

Demolition Method Statement

Cardonnel Court
CARDONNEL ROAD
SKEWEN
NEATH

23-00333

SA10 6BS

MS 01 REV 02

23rd October 2023

Author – Daniel Beck

Structural Demolition

Inc. Internal strip out in preparation for full structural demolition.

Grub up ground bearing slab and foundations.

Works near adjoining rail line.

HEALTH & SAFETY NOTE TO ALL PERSONS ENGAGED TO CARRY OUT ANY WORKS ON SITE ON BEHALF OF ALLCLEAR DEMOLITION

ALL STAFF EITHER DIRECTLY EMPLOYED OR SUB-CONTRACTED TO ALLCLEAR DEMOLITION ARE EXPECTED TO COMPLY AND FOLLOW ALL SITE RULES, REGULATIONS, AND WORK TO AND COMPLY WITH ALL METHODS OF WORKS AND RISK ASSESSMENTS AND ENSURE AT ALL TIMES THEY KEEP THEMSELVES AND COLLEAGUES SAFE.

ALL PERSONS ARE EXPECTED TO BE MINDFUL OF THE WORKS THEY ARE BEING ASKED TO DO AND IF AT ANY POINT THEY FEEL THE WORKS ARE BEING UNDERTAKEN UNSAFELY OR INDEED SEE ANY PRACTICES OR PERSONS CARRYING OUT ANY WORKS THEY DEEM TO BE UNSAFE THEY ARE TO MAKE EITHER ALLCLEAR DEMOLITION'S SITE MANAGER OF IF ANOTHER CONTRACTOR THEIR MANAGER IMMEDIATELY AWARE AND ENSURE THE ACTIVITY IS STOPPED AND CORRECTIVE ACTIONS TAKEN.

IF IN DOUBT

STOP, ASK, TELL

KEEP EVERYONE AROUND YOU SAFE!

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This **Method Statement** has been produced in accordance with **BS6187:2011 Code of Practice for Demolition** and **Regulation 20 of the CDM Regulations 2015**, the information contained herein are to be complied with by all site personnel. This Method statement is classed as a live document and information may be changed or added as the works progress.

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Cardonnel Court, Cardonnel Road, Skewen, NEATH



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1. Introduction and General Comments

- 1.1 This document is the demolition method statement describing the internal strip out followed by the structural demolition works at the above site. Allclear Demolition have been appointed to undertake the these works by Squirrel Wood Properties.
- 1.2 This Method Statement is to be read in conjunction with the Demolition and Construction Environmental Management Plan (DCEMP), the requirements of which must be strictly observed.
- 1.3 Allclear Demolition has visited site and assessed the structures and how they are stabilised and confirm that the sequence of operations detailed below is a safe system of work. The likelihood of damage to adjacent structures or nuisance to the occupiers due to ground-borne vibration is considered to be high due to the proximity of the neighbouring buildings and occupying tenants, the proposed method of works has been planned in such a way to minimise disruption.
- 1.4 Allclear Demolition employees must always whilst on site comply with the requirements of the Health and Safety at Work Act 1974 etc., the Construction (Design and Management) Regulations 2015 and all other relevant safety legislation codes, standards, and guidance.
- 1.5 Allclear Demolition employees are familiar with the British Standard B.S. 6187 Code of Practice for Demolition 2011 which has been referred to during the preparation of this Method Statement.
- 1.6 Plant certificates will be obtained for all plant used and copies of the certificates retained on site to demonstrate compliance with relevant legislation (PUWER, LOLER)
- 1.7 All site personnel are to produce CSCS / CCDO licenses. All plant operators are to produce CPC / NPORS licenses. All staff involved in the demolition element of the works are to have current asbestos-awareness training certificates and or CAT B and face-fit tests. Each member of site staff will be made aware of DCEMP and their requirements to comply with it and will also be provided with a copy of this DCEMP.

1.8 **SITE STAFF**

(Additional Labour if required will be provided on site dependant on workload & programme)

Operatives	<i>Inc. Regular visits by Senior Management.</i>
1 – 2 No. Site Supervisor Up to 4 No Plant / Machine Operatives. Up to 8 No Demolition Operatives.	

1.9 **PLANT & EQUIPMENT**

(Additional Plant and equipment will be provided on site dependant on workload & programme)

Plant
Demolition Specific Excavators with relevant attachments Skid steer loaders (bobcat) with relevant attachments Self-contained pressure-washer for dust suppression / standpipe / hoses / Fine mist water sprayer Mobile Elevated Working Platforms (MEWPS)
Equipment
Hand tools (including sledgehammers, shovels, brooms, wrecking-bars, 18v impacts drivers) Circular ("Stihl") saws, Reciprocating Saws (or 110v Variant) Oxyacetylene Cutting Equipment. Bunded fuel tank with drip tray and spill kit 2.0m high "Heras" fencing Podium towers or Scaffold towers

- 1.10 Previous experience of similar work is such that noise levels as high as the Upper Exposure Action Value (85dB(A)) are not expected to occur. The proposed method of working and the equipment to be used have been selected, in part, to reduce noise levels to the lowest reasonably practicable level in line with the Control of Noise at Work Regulations 2005 (Reg 6(1)) and it is not considered necessary to undertake any noise measurement (Reg 5(2)(c)). Should it be necessary to modify the method of demolition, this position will be reviewed (Reg 5(4)(b)).
- In addition to this, the measures set out in DCEMP to control noise and vibration will be undertaken during the course of the demolition works.
- 1.11 All waste materials will be removed from site utilising 40 / 35 / 20 cu yd roll-on-off (Hook load or "roro) skips for general waste, timber, and scrap steel and concrete arisings. All waste will be accompanied by a duty of care waste transfer note which describes the waste, and a copy will be retained on site.
- 1.12 Allclear Demolition will endeavour to undertake the work described below in such a way as to minimise the impact of that work. Therefore, the supervisor will:
- Take all reasonable steps to minimise the creation of dust, using water sprays to dampen buildings being demolished and the demolition arisings.*
- Curtail, suspend, or re-arrange work as necessary to allow the demolition to proceed if possible whilst reducing its impact on any the occupiers and neighbouring properties / premises.*
- Ensure all plant is fit for its purpose and adequately maintained so that noise generation is within the manufacturer's stated maximum noise level.*
- Consider activity on site at the start of the day to minimise disturbance of the neighbours. Reversing manoeuvres will be avoided in the early morning to prevent reversing sirens sounding. Mobile plant, which requires approximately 20 minutes idling to warm-up before a shift, will be parked sensibly away from nearby residential properties.*
- Monitor the condition of the public highway when HGVs are leaving site. A jet wash will be used if necessary. Self-propelled road sweepers will be engaged from time to time as necessary to keep the highway clean.*
- 1.13 All visitors to site will receive an induction from Principal Contractor along with Allclear Demolition's Site supervisor before being admitted to the works area. During the induction, the current activities on site will be described to assist visitors in anticipating the presence of mobile plant on site. If necessary, visitors will be accompanied / chaperoned around site. All workers and visitors to site will be required to wear the necessary PPE, including high visibility vests.

ADDITIONS AND OR AMENDMENTS MAY BE MADE TO THIS MEHOD STATEMENT FROM TIME TO TIME AS WORKS PROGRESS. VARYING ELEMENTS OF WORKS AND OR PROCEDURES MAY CHANGE TO ENSURE TASKS ARE CARRIED OUT SAFELY AND CORRECTLY. ANY ADDITIONS OR AMENDMENTS WILL BE DISCUSSED WITH ALLCLEAR'S SITE PERSONNEL AND CLIENTS SITE MANAGEMENT TEAM. THE SYSTEMS AND PROCEDURES DISCUSSED ALONG WITH PLAN OF WORKS AGREED WILL BE DISCUSSED AND EXPLAINED TO ALL ALLCLEAR SITE OPERATIVES.

2. Welfare and Accommodation

- 2.1 Suitable albeit temporary welfare facilities and a compound will be established within the curtilage of the site, prepared, and maintained by the Principal Contractor as described in the DCEMP.
- 2.2 The temporary site accommodation may comprise of a self-contained welfare unit provided by a local hire company. The facilities comply with the Construction (Design & Management) Regulations 2015 and will be maintained to a high standard of hygiene by all site operatives.

3. Working Hours

7.30 am - 5.00pm Monday-Friday
8.00 am – 4.00pm Saturday-Sunday

4. Services

- 4.1 All services to the area of works are to be disconnected or isolated and arranged by the client.
- 4.2 Allclear Demolition Ltd reserves the right to cease or indeed not begin any works on site if live services remain. **The client can arrange for services to be terminated / isolated within the area of works by a suitably qualified person to permit works to begin.**
- 4.3 The water supplies to the building will be terminated at the external stop-taps. Mains water supplies to the site are to be retained for as long as possible to provide water for dust suppression. Once water supply is terminated (cut off) a self-contained pressure washer bowsers will be used.
- 4.4 A full copy of services plans, and disconnections / isolations is to be provided by the client and reviewed by Allclear Demolition before work commences on site. Mains records for the site will be maintained by the client in the site office.

EXISTING DRAINS

- 4.5 All existing drain runs which will have been recorded by survey are to be maintained and kept clear of all demolition materials and debris. All gullies and channel drains, including gullies serving downpipes are to be kept clear to allow proper draining of precipitation falling on the site. Allclear will construct temporary bunds as required to intercept surface water run-off and prevent rainwater discharge beyond the site boundary.

STREAM / DITCH

- 4.6 Located at the northern boundary, running parallel an old wooden fence, a ditch and stream along with a line of trees all backing onto the rear gardens of 2 to 17 Bendle Close will be inspected and if required, gaps within the fence will be protected with barrier fencing reducing the risk of debris leaving the site boundary throughout tasking.

5. Safety

All necessary Site Registers, Risk Assessments, Method Statements, Relevant Surveys, Plant Certification, Waste Carriers, Insurance etc will be kept on site under the control of Allclear Demolition's Site supervisor and can be inspected at any time. All accidents are to be reported and subsequently entered in the site accident report book.

- 5.1 Senior Staff at Allclear Demolition will endeavour to measure Health and Safety on site by conducting regular internal site safety audits ensuring works are being conducted to a high standard and in accordance with the agreed contract.

- 5.2 The mandatory first aid requirements for a construction site are covered in the Health and Safety (First Aid) Regulations. The appointed person (Allclear site supervisor) will provide and stock a first aid box with sufficient supplies to cater to the number of workers on site. An appointed person must be always on-site.
- 5.3 All operatives on site must wear full PPE including as a minimum safety boot, hard hats, a high visibility vest or coat and gloves. Additional PPE requirements as identified within the risk assessments will be utilised when undertaking specific tasks. A supply of spare hard hats, overalls, gloves, goggles, masks, and relevant PPE will be stored on Site.



EN ISO 20345



BS EN 397



EN 471



EN 420



EN 352



EN 166



FFP3

- 5.4 Smoking is not permitted anywhere on site. A smoking zone will be established within the site compound / welfare area, with an additional smoking zone and or zones located at specific points around the site.
- 5.5 Adequate segregation of pedestrians and vehicular traffic will always be maintained. Unobstructed access to and egress from the buildings must always be maintained. Pedestrian access to the buildings will be defined using suitable and adequate barriers. Reversing of vehicles and plant will always be minimised. This will be highlighted on a site plan and will form part of the site induction for all operatives.
- 5.6 Emergency procedures will be in line with Allclear Demolition's protocols. All incidents on site (including near misses) are to be reported to Allclear demolition's site management and recorded on the relevant documentation for the incident (near miss, accident, dangerous occurrence etc).
- 5.7 Emergency contact numbers are posted on the wall of the welfare facilities. For major emergencies, Allclear demolition's Site supervisor is to be informed to enable them to coordinate the emergency services on arrival on site and to manage or suspend on-going site activities.
- 5.8 Mobile plant will be used, along with relevant waste skips positioned within exclusion zones formed using 2.0m high Heras fencing.

PLANT REFUELLING

- 5.9 As detailed in the DCEMP, refuelling plant and machinery on site, plant operators are to refuel in the designated re-fuelling areas where a bunded fuel tank will be stored together with spill kits. Should any spillages occur the spill kits provided shall be used immediately and the site team shall be informed of such spillages. Fuel will be stored in the containment area.
- 5.10 During the refuel process engines must always be switched off. Plant operators are to use the plants own refilling pipe. This shall be placed into the tank and the pump switched on. Operators are to ensure that the cap is removed from the fuel tank during this process to allow the gases to escape preventing tank expansion.
- 5.11 Upon completion of refuelling the pump shall be switched off and the pipe shall be removed from the tank but must remain within the bunded area. The pump shall be then switched on again to drain any excess fuel from the pipe itself. The pipe shall then be removed from the tank and place back in its housing within the plant/ machinery. The bowser/ tank shall then be locked by the operator and the designated area secured.

DUST

- 5.12 Dry areas of works will be dampened down to prevent the spread of airborne dust. All personnel working in a dusty area shall, where necessary, wear a dust mask deemed suitable by the HSE (Health and Safety Executive)
- 5.13 During the demolition works a self-contained pressure washer bowser and, if made available, a standpipe and hoses will be utilised for dust suppression. Subsequently, both will be positioned outside of the immediate demolition zone. Water will be delivered into the area using the gun attachment on the bowser / hoses. An added pressure washer / standpipe will be attached to the working end of the excavator arm throughout tasking.

HOT WORKS

- 5.14 Should it be necessary to undertake any hot-cutting, Circular ("Stihl") saws / reciprocating saw or 110v variants will be used. Only certified operatives will be used to undertake these works, which will be in accordance with the Risk Assessments (hot works). A permit to undertake hot works will be provided daily.
- 5.15 If Oxyacetylene cutting equipment is required, gas and oxygen bottles will be stored separately in fenced off areas with appropriate signage.
- 5.16 Fire Extinguishers – In date, brought to site for use throughout hot works taskings.
- 5.17 Added to this, mains water supplies to the site in the form of fire hydrants are to be retained for as long as possible to provide water for potential extinguishing purposes.

GUIDANCE ON EMERGENCY RESCUE - MEWP

- 1) **Rescue Plan**
Normal and auxiliary control systems built into a mobile elevating work platform (MEWP) will allow the operator to bring the platform of the machine safely to ground level under controlled conditions. It is extremely unusual not to be able to lower the platform using these controls or for all these systems to fail. The following is an example of a rescue plan for people who work at height using a MEWP.

EMERGENCY SITUATION	PROPOSED ACTION
Failure of upper control functions while elevated.	Where the normal upper control functions fail, the operator will use the upper auxiliary controls to lower the platform safely.
Failure of the operator to be able to operate the MEWP functions while elevated due to one of the following reasons: A. Operator incapacitated. B. Auxiliary functions fail to operate from upper control station	Where the operator is incapable of lowering the raised platform using the upper controls, an appointed person familiarised in the use of the 'ground' controls will lower the platform safely using the normal ground controls.
Failure of normal ground controls	Where the normal ground controls fail, an appointed person familiarised in the use of the ground controls will use the ground auxiliary controls to safely lower the platform.
Failure of ALL normal and auxiliary lowering functions.	Where all normal and auxiliary functions have failed a competent and authorised service engineer should be contacted

Names of nominated ground person(s) on site familiarised and authorised to lower the work platform in the event of an emergency or a machine malfunction.

Name	Signature

This rescue plan should be brought to the notice of those exposed to the risk of working at height and those supervising and managing the same work at height.

2) Consideration for mid-air rescue:

A mid-air platform rescue should only be considered in exceptional circumstances and only after:

- All normal and auxiliary lowering procedures have been attempted and these are unable to lower the platform.
- Site management have contacted the competent and authorised service engineer listed in the rescue plan, to report failure of normal and auxiliary lowering systems and request engineering access.

If after inspection by the competent engineering assistance, it is not possible to affect a timely repair to allow the machine to be brought to the ground safely; senior site management should be contacted for permission to carry out mid-air rescue.

Or

Where the competent engineering assistance is not readily available and an immediate risk exists to the health and safety of any occupants from remaining in the elevated basket until an engineer can attend, then senior management should be contacted for permission to carry out mid-air rescue.

3) Code of Practice for mid-air rescue

- A. Rescue using another MEWP should only be performed once a site-specific risk assessment has been carried out and a specific plan has been documented and approved by senior management.
- B. The rescue machine must be positioned to enable the rescue procedure to be carried out without compromising the safety of any personnel involved in the rescue procedure.
- C. The Platforms of both machines must be adjacent to each other with a minimal gap between them, unless exceptional circumstances mean this is not possible. (Where this is not possible, the circumstances shall be recorded on to the risk assessment form.)
- D. Where reasonably practical, precautions should be taken to prevent inadvertent movement of both platforms during the transfer.
- E. The person being rescued (transferred from basket to basket) should wear a full body harness with an adjustable lanyard – the lanyard should be attached to the anchor point on the rescue machine before transfer takes place.
- F. Care must be taken to not overload the rescue machine during transfer. This may mean making more than one journey to complete the rescue.

Operation 1

6. Site Establishment

The site is currently a derelict nursing home complex in a triangle of land between Cardonnel Road running diagonally from the northwest to the southeast, Bendle Close to the north and a railway line to the east. Network Rail which operates one of the main transport links from South Wales to London.

The footprint of the old buildings cover most of the east of the site with tarmacked parking and access towards the west. The boundary along Cardonnel Road from the northwest to the southeast consists of a raised concrete bed with woody shrubs, the old vehicle and pedestal entrance and a soil bank.

The boundary along Bendle Close or northern boundary has running parallel an old wooden fence, a ditch and stream and a line of trees all backing onto the rear gardens of 2 to 17 Bendle Close. The narrow entrance of Cardonnel road branches out with the two boundaries either side partially retaining the road on one side and a water course on the other.

The boundary to the east has a fence separating the railway line embankment which falls steeply away down to the track, along the longest axis of the old building. A visual inspection of the building did not reveal any significant structural issues with the primary structure, though the timber decking at the rear of the building is currently not safely accessible due to the condition of the timber.



The boundary of site and agreed areas of works have been established by the client and Allclear Demolition. Additional 2.0m high Heras fencing will be utilised within the site as segregation, waste skip compounds and drop zone areas. Warning signs will be displayed at appropriate points of segregation throughout the site.

Waste material and demolition arisings will be removed from site by mechanical means, loading into 40yd waste skips located within an established compound.

- 6.1 Prior to any works commence on site and before any strip out and minor demolition works begin, a thorough, systematic search of the task area is to be undertaken by the Allclear Demolition site manager to ensure no trespassers, other unauthorised persons are within the building. The integrity of the exclusion zone will be checked at the beginning and end of every working day and after breaks to ensure, so far as it is reasonably practicable to do so, that no person is within the immediate tasking area.

Bat Survey

BE Ecological Ltd: Survey Issue 1, Version A, June 2023

Section 9 - Method Statement

- 6.2 A suitably licenced and experienced ecologist will be on call for the duration of the works.
- 6.3 Before any work begins on site, a briefing for contractors and other site-staff 'toolbox talk' will be given by an ecologist. The briefing will cover the issues in respect of protected species they may encounter on site, where they might find them, methods of working, and what they need to know to avoid committing an offence. Every briefing attendee will be provided with a copy of a Method Statement and the contact details of an ecologist and Natural Resources Wales.
- 6.4 If at any point bats or evidence of bats is found, all works will cease, BE Ecological Ltd informed and NRW consulted.
- 6.5 If bats or their signs are found, an EPS licence may be required before works can legally resume.

Japanese Knotweed

Knotweed Control (Swansea) Ltd: Survey CC/ SA10 6BS/2023, 1st February 2023

Japanese knotweed Management Plan & Method Statement.

- 6.6 There is a high risk of cross contamination of potentially viable knotweed material during the demolition and removal due to the proximity of the knotweed to the structures – the building, foundations and car park and path areas including concrete and tarmac.
- 6.7 Work on again should start in areas that are **knotweed FREE areas first** moving towards the areas with Japanese knotweed so there is reduced likelihood of cross contamination or spreading viable propagules.
- 6.8 When demolishing structures or removing them from site, the knotweed should be disturbed as little as possible including the rhizome buffer zone 7m from the visible above the ground knotweed canes.
- 6.9 When removing materials and structures from site near the knotweed, careful extraction is required as not to pick up viable Japanese knotweed propagules and moving them around or off site especially on treads on vehicles and footwear or the structures or materials themselves.
- 6.10 Careful **cleaning e.g. pressure washing and inspection** of any treads on vehicles and footwear or the structures or materials needs to be undertaken by the Japanese knotweed Clerk of Works to ensure no potential knotweed propagules are taken before leaving the location.
- 6.11 Any vegetation, concrete, spoil, tarmac, soil etc. potentially contaminated with Japanese knotweed material is classed as a controlled waste (see vi. **LEGALSATION**) **so should be kept to a minimal and stored transported and disposed of appropriately.**

Operation 2

7. Structural Demolition

- ASBESTOS CONTAINING MATERIALS
- INTERNAL STRIP OUT (GENERAL) ACROSS SITE
- STRUCTURAL DEMOLITION
- WORKING ADJACENT TO LIVE RAILWAY
- FOUNDATIONS & FOOTINGS
- LOGISTICS FOR WASTE REMOVAL

Description of Works

This Method statement is the outline describing the works associated with the complete structural demolition, including grubbing out and removal of existing foundations of the former Cardonnal Court nursing home, a single storey T shaped plan formation. 39 individual rooms, constructed of load bearing masonry walls with timber joists supporting the ceiling and forming the floor for the attic. The existing pitched roof profile is likely formed with timber rafters throughout.



Existing Site Plan

On completion of site set up an internal soft strip of fixtures and fittings, doors, windows and anything not structurally integral to the building will take place in preparation for the structural demolition. All soft stripping works are to be carried out manually by operatives utilising hand tools, separating, and disposing off site all arisings utilising 40yd waste skips.

Demolition of the superstructure will be undertaken by mechanical means using demolition-specific excavators with appropriate attachments. All arisings are to be either stockpiled away from the immediate task area in preparation for the removal from site or loaded directly into waste skips. Following the demolition task, the existing ground bearing slab is to be grubbed up and removed from site along with all risings produced from the structural demolition.

The area around any demolition tasks will be segregated and drop zones established using Heras fencing with appropriate signage attached. Entry will be restricted to demolition personnel only.

Risk assessments for this process; for the tools, plant and equipment which will be utilised to undertake this work and for the associated hazards are recorded in a separate document. The risk assessments and this method statement are mutually complementary.

ASBESTOS CONTAINING MATERIALS

*A pre-demolition / pre-refurbishment survey in line with HSG 264 has been produced for the building on site. Surveys were undertaken by **Environmental Management Solutions**, Survey Ref: **E-31670**, On **27th October 2022**. A copy of the R&D survey is available on site and kept in the site managers office.*

NO ASBESTOS DETECTED

- 7.1 All Allclear Demolition Ltd staff are CAT B (NNLW) Notifiable Non-Licence Waste asbestos removal trained operatives. Staff are trained and experienced in asbestos identification (identification in the form of samples sent to an accredited laboratory will still be required to positively identify the suspect material) and removal. If suspect materials other than those identified in the report are suspected or identified **works will cease** and the area made safe, additional procedures for the safe removal of the material will be required depending on the material discovered and revised RAMS / PLAN OF WORKS produced covering the removal. All staff will be briefed on this during the induction process including RAMS induction.

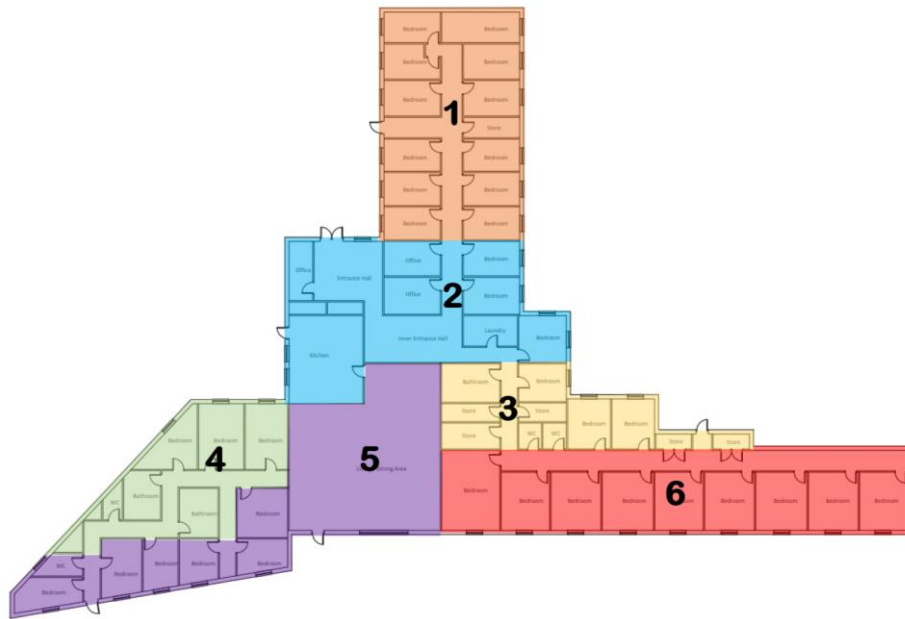
INTERNAL STRIP OUT (GENERAL) ACROSS SITE

Soft stripping as the name suggests is the removal / stripping of all / most of the soft materials within a building, this is generally, carpets, loose furnishings, doors, panelling etc., mainly anything that is not structural or integral to the building, most of the building on site will need a varying degree of soft stripping, some to assist in the removal of asbestos containing materials if identified, and others to assist in the demolition. Where it is possible materials can be left within the building and removed mechanically where possible to minimise the manual handling and exposure of operatives.

- 7.2 The nature of the work is such that manual handling is unavoidable. Toolbox talks will be held on this subject at intervals during the work to ensure operatives do not put themselves at risk of musculoskeletal injury due to their work. The toolbox talk will draw on the guidance in the HSE's publication "Getting to Grips with Manual Handling" (INDG143)
- 7.3 Pedestrian access to the works area will be via specified routes to be confirmed by the site manager during the site induction. Allclear Demolition Ltd operatives are to use only the specified routes to and from the works areas.
- 7.4 Heras fencing or pedestrian barriers will be used as edge protection.
- 7.5 In general, soft-stripping is a reverse of the fitting-out of a building; so, carpets and floor coverings are removed first followed by "second fix" features then "first fix" features and finally internal non-structural walls. Working sensibly and systematically away from the building access point, demolition operatives will remove all loose furniture by hand and using hand carts, wheelbarrows, trolleys etc to agreed drop zone points on the outside of the building.
- 7.6 Using hand tools, the demolition operatives will then strip out all identified doors, frames, windows, timber of any description, (not appertaining to roof or main structure) toilets, pipe work, ducting, electrical items, carpet, window coverings and any debris.
- 7.7 Arising's from the stripping tasks will be deposited directly into the skips wherever possible, which will be in a fenced loading area. Alternatively, materials will be retrieved using the skid-steer dumper which will be used to convey the material to the skips for subsequent removal to a recycling facility or transfer station. It will be the responsibility of the site supervisor to ensure that suitable loading areas are maintained, and that fencing integrity will be in place (most notably immediately after removal of skips).
- 7.8 Access to the ceilings will be via podium tower / scaffold tower – where the latter is used it will be inspected prior to use by a PASMA trained operative and a tag confirming it is safe to use applied. The tower will be inspected daily, and the tag updated accordingly.

STRUCTURAL DEMOLITION

Following the internal soft strip, removing all materials not structural or integral to the building, the sequenced structural demolition down to existing slab level of the former nursing home building will commence. Consisting of brickwork façade, internal blockwork partitions, timber roof trusses with supporting timber beams, with a hipped tile covered roof. Roof structures are to be removed initially, followed by the external brick and internal blockwork partitions are to be raised to slab level, processing and removing all arisings from site.



Proposed Demolition Sequence

- 7.9 Demolition of the superstructure will be undertaken by mechanical means using demolition-specific excavator with appropriate attachments. Tasking shall be planned so that at the end of each shift, works are left in a safe position overnight.
- 7.10 During the demolition works either a self-contained pressure washer or a standpipe and hoses will be utilised for dust suppression. The pressure washer / standpipe will be positioned outside of the immediate demolition zone. Water will be delivered into the area using the gun attachment on the bowser / hoses.
- 7.11 The area around the designated building will be segregated using Heras fencing with appropriate signage attached. Entry will be restricted to demolition personnel only. Banks men provided during demolition works are to be kept out of the demolition areas when demolition is being undertaken.
- 7.12 The plant operator must ensure the area is checked and clear before commencing with demolition tasking. Banks men will not be permitted to work near or under any blocks / walls within the demolition area.
- 7.13 This operation will begin by ensuring with the use of a self-contained pressure-washer unit that operatives will keep the works area wet throughout the tasking.
- 7.14 Starting from within the site boundary, using the demolition specific excavator with selecta grab attachment, the operator will firstly grab a section of the tile covered roof truss and purlins, allowing loose tiles to fall within the footprint of the building. Removing individual timber trusses from the building, placing directly into waste skips nearby or placed away from the immediate tasking area for

processing later. Any loose brick / block will be allowed to fall to the foot of the wall within the building footprint.

- 7.15 This process will continue, removing sections of exposed roof truss and purlins, in the process exposing the buildings brick and blockwork gable and side elevations ready for removal.
- 7.16 Again, using the Selecta grab attachment, the outer gable and side walls will be worked down from roof to ground floor level with all arisings being caused to fall to the ground at the foot of the wall or within the building footprint.
- 7.17 Once a section of the external gable and side brick walls have been removed down to ground floor level, the operator will then remove further sections of the wooden roof structure moving through the building. Progressing, further sections of the gable and side walls will be worked down to ground level with all arising being caused to fall within the building footprint.
- 7.18 Any internal walls will also be removed. If the walls are wooden stud walls they will be grabbed and removed and either placed directly into a skip or placed away from the immediate works area for processing later, for brick /block walls, again these will be grabbed with all arisings allowed to fall within the footprint of the building.
- 7.19 The processes described above in paras 7.9 – 7.18 will continue working through the single storey building being demolished. At all times the building will be stepped in profile. Demolition of the roof will always be further advanced than the floors below such that the building develops a stepped profile in cross section to maintain the stability of the building and to limit the imposed and very short-term loading from demolition arisings. Any imposed loading is estimated to be significantly less than the loading applied when the building was occupied.
- 7.20 On completion, the ground bearing slab will be cleared of all arisings which will be subsequently stockpiled ready for the removal from site. When an accumulation of blockwork and brick (hardcore) materials has been generated the excavator shall load the materials onto 8 Wheel tipper wagons, removing the materials from site to a local recycling centre.

WORKING ADJACENT TO LIVE RAILWAY

"The Network rail representatives have an interest in the works being undertaken due to the proximity of their asset. All demolition works being undertaken should be outlined in a method statement and programme of works" - Structural Demolition Report, Doc Ref: C1953-CB3-ZZ-XX-RP-S-0001

Rail Safety Brief to be given to all operatives at the start of works.

- 7.21 Network Rail (NWR) will provide a copy of their emergency procedures for the stopping of trains and power isolation if this is required. Copies of the procedures shall be always displayed in the site cabin and communicated to the operatives during the site induction. The contents of the emergency procedures shall be kept confidential and shall not be disclosed to any third parties away from the site.
- 7.22 **If required** during the commencement of demolition works highlighted in sequence areas 5 and 6, Network Rail supervision (Rail Safety Supervisor – RSS) may want to be present for these works, generally if the tasking is within 10m of NWR boundary fence. Weather conditions shall be monitored, and the works will not be carried out in any strong windy conditions.
- 7.23 **Reducing Risk** - A physical demarcation line will be established utilising the existing boundary fencing panels with debris netting attached along with added kickboards reducing the risk of debris from rolling down the embankment onto the railway line approx. 20m distance from demolition operations.

- 7.24 Manual Demolition will be considered when reducing the structural wall nearest to the NWR boundary fence utilising hand tools with access gained with the use of a tower scaffold, allowing arisings to fall within the building footprint.
- 7.25 On the attached plan below, hatched in yellow, this will be demarcated on site using the existing fencing. Operatives and plant shall not be positioned beyond this area. Highlighted in Yellow is a complete out of bounds area. At no time shall any plant, MEWP or the like work in this area. All excavators to be used are standard 360 excavators, no cranes, no long/ high reaches required for these works.



Demarcation line – Yellow dash Out of Bounds – Yellow Live Railway Line – Red dash

REMOVAL OF FOOTINGS AND FOUNDATIONS

This element of the method statement consists of the removal of ground bearing floor slabs, foundations, and hard stands in their entirety. Ensuring that the structure has been demolished down to the slab level before the commencement of this task, confirming that services have been identified and disconnection outside the footprint of the site, further, that certification has been issued and a hard copy available within the site office.

- 7.26 Once the structure has been demolished down to the ground bearing slab, the redundant materials will be cleared from the working area leaving only the slab hardstanding and foundations.
- 7.27 Using the bucket attachment on the demolition excavator the ground bearing slab will be lifted, commencing in one corner, a small excavation will be undertaken to expose the underside of the slab. The demolition excavator will be positioned on the slab section, the bucket will be beneath, then under mechanical pressure exerted by the excavator the slab will be lifted and released which will cause the slab to fracture.
- 7.28 Should the slab require pre-weakening then the demolition excavator fitted with a hydraulic breaker attachment will break various holes within the slab. This will be in strategic locations pre-weakening the slab; this will result in the slab breaking up more easily when lifted.
- 7.29 On completion of the sectional removal of concrete hardstanding, foundations and footings, operatives will establish stockpiles of arisings. Whilst removing foundations the sides of the excavation will be battered back to prevent them collapsing under the weight of the machine and to ensure that no vertical drops are left on the site.

LOGISTICS FOR WASTE REMOVAL

- 7.30 Waste shall be segregated as far as reasonably practical on site.

Waste arisings will be removed as Wood, Plasterboard, General Waste, hardcore and clean metallic waste arisings, all will be removed from the work area and loaded into skips / wagons for removal from site.

- 7.31 It has been agreed that a waste skip compound will be established within the curtilage of the site within a segregated fenced off compound.

- 7.32 Waste skips shall be loaded by mechanical means utilising the demolition specific excavator with grab attachment.

- 7.33 Egress for the removal of waste materials and disposing off site all arisings will be by utilising 40yd waste skips and 8-wheel tipper wagons.

- 7.34 All waste materials removed from site will be accompanied by a duty of care waste transfer note which describes the waste, and a copy will be retained on site.

Site Access & Egress

- 7.35 The construction route into the site will be via the M4, exiting at junction 43, and via the B4290 / Burrows Road onto Bosworth Road and then via the existing site arrangements off Meadow Lane from Cardonnel Road

ALL PERSONS SIGNING BELOW

This is record of document / task specific induction – by signing below you confirm that:

1. The contents of the Method Statement/Plan of Work and related assessments, Document Reference as detailed, have been explained to you or read by you and that you understand the contents and requirements detailed therein.
2. You will work in a safe manner as detailed in Method Statements/Plan of Work and related assessments.
3. If you cannot follow the Method Statement and related assessments due to any reason you will advise the Site Supervisor and work with them to review and change the Method Statement and related assessment(s) if appropriate

NOTE: Personnel can receive induction into as many Method Statements/other Documents as needed but do not start work without receiving induction and 'signing on'

Project No: 23-00333		Project Title: Cardonnel Court, Cardonnel Road, Skewen, Neath SA10 6BS	
MS Issue: 01 Revision Number: 02		Date Issued: 23 Oct 23	Title: CARDONNEL COURT - NEATH
DATE	NAME (PRINT)	SIGNATURE	INDUCTION BY (INITIALS)

Method Statement Amendment Sheet

Job / Project Title		
MS Revision Nr.		
Date		
Completed by:	<i>Name</i>	<i>Signature</i>

Description of Works	
Task <i>What is the task</i>	
Duration of Task	
Sequence <i>How are you going to do the task?</i>	
Location	

Resources Required	
Personnel	
Supervision	
Plant & Equipment	

Assessment of Significant Risks for all Tasks.	
Access <i>Working at height / enclosed spaces?</i>	
Others at Risk <i>Other site Personnel / Members of Public?</i>	
Noise / Manual Handling	
Hot Works <i>Permit Issued / Fire Fighting Equipment?</i>	

