



SAFE DEMOLITION AND DISMANTLING SERVICES LTD

Method Statement (Demolition Plan of Work)

Prepared For:

Castell Group Ltd

&

Neath Port Talbot County Borough Council



Asbestos Removal, Soft-strip and Demolition

Site Name and Address	The Red Dragon, Moorland Road, Port Talbot, SA12 6JZ
Revision Number	00
Completed By	Chelsie Hardy – Demolition Manager
Preparation Date	20/02/2026
Start Date	TBC

Introduction

This method statement was prepared by Chelsie Hardy after a site visit with Castell Group Ltd. Certifications and Accreditations: CHAS, Constructionline Gold, SafeContractor, SQMAS, Acclaim SSIP and Insurance Documentation.

The Building Safety Group is appointed by Safe Demolition and Dismantling Services Ltd to provide health and safety advice and guidance in accordance with Regulation 7 of the Management of Health and Safety at Work Regulations 1999.

This document outlines the general arrangements, including practical and technical, demolition methods and sequencing, all of which have been determined by Safe Demolition and Dismantling Services Ltd.

Site Information

The Red Dragon is located on Moorland Road, Port Talbot is to be soft-stripped and demolished in a safe and systematic way to ensure the safety of company personnel and the public. This is part of a wider plan to redevelop the land.

Scope of Works

- Confirm termination of incoming services with service providers and client
- Site set up – erection of site fencing, supply and positioning of welfare facilities, health and safety procedures, tasks briefings and control measures, implementation of access/egress routes, designates waste area, transit routes, signage
- Soft-strip of the building and waste segregation
- Mechanical demolition of structure, taking a controlled progressive approach
- Removal of slab and footings leaving the site at agreed formation levels
- Scrape up tarmacadam area to agreed formation level
- Crush arising on site to agreed grade, leaving stockpile in agreed area
- Demobilise work area
- Hand site back to client

Structural Considerations

All demolition work will be overseen by a CCDO Demolition Manager and experienced CCDO Demolition Supervisor.

At the end of each working day, all reasonable measures will be taken to make any partially demolished areas structurally safe. It will be ensured that there are no loose materials that may become dislodged. Daily shut down checklists are to be carried out by site management at the end of the working day. Ensuring all access points are secured to prevent unauthorised access during the working day and when site is unattended.

Demolition as specified, in accordance with the sequence detailed within this document will ensure that the works are safely undertaken with no likelihood of any unforeseen collapse.

Normal demolition procedures will comply with BS6187:2011 Code of Practise for Full and Partial Demolition (CoP), Construction and Design Management 2015 Regulations and Health and Safety Act 1974.

Hours of Work and Duration of Works

Duration of demolition work	Circa 8 weeks
Commencement Date	TBC
Site Working Hours	08:00-17:00 Monday-Friday, 08:00 – 13:00 Saturday

Site Management and Responsibilities

Company Director	Gareth Davis	07704147336
	Chelsie Hardy	07512563276
Demolition Contracts Manager	Chelsie Hardy	07512563276
Demolition Site Supervisor	Gavin Hopkins	07943374797
<i>Site Supervisor responsibilities are the day-to-day running of the demolition programme, ensuring compliance with current health and safety legislation, including supervision of personnel, plant, vehicles and all demolition activities. All supervisors are CCDO trained with Non-Licensed Asbestos Training and First Aid Training.</i>		

Health and Safety Goals

Our target is Zero Accidents and incidents which will apply to all employees, visitors, members of the public and the environment. This project will be managed and controlled in such a way as to minimise risks to employees, contractors, members of the public and any other person who may be affected by our works. We will also take all reasonable measures to minimise the effects our activities (and those of our contractors) will have on the environment.

Training

Site specific Safety Induction Training may be given by the Safe Demolition and Dismantling Services Ltd Site Supervisor for all demolition personnel, referring to all appropriate information. A record of persons receiving induction will be maintained. All Safe Demolition and Dismantling Services Ltd operatives will be trained and hold competencies i.e. CCDO, CPCS, NTDG, NPORS, IPAF, PASMA, etc.

Daily activity briefing (DAB) will be given to all employees by the demolition site supervisor. Site Safety Induction – Visitors

Authorised visitors to site will, when necessary, receive a Safety Induction, with appropriate information being provided regarding emergencies, first aid, PPE requirements and access around site.

Non-Inducted Visitors such as delivery drivers will be escorted on site by the Safe Demolition and Dismantling Services Site Supervisor, or another responsible person.

All persons will be made aware of the contents of this Method Statement and Risk Assessments and instructed to work according to its requirements.

A record of persons receiving induction will be maintained.

Regular toolbox talks will be presented.

Operative Training

All Demolition Operatives will hold an “in date” CCDO demolition operatives’ card or CSCS labourer card.

All Plant Operatives will hold an “in date” CPCS or NPORS plant operatives’ card.

All Operatives will hold minimum Asbestos Awareness and Demolition Awareness certificates as a minimum.

Site Safety visits

Our company safety manual contains details of the responsibilities of all grades within our organisation. These are reproduced in the employee health and safety handbook and reiterated during company training sessions.

South Wales Safety Consultancy Limited (SWSC) will carry out periodic inspections of site conditions and report on their findings. They are also available to provide support and advice on health and safety related issues.

Site Security

Safe Demolition and Dismantling Services Ltd will ensure the site areas are kept secure during the demolition project. Site fencing with 1 x vehicle gate and 1 x pedestrian gate will be erected to the boundary of the demolition works. Site gates will be locked during working hours and will only be used when taking deliveries and/or loading purposes.

Demolition warning, prohibition and safety information will be positioned around the exclusion zones, on site barriers and any place where Safe Demolition and Dismantling Services see fit in order to keep the working areas safe.

All plant and equipment will be isolated, secured and guarded at the end of each working day. Keys will be removed from equipment when left unattended. All plant, machinery and materials will be stored internally inside the building for the duration of the project.

All hand tools will be stored in lockable containers or removed from site at the end of each working day.

During normal working hours, the site supervisor/operatives will undertake regular monitoring of the demolition areas/boundaries to ensure that no authorised personnel are present within the demolition exclusion zones.

At the end of each working day the site supervisor will undertake a walk about of the working area to ensure the area is safe and secure.

Site Access and Egress

The site is located on Moorland Road, Port Talbot. The site can be accessed via various routes, however for the transportation of machinery and removal of waste a Traffic Management Plan (TMP) will be drafted in liaison with the Principal Contractor.

Parking of vehicles will be within the existing car park hotel in bays that are dedicated to the project. ***Vehicles are to be reversed park for the safety of the demolition team personnel and Premier Inn Staff and Visitors.***

Additional care must be taken when accessing and egressing the site, particularly with heavy vehicles, ensuring public safety is always maintained.

Avoid (if necessary) idling vehicles. Switch engine off if awaiting access to site or being loaded/unloaded.

Clear access for emergency vehicles etc. must be maintained.

All vehicles move in a forward gear when leaving site. No vehicles reverse unless supervised by a vehicle banksman.

Skip lorry or Low Loader drivers will contact the Safe Demolition and Dismantling Services Ltd site supervisor by mobile telephone at least 10 minutes prior to arrival on site, this will allow sufficient time to mobilise Trained Vehicle Marshals for the supervision of skip lorries or low loaders accessing and egressing the site.

The roadway outside the site boundary will be regularly checked for any deposits of demolition related dust / dirt, if necessary, operatives will brush clean the affected area/s (taking appropriate road safety measures)- operatives will check all vehicle wheels for cleanliness prior to leaving the site/s. Vehicle wheels to be cleaned, if necessary, using jet wash equipment. Toolbox talks and daily activity briefings to be given to provide further information in relation to emergency procedures / safe access and egress routes/ traffic etc.

Services

The Site Supervisor will ensure that all preliminary works are carried out before the commencement of work.

These include: - Service disconnections including existing mechanical and electrical, plant decommissioning etc.

Written communication to be obtained from client confirming the disconnection of services.

If required, further checks will be carried out by competent persons.

Where applicable the Demolition site supervisor to “brief” all operatives in relation to any services in the vicinity of the work area that may remain live. Protection measures will be arranged as deemed necessary.

Safe Demolition and Dismantling Services Ltd will refer to all statutory service plans as provided.

Ground to be C.A.T & Genny scanned before any excavation commences to ENSURE no uncharted services are present.

Safe Demolition and Dismantling Services Ltd Operatives will hold Certificate of competence and a permit to Dig will be issued.

<u>HOLD POINT</u>	Have you checked to make sure all services have been cut off or contained – or marked if to remain live?	Sign:
	To be signed by site supervisor prior to work commencement.	Date:

Welfare and Hygiene Arrangements

Welfare and Hygiene facilities will be provided by Safe Demolition and Dismantling Services Ltd for all employees, in accordance with CDM 2015 for all employees for the duration of the works.

To include: - adequate shelter, toilets, drinking water and washing / drying facilities.

Operatives will be instructed to use the facilities in an appropriate manner and ensure they are kept clean, tidy, and hygienic condition at all times.

All waste materials must be placed into the bins provided.

High standard of personnel hygiene must be maintained - ensure hands are washed before consuming food or drink.

Ground Conditions

Should any suspected contaminated ground be uncovered work must cease and the area to be cordoned off.

Public Segregation and Signage

The demolition site will be fully enclosed to prevent any unauthorised access by members of the public. A secure perimeter will be established before any demolition activity commences.

- A minimum 3.4m x 2.0m high HERAS fencing with debris netting will be installed around the full boundary of the site.
- Lockable gates will be provided at the site entrance and kept closed when not in active use
- The boundary will be checked daily to ensure there are no breaches, loose panels or damaged fencing
- The exclusion zone will include sufficient clearance between demolition operations and the public highway/footpath/hotel boundary
- Plant and machinery will operate away from the boundary and never swing loads over public areas

Pedestrian Management

- Pedestrian will be directed away from working areas using clear, prominent signage
- Where footpaths run adjacent to the site, temporary pedestrian diversions or protective barriers will be installed if required by the local authority
- All pedestrian routes will remain free from obstruction, with safe clear widths maintained

Signage

Appropriate site signage will be displayed at regular intervals along the perimeter including:

- Demolition Site – Keep Out
- Danger – Demolition in Progress
- Authorised Personnel Only
- No Public Access
- Directional signage for any temporary pedestrian diversions
- Emergency contact information for the site manager



Traffic and Vehicle Movements

- A trained banksman will control all vehicle entry/exit from the site
- Deliveries and waste removal will be scheduled to avoid peak times for the adjacent Premier Inn
- No vehicles will reverse onto or off the public highway without appropriate control measures

Monitoring

- The site supervisor will conduct daily inspections to ensure segregation measures remain intact and effective
- Any damage to fencing or signage will be repaired immediately
- Records of inspections will be kept on site

Additional Information

All visitors / new operatives must report / sign in at the Safe Demolition and Dismantling Services Ltd Site office on arrival. Inductions will be carried out prior to personnel being allowed on site.

No smoking permitted on site - designated areas at meal breaks only.

All tools and equipment that are not in use must be kept securely locked.

Mobile phones must not be used on site during working hours by ANY person including plant operative's and vehicle drivers unless in the event of an emergency.

Site operatives are permitted to use Mobile phone in the designated safe zone in the respective break times. Visitors to site are permitted to use mobile phones in the designated safe zones only. (I.e., compound / welfare area)

No 240-volt tools permitted- 110-volt power tools. We will provide certifications for all other "hired-in" plant and Safe Demolition and Dismantling Services Ltd owned equipment.

Standards of behaviour by all Safe Demolition and Dismantling Services Ltd personnel will be of the highest level at all times.

Respect must be shown to members of public outside the site, wolf whistling, abuse or foul language will not be tolerated- any individuals not adhering to these requirements will be removed from site and not permitted to return.

Safe Demolition and Dismantling Services Ltd are restricted to the working area as agreed with the client, (unless instructed otherwise) which must be clearly defined at all times, all temporary fences must be sturdy and in good order. Welfare facilities will be within the site area. PPE must be worn when walking via designated site walkways to welfare.

Dress code is to be fully clothed (good condition) at all times with no offensive motifs or lettering.

Standards of housekeeping must be of the highest standard at all times (do not let waste accumulate in work areas).

Additional information will be given at the site Induction on day one, and furthermore in light of changes etc.

Environmental Goals and Monitoring/Review Arrangements

The company is committed to providing, so far as it is reasonably practicable, a sustainable development and continually aims to improve the environmental effects of its activities. To achieve this, we will establish sound environmental management by:

- Meeting or improving upon relevant legislative, regulatory & environmental codes of practice.
- Developing objectives that target environmental improvements and monitor performance by regular review.
- Considering any environmental issues in the decision-making process
- Developing a relationship with suppliers and contractors so that we will all recognise our environmental responsibilities
- Educating staff so that they carry out their activities in an environmentally responsible manner.

Provide for the effective use of resources by:

- Promoting waste minimalization by recycling or finding other uses of by-products whenever economically viable
- Promoting the efficient use of resources, energy and fuel throughout the company's operations.

Co-operate with:

- The communities in which we operate
- The government, regulatory bodies and other interested parties with the shared vision of being a good and trusted neighbour

COSHH

Substances or materials requiring assessment under the Control of Substances Hazardous to Health Regulations 2002, which may be brought to site or encountered, will be controlled according to the COSHH Assessments included in this document.

We do not envisage any significant COSHH related measures will be required, other than those connected with our everyday activities.

We will ensure that the site office and vans carry absorbent materials to contain spillages. Plant oil / fuel absorbent pads and drip trays will be used.

Fuel and oils to be stored in bunded containers.

COSHH Assessments will be provided for the following:

- Diesel
- Diesel Fumes
- Petrol
- Petrol Fumes
- Dust
- Hydraulic Oil
- Plasterboard

Spillage Containment Procedure

Prevention – Spill kits must be provided at all fuelling points, small tools must be filled within the designated fuelling area and on an impermeable surface. Diesel must be stored with a double bunded diesel bowser within a designated location on site. Other site fuels and COSHH

items must be stored in accordance with their material safety data sheet (MSDS) in a secure location such as a COSHH store or within a clearly identifiable area of the site stores.

Communication – If a spill occurs on site, the site supervisor must be alerted immediately. Major spills of diesel/chemicals must be notified to the relevant enforcing authority i.e. Natural Resources Wales on 03000653000 or visit www.naturalresourceswales.gov.uk by the Demolition Contracts Manager.

Control the spill - Once the immediate situation has been addressed, take steps to keep the spill from spreading to other areas or contaminating adjacent surfaces. Depending on the material and situation, this will involve confining the spilled material to a small area by using the provided spill kit. Start spreading the appropriate amount of spill kit materials around the perimeter of the spill to prevent it from expanding and work your way to the centre. The spill must be prevented from spreading to watercourses or any other environmentally sensitive areas. You may need to find ways to block or direct the material flow away from these areas.

If you need to leave the area during the process, be sure to contain the spilled material with caution tape or some other means where possible.

Clean up – Collect the material used to contain the spill. Dispose of the spill material in a specified manner. If the spill is small, disposal of the spill material may be contained in a small bag. For larger spills, use plastic pails or drums. In some cases, it may be required to dispose of any equipment that may become a hazardous material i.e. brooms, pans. If equipment becomes hazardous, be sure to label it. Clean the surfaces that were affected by the spill with the correct agents i.e. bleach, mild detergents, water. Where necessary, spill granules must be used to absorb any spilled residue.

Following the clean of any spills – wash your hands and any other area that may have come in contact with the material thoroughly. If clothing can be safely decontaminated and cleaned, follow the appropriate steps. Otherwise, dispose of the clothing following proper safety procedures.

Environmental Effect of Noise

Ongoing noise emission monitoring will be carried out.

Safe Demolition and Dismantling Services Ltd will adhere to the local authorities permitted working hours.

Safe Demolition and Dismantling Services Ltd will inform nearby neighbours of demolition work to commence.

Safe Demolition and Dismantling Services Ltd to liaise with the neighbouring premises informing occupants of potential increased noise levels e.g. during certain demolition activities.

Given the nature of the work, noise will be emitted.

To minimise noise, modern equipment will be used, fitted with standard noise reduction measures. Noisy work activities will be avoided where possible.

Noise levels will be regularly monitored to ensure our activities do not cause nuisance to surrounding residential properties, businesses etc.

Safe Demolition and Dismantling Services Ltd will respect their neighbours and address any noise issue immediately.

Emergency Arrangements

In the event of a accident, dangerous occurrence or fire:

1. Immediately contact the emergency services on 999 and ask for the required service (Ambulance, Police or Fire)
2. Give them the site address (THE PEMBERTON BEEFEATER, LLANDAFEN ROAD, LLANELLI, SA14 9BD)
3. A+E Department – **GLANGWILI GENERAL HOSPITAL, DOLGWILI ROAD, CAMARTHEN, SA31 2AF**
4. Notify Project Management Team:
 Director: Gareth Davis – 07704147336
 Demolition Contracts Manager: Chelsie Hardy – 07512563276
 Site Supervisor: Gavin Hopkins – 07943374797
5. Notify South Wales Safety Consultancy – 02920682763

In the event of a serious accident or dangerous occurrence – follow the above steps, plus the additional step below:

1. Notify the HSE – 03000031747

In the event of damage to public utilities:

- Gas – 0800111999
- Water – 08000520130
- Electricity – 08000520400
- Telecom: 151

Location of First-Aid Point

The first aid point will be highlighted to all operatives during the site induction given by Safe Demolition and Dismantling Serviced Ltd and prominently highlighted on site

Safe Demolition Site Supervisor Gavin Hopkins is nominated First-Aider for this site.

Emergency Escape Procedures

To aid emergency escape, escape routes will be kept clean of all obstacles allowing quick exit from the works area.

Fire escape routes will be clearly shown on the fire escape plan displayed in the site welfare facilities and highlighted to all during the site induction. During the induction operatives will be informed of the location of the emergency air horn. In the event of an emergency, this air horn will be sounded, and all site personnel will report the muster point. A roll call will be undertaken by the appointed Fire Warden using the site visitor register.

Work at Height

Work at height will be minimised where possible.

Where work at height is unavoidable, specific control measures will be introduced to prevent the risk of a person falling.

Working at Height – Rescue Procedures

During the works it may be necessary to work at height. Throughout this activity, Safe Demolition will ensure that one operative is at ground level, at all times, to facilitate rescue in the event of an emergency. All other works including erection of scaffold and podium towers will be done so by competent personnel.

In the event of an emergency, the following procedure will take place:

1. Ground operative to check the surrounding area to ensure that no hazards exist that could cause them harm during rescue
2. The ground-based operative will lower the powered access platform to the ground with the manual controls
3. Once the area is safe, the ground-based operative will approach the casualty and encourage them to undertake a first aid rescue by aiding them in a lift
4. Should this not be possible, the ground-based operative will dial 999 and request help if the emergency services and follow the emergency procedures set out in this document.

Personal Protective Equipment

- Hard hat (BS EN397:2012)
- Hi-vis jacket/vest in a clean, good condition
- Approved safety footwear (BS EN ISO 20345:2011), with ankle support, mid-sole protection and toe protection
- Eye protection (BS EN 166 :2002). The requirement for adequate eye protection is applicable to prescription safety glasses, which must comply to (BS EN 166) with adequate side protection
- Protective gloves (CUT 5 STANDARD) as per (EN 388) or cut level as per updated standard (BS EN 388:2016) when handling glass/sharp objects.
- RPE (if necessary)

Hearing Protection Zones

When noisy work activities are taking place, e.g. use of mechanical breakers, the site will be designated as a “*Hearing Protection Zone*” and controls will be implemented, e.g. minimising the number of workers exposed.

Noise levels will not be excessive, nor will they exceed recognised industry standards where possible.

Work Equipment

Equipment used by Safe Demolition and Dismantling Services is either owned by the company or hired in from reputable equipment hire companies. All equipment used and hired will be supplied with inspection certificates and thorough examination certificates. A variety of work equipment will be used during the project, including:

1 x 13/20t Excavator (Demolition Spec) with selector grab and hydraulic breaker attachments

Crushing and screening equipment

40yrd waste bins

Hand tools including, wrecking bars, bolt croppers, sledgehammers, shovels, brushes and wheelbarrows

Handheld power tools including, impact wrenches, hand-held breakers, reciprocating saws

Dust suppression equipment

Access equipment including scissor lift and podium tower

Welfare facilities, signage, debris netting

PPE and safety equipment

Exclusion Zones and Safety Areas

Exclusion zones and safety areas will be determined before any work starts and assessed as the demolition progresses. The site will be fully enclosed by existing palisade fencing covered with debris netting. Heras safety fencing will be used where necessary (to segregate internal areas).

Pre-start checks and safety procedures

Before any works start on site the supervisor will conduct a walk round induction and complete all necessary paperwork within the supervisors site file. This is to ensure that all site operatives are fully aware of the element of works and the risks that are involved with the project.

The supervisor will also explain the method of works and ensure all parties to sign the declaration at the end of this document. We will notify neighbours of the works commencing where applicable.

Where working areas on site may be affected, the Demolition's supervisor will red spray any potentially hazardous material on site e.g. asbestos as highlighted within the asbestos survey, live power, needles, contaminated areas etc.

Safe Demolition and Dismantling Services will ensure the ground is CAT & Genny scanned to check for any uncharted underground services in the area of our works.

Asbestos Containing Materials

An asbestos survey has been undertaken for this project (Anchem Laboratories – ALL112340/26/BJ-1) which identified both licensed and non-licensed Asbestos Containing Materials (ACMs). Safe Demolition will not commence any intrusive works until all licensed ACMs have been removed by a UKAS-accredited, HSE-licensed asbestos removal contractor.

Licensed asbestos removal works will be undertaken in accordance with the Control of Asbestos Regulations 2012, including ASB5 notification to the HSE where applicable, controlled enclosure methods, air monitoring, and a 4-stage clearance process. A Certificate of Reoccupation will be obtained prior to demolition works commencing in affected areas.

Non-licensed ACMs will either be removed by a competent contractor in accordance with current legislation (including Notifiable Non-Licensed Work requirements where applicable) or, where agreed, will be managed and removed by trained personnel using appropriate task-specific risk assessments, method statements, control measures, and waste disposal procedures.

All asbestos waste will be double-bagged or appropriately wrapped, labelled, transported by a licensed waste carrier, and disposed of at an authorised hazardous waste facility. Consignment notes will be retained within the site file.

In any suspected ACMs are encountered during the works that are not identified within the survey, works in that area will cease immediately and the Client / Principal Contractor will be informed. No disturbance will take place until further sampling, assessment and control measures are implemented.

General Asbestos Awareness Measures

- All operatives involved in the works will hold **Asbestos Awareness/Non-licensed removal training** (Category A as a minimum).
- Work will follow the principles of **CAR 2012**, including preventing exposure and avoiding disturbance of unknown materials.
- A copy of this procedure will be briefed to all staff during site induction and toolbox talks.

Noise Control Measures

Assessment of the risk to health and safety created by exposure to noise at the workplace.
Mandatory hearing protection zones to established prior to works commencing (as per noise risk assessment)

We will take all reasonably practicable measures to reduce noise.

Noise will be generated as follows:

Excavator– noise produced is usually in the region of 85-90dB (A), according to the work being undertaken.

Demolition of structures – mechanical breaking up of concrete will cause significant noise.

Loading Operations – loading arisings into skip bins.

Dust Control Measures

Any dust produced during the demolition stage will be minimised where possible by the selection of controlled demolition methods, Safe Demolition and Dismantling Services Ltd operatives will continuously damp down / “wet” demolition areas.

Work must stop if adequate dust suppression is not available.

RPE to worn as necessary- depending on dust levels.

Ongoing dust monitoring will be carried out by the Demolition supervisor and demolition operatives.

The existing site water supply will be used with suitable hose connections to ensure an adequate water supply is always provided.

Handheld hose pipe spray jets will be used and water spray will be fed directly onto demolition areas.

Spoil heaps will also be damped down whilst demolition is in progress.

Where necessary Demolition arisings will be damped down during loading into skips or tipper lorries.

All lorries leaving the site will be sheeted, wheels will be checked and cleaned as necessary before leaving site. Jet wash Wheel washing facilities will be used to clean lorry wheels (if necessary), although this is unlikely to be required as lorry will park on hardstanding for loading. However, portable jet-washing will be implemented when circumstances arrive.

The roadway outside the site boundary will be regularly checked for any deposits of dust / dirt, if necessary, operatives will brush clean the affected area/s.

Pre-demolition Photographic Survey

Pre-condition photographic record – Before any demolition work begins, a comprehensive pre-condition photographic record will be undertaken of all areas of the adjacent property (Premier Inn) and any nearby structures that could be potentially affected by demolition activities.

The purpose of this record is to document the existing condition of neighbouring buildings, boundaries, surfaces and any visible features to enable clear comparison should any damage be alleged during or after the works.

Scope of photographic record – all elevations of the premier inn that face or are adjacent to the demolition site, boundary walls, fences, hard standing, footpaths and external surfaces, external fixtures and fittings, any visible cracks, defects or wear present prior to works, the demolition site boundary lines and access points

High-resolution digital photographs will be taken under good lighting conditions. Each set of photographs will be dated, labelled and referenced to a location plan for clarity. Images will be stored securely and made available to the local authority or neighbouring property owners upon request.

The photographic record will serve as the baseline for monitoring during demolition. Any changes, damage, or movement identified during the works will be logged and compared with the pre-condition survey.

This process ensures transparency, protects all parties, and provides a reliable point of reference throughout the demolition phase.

Fumes

No excessive fumes will be produced - modern plant equipment will be used and will be maintained to a high standard.

Burning of materials on site is not permitted.

Mechanical and Manual Handling

Mechanical handling will be used in preference to manual handling (e.g. for loading and moving materials).

Manual wheelbarrows will be provided to assist with rubbish & debris removal where possible.

Manual handling will be necessary for the site set up & handling of certain materials etc.

Manual lifting and handling will be kept to a minimum, but it will not be practicable to eliminate it entirely; a significant amount of bending, stretching, lifting and carrying will be necessary when setting up site, soft strip etc.

All employees receive periodic toolbox talks about manual handling.

Waste Management

Safe Demolition and Dismantling Services Ltd aim to reuse or recycle 98% of demolition waste from every project.

All waste disposal suppliers will be completely licensed and fully vetted by Safe Demolition and Dismantling Service in accordance with the Supply Chain Policy and Procedures

All crushed materials be retained on site for use during the building phase of the project.

All waste consignment notes will be collated and included in the H&S file which will be handed over to the client on completion of the project.

A site waste management plan has been developed for this project.

Monitoring and Review of day-to-day activities

Our site supervisor will be responsible for monitoring all on-site activities on a full time, day to day basis. Site Management will conduct regular site inspections.

SWSC will make periodic site inspections and will provide written records of those inspections to the site supervisor. Sub-Contractors will provide adequate supervision of their works and will be requested to report on health and safety standards being achieved. Regular health and safety review meetings will be held throughout the contract. Attention will be paid to the changes that occur as the project progresses and the measures necessary to ensure that health and safety is properly managed.

Documentation

The following documents will be available with our supervisor.

- Company Safety Policy
- Method Statement and Risk/other Assessments
- Statutory Notices
- Copies of plant operator's licences (CPCS)
- Proof of employee competences
- Certificates of inspection, thorough examination and testing of work and lifting equipment
- Records of statutory inspections for scaffolding and lifting appliances.

- Employer's Liability Insurance Certificate
- Copies of documentation provided by Carter Lauren Construction Ltd

Methodology

If required exclusion zones will be established using heras style fencing, which will be erected in accordance with BS6187. These zones will be implemented by Safe Demolition and will clearly define the safe working areas and restrict access to unauthorised personnel.

Soft-strip works

Soft-strip operations will be sequenced to support the phased demolition.

Timber Elements – skirting boards and trunking will be prised from walls using wrecking bars. All nails will be flattened to prevent injury.

Lighting and Electrical Components and Equipment – fluorescent tubes and fittings will be removed using podiums by operatives wearing PPE. Items will be placed into designated WEEE disposal area and disposed of by a licensed contractor

Mechanical and Electrical Services – Ducting, pipework and cabling will be removed in manageable sections. Pipework may be cut into manageable sections of 2m. All components during removal to prevent uncontrolled injury or collapse

Doors, glazing and windows – glass will be stabilised using duct tape in a star pattern. Beading will be removed to release panels, and frames will be dismantled in reverse of assembly using hand tools and reciprocating tools where necessary. Manual handling assessments will be conducted to assess the need for manual handling and to ensure appropriate lifting practises.

Plasterboard Walls and Ceilings – To be dismantled in reverse of construction order. Plasterboard will be segregated and disposed of accordingly.

Fixed Furniture and Fittings – fixed items such as those other than freestanding will be dismantled from top down, segregated and disposed accordingly

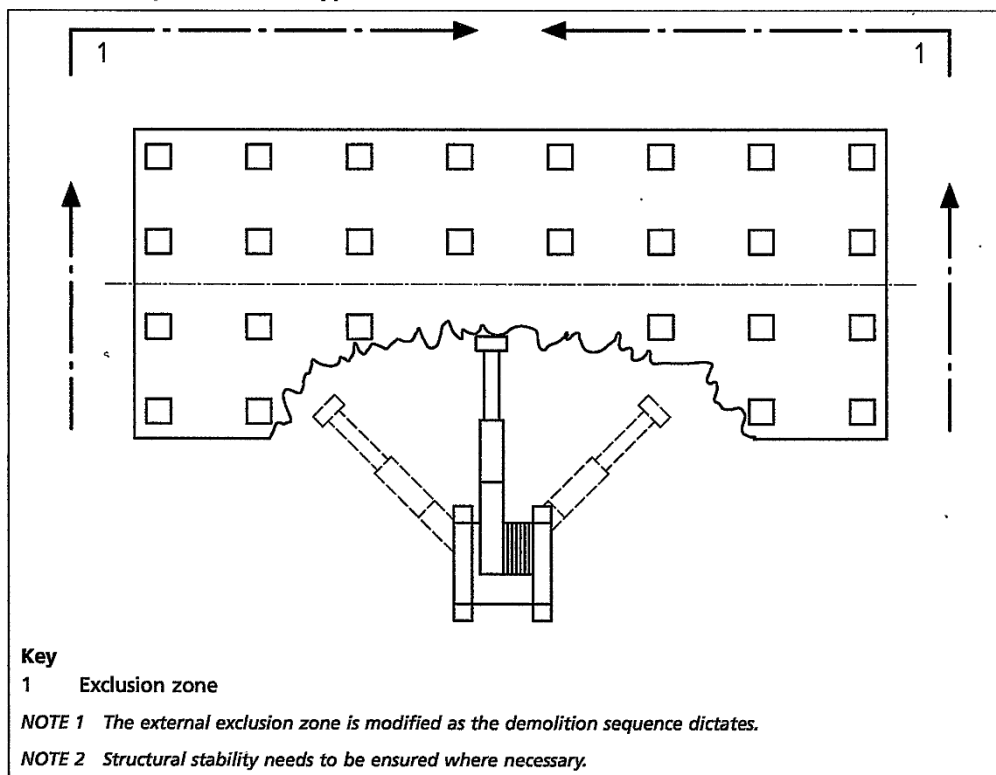
Floor coverings – carpets, vinyl's and other coverings will be lifted via hand tools, segregated and disposed accordingly

Mechanical Demolition Works

Sequence of Works – demolition will progress in a controlled manner throughout the area. Continuous monitoring of the buildings structural integrity will take place.

Mechanical Demolition – demolition will be undertaken in a 12/20t machine, using a progressive demolition approach to create lateral support as demolition progresses. The roof structure will be taken off and segregated on the ground and placed into the correct recycling containers. Demolition will progress throughout the building. First floor structure will be under continuous monitoring as demolition progress to ensure structural integrity during the demolition process.

Figure 17 Plan of typical progressive demolition sequence, column-to-column maintaining a "square" to provide lateral support



Sub-structure – No basement has been identified at the property. Following the demolition and clearance of above-ground structures, the existing concrete floor slab will be broken out using a mechanical excavator fitted with a hydraulic breaker. The slab will be broken into manageable sections and lifted into designated waste containers for removal from site. Once the slab has been removed, excavation will continue to expose and remove the existing foundations and footings. All arisings will be segregated and crushed to an agreed grade. The excavator will operate within established exclusion zones under the guidance of a trained banksman. During breaking works, dust suppression will be used and noise/vibration managed in accordance with site controls. The exposed ground will be levelled and left in a safe condition upon completion, with any soft spots or voids backfilled as required.

Waste Management – All demolition arisings will be segregated at source and loaded into recycling containers and removed by a licensed contractor to a licensed facility.

Site completion – the site will be cleared of all arisings and temporary working facilities. The site will be presented for inspection and handover to the client.

Review Procedure

Monitoring and Review – throughout the works, it is the responsibility of the below named site supervisor, director and nominated representative of South Wales Safety Consultancy to ensure that works are being undertaken in compliance with the method statement and risk assessments prepared for this site.

During the works, if it is determined that work processes cannot be completed in line with current methods, works must be stopped, re-evaluated and recorded in accordance with the below procedures.

Enforcement – during the undertaking of the works, if work processes cannot be completed in line with current methods and RAMs documents, it is the responsibility of the site management team to stop works, review practises and RAMs and take the appropriate action including stopping of activities, amending the RAMs and re-issuing or undertaking a toolbox talk to discuss the changes in working method.

Checking and reviewing – throughout the works, Chelsie Hardy, Gareth Davis and the site supervisor will check the working method in line with the written method statement and the defined scope of works, recording and discussing any deviation in working method. Any changes will be recorded and documented within this document and within the amendments section of this document.

Requirements of change – changes to the risk assessment and method statement will be recorded within the amendments section of this document. However, minor changes can be made by the site supervisor under the following procedure:

1. Supervisor to call contracts manager for approval
2. Change must be made in writing and signed by supervisor
3. A copy of this change must be sent to the contracts manager
4. Contracts manager to make formal amendment to documentation and re-issue to site
5. Any significant changes to the site working method will be reviewed between the contact manager and the director prior to being issued.

Confirmation of operatives briefing – following any changes made to the current working method, a method statement briefing must be undertaken with all personnel on-site. Re-issue amended set of RAMs must be fully signed by all on-site personnel before work can re-commence.

Alterations and Amendments

Revision No	Date	Amendments	Developed by
00	20/02/2025	First Issue – Client Approval – No Amendments	Chelsie Hardy

Separate addendums will be developed upon request of changes and must be read in conjunction with this Method Statement (plan of works) revision 00 and associated Risk Assessments.

Declaration

I declare that I have read and understood the contents of this Method Statement including its attachments and confirm that the arrangements, methods and sequences have been determined by Safe Demolition and Dismantling Services Ltd.

I will manage this project safely and in accordance with legal requirements and the methods of work described in this document and additional safety documents.

Site Supervisor Signature _____ **PRINT NAME** _____ **DATE** _____

.....

Operatives

I have read and understood the contents of this Method Statement including all attached risk assessments and COSHH assessment. I will ensure that I work safely in accordance with the procedures set out in this document and the associated SSOW for this project.

[illegible]

Document Preparation

Prepared by:

Chelsie Hardy

Demolition Contract Manager, Director

A handwritten signature in black ink, appearing to read 'Chelsie Hardy', with a stylized flourish at the end.

On behalf of Safe Demolition and Dismantling Services Ltd

Date: 20/02/2025

Checked by:

Gareth Davis

Company Director

On behalf of Safe Demolition and Dismantling Services Ltd

Date: 20/02/2025