(View of Inn before closure)

SITE SPECIFIC DEMOLITION METHOD STATEMENT

Scope of Demolition Works

Former Griffin Inn, Mill Street, Frizington CA26 3SQ

Welfare Accommodation

Welfare facilities will be provided to a standard that satisfies the HSE.

The actual location of the welfare facilities together with staff / visitor parking will be identified on the Traffic Management plan contained within the Construction Phase Health and Safety Plan.

The Provision of site accommodation will be compliant with respect to the Construction (Design & Management) Regulations 2015

Working Hours

08:00 am - 18.30pm Monday-Friday

8.00am – 16.00pm Saturday

No working hours on Sunday

Summary

To summarize, the demolition works generally comprise the isolation of all live services, the removal of all asbestos containing materials, the soft strip out and demolition of the existing buildings as follows:

The demolition contractor shall:

Confirm the isolation and termination of live services to existing structures is complete. The Client will confirm isolation of services prior to commencement.

• Asbestos detected to be removed.

• Erect scaffolding where necessary.

• Soft strip all fixtures, fittings, services and non-load bearing structures.

• Carefully dismantle all structures.

• Demolish buildings to slab level, remove all slabs foundations and footings.

Access to the Working Area

Prior to commencing work safe, secure access and egress routes must be established. The routes will be clearly identified and will remain clear and unobstructed while work is being carried out. The demolition site is to be protected with suitable fencing & gates or hoardings as appropriate. Exclusion zones will be set up and maintained and monitored throughout the work. Site access is off the shared access road leading to Main Street.

Services

All gas and electrical services affected by the works will be cut off, isolated or diverted by the Client or its agents, before demolition commences.

The demolition contractor must satisfy itself that all mains services have been disconnected or diverted as required and that any live services crossing or adjacent to the site have been identified and protected.

Any other live services remaining will be clearly marked and identified. The demolition contractor will isolate the water supply and maintain a temporary supply eg. for dust suppression.

Works will be carried out to conform to the requirements of Health & Safety Executive Guidance Note GS6 'Avoidance of Danger from Overhead Cables', and the National Joint Utilities document 'Recommendations on the Avoidance of Danger from Underground Electricity Cables'. Prior to breaking out any ground bearing slab a CAT scan will be carried out to determine if there are any unrecorded live services. The demolition contractor will carry out this task prior to any ground being broken. A marked-up drawing showing the position of any capped/terminated services will be produced by the Client's agent for the Health & Safety File.

Hazardous Material

Prior to commencing work the demolition contractor will inspect the site. Any hazardous material identified or which will be used in the demolition works will be recorded and included in the COSHH Data Sheets/Assessments. The works may at some stage involve cutting steelwork by hot methods.

It will be assumed that all steelwork will be coated with paint containing lead and as such any operative engaged on hot cutting work will be equipped with appropriate PPE and respiratory protection if necessary.

If drums or canisters, etc., containing oils or greases are encountered they will be placed in a designated area for collection and disposal.

Site access has been limited but there is potential of unauthorised access and as such, thorough visual inspection will be carried out for syringes and other drug paraphernalia.

Construction/demolition site workers are at risk when handling any damp materials that may contain rat urine. Cuts and grazes must be washed immediately with soap and running water and all cuts and broken skin must be covered with waterproof plasters before and during work. Protective clothing must be worn.

During the soft strip/demolition of buildings, vigilance will be maintained to identify if any further hazardous materials are present.

Fluorescent tubes will be collected and inserted into cardboard tubes. The tubes will be taken separately to a licensed disposal facility. Paint tins, fridges, televisions and air conditioning units will be separated and disposed of accordingly. Plasterboard will be segregated and placed into separate skips.

Fenced areas, to store hazardous items prior to removal from site, will be set up and segregated as designated Controlled Waste Zones.

If required fuel will be delivered to site and stored in a double skinned bowser and only competent persons using serviceable equipment will undertake local refuelling of plant on site. The fuel bowser will be always locked, when not in use. A Spill Kit will be kept on site, local to the works, in case of fuel spillage. A drip tray will be positioned beneath any items of static plant.

Asbestos Removal

A Type 3, Refurbishment & Demolition Asbestos Survey Report has been commissioned. A copy of the reports will be retained on site throughout the works. Although asbestos surveys are comprehensive, they may not have identified all asbestos containing material and it is possible that further asbestos may be discovered during the demolition operation. All demolition operatives must have current Asbestos Awareness Training. If asbestos is discovered or suspected during the demolition operation all work at that location will be suspended immediately and the Site Manager, CDM Co-ordinator and Client notified.

Licensed Asbestos Removal Work

For any notifiable asbestos containing materials. A licensed asbestos removal specialist will remove the NLW asbestos materials that is detailed in the Refurbishment & Demolition Asbestos Survey Report.

Non-Licensed Asbestos Removal Work

For non-notifiable asbestos containing materials. The more friable a material is, the more likely it will release asbestos fibres when worked on and the greater the risk of exposure. Work which disturbs more friable materials e.g., asbestos insulation will tend to be Notifiable Licensed Work (NLW) and will require notification to the HSE. Work which disturbs the least friable materials e.g., asbestos cement can normally be treated as Non-Licensed Work (NNLW) and does not need to be notified to the HSE. Asbestos containing materials (ACMs) where the asbestos is coated, covered or contained within another material, such as cement, paint or plastic are considered to be firmly bonded in a matrix, ACMs of this type in good condition can usually be treated as NLW but where they are significantly damaged, and so more likely to release fibres, they will need to be treated as NNLW. An assessment of the material's condition should take into account:

• Removal of ACMs in poor condition e.g., due to impact damage, flood or fire damage, will normally need to be treated as NNLW.

• If the matrix be destroyed when worked on e.g., removal of 'Artex' with gel or steam to remove it, will normally need to be treated as NNLW.

• If in doubt the Specialist Licensed Subcontractor must undertake the work.

Although NNLW materials will be notified to the HSE they can be removed by a non-licensed contractor. However, the materials must be taken by a licensed carrier to a licensed tip.

If ACMs are in good condition they are therefore NNLW.

Either the demolition contractor or licensed asbestos removal specialist contractor will remove the NNLW asbestos materials detailed on the Refurbishment & Demolition Asbestos Survey Report.

The asbestos materials will be damped down with water and carefully removed, keeping whole where possible then placed by hand into a polythene lined lockable skip. At the end of each shift the skip will be encapsulated with polythene if not removed from site. The skip will be taken by a licensed carrier to a licensed tip. Copies of waste disposal notes will be issued to the client.

Demolition contractor operatives must have attended suitable training courses and be also fully trained in licensed asbestos removal.

During the removal operation the following precautions will be taken to ensure that the operatives are not exposed to fibre concentrations above the Control Limits:

• At the site induction, operatives will undertake a thorough induction explaining the respective hazards, control measures and emergency procedures.

• All operatives will be issued with FFP3 ori-nasal dust masks or Sundstrom oral/nasal half masks, instructed regarding their correct fitting, cleaning and storage. Face fit tests for operatives using RPE will be provided.

• Strict hygiene procedures will be maintained with no smoking, drinking or eating whilst working. Before meals, overalls must be removed and hands, arms and face thoroughly washed.

• All operatives will wear Type 5 disposable overalls of a suitable type that will be regularly disposed of when dirty and not washed then re-worn.

Soft Strip

When all known hazardous materials have been removed and any live services terminated and confirmed, the soft stripping of the buildings and subsequent removal of internal debris, can commence.

The building will be thoroughly inspected prior to any works commencing. In particular for hypodermic needles, vermin and any members of the public

The perimeter of the building needs to be clear of obstacles and debris to make way for the asbestos removal team.

The building will be soft stripped ahead of the demolition to remove rubbish, fixtures, fittings and non-load bearing structures.

All combustible materials are to be removed so contamination of recycled hardcore is minimised.

Structural integrity of the buildings and structures within buildings will be monitored at all times by the demolition contractor.

The soft strip materials will be removed by hand and loaded outside buildings using existing entrances. A suitable excavator fitted with grapple attachment will remove the debris, segregate and load into skips to be removed from site.

Working progressively through the buildings, items will be broken down using a combination of hand tools i.e., mattock, wrecking bar, sledge hammer, etc.

The soft strip will comprise:

• Floors – removal of all floor coverings and carpets, rubbish, furniture, equipment and stockpiled materials

• Walls – removal of non-load bearing walls, plasterboard and partitions, cills, light fittings and fixed shelving, any wood panelling finishes to walls may be carefully removed for salvage.

• Ceilings – removal of any suspended ceiling tiles, plasterboard finishes, suspension systems and light fittings.

• Doors – removal of different types of doors, panelled doors will be carefully removed for salvage.

• Toilets – stripping out and removal of all toilet fixtures and fittings including toilets, sinks and cubicles.

• Kitchens – removal of all kitchen equipment, sinks and cupboard units.

• Electrical and mechanical services – removal of all surface mounted electrical and mechanical cabling and pipework.

Any work at height will be accessed by using mobile towers or podium steps (subject to full compliance with accosted Risk Assessments) and a Permit for Work at Height must be issued.

Ceiling hangers, trunking, conduit, pipework and other non-structural metalwork will be cut out using oxygen/propane burning equipment, angle grinder or dismantled mechanically (subject to full compliance with accosted Risk Assessments) and a Permit for Hot Work must be issued.

All materials will be segregated into separate waste streams to remove rubbish, plasterboard, timber and metal products. By regularly removing the accumulated debris, the potential fire risk, that loose combustible material imposes, is minimised/removed. Debris will be taken off site by a licenced carrier with copies of waste tickets retained in the Site Records.

Drop Zone

During demolition of the structures, the working face will become a Drop Zone. The Drop Zone will be the area that demolition debris is transferred to slab level prior to loading away.

The area will be clearly marked with fencing panels/bunting tape to prevent inadvertent access or will be controlled by verbal co-ordination between a topman/banksman and the excavator driver,

During demolition a dedicated marshal, in radio/visual contact with site personnel could be utilised to warn of pedestrians/vehicles etc., approaching close to the drop zone. All demolition works will cease, if safe to do so, until the pedestrians/vehicles have passed by. If it is not safe to stop the demolition then the pedestrians/vehicles will be asked to wait at a safe distance until it is safe to pass.

Mobile Towers/Elevated Working Platforms

Work at height may also be accessed using mobile towers/elevated working platforms. Mobile towers will be erected by PASMA certificated persons in accordance with the manufacturer's instructions.

• Towers will be erected on a level stable surface.

• The wheels will be locked to prevent movement during use.

• Towers will not be repositioned whilst persons are on the working platform.

• A purpose-built access ladder will be used to climb to the working platform – operatives will not climb up the outside of a tower.

• Outriggers will be used if necessary to increase the base-to-height ratio.

• Equipment will be passed up to the operatives on the working platform.

Scaffolding

All scaffolding works will be installed be a Specialist Subcontractor (subject to submission of Subcontractor Risk Assessments and Method Statements and full compliance with associated demolition contractor's Risk Assessments) and a Permit for Work at Height must be issued. Regular checks/inspections should be carried out and retained in the Site Records. Scaffold around and within structures will be based off existing ground.

Where necessary, external elevations of the building will be enclosed by independent scaffolds clad in Monarflex or a similar protective sheeting product. The protective sheeting would provide protection to the general public and neighbouring properties by containing dust and light debris within site.

The scaffold will provide protection during demolition of the external fabric. It will be fully boarded at all levels. Any debris on the boards will be cleared regularly to prevent excessive build up and subsequent overloading. Scaffold will be double boarded on the bottom lift and a sheet of heavy-duty polythene sandwiched between the boards. This will prevent debris dropping through the scaffold. Scaffold will be dismantled as the demolition progresses.

It should be noted that:

• All scaffolds will be erected by a Specialist Subcontractor in accordance with SG4:10, TG20:08, EN12811 and The Work at Height Regulations 2005.

• A Specialist Subcontractor method statement will be issued separately and the design is to be approved.

• The scaffold erection and dismantling will be strictly supervised by a competent scaffold foreman in conjunction with the Site Manager.

• The Scafftag system must be operated. All scaffold structures will be commissioned and a handover certificate obtained prior to use. A scaffold inspection register must be completed, retained in the Site Records and updated weekly.

• The scaffold will be tied around existing structural elements in accordance with good working practice.

• All scaffolds will be struck progressively along with the demolition, maintaining a height of 1.5m above all working levels.

• The operatives will be in possession of a current CISRS (Construction Industry Scaffolder's Record Scheme) certificate or similar approved.

• All operatives will wear the appropriate PPE including harnesses and comply with the site rules.

• The appointed scaffold subcontractor will be recognised as experienced, accomplished and familiar with this type of work.

• The appointed scaffold subcontractor will be interviewed to assess competence and suitability for the contract.

Structural Demolition of the buildings

Before any demolition works commence:- (

a) The site is to be protected by Heras fencing and hoarding to open perimeter.

(b) Thorough checks must be made inside and around structures to ensure the structures are free from trespassers.

(c) Thorough checks for discarded hypodermic needles.

(d) Exclusion zone to be established.

(e) Overhead survey and ground survey to be carried out to identify services.

(f) All licensed and non licensed asbestos to be removed.

(g) Scaffold will erect and dismantle as required access. Access scaffold will be fully boarded with debra netting to all lifts.

Prior to the commencement of demolition the slate roof will be carefully removed by a specialist reclaim team.

The demolition operation will be executed in a controlled manner. As the demolition progresses from the top down the slate roof timber frame will be pulled from the building using a 360° excavator fitted with hydraulic grapple attachment. The remainder of the external masonry walls and structure will be demolished using a 360° excavator fitted with hydraulic multiprocessor grapple/bucket attachment.

Steel trusses will be progressively lifted from their seats using a 360° excavator equipped with a grab and separated from the demolition hardcore material before being loaded into appropriate recycling skips.

The masonry walls and any reinforced concrete frames and slab will be progressively demolished using a 360° excavator fitted with hydraulic multiprocessor and breaker attachment. Materials will fall within the designated drop zone, away from the site boundaries. Hardcore bunds will be created with the debris arising to control the spread of demolition debris at ground level.

The demolition will be carefully stepped at floor levels so as not to create a totally vertical face. Floor levels will be continuously cleared to prevent overloading of slabs and external walls.

The demolition operation will be executed in a controlled manner, ensuring the section being crunched or pulled over is not excessive in size and weight. Where possible, complete elements (plant, equipment, beams, columns, panels) will be lifted down to ground level, in the jaws of the cruncher, where they can be processed more efficiently. This method will minimise noise emissions and vibration transfer to adjacent properties and thus permit continued working throughout the working day.

The 360° excavator operator will be certificated, skilled and very experienced with this method of demolition. A Banksman, in radio contact with the 360° excavator operator, will stand at a safe distance to guide and help control the demolition process.

If dust levels within the site are elevated during the course of the works operatives will wear oral/nasal dust masks and ensure arms and legs are covered to minimise exposure to the dust. The utilisation of a fine water spray directed at the point of demolition will control dust migration. The quantity of water emitted by the spray will be regulated and controlled to prevent any flooding at ground level.

All materials will be segregated into separate waste streams to remove rubbish, timber and metal products. If of a suitable quality the bricks and or stone will be transferred to a stockpile, away from the demolition zone, to be cleaned of mortar and stacked on pallets. Hardcore will be stockpiled on site for subsequent crushing/taken to an offsite crushing facility for recycling. Timber will be sent off site for reuse or pulping. Metal products will be smelted for reuse. By continuously processing

materials arising, unobstructed access around a relatively tidy site is maintained. Debris will be taken off site by a licenced carrier with copies of waste tickets retained in the Site Records.

Site Finish

On completing demolition any necessary cutting or trimming back of remaining steel projections flush with ground level will be carried out by operatives using hot cutting equipment. Any remaining debris will be uplifted and loaded into skips for disposal to tips off site and the whole of the working area cleared and left in a safe, clean and tidy condition. Debris taken off site by a licenced carrier with copies of waste tickets retained in the Site Records.

Photos

North Elevation

detail from North

East Elevation

South Elevation part

West Elevation

West corner

North elevation single storey part

detail of North Elevation & West Elevation single storey part

Site from East

Site from SE. Note Spar and PO beyond

Site from South

Site from SW

Aerial view of site

Internal Views