

OUTLINE METHOD STATEMENT

Outline

The building will be systematically demolished in accordance with BS6187 and the Contractors Agreed Works Method Statement. The main contractor will be selected from the Local Authority's list of specialist contractors.

The site

This document covers the demolition of the Bridge House, Kenfig Industrial Estate, Margam SA13 2PE.

The building is a two storey traditional built office brick clad. The windows are a mix of timber and uPVC double glazing. The roof is a flat roof system, thought to be timber deck dressed with EPDM membrane. Ground and Intermediate floors are believed to be of concrete construction.

Programme & Working Hours

Commencement Date: 25/01/2021
Expected Completion Date: 19/02/2021

Working Hours:	Weekdays	7.30am – 6pm
	Saturday	8am – 12midday
	Sunday & Bank Holiday	N/A

Legislation & Code of Practice

All work will be carried out in accordance with the current legislation listed below:

All operatives working on this project hold current CSCS/CCDO cards and have the relevant training to enable them to complete their work in a safe manner.

Prior to commencing works, a site induction will be carried out by the Main Contractor and operatives will make themselves familiar with the RAMS.

All operatives must wear the following PPE as a minimum; Hard Hat, Safety Boots, High vis and gloves. During noisy works, hearing protection must be used. For any cutting works (such as steelwork) eye protection must also be worn. It is at the Main Contractors discretion if a permit to work system is to be adhered to.

During the course of this project all regulations and approved codes of practise to follow shall always be adhered to and complied with whilst on site;

- BS 6187 (2012) - Code of Practice for Full & Partial Demolition
- BS 5228 – Noise and Vibration Control on Construction and Open Sites
- Health and Safety at Work Act 1974
- Environmental Protection Act 1990
- Manual Handling Operations Regulations 1992
- Construction (Design and Management) Regulations 2015

- Provision and Use of Work Equipment Regulations 1998
- Lifting Operations and Lifting Equipment Regulations 1998
- The Management of Health and Safety at Work Regulations 1999
- Personal Protective Equipment at Work Regulations 2002
- Dangerous Substances and Explosive Atmospheres Regulations 2002
- Control of Substances Hazardous to Health Regulations 2002
- Control of Noise at Work Regulations 2005
- Control of Vibration at Work Regulations 2005
- Work at Height Regulations 2005
- Hazardous Waste Regulations 2005
- Control of Asbestos Regulations 2012
- GS6 Avoidance of Danger from Overhead Electric Power Lines
- HSG 47 – Avoiding Danger from Underground Services
- HSG 141 – Electrical Safety on Construction Sites
- HSG 144 – The Safe Use of Vehicles on Construction Sites
- HSG 149 – Safe Manual Handling in Construction
- HSG 150 – Health and Safety in Construction
- HSG 151 – Protecting the Public – Your Next Move
- HSG 185 – Health and Safety in Excavations

Services

All live services have been planned for disconnection between the 7th – 22nd of January 2021. Proof of disconnection certificates will be provided to the contractor prior to commencement of demolition.

Key dates to note;

Electric Disconnection – 7th – 11th January 2021

Gas Disconnection – 20th – 22nd of January 2021

Water – Turned off at site boundary but will be left in situ for use during demolition (dust suppression).

WELSH WATER STORM SEWER

A 12" Clay Storm Sewer has been mapped close to the proposed building footprint. The manholes have been lifted either side of the building and the invert of the drain is 2.0m deep. The sewer is circa 3-4m off the face of the existing building.

A 24t excavator with grab attachment will be used for the demolition works.

Demolition works will commence at the rear of the building. The excavator will not track around the front. The demolition will take place in a logical sequence; roof; walls and floor, (full information below). Once the front elevation is reached, the structure will be pulled inwards into the building footprint. Again, there is no need for the excavator to track onto the area of the drain.

Environmental Health

1. Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager.
2. Display the head or regional office contact information.
3. Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.

4. Make the complaints log available to the local authority when asked.
5. Record any exceptional incidents that cause dust and/or air emissions, either on or off-site, and the action taken to resolve the situation in the log book.
6. Undertake daily on-site and off-site inspection, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked.

Methodology

Site Perimeter

The entire site will be segregated from the public via heras security fencing, double clipped sat in weighted rubber feet. The fencing will be set back far enough to allow sufficient working area for the demolition crew. Vehicular gates will be installed into the adjoining car park to provide good hardstanding to storing materials, vehicles, plant, and tools. 'No entry' signs and hazard warning notices will be erected and fixed to the perimeter fencing. The site will be a no-go area for any member of the public, or any person not associated with the works at hand.

Hazardous Material

A pre-demolition survey has identified asbestos containing materials (ACM's) within the existing building. These will be removed from site by a licensed contractor and disposed to a licensed tip prior to the commencement of demolition.

Traffic Management

No road closures will be required for this project. The building is set back from roadway at a sufficient distance to not be a concern. The site has its own car park therefore management of incoming vehicles (skips and muck away lorries) can be managed by the Demolition Foreman and his team.

Demolition of Structure

The following scope of works details all duties to be undertaken during this project;

- Site setup.
- Soft stripping will be carried out.
- Mechanical demolition of building.
- All waste materials to be placed into skips (separated where possible for recycling).
- Hardcore to be stockpiled on site for later crushing.
- Clear the demolition area and leave in a clean and tidy condition.

Site Setup.

Erect heras fencing to perimeter of site boundary. Double vehicles gates will be set at car park entrance for deliveries. Notices and warning signs to be fixed to heras fencing with cable ties.

Welfare unit to be delivered and set-in car park for operatives use. It is the Main Contractors responsibility to ensure the welfare is adequately stocked with water, hand sanitiser, and emptied/services regularly (recommended once every week).

Soft Strip.

Loose/Unfixed items will be removed by hand and loaded into skips. Tables, chairs, kitchen units, temporary walls, doors, skirtings, architraves, carpets, suspended ceilings etc will all be taken out and segregated where possible for recycling. Wrecking bars and sledgehammers will be used to complete the task. The wrecking bar will be used to pry materials away from the structure. Care must be taken as nails and screws will be exposed. Nails and screws should be flattened at source to limit the risk of injury. The sledgehammers shall be used to remove any materials that cannot be removed using the wrecking bar alone and where more physical force is required. I.e., timber uprights from partition walls etc. These shall be knocked repeatedly at the base until loosened at which point the material shall be physically pulled away from the main structure. If required, the wrecking bar shall be used as leverage to prize the material away as before all nails shall be flattened as before preventing any cutting or piercing hazards.

This process shall be repeated until all waste materials have been removed and disposed of leaving all buildings clean, tidy, and free from waste materials.

Mechanical Demolition.

A 360 excavator with selector grab will be the machine of choice for the demolition works. On delivery and outside working hours All machines will be locked and window shields closed, (shutters if fitted) will be put in place and locked to prevent damage and entry to the machine cab during out of hours working and weekends. All attachments will be protected if not fitted to machine by using the arm of the machine over or onto the attachment that requires securing.

Using a 360-degree excavator with the grab attachment the roof to the building shall be the first elements to be removed. The excavator shall grab sections on the roofing and place them into awaiting skips. Working under dust

Suppression form TYPE 3 fire hoses manned be trained operatives.

The excavator shall demolish the building from the rear working to the front of the building when the excavator reaches the front section of the building. The front shall be pulled into the building with the excavator tracking back with the debris to stop any of the building falling to far away from the building footprint.

This process shall continue until all the buildings have been demolished and all materials processed and disposed of.

All waste debris is to be cleaned up using the bucket attachment on the excavator.

The excavator with bucket attachment shall remove all concrete foundations and footings located within the ground to the building's footprints. All materials removed shall be gathered by the excavator and added to the stockpile.

All hardcore material will be stockpiled on site for crushing. Where possible all foreign materials; timber, plastic, glass etc will have been removed from the hardcore. Once all hardcore has been released from the demolition works, a crusher will be delivered to site and established on the existing car park. The 360 excavator will be used to feed the crusher with hardcore, using the bucket attachment. The crushed hardcore will be set to one side for the client to re-use as they wish.

BIODIVERSITY. The existing building has been assessed and determined that the likely presence of any bats is very small. In the unlikely event that bats are found to be present, works must stop immediately. The contracts manager should be informed who will in turn contact the clients representative. Works will cease until further clarity is sought by a Qualified Bat worker.

Disposal of Material

All materials arising from the demolition will be separated and, where recycling is not possible, disposed off site to a licensed tip. Materials will be loaded into individual skips. As above all hardcore arisings will be crushed and left on site for possible re-use – maximum 2 weeks.

All ACM's will be removed by licensed contractor before demolition takes place. All waste transfer notes will be covered by the licensed contractor.

Reinstatement of Site / Final Finish

The intention is to demolish the existing building, level/grade the site and where necessary remediate using the crushed demolition materials. On this basis the stockpiled demolition material will be stored on site for a short-term period – 2 weeks maximum. Following levelling of the site any remaining demolition material will be removed from site and disposed of at a licenced waste facility.

We are intending to demolish the existing Bridge House, grade and level the site. This will enable us to reconfigure our existing car park to facilitate temporary storage of modular units prior to dispatch within the existing compound.

We do not intend to construct any new buildings on the Bridge House site, and we will not be using the site for the storage of modular units. Either way the building contains asbestos, and it presents a health and safety issue, and should be demolished as soon as practicable.

The area will be used as a car park (subject to a separate application) within 6 months and failing that, it should be levelled, top soiled and seeded.

On completion of the works the Demolition Foreman shall seek confirmation from the client's representative that works have been completed to their satisfaction. Only once the client is satisfied can works on site be complete.

Only once the site is complete shall all plant, equipment and machinery be removed from site. The demolition area shall be left in a clean, tidy, and safe condition.

Equipment and Tools to be Used.

The following equipment shall be used to undertake the works;

Hand Tools

Sledgehammers
Wrecking Bars
Mattocks
Shovels
Wheelbarrows etc.
Fire Fighting Equipment
Electric Tools (if required)
Kango Hammers
Angle Grinders

PPE

Hard Hat
Safety Boots
Hi Visibility Clothing
Gloves
Type 5/6 Disposable Overalls
FFP3 Dust Filtration Masks

Plant

360 Excavator with various buckets
Selector Grab
Hydraulic breaker

All plant, tools, and equipment to be used shall be inspected and tested in accordance with current regulations by both site operatives and when required approved bodies. All current test certificates shall be present on site at the time of works.

Vibration.

Plant and equipment to be utilised for the work operations is selected to keep workers' exposure to vibration to an absolute minimum. Technical data on vibration levels for each item of plant or equipment will be provided where exposure levels exceed 2.5m/s² on a regular basis. A programme of preventative measures and health surveillance is to be implemented. Time limits for daily usage of plant and equipment shall be adhered to and should any operative suffer from blanching, tingling or numbness of the fingers or any problems with the muscles or joints of the hands or arms, then they will stop work and report immediately to their supervisor.

Noise and Environmental Pollution.

The plant and equipment to be utilised for the work has been selected to keep the noise levels to an absolute minimum. However, should noise levels exceed 80dB (A) then appropriate hearing protection will be worn by all personnel within the vicinity of the works and the noise levels monitored on a regular basis.

The noise at work regulations require that no person shall be exposed to noise levels which are likely to lead to long term hearing loss.

Lower exposure action level 80db (A)

Upper exposure action level 85db (A)

All Operatives will wear hard hat mounted ear protectors.

Environmental pollution will be kept to an absolute minimum and damping down will be carried out as required by site conditions. Operatives will only park plant and re-fuel in the designated area which has been agreed as being the site compound area.

Our aim is that all waste materials on site will be either recycled or re-processed for further use. Segregated bins will be placed on site for each type of waste.

Key Contacts.

Client.

Gary Hodgson	Wernick Buildings	07831 114 317
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Client Representative.

Andrew Hughes	EvaBuild Ltd	07964 452 189
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Demolition Contracts Manager.

Geraint Williams	L G Murphy Demolition	07968 750 232
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All accidents to be reported to Contracts Manager immediately.

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