift any object or materials that may be too heavy for a normal lift, always two men to lift the panels.
- Care will be taken to ensure the safety of the general public and no demolition work to commence until the fencing has been completed.
- Noise will be kept to a minimum at all times.
- Ensure that the panel block feet do not protrude out and cause a tripping hazard for the general public.
- Fit the signs onto the panels using nylon ties where possible and ensure that there is no danger of the wind blowing the panels over. If there is any danger of this occurring then rakers must be fitted to the fence.

PROCEDURE NO 2

REMOVAL OF NOTIFIABLE ASBESTOS

All asbestos containing materials to be removed prior to any demolition works being undertaken.

Asbestos Removal will be carried out in accord with CAR 2012 AXOP and guidance

PROCEDURE NO 3

REMOVAL OF NON-NOTIFIABLE ASBESTOS

Non notifiable asbestos are products which do not require notification to the HSE prior to removal. They are low risk products which if removed correctly do not pose a high hazard.

Asbestos Removal will be carried out in accord with CAR 2012 AXOP and guidance

PERSONAL PROTECTIVE EQUIPMENT

- Disposable Overalls
- Safety footwear without laces
- Burning goggles / visor
- Burning gloves
- Ori-nasal respirators with FFP3 filters
- Disposable Overalls
- Gloves
- Dust Masks

ACCESS TO HEIGHT WORK

MEWP

Demolition of Former East Road Garage, Wyndham Place, Egremont
Demolition Method Statement

TOOLS AND EQUIPMENT

- 500 & 1000 gauge visqueen
- Asbestos warning tape and notices
- Lockable skip
- Bolt croppers
- Water spray
- Oxy. / propane cutting equipment
- Fire extinguisher
- Hand tools

Preparation of the work area

- The work will be carried out with the minimum number of people present.
- Adequate lighting will be used to ensure safe working conditions

Method of work

- A MEWP will be used to provide access for the operatives to the inside whilst removing the Cement Asbestos sheet from the roofs and walls.
- Work will commence where possible at the uppermost section of the roof.
- The holding bolts will be cropped where possible.
- Where cropping is not possible oxy propane cutting equipment will be used to remove fixings.
- Before commencing any hot work, where required then hot work permits will be completed.
- Two operatives will lift the cement asbestos roof and wall sheets from the roof and wall supports and lower into MEWP.
- The cement asbestos roof and wall sheets will then be lowered down by hand to operatives working on the floor below.
- The cement asbestos products will be stacked carefully in a waste skip.
- The skip when full or when the sheets have all been removed will be taken to a licensed waste disposal site.
- Any rainwater products, gutters and down comers that are asbestos contaminated will be removed at the same time as the roof sheets and following the same precautions.
- Care will be taken to ensure the sheets are not dropped or broken.
- Personnel to wear disposable work overalls, gloves, safety Wellingtons and respiratory protection (R.P.E.) full-face mask with protection filters.
- Commence removal operations by utilizing hand held tools and carefully placing all waste produced in double asbestos bags clearly labelled as asbestos waste.
- As a precaution to minimise the risk of fibre release, water suppression to be utilized to 'damp down' the area of removal.
- All waste to be loaded into a sealed skip container located adjacent to the works and removed off site to a licensed landfill site.
- Personnel to de-contaminate and all disposable overalls to be treated as asbestos waste and disposed off site.

CLEANING

- All tools and equipment used will be cleaned with wet rags.
- All debris, used rags, polythene sheeting and any other waste will be placed into asbestos waste bags, sealed and placed into the asbestos waste skip for disposal as asbestos waste.

Demolition of Former East Road Garage, Wyndham Place, Egremont
Demolition Method Statement

CLEARANCE PROCEDURE

- When the cement asbestos sheets have been removed the area will be thoroughly checked by the site supervisor.

RISKS AND PRECAUTIONS

- Any height work will be carried out from a MEWP suitable for the site conditions and operated by trained competent personnel.
- Suitable gloves to be worn to protect hands from the rough edges of roof steelwork and asbestos sheets.
- Suitable gloves and eye protection will be worn during any burning operations.
- Fire fighting equipment will be available within the access platform.
- All loose flammable materials will be removed from the area during hot work.
- A fire watcher will be employed to forewarn and prevent any spread of fire.
- All hot work will cease one hour prior to the end of shift and final checks will be made in the area prior to leaving site.
- All tools and equipment will be lifted to the roof area by means of pulling ropes when personnel access is by tower scaffold / access platforms.
- Covered access will be necessary to prevent people from gaining access to the building.
- Operatives to take care when handling materials and not to attempt to lift any object or materials that may be too heavy for a normal lift.
- Care will be taken to ensure the safety of the general public and if deemed necessary standby operatives will be employed adjacent to the lowering down work area.
- Consideration on adverse weather will be taken into account when working on roofs.
- Any safe working platform being used will not be overloaded with materials.
- Noise will be kept to a minimum at all times.
- When wagons enter and leave the site they will be assisted by a banksman to help prevent any restriction in the flow of traffic.
- If any overhead electric cables are present, the operatives will be informed of them and warned of the dangers
- Suitable gloves to be worn to protect hands from the rough edges of asbestos products.
- Loose cement asbestos products will not be stored at height or near the edge of anywhere at height.

PROCEDURE NO 4

SOFT STRIP OF THE PROPERTY

Following asbestos removal and prior to demolition being undertaken the property will be soft stripped. This involves manual removal of items such as carpets, doors etc. The main purpose of soft strip works is to ensure a clean recycled product is produced from the building materials once demolished. Any soft stripping works which may disturb asbestos products will be avoided and undertaken following asbestos removal works.

ADDITIONAL PERSONAL PROTECTIVE EQUIPMENT

- Goggles / Safety Glasses
- Dust Masks (FFP3)

Demolition of Former East Road Garage, Wyndham Place, Egremont
Demolition Method Statement

ACCESS TO HEIGHT WORK

- Tower scaffold
- MEWPs

TOOLS AND EQUIPMENT

- Iron bars
- Screwdrivers
- Hammers

METHOD OF WORK

- Soft strip will always commence at the top floor of the property and work down them to ground floor.
- Operatives using a combination of the above tools will remove furnishings, fixtures, fittings, modern partitions, suspended ceilings, any floorboards, doors, windows, etc.
- Operatives using a combination of the above tools will remove all carpets from the floors; they will be lifted and rolled or folded into manageable packages and removed from the property.
- Edge protection / rail (1m high) will be put in place where windows have been removed leaving an open edge.
- Timber materials such as doors, frames, skirting boards etc. will be removed using iron bars; they will also be removed from the property.
- Doors will be removed from the frames and placed into skips.
- Doorframes will be levered from the walls and the frame dismantled, care being taken with regard to the nails. The timbers will be placed into the skip.
- All other timber structures including partitions constructed of timber and plasterboard will be dismantled and placed into skips.
- Ceiling boards or plaster will be removed first along with any fibreglass found in the loft areas.
- Fibreglass will be removed and placed directly into bags and sealed.
- If deemed necessary the operatives will wear harnesses and restraint lanyards fixed to a suitable anchor point.
- Timbers will be passed out of windows or doors into specifically barriered areas within a safe area.
- The resulting debris from the soft strip will be loaded into wagons or skips as soon as possible; the wagons / skips will be sheeted to prevent dust etc. and then transported to a waste disposal site.

RISKS AND PRECAUTIONS

- Suitable gloves to be worn to protect hands from wood splinters, broken glass and nails protruding from timber.
- Nails will either be removed from timber, bent over or the timber stacked away from where operatives are working and face down.
- Wood containing nails will not be left lying around it is immediately loaded into wagons and removed from site.
- There will be no hot cutting work during soft stripping activities or at any other time on this project.
- Scaffold towers will be erected by trained and competent personnel.
- Operatives using harnesses will be trained and fully conversant with their correct use.

Demolition of Former East Road Garage, Wyndham Place, Egremont
Demolition Method Statement

- When removing materials from the above head height the operatives to wear goggles and dust masks if necessary.
- Operatives to take care when man handling materials and not to attempt to lift any object or materials that may be too heavy for a normal lift.
- When passing materials through a window where the glass has been removed, ensure that no splinters of glass remains in the frame.
- Broken glass is not left lying around it is swept up and placed into suitable containers.
- Debris is cleared up as soon as possible after it is produced; at no time will a vast amount be stockpiled awaiting removal.
- Debris will always be kept in a damp state and any material that will carry easily in the wind be bagged up or loaded onto skips for removal from site before it becomes a nuisance.
- Skip wagons will be sheeted when they are loaded with materials that could be windblown.
- Noise will be kept to a minimum at all times.
- When wagons enter and leave the site they will be assisted by a banksman to help prevent any restriction in the flow of traffic.

PROCEDURE NO 5

REMOTE DEMOLITION OF THE PROPERTY

Remote demolition is the operation of demolishing a building using mechanical equipment and avoiding the need for manual assistance. This will be undertaken in the building once asbestos removal and soft strip works are complete.

TOOLS AND EQUIPMENT

- 360-Degree Excavator Machine
- Fitted Bucket Attachment
- Grab Attachment
- Shear attachment
- Pulveriser attachment

METHOD OF WORK

- The remote demolition method ensures that no operatives are in close proximity to the property during demolition.
- An exclusion zone will be in force during demolition by remote methods and will be an area around the property of 2 x the height where possible. (This will not always be possible on this project therefore great care will be taken with regard to main roads).
- Work will commence at the rear of the building furthest away from the main roads so the front elevation of the building provides a buffer until the final point of the demolition phase.
- Only two members of personnel will be allowed inside the exclusion zone, they will be the Site Manager or his deputy acting as standby man and the Machine Operative.
- The exclusion zone will be marked out by either the site boundary fence or by temporary fencing, such as red and white tape and be controlled by the presence of standby men at all times during the remote demolition period.
- At no stage will the machine be positioned inside the property, it will always be located outside.
- The machine driver will be made aware of the location and nature of any unstable ground.
- The machine commences work at a suitable point on the structure and carefully breaks down any remaining roof areas using the grab or bucket attachment.
- This is followed by the outer and inner walls taking care when working close to the outer walls that the debris falls into the working area.

Demolition of Former East Road Garage, Wyndham Place, Egremont
Demolition Method Statement

- The bucket attachment pushes the walls of the property in over and loads the wagons when the property have been demolished.
- When the property have been safely demolished the excavator machine with the fitted bucket attachment will load the resultant debris onto wagons for removal from site.
- When the former garage canopy is demolished, banksmen will control pedestrian movement and ensure members of the public are safe.
- The canopy will be demolished from the rear side, carefully breaking it into sections. If necessary the canopy will be hot cut whilst individual sections are held by the excavator fitted with hydraulic selector grab which will then be lowered to the ground in a controlled manner.

RISKS AND PRECAUTIONS

- Care will be taken to ensure the safety of the general public and standby operatives will be employed adjacent to the work area to ensure no unauthorised persons stray into the hazardous areas.
- Any live services remaining on site will be clearly identified and protected.
- Any over head cables will be clearly identified and protected.
- Rubble and debris is cleared up as soon as possible after it is produced, at no time will a vast amount be stockpiled awaiting removal. It will always be kept in a damp condition to prevent the spread of dust.
- Skips and wagons will be sheeted when they are loaded with materials that could be windblown.
- Noise will be kept to a minimum at all times.
- When wagons enter and leave the site they will be assisted by a banks man to help prevent any restriction in the flow of traffic.
- Any cellars, underground voids, excavations or unstable ground will be clearly identified and protection put in place.
- The excavator operator will be trained and competent in the use of the machine.
- The machine will be regularly inspected and maintained, the operator will report any defects as soon as he becomes aware of them.
- Passengers will not be carried on the machine unless in a seat provided for that purpose.
- The machine driver will demolish the structure in a progressive manner working in a single direction.
- No area of the structure will be left in a dangerously unstable condition for any period of time.
- In dry conditions dust suppression will take place to prevent excessive lift off.
- Wagons leaving site with materials will be sheeted to prevent lift off materials and dust.
- Loading of wagons will always be carried out in a safe manner never crossing above the cab.
- If the excavator is to be used for lifting the loads will be checked to comply with SWL of machine and only designated lifting points will be used.
- When vacating the machine the bucket should be lowered to the ground and the machine is turned off and the keys are removed.