MP Brothers

DEMOLITION METHOD STATEMENT

Client - Dr Sanjiv Patel

For Works at:
26 Sheldon Avenue
London
N6 4JT

Prepared by:

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1.0 INTRODUCTION

With this Method Statement MP Brothers Limited will illustrate how the demolition works will be carried out to the premises located at 26 Sheldon Avenue.

The site is located on the South East side of Sheldon Avenue in Highgate in the London Borough of Haringey.

No. 26 Sheldon Avenue is constructed of traditional red stock brick predominantly solid wall construction. It has pitched roof clay tiles and the existing windows are double glazed white uPVC.

The site is accessible from two directions on Sheldon Avenue to the front of the building. There is no access to the site from the sides or the rear.

Sheldon Avenue is not a red route and parking is restricted only from 10am and Noon Monday to Friday.

A Ground Investigation survey has been carried out and is attached at Appendix 1.

A Refurbishment Asbestos Survey has been carried out and is attached at Appendix 2.

Surrounding properties are residential and comprise large detached dwellings on substantial sites with large gardens to the rear.

The nearest hospital with Accident and Emergency is: -

Royal Free Hospital, Pond Street, London NW3 2QG

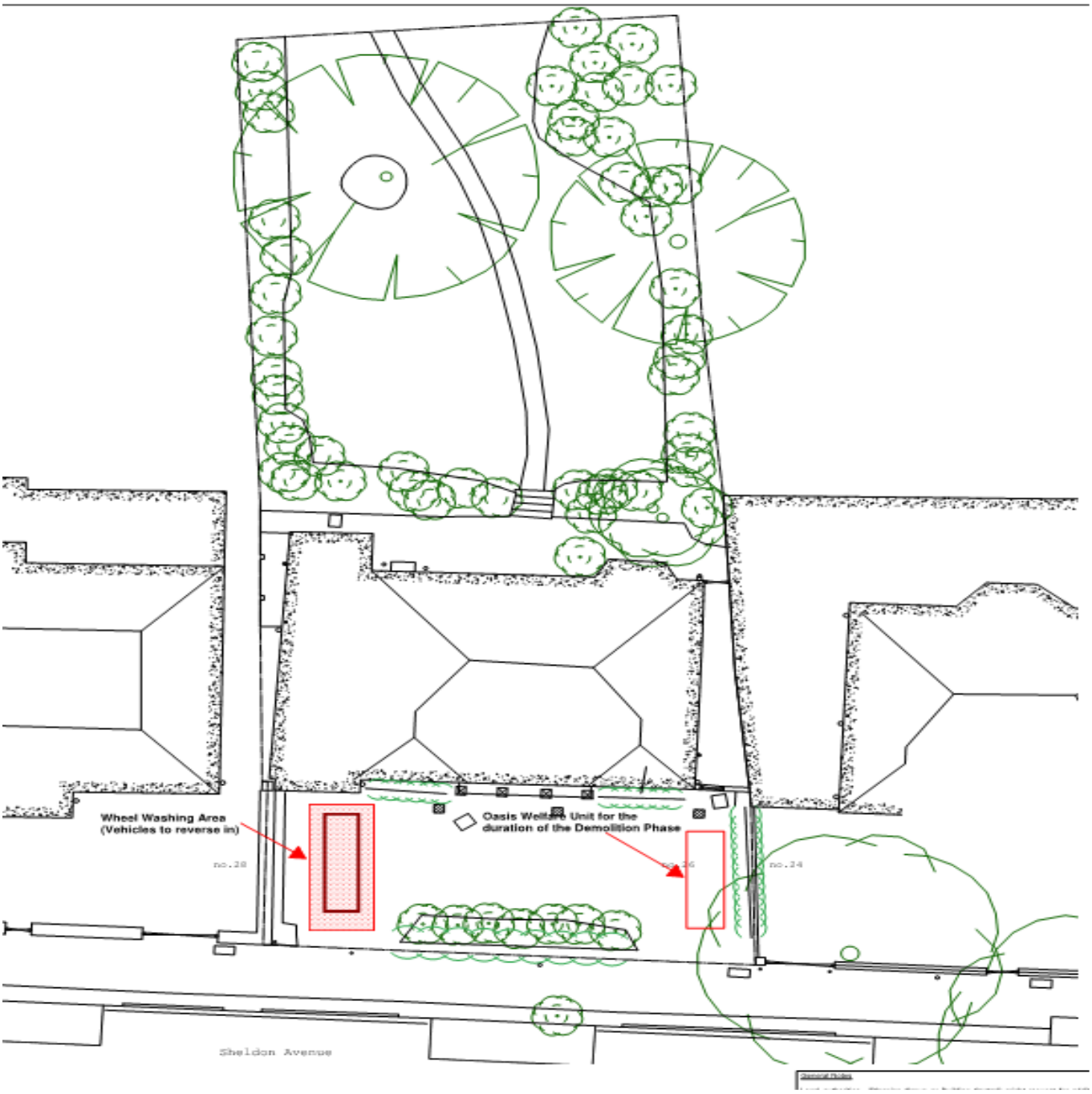
Tel: 020 7794 0500

MP Brothers Limited are experienced, has good local knowledge and are proud of its respected reputation within the Construction Industry for the successful completion of similar sensitive demolition contracts to buildings of similar types within London and the South East of England.

We have given careful consideration to the sensitive location and scope of works, understand the parameters to which we will work under accordingly.

During the course of the demolition works the safety and welfare of the site operatives, general public and neighboring occupants is paramount. Every effort will be made to ensure disruption is minimized.

Site Layout Plan during the 'Demolition Phase- As below:



2. SCOPE OF WORKS

The works consist of the demolition of a 2 storey dwelling with an attached single dwelling. The make-up of the buildings is of a brick and timber structures with tiled roof areas. A 2.4meter high hoarding will be in place before work starts.

Prior to commencement of the works, all services will be isolated and welfare facilities will be in place.

Any non-notifiable contaminated materials on site in the surveys supplied will be dealt with in the correct manner before demolition commences.

The works generally comprise the demolition works for the subsequent development of the site includes:

- The provision of the new statutory utilities.
- soft strip furniture, fixtures and fittings
- remove roof
- demolish building to ground level
- break out all slab, foundations and hard standings

NB: No allowance has been made for underground tanks or contaminated ground.

1. The Dwelling will be stripped of all furniture and fixings and the likes of such. The materials arising from the works will be dropped to the ground floor drop zone area. The materials arising from the works will be loaded into either 40 Yard bins, 12 yard skips or wait and load lorries. The loading will be by means of a 360-degree excavator with a grab attached. The operator will be a fully trained driver.

2. Due diligences will afforded to the segment of wall fronting on to The Gate pub car park. This will be hand demolished up to first floor level.

3. The roof will be stripped of its roof coverings (tiles) by means of trained operatives wearing harnesses secured to a fixed point.

4. The timber roof structures will be taken off by means of a 360-degree excavator in small sections and placed into 40 yard bins until completed.

5. On completion of roof structure the upper floor surrounding brick walls will be demolished in sections by means of a 360-degree excavator. (Please be informed that the demolition of the walling on the garage side, above 2meter on the boundary line with no 28, will by hand).

6. A water suppression system will be in place to minimalize dust control at all times.

7. The upper wooden floor areas will be taken out by 360-degree excavator with a grab attached, the floors will be placed into 40 yard bins and transferred off site. This operation will be carried out until completion of works.

8. The ground floor surrounding walls will be demolished by the machine with dust suppression at all times. The debris will be stock piled for other use.

9. On completion of demolition works the slab area to the premises will be taken up and the debris arising from this part of the works transported off site.

10. The existing Foundations to the footprint of the buildings will be broken up and grubbed out to the depth of 1.5m and transported off site.

3. PRE START NOTIFICATION

Prior to commencing the works contact to be made to the following bodies:

- Notification to the Statutory Utilities regarding the termination of services of the temporary supplies.
- Notification to Local Borough Council regarding Section 80 of the Building Act 1984 regarding the commencement of demolition works
- Notification to local Police and Fire Brigade
- Letters to be posted to the adjacent premises.

The Principal Designer with respect to CDM will have made the following arrangements:

- Issued the Pre-Construction information Pack to MP Brothers.
- Submitted the Project Notification F10 form under CDM requirements.

All necessary agreements and permissions will be arranged and in place before commencing works on site. It addition, services running between buildings must be identified and diverted / terminated.

In order to finalize project details and determine any outstanding information, prior to commencing on site a meeting will be arranged, involving the relevant parties to the project.

4. SITE ESTABLISHMENT

Induction

All site operatives will attend an induction course prior to commencing work on site. Part of the induction process will be to ensure that the operatives are aware of the method statements with the associated Risk and COSHH assessments of their task, location of hazardous materials, stability of the building and outbuildings, the use of a 'hot works' permit system and 'no-go' areas i.e. Drop Zones etc. In addition, regular toolbox talks will be given to the operatives throughout the contract.

Site working hours will be, unless otherwise authorised:

08.00 – 18.00 hours Monday to Friday
08.00 – 14.00 hours Saturday

Site Boundary

A timber security hoarding / fence, 2.4 meters high will be erected by **MP Brothers** along the boundary with no 24 and 28 Sheldon Avenue and across the front and back boundaries of the site.

Within the front 2.4meters high timber hoarding, double vehicular access gates and a dedicated pedestrian access gate will be provisioned.

On commencement of the works signs will be erected warning of the nature of the works to be undertaken.

Access into the site for vehicles will be via the double vehicular access gates. These gates will be kept closed whenever possible to prevent unauthorized entry to the site during the working day.

The site will be safely secured at the end of each working day.

Site Safety Inspection

Site safety is of prime importance and to this end the site will be continuously monitored for safe working practices by the Site Manager and General Foreman. Sub-contractors will be responsible for ensuring that their operatives are working safely and obeying the site rules.

A formal safety inspection will be carried out at weekly (if required) intervals and resulting comments on the report implemented.

Hazardous Materials

Asbestos – See Refurbishment & Demolition Asbestos Survey as at Appendix 6
PS: No asbestos was found in the survey.

The vacant site's structure is in a fair condition – there is no evidence that squatters and drug users have used the buildings.

Needles and Syringes:
Prior to any works commencing a thorough visual inspection will be carried out for syringes and other drug paraphernalia.

When needles are discovered they will be picked up using hand held tongs and placed in a 'Sharps Tin'.

The 'Sharps Tin' will be taken to a licensed facility for disposal.

During subsequent strip out and demolition processes, operatives will remain vigilant with regard to discovering further needles.

At the earliest opportunity, a survey of the buildings must be carried out to determine if any further hazardous materials are present.

Fluorescent tubes cannot be thrown away with normal waste. They will be collected and inserted into cardboard tubes. The tubes will be taken separately to a licensed disposal facility. Similarly, fridges and televisions will be separated and disposed of accordingly. Air con units will be purged before removal from site.

Any chemical storage containers or gas cylinders on site will be investigated for hazardous content and disposed of accordingly (how and by whom will depend upon the hazardous content). If any COSHH information exists appertaining to the materials stored on site MP Brothers will request a copy.

Good personal hygiene must be maintained since there may be rotting foodstuffs in the kitchen and bar areas. There is also a risk of contracting Weil's disease if rats are present.

Leptospirosis

The bacteria can get into your body through cuts and scratches and through the lining of the mouth, throat and eyes after contact with infected urine or contaminated water such as in sewers, ditches, ponds and slow flowing rivers. Rat urine may also contaminate animal feedstuffs on farms.

The disease starts with a flu-like illness with a persistent and severe headache. Report any illness to your doctor – tell your doctor about your work.

Leptospirosis is much less severe if it is treated promptly.

Services

One of the main risks during the demolition of building is penetrating live services. It is essential that all precautions be taken to prevent any such occurrences.

The termination/diversion must be confirmed prior to commencing any works to the building. The locations of all other remaining services are to be determined by using a combination of existing drawings and CAT scan cable detector.

The drainage system will be surveyed to assess where drain runs can be capped off.

Removing all fuses will isolate the switchboards. Physical checks will be made to wall and lighting sockets in several locations and on different floor levels around each room.

Works will be carried out to conform to the requirements of Health and Safety Executive Guidance Note HS(G)47 'Avoiding Danger from Underground Services'.

Works will be carried out to conform to the requirements of Health and Safety Executive Guidance Note GS6 'Avoidance of Danger from Overhead Cables', and the National Joint Utilities document 'Recommendations on the Avoidance of Danger from Underground Electricity Cables'.

Hot Works

Due to the timber present within the building, we will take all reasonable steps to avoid the outbreak of fire, particularly during 'hot' work involving the use of naked flame or intense heat.

A 'Hot Works' permit to work system will be enforced when any works of this nature of works are undertaken. Fire extinguishers will be provisioned for use for these associated works.

Hot works will cease 1 hour before the end of a working shift and the area thoroughly checked prior to leaving site.

It will be impressed on the workforce that the site has a 'No Smoking' policy except for in designated areas and will prevent the accumulation of rubbish on the site.

Oxygen and propane bottles will be stored outside in a lockable cage – the position will be agreed on site and marked up on the site plan.

5.0 TREE PROTECTION MEASURES

Fencing

The following methodology shall be implemented on the proviso that any 'Tree Protection' measures are required:

- 2:0m high 'Heras Fencing' metal mesh panels attached to concrete posts.
- These panels will be joined together using a minimum of two anti-tamper couplers to prevent access except for maintenance purposes.
- The distance between couplers shall be 1meter and these will be uniform throughout the tree protection fencing line.
- Where space does not allow for a full panel then panels shall be overlapped with one another.
- The panels will be supported on the inner side by stabilizer struts, which will be attached to the concrete blocks or a base plate secured with ground pins.
- In instances where the fencing is erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to presence of underground services, the stabilizer struts will be mounted on a concrete block.
- To prevent airborne material generated during the site development from coating the leaves a DUST NETTING will be fixed.
- No storage of materials or use of machinery shall take place within this area and this fencing will remain intact unless under instruction from the Site Manager following consultation with the 'Arborist'.
- Laminated site warning signage will be apportioned to the fencing. These signs will state – 'CONSTRUCTION EXCLUSION ZONE – NO ACCESS'

Ground Protection Measures

- Vehicle movements or the storage of materials may occur within the RPA's of trees during the Demolition and Construction Phases. The existing hard standing will be assessed to confirm if it is suitable to carry the weight loadings they will be subject to during the site development without deforming and damaging any roots below. At this stage it is assumed that the existing surface will be suitable to be used for the majority of the elements of the site development.

If and where required, additional specifications will be used (see below) as Ground Protection Measures to protect the underlying soil structure and prevent potential root damage during the construction activity.

The structure of these temporary measures will be designed to avoid localised compaction by evenly distributing the carried weight over the surface.

It is assumed that the maximum weight loading within the site could exceed 2 Tonne. A system will be proposed to an engineering specification designed in conjunction with arboricultural advice. This system would be a proprietary system such as a heavy duty metal or plastic trackway which will accommodate the likely loading they will be subject to.

-Pedestrian Movements or the erection of scaffolding will take place as part of the construction of the proposed building. The following methods will be used:

- For pedestrian use, concrete laid on a suitable geo-textile layer will be used.
- For scaffolding areas a single thickness of scaffold boards placed on top of a driven scaffold frame, so as to form a suspended walkway will be used.

So as to ensure that the Tree Protection measures are implemented, the Arboricultural specialist will visit the site to record the condition of the trees that are retained and the position and type of tree protection apportioned is managed sufficient to that noted on this Method Statement.

The specialist will make a record of visits which will be retained by the contractor and left on site for inspection.

Key times for supervision:

- Completion of agreed/ necessary tree works
- Erection of the tree protection fencing works
- Installation of vehicular and pedestrian access protection measures
- Works with RPAs of the retained trees
- Effective site monitoring will be undertaken from the outset of the project and at agreed intervals thereafter. The frequency and monitoring may well decrease following the appropriate installation of all the tree protection measures. Below is a recommended programme of arboricultural supervision. (This programme may alter dependent upon site circumstances or by agreement).

Proposed sequence of actions for effective tree protection:

Stage	Action	Arboricultural Supervisor (AS) (Required – Y/N)	Notes
1	Pre Commencement Meeting	Y	Site Agent (SA) and Arboricultural Specialist (AS) and contractor to attend
2	Tree works	Y	Following completion of the tree works
3	Installation of tree protection fencing and ground protection	Y	PRIOR to ground/demolition works
4	Undertake manual dig exercise and root treatment necessary	Y	SA to advise AS prior to commencement
5	Demolition phase	Y	SA to advise AS prior to commencement; AS to monitor tree protection at agreed and appropriate intervals
6	Construction phase	Y	AS to monitor tree protection at agree and appropriate intervals
7	Remove tree protection fencing/ground protection	Y	No tree protection is to be removed without prior agreement from AS
8	Tree planting/ landscaping	Y	Brief landscape company & sign off

Precaution during Landscaping works

The following steps (both general and site specific), are advisable in relation to implementing any landscape works, which may have the potential to affect retained and or protected trees:

- Developer/Contractor to advise arboricultural supervisor of intended time frame of landscape work in advance of commencement.
- If necessary, re-locate existing tree protection fencing/ground protection to enable landscape work to proceed.
- With bio-degradable spray paint or site pins with plastic tape, mark out the position of the relevant tree root protection areas (RPA) as per the tree protection plan.
- Within the RPAs, avoid using any mechanical tools or vehicles (e.g. tracked or wheeled machinery).

- All/any mulch or top soil is to be spread manually, with the use of wheel barrows and hand tools. It will be acceptable to use of the back actor of a tracked excavator to spread piled top soil or mulch into the RPAs of protected trees provided the bucket does not come in contact with the

ground and that the power unit is positioned outside of the RPAs at all times.
- Any planting pits are to be excavated manually within the RPAs of any retained trees.
- Multiple passes within the RPAs along one route, pedestrian and with wheel barrows will require some ground protection to be installed prior to working. Ground protection will be scaffold boards over wood chips.
- A record of the landscape working method is to be made and provided to the Council for their file.
- Hard landscaping features will be constructed under specialist supervision where this falls within the RPA of retained trees and will avoid, where possible, the re-grading of soil.

General Site Care
- No fires will be lit on site.
- No access will be permitted to within the fenced or otherwise protected areas (unless for site accommodation or Authorised agreement) at any stage during construction.
- No materials, equipment or debris will be stored within the fenced areas unless agreed with the arboricultural supervisor.
- Areas for mixing are to be located beyond RPAs of trees and contained to prevent leaching into the soil.
- A copy of this report and the Tree Protection Plan is to remain on site at all times.

6. ASBESTOS REMOVAL

A full Asbestos Refurbishment/ Demolition survey has been carried out. NO ASBESTOS CONTAINING MATERIALS WERE FOUND.

MP Brothers operatives continuously work in environments where the possibility of discovering further asbestos exists, not picked up on surveys. Such locations are:

- beneath items of heavy plant
- within items of plant
- in ducts inaccessible at time of survey
- through concrete slabs and beams – cast in situ
- materials used as permanent shuttering

Our operatives and the management team are extremely vigilant in their approach to these situations.

NB: ALL MP BROTHERS OPERATIVES HAVE BEEN PROVISONED THE REQUIRED ASBSTOS ½ DAY TRAINING SESSIONS AND ARE ALL AWARE OF THE NEED TO STOP WORKS ON SEEING ANY MATERIAL THAT THEY SEE MAY CONTAIN ASBESTOS.

IF DURING STRIP OUT, DE-PLANTING OR DEMOLITION FURTHER ASBESTOS BASED MATERIALS ARE DISCOVERED, THE GENERAL FOREMAN/SITE MANAGER WILL BE NOTIFIED AT ONCE AND THE AREA WILL BE SEALED OFF AND ALL WORKS IN THE IMMEDIATE AREA WILL CEASE.

7. SCAFFOLD ERECTION

General Scaffold Notes

- All scaffolds will be erected in accordance with BS5973 and Notes SG4. A method statement will be issued separately.

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

- A weekly written check system will be operated. All scaffold structures will be commissioned and a handover certificate obtained prior to use. The scaffold inspection register will be completed and updated weekly.

- The scaffold will be tied through existing window openings and around existing structural elements using a T-bar system or similar in accordance with good working practice.

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

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

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

- The appointed scaffold sub-contractor will be recognised as experienced, accomplished and familiar with this type of work.

- In compliance with CDM 2015 regulations the appointed scaffold sub-contractor will be interviewed to assess competence and suitability for the contract.

- In compliance with The Construction (Health, Safety and Welfare Regulations) 1996 double guard rails and toe boards will be erected on all working and access platforms.

8. SOFT STRIP

All existing services are to be terminated / isolated by the Statutory Utilities.

However a check will be made in each room to taps, sockets, lights, other electrical equipment etc. confirming termination.

Once all supplies are terminated / confirmed and all hazardous materials have been removed (asbestos/needles) the progressive strip out of the redundant services and associated fixture/fittings in the building can commence.

During the site induction the operatives carrying out the soft strip exercise will be instructed to always notify site staff or the electrician before severing any cable they are uncertain about.

Working progressively through the buildings the following items will be broken down using hand-held tools, in a general soft stripping exercise.

Location	Action
Floors	Removal of all floor coverings and carpets etc. Removal of all rubbish, broken glass, furniture, equipment and stockpiled materials.
Walls	Removal of non load bearing walls, plasterboard and partitions, cills, light fittings and fixed shelving. Paneling and sheet finishes to the walls.
Ceilings	Removal of any suspended ceiling tiles, plasterboard finishes, suspension systems and light fittings.
Toilets	Stripping out and removal of all toilet fixtures and fittings including toilet pans, sinks.
Kitchen	Removal of all sinks and cupboard units.
Electrical and mechanical services	Removal of all surface mounted electrical and mechanical cabling and pipework.

The works will be accessed from the existing floor levels or aluminum towers.

During each working shift, the debris will be cleared and loaded directly into a roll on/off bin parked in the courtyard then removed from site.

By regularly removing the accumulated debris, the potential fire risk that loose combustible material imposes, is minimized / removed.

The debris will be taken off site and a copy of the Duty of Care – Waste Transfer Note, detailing description, producer and carrier of waste, will be kept on site and available for inspection.

9. STRUCTURAL DEMOLITION

Primary machinery as listed below shall be utilised for the demolition of the premises:

Demolition Works Proposed Plant & Machinery:

1 1no Demolition Specification Excavator with rotational selector grab, hydraulic breaker and bucket attachments (probably 20t size)
2 1no 5ton Mini Excavator with the appropriate attachments
3 1 Tonne Dumper
4 1no Alloy Tower
3 900 litre fuel bowser

Hand tools:

Reciprocating Saws
Shovels
Wheelbarrows
Mattocks (Crowbars)
Club Hammers
Hammers

Step 1 – Setting up Exclusion Zones

An exclusion zone around the intended structure to be demolished and the demolition rig will be devised inclusive of the three main elements required to create a demolition exclusion zone as outlined within BS:6187.

NB: Only Management, Plant operators and watchmen/banksmen are permitted to enter the demolition area. No other personnel are permitted to enter the exclusion zone during demolition activities.

Signage will be displayed on the Heras fencing, no gaps in fencing will be permitted & the work pack will be displayed at point of entry to the work face.

Do take note that the garage flank wall up above 2meters will be carefully taken down by hand.

Step 2 – Setup Dust Suppression

Prior to commencing any structural demolition works, adequate dust suppression units will be positioned within the work area. A MEWP fitted with water hose, Dust Boss, and/or water suppression fitted to the high reach machine will be utilised for this purpose.

The wind direction will be considered when positioning the dust suppression unit (spraying in the direction of the wind, not against it).

Where possible a direct connection for the water supply will be utilised i.e., fire hydrant, where this is not possible, the tank on the dust suppression unit will be utilised. The tank will be refilled continually until the operation is complete.

Any excess water run-off will be directed towards existing roadway gullies or storm drains.

The majority of water used will evaporate naturally or soak into the ground or be absorbed into the debris which will itself be cleared and loaded away.

Step 3 – Wheel Washing – As denoted on Page 4 of this documentation.

Wheel washing will take place on the existing driveway of the property. Waste water from the wheel wash will be stored in a temporary "silt buster" holding and separation tank on site, the level of which will be closely monitored. When full the contents of the tank will be collected by a registered waste disposal contractor for processing and disposal.

Step 4 – Low Reach Demolition of Concrete/Brick Structures

The technique described within this sub-section will be utilised for the house.

The suitably sized excavator fitted with a grab or pulveriser attachment will elevate its boom arm and make an entrance penetration at roof level. This will enable the tachment jaws to get a starting point for demolition and opening-up of the building.

The excavator will break further into the roof material, collapsing the debris into the inside of the building. Care will be taken not to overload the slab below and waste will be cleared progressively.

This technique means demolition progresses from wall to wall in a box shape ensuring bays are removed in sequence.

(NB: The outer wall to the garage up to 2meters from floor height will be demolished by hand). Thereupon the walls will be broken out using the grab and

debris will be pushed into the building and allowed to fall to the next floor level or down into the exclusion zone.

This exposes the internal floor slabs at each level, and these will be broken out using the pulveriser or grab starting at the top and working down, progressively moving into the building and taking out the whole floor slab from front to rear.

This leaves one "bay" fully demolished and so the excavator can track along and repeat the process until the final bay is reached.

This bay will be more carefully demolished with the rear and outer wall being "pulled in", ensuring the debris falls inwards and away from any site boundary. This process will be repeated until the entire structure has been demolished.

Care will be taken to ensure that partially unstable structures are not left unsupported for any extended period.

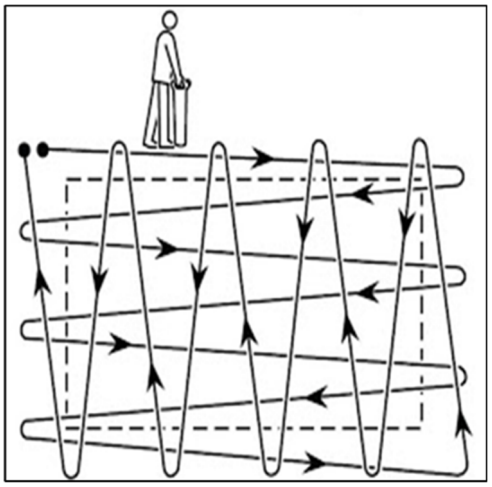
Step 5 - Processing Waste

Progressively as the demolition continues, the arising materials will be processed for disposal from site.

Breakers and/or pulverisers will be utilised to downsize the brick/ block arisings to such a size that they can be safely loaded into 8-wheel tippers.

Step 6 - Concrete floor Slabs
Cable Avoidance Tool (CAT) & Genny (Signal Generator) Scanning

Before works commence MP Brothers will source and obtain any necessary drawings containing details of potential underground services where the slabs are being removed.



Regardless of the knowledge obtained from drawings, a survey will be carried out by an individual with sufficient experience and technical knowledge. Physical identification of the services will take place. Any potential services detected will be identified using a CAT and Genny, method shown in the diagram. Operatives will verify services by carrying out trial holes and mark the type and location on site. If required drawings shall be updated with any further services recorded.

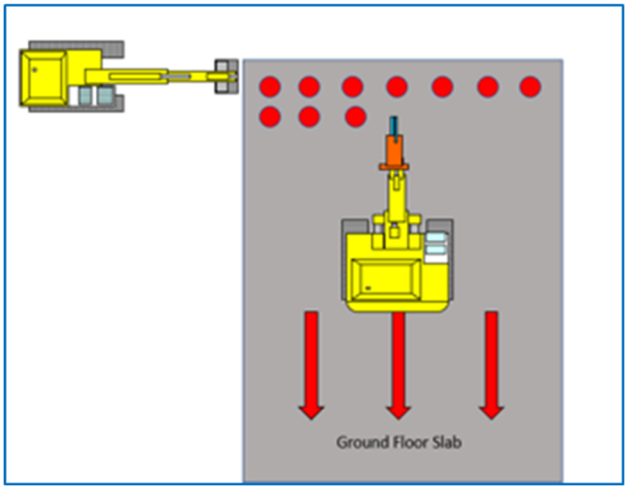
If any services are located where works are to be carried out, they must be made dead or redirected prior to removal of the slab. Digging can be carried out to within two meters of the expected location on the service until they have been isolated and certificates have been obtained.

Percussive Breaking

Prior to undertaking any demolition activities, a permit to demolish will first be obtained from the client team. In addition to this, confirmation of isolation will also be requested from the client team.

Following receipt of the permit to work, the banksman and excavator operator will agree the method of communication and hand signals to be utilised. Generally, all communication will be done via two-way radio and hand signals.

The excavator will then fit the hydraulic breaker attachment to the excavator. When doing so, drip trays and plant nappies are to be used to capture any fugitive hydraulic oil that may escape during the fitting of the attachment.



The excavator will then be banked into position by a qualified and competent banksman. Once in position, the excavator will be positioned to work on the ground slab itself which is to be removed.

The excavator with a breaker attachment will initially pepper the slab with holes at approximately 2-meter centres, depending on the depth of the slab the hole centres may be closer together.

The peppering will create a fracture in the slab and enable the slab itself to be reduced into smaller sections more easily. The excavator will work on the hardstanding and start to make fractures in the slab in a top corner, working across the slab then work progressively backwards as shown in the image to the right.

Removal of obstructions below ground bearing slab

Following the removal of the ground bearing slab, all foundations and obstructions immediately below the ground bearing slab shall be removed.

As with the breaking up of the slab, hydraulic breakers will be utilised to reduce the size of any foundations in situ.

Once reduced to a suitable size, a second excavator in attendance will be fitted with either a selector grabs or bucket attachment. This excavator will then be utilised to remove the arisings from the excavation. These arisings will then be stockpiled for crushing.

Following site investigations, various fuel storage tanks have been identified. The below diagram indicates the position of said tanks. At this time, the position of three tanks has been identified. The removal of up to seven tanks has been allowed for as part of our scope of works.

Tank 2 was previously used for Diesel storage with a cited capacity of 22,500 litres. Tank 3 and 4 were previously utilised for the storage of petroleum. Tank 3 had a capacity of 22,500 litres and Tank 4 had a capacity of 13,000 litres.

From the photos provided at tender stage, it would appear that the tanks have been filled with foam to prevent refilling following decontamination by others. In addition, the foam filling reduces the likelihood of potentially explosive atmospheres from remaining.

Following removal of the ground bearing slabs, the tanks will be excavated and removed to ground level with the use of a suitably sized demolition rigged excavator.

Waste Management

The following waste streams have been identified:

Waste Stream	Waste Criteria / Docs	Disposal Route
Iron Non-Ferrous	Non-Hazardous	
Mixed Construction & Demolition Waste	Non-Hazardous	
Timber	Non-Hazardous	
Brick and Concrete Rubble	Non-Hazardous	
Plasterboard	Hazardous	
Effluent	Non-Hazardous	

Environmental Considerations

Noise

During the works, noise will be monitored.

Task	Risk	Controls
Mechanical pulverising or breaking of brick/ blockwork walls and concrete bases.	Hearing damage and tinnitus. Failure to understand communications. Nuisance to neighbours.	Ear defenders to be worn where deemed necessary. Machine well maintained to ensure efficient operation and reduced vibration. No Noisy working before 8:00am or after 5:00pm. Modern plant and equipment will be used throughout the works and generators will be silenced were practicable.

Pollutants

During the works all environmental surroundings will be taken into consideration during the works and protected.

Task	Risk	Controls
Diesel Emissions	Irritate respiratory system, Asthma Lung disease Lung cancer.	Plant to be well maintained and services regularly. Plant to be demobilised and switched off when not in use.
Refuelling Plant	Fuel causing skin irritation, cross contamination with ground/water	The machine will be delivered with a full tank, so refuelling will not be required on this small job.
Exchange demolition attachments	Hydraulic oil causing skin irritation, cross contamination with ground/water.	Spill kits to be readily available for all machines and used upon any spillage occurring. Pipes to be replaced in a safe zone over a bunded plant nappy. COSHH assessments to be carried out and available.

Vibration

Vibration levels from the demolition activities are not expected to be significant as the structure is separated from adjoining properties. Construction joints are visible between the ground bearing slabs which will reduce vibration.

Information, Instruction & Training

Information, instruction, and training will have been provided to the operatives in the following areas:

a) Demolition Operations and Safety Awareness
b) Plant Operations and Safety Awareness
c) Supervisors Competency
d) Site Specific Induction to include work within Controlled areas.
e) First Aid At Work
f) Work at Height Training

All training records and certification for each employee will be kept within the site file held by the Site Manager.

Section 14: Appendices

1 Earth Environmental (Southern) Limited – Grounds Survey Report - (Nov ’22)

2 Refurbishment & Demolition Asbestos Survey

3 Site Induction Proforma Checklist

4 Site Induction Attendance Register

5 Personal Protective Equipment Checklist Register

6 Personal Protective Equipment Issue Record

7 Method Statement Review and Approval Document

10. COSHH ASSESSMENT

In accordance with the COSHH Regulations 1999, made under the Health and Safety at Work etc. Act 1974, the health of persons exposed to substances hazardous to health in the workplace will be protected. The regulations impose duties upon employer and their employees.

Substances hazardous to health in the workplace are either materials or products imported into the workplace or products produced by the processes.

MP Brothers shall ensure that the exposure of employees to substances hazardous to health is either prevented or, where this is not reasonably practicable, adequately controlled.

So far as is reasonably practicable, the prevention or adequate control of exposure will be secured by measures other than personal protective equipment.

Where measures taken do not prevent, or provide, adequate control of exposure then, in addition to taking those measures, MP Brothers shall provide employees with, and ensure proper use of, suitable personal protective equipment that will adequately control their exposure.

Products used in any asbestos removal process will be included in future documentation and any further substances discovered or used as a result of a change in method will be subsequently added to this section.

11. RISK ASSESSMENT

Similarly, in accordance with The Management of Health and Safety At Work Regulations 1999, MP Brothers will assess all work practices to be encountered during the contract and produce Risk Assessments referring to the worst case situation for activities not eliminated by the method of works chosen as defined in the Method Statement.

The Risk Assessment will reflect both the likelihood that harm will occur and its severity to employees and other people who may be affected such as visiting contractors and members of the public.

A Risk Assessment is not an end in itself. It is a management tool that allows dangers to be evaluated and suitable measures to be taken to prevent damage or harm from occurring.

A library of Risk Assessments relative to this building will be attached in conjunction with the Method Statement.

The Risk Assessments Library will be updated throughout the contract should conditions change and/or new methods preferred.

12 HEALTH & SAFETY NOTES

The Health, Safety and Welfare of operatives, visitors and the general public are of prime importance to the Company. Our Health and Safety consultants will carry out fortnightly site audits. Copies of the reports will be available on site for inspection.

All personnel on site will carry out their work in accordance with the Company's Safety Policy. In addition to the requirements of this policy, the following considerations will also be observed:

- The site will be deemed a 'Hard Hat Site' and the wearing of protective helmets, hi-vis jackets and steel toe-capped boots will be required by both site operatives and visitors.

- All operatives and visitors will be required to sign into a Visitors Book.

- All site operatives will be given an induction talk covering the following:

  - the works Method Statement
  - the health and safety at work act
  - the company's policy for health, safety and welfare
  - fire procedures (including the location and use of extinguishers)
  - first aid – name and location of first aider, introduction to them, position of first aid boxes and rules for their use.
  - use and availability of protective clothing and equipment
  - general hazards in and around work area
  - specific hazards in work area
  - procedures for reporting accidents, injuries and property damage
  - safe systems of work, where applicable
  - welfare – location of canteens, toilets etc. and any other welfare matters

- CITB Certification, or equivalent, for all 360° excavator, skid steer loader and crane operators will be provided. In addition, the Certification for the machines will be kept in the site file. Copies of all the relevant information will be issued.

- Adequate supplies of gloves, ear defenders, eye protection, dust masks and other safety equipment will be available on site at all times.

- A personal protection equipment register will be completed and signed by each operative on receipt of the above.

- Access platforms, excavators and lifting equipment will be checked regularly in accordance with current regulations.

- All machinery, compressors, pneumatic tools etc. will be fitted with silencers of approved types.

- All works are to be carried out in accordance with the new demolition Code of Practice BS6187 and H&SE Guidance Notes Part 1-4 inclusive.

- All of the works are to be under the direct control of an experience foreman.

- Regular toolbox talks will be given to the site operatives.

- All holes in floors and exposed edges are to be provided with suitable stout handrails and toe boards.

- Warning signs and notices are to be prominently displayed in and around the site.

- All corridors and staircases are to be kept free from obstructions at all times. Debris materials will be cleared from floors to prevent excessive build up.

- Where there is a risk from falling, all works are to be carried out with MEWP, scaffolding or tower for safe man access.

- A First Aider and proper first aid kit, commensurate with the total number of site personnel, is to be maintained on site.

- Fire fighting equipment (carbon dioxide and foam fire extinguishers) under the control of operatives, trained in the use of the same, will be positioned in and around the works, paying particular attention to areas where flame-cutting operations occur. If a 'Hot Works' permit to work system is operating this will be adhered to.

- Oxy/propane cylinders will be fitted with flashback arrestors and stored outside the buildings in an upright position in a lockable cage.

- Any future changes to the Method Statement will be agreed with the Contracts Manager prior to execution and the Method Statement appended accordingly.

13 CONCLUSION

Whilst this statement has been produced specifically for this contract, should it be necessary to amend, deviate or alter due to safety or any other valid reason, a revised method can be agreed by our respective site representatives and an addendum statement produced.

Any changes or variations to the original scope of works may have financial implications.

MP Brothers Limited will provide a site team of skilled management and operatives to ensure that the contract is carried out within the programme period. All necessary precautions will be taken to prevent any disturbance, inconvenience or nuisance to the occupiers and users of adjoining neighboring properties and the general public.

MP Brothers

CONTACTS

Vasudev Hirani Site Manager
07917 080 608

To Follow Site Foreman
……
…

Virji Hirani Contracts Manager
07917 080
614

MP Brothers Limited (Head office contact)

Dilan Rabadiya
020 83298 0082

APPENDIX 1

Traffic Management Plan (Please refer to the plan as at Page 4)

OVERVIEW

No development shall take place, including any works of demolition until this Demolition RAMS has first been submitted to the local Planning Authority and a reply received back in writing for the agreement thereof of the said plan. The plan herein in details the arrangement for:

a) The parking of vehicles **off site**
b) Loading and unloading of plant & the disposal of debris.
c) Wheel washing facilities, and
d) A scheme for recycling/disposing of waste resulting from demolition and construction works
e) Measures for the control and reduction of dust
f) Measures for the control and reduction of noise and vibration
g) Measures for wheel washing

The demolition works shall be carried out in accordance with the plan so agreed.

This section presents a plan which builds on the findings of the Surveys as undertaken to date an as attached within this documentation.

The demolition phase of the works will entail **8 to 12rigid back vehicles per day.**

All vehicles will park within site perimeter to be unloaded.

GENERAL MEASURES TO REDUCE CONSTRUCTION TRAFFIC IMPACTS

The following measures will be implemented to reduce impacts from construction traffic.

MP Brothers will not commence any work that affects normal access on public road until all traffic safety measures necessitated by the work are fully operational. Hazard warning lamps, traffic signs and temporary road works signs will comply with British Standards. Signs and diagrams of the Traffic Signs Regulations will be of "high intensity" grade reflective materials. These will be erected and managed by experienced operatives employed by specialist contractor.

We do not see the need for any temporary diversions on the roadway.

MP Brothers will keep clean and legible at all times all traffic signs, road markings, lamps, barriers and traffic control signals and will position, reposition, cover or remove them as required by the progress of the works and to the approval of the Local Authorities.

Carriageways and Footways

Aside from connecting into the mains sewer there are no other works that will affect the carriageway & or footways. This will be carried out by the service provider.

Maintenance and Repair of the Road

MP Brothers will take every possible precaution to prevent its operations from damaging the roads and footpaths in the vicinity of the construction works. The Contractor will be responsible for any damage caused by their activities to the road in the vicinity of the worksites.

The Contractor will carry out a pre-construction inspection and take photographs of the public roads, footways and cycle ways in the vicinity of the Site in conjunction with the Local Authorities' Roads Maintenance Team. The Contactor will produce a report of the results of the joint inspection. The report will establish the general road conditions within and in the vicinity of the Site and the level of reinstatement required. The report will be agreed and signed by both the Contractor and the relevant Local Authorities.

The contractor will compensate the Local Authority for any costs associated with the reinstatement of the public highway and footpaths damaged by construction works. Snow clearance, salting, gritting etc. will be carried out on the public roads as per normal by the Local Authorities during works.

Access across Site and to Frontages

MP Brothers will:

i ensure that all the access roads will be kept open and unimpeded at all times.

ii. where it is reasonably practicable to do so, maintain any existing right of way across public and private accesses to adjoining frontages in a safe condition and to a standard not less than that pertaining at the commencement of the Contract Agreement.; or

iii. Alternatively, MPB will provide acceptable alternative means of passage or access to the satisfaction of the persons affected. The Contractor will provide and maintain any guard rails, fences, gates, lights, crossovers, paving, steps, handrails, etc. needed and they will be of such size, strength and construction as will be adequate for their purpose.

iv. The Contractor will, in carrying out the works, take all reasonable precautions to prevent or reduce any disturbance or inconvenience to the owners, tenants or occupiers of adjacent properties, and to the public generally.

v. The owners, tenants or occupiers of affected properties will be informed of the works to be undertaken, their planned duration, partial/temporary road and access closures and alternative access routes (where required) in writing and by locally posted public notices prior to work starting.

vi. The Contractor will render all necessary assistance to occupiers of premises affected by the works to enable them to get materials or goods into or out of their premises during the Contractor's normal working hours.

vii. In carrying out the work immediately adjacent to occupied premises outside the Site, the Contractor will proceed with minimum inconvenience and disturbance to occupiers and users. Access to and

from such premises will be maintained at all times, other than in exceptional circumstances.

Avoidance of Nuisance

Mud on Roads:

MP Brothers will implement strict measures to minimise what is considered to be one of the main environmental nuisance problems arising from construction sites. These will include, but will not necessarily be limited to, the following.

i. The provision of easily cleaned hard-standing for vehicles entering, parking and leaving the site. This also serves to minimise dust nuisance.

ii. The provision of wheel cleaning and lorry jet washing facilities on all exit routes of construction sites.

iii. As and when required, the utilization of a road sweeper to clean the site and hard standing of any mud or debris deposited by the site vehicles on roads or footpaths in the vicinity of the site.

iv. The adequate sheeting of each lorry load of spoil removed, to prevent spoil falling off during its journey.

v. Measures will be taken to ensure that mud and detritus material is not swept into gullies.

DUST:

Measures to prevent dust will include the following practices: The Contractor will:

- ☐ Provision of easily cleaned hard-standing areas for the muck away wagons;
- ☐ Keep the hard surfacing of heavily used areas clean by regular brushing and water spraying;
- ☐ Completely sheet the sides of all vehicles carrying spoil and other dusty or loose materials;
- ☐ Regularly damp down and clean un-surfaced haulage routes and verges where these are located close to sensitive locations; and
- ☐ Establish and enforce appropriate speed limits for all site traffic.

Vehicle Emissions **-** Compliance to Standards

Vehicle emissions are regulated through the Road Vehicles (Construction and Use) Regulations (as amended), and the Motor Vehicles (Great Britain) Regulations made under the Road Traffic Act 1988. Further amendments implement the European Directives on vehicle emissions known as the EURO standards. The EURO standards set emission limits for several pollutants from different types of vehicles.

Construction vehicles will be required to comply with relevant EURO standards. Drivers will be required to keep their engines in tune and their catalysts

working efficiently. In practice, emissions are controlled through the MOT. All vehicles used by Contractors must comply with MOT emission standards at all times. Vehicle owners can be prosecuted if their vehicle emits substances in excess of the standards. The Vehicle Excise Duty (Reduced Pollution) Regulations 1998 enable HGVs meeting certain particulate emission standards to qualify for a Reduced Pollution Certificate.

Site Access and Lorry Movements **–** LGV & HGV

In order to facilitate un-impinged access into the site, **ALL** Vehicle drivers must call the site 10 minutes prior to their estimated time of arrival.

The Contractor will take all reasonable measures to ensure that delivery and waste removal vehicles do not park on the adjacent roads prior to approaching the Site.

MP Brothers when entering into any sub-contract for the execution of any part of the construction works or the supply or transport of heavy loads, construction plant, materials or spoil will incorporate in any such sub-contract provisions requiring the sub-contractor or supplier to comply with the requirements of this D&CMLP.

Lorry/Vehicle Movements

The sub-contractors and suppliers who may move large and/or heavy loads, construction plant, materials and spoil (including vehicles used for carrying such when running empty) will limit the use of public roads as far as is reasonably practicable.

Routes will be agreed with the Local Authorities in advance. HGVs transporting materials and waste to and from Site will do so between **08:00 and 18:00** hours, unless otherwise agreed with the Local Authorities or unless required by unforeseen events.

Other HGVs accessing or egressing the site will do so in accordance with the normal site working hours as ascertained to date unless otherwise agreed with the Local Authorities or unless required by unforeseen events.

The Contractor will take all reasonable measures to ensure that delivery vehicles do not park on the adjacent roads prior to entering the Site.

MP Brothers when entering into any sub-contract for the execution of any part of the construction works or the supply or transport of heavy loads, construction plant, materials or spoil will

incorporate in any such sub-contract provisions requiring the sub-contractor or supplier to comply with the requirements of this CMLP.

Note: Booking of deliveries, within the time slots agreed is mandatory on this project – Hence no booking, no delivery!

Site management are to use 'Schedule of Deliveries' form or similar visible arrangements. (example shown overleaf).

Deliveries Booking Form

Project Name: 26 Sheldon Avenue London N6	**Folio No: ……**
Week Commencing:	

Pre-booking of deliveries will ensure no queuing of delivery vehicles thereby reducing CO2 emissions.

The site manager will be contactable at all times and drivers of delivery vehicles will be held and be required to phone ahead to ensure the road is clear.

Any delivery vehicle which misses the daytime slot will be instructed to park well away from site in a suitable parking area.

Parking/Loading & Unloading:

There will not be any parking allocated on this site. There is ample parking avaliable on the roads adjacent to the site.

Any delivery vehicle which arrives late in the afternoon and which cannot be loaded / offloaded will be directed to come back on the next working day.

Sub-contractors and suppliers will be instructed to take deliveries of long materials on long delivery vehicles on Saturdays and ensure that the delivery is off loaded during the designated Saturday working hours – 08.00 -13.00 Hrs.

Traffic Management

For both the demolition and construction phase of the works, the vehicles must drive down via the A1 and reverse into the site. Route out primarily, as far as is reasonably practicable is to be the same way.

1. All vehicles entering the site will be guided in by operatives outside the site who will consult with & advise both members of the public & the drivers / operators.

2. All movements will be pre booked with the site management team & where possible movements into the site at busy periods such as rush hour times will be avoided.

3. All persons involved in the work will be issued with and will wear P.P.E. to include, safety footwear, head protection, hi-visibility waistcoats, eye goggles, gloves, respirator dust mask and ear defenders.

Banksmen

1 Dedicated Banksmen wearing high visibility clothing will be posted at the site entrance to protect pedestrians or warn approaching traffic whilst marshalling wagons or delivery vehicles on/off site.

2 The roadway will be regularly swept during the course of the working day to maintain cleanliness and to minimise the mess that vehicles leaving the site can cause.

3 All deliveries to and from site, in particular HGVs, will be carefully controlled to ensure minimal disruption to the local environment is caused.

4 Site and road conditions will be continuously monitored and adequate facilities will be provided for wheel washing and road cleaning should it be necessary.

APPENDIX 2

Risk Assessment

APPENDIX 3

Ground Survey Report

APPENDIX 4

Refurbishment & Demolition Asbestos Report

APPENDIX 5

Aboricultural Survey

APPENDIX 6

Ecology Survey

APPENDIX 7

Site Induction Checklist

SITE INDUCTION PROFORMA - CHECKLIST

MP Brothers

1	Outline of the project – who's who, e.g. Client, Design Team, etc	
2	Statement on health and safety and commitment of Senior Management to high standards of health and safety	
3	Site-specific risks, e.g.:	
	access routes	
	overhead power cables and underground services	
	proximity of water	
	unstable building	
4	Site-specific control measures for identified risks	
5	Site Rules	
6	Welfare facilities available, location maintenance and cleaning provision, etc.	
7	First aid facilities	
8	Accident and near miss reporting procedures	
9	Emergency procedures, e.g.:	
	Fire evacuation	
	Raising the fire alarm	
	Name and address of emergency services	
	Assembly point	
	Fire marshals/wardens	
	Building collapse	
	Flood, chemical escape and gas escapes	
	Release of hazardous substances, such as asbestos	
10	Responsible persons	
11	Requirements for protective equipment and clothing e.g.:	
	1. Use of hard hats	
	2. Use of safety footwear	
	3. Use of ear defenders	
	4. Others	

12	General site safety controls, e.g.	
	1. Permit to enter	
	2. Permit to work	
	3. Use of banks men	
13	Arrangements for communicating with all the workforce in respect of health and safety, e.g.:	
	Weekly site safety meetings	
	Notice board	
	Display of safety notices	
	Use of other aids, such as visual aids to assist those with language difficulties	
14	Names of safety representatives, competent persons, etc.	
15	Site security and access procedures	

APPENDIX 8

Site Induction Attendance Register

SITE INDUCTION ATTENDANCE R EGISTER

MP Brothers

No	NAME	COMPANY	TRADE	SIGNATURE

SUBJECT: ....….....

THE INDUCTION WAS CONDUCTED: -ON: ...../...../…..... **TIME:** ...../.....**AT:** ……..

BY: .....…..…… **SIGNED:** ..... **POSITION:** .....

No	NAME	COMPANY	TRADE	SIGNATURE

SUBJECT: ....….....

THE INDUCTION WAS CONDUCTED: -ON: ...../...../…..... **TIME:** ...../.....**AT:** ……..

BY: .....…..…… **SIGNED:** ..... **POSITION:** .....

APPENDIX 9

Personal Protective Equipment Checklist

PERSONAL PROTECTION EQUIPMENT CHECKLIST

MP Brothers

		YES	NO
	Are safety helmets worn when required/at all times		
	Are there signs advising that safety helmets must be worn		
	Is safety footwear with steel mid-soles worn when required/at all times		
	Are there signs advising that safety footwear must be worn		
	Is protective clothing worn where required		
	Is eye protection (e.g. visor, spectacles or goggles) worn when required		
	Are there signs advising that eye protection must be worn		
	Is hearing protection worn when required		
	Are there signs advising that hearing protection must be worn		
	Are fall arrestor devices being worn when required		
	Are there signs advising that fall arrestor devices must be worn		
	Are suitable gloves being worn when required		
	Are there signs advising that gloves must be worn		
	Is the PPE serviceable		
	Is the PPE being worn correctly		
	IS the PPE readily available		
	Operative Personal Protective Equipment Issue Check List		
	Hard Hat / Eye Protection		
	Safety Boots/Wellington / Waterproof clothing		
	High Visibility Jackets/Vest / Overalls		
	Gloves / Respiratory Equipment		
	Hearing Protection / Safety Harness		

APPENDIX 10

Personal Protective Equipment Issue Record

PERSONNEL PROTECTIVE EQUIPMENT (PPE) ISSUE RECORD

MP Brothers

PPE EQUIPMENT:
Hard Hat, Safety Boots/Wellingtons, High Visibility Jacket/Vests, Gloves, Hearing Protection, Eye Protection, Dust Mask, Waterproofing Clothing, Overalls, Respiratory Equipment, Safety Harness

EQUIPMENT	ISSUED BY	ISSUED TO	TRADE	COMPANY	DATE OF ISSUE	SIGNED

APPENDIX 11

Method Statement Review and Approval Document

METHOD STATEMENT APPROVAL DOCUMENT

Method Statement approval must be granted by, as a minimum, the Site Manager. Where additional advice is required it should be sought from the Safety Advisor.

Project:	**Date:**

Method Statement Title: ……

Scope of works: ……..…

Contractor: …….…… **Programme Start Date:** …..…. /…… /…..…

In compliance with the Surrey Construction Management Ltd Site Safety Plan the submitted document has been reviewed by Surrey Construction Management Ltd with the following comments. (Tick appropriate box).

Stage 1 Work may proceed in accordance with the submitted Method Statement.

Stage 2 The Method Statement must be amended to cover the items listed below.

Stage 3 The system of work proposed is rejected as unacceptable.

Comments/action required: -

Method Statement Review & Approval Document

We, the undersigned, confirm that the Method Statement detailed above has taken into account all the Health, Safety and Environmental risk associated with the operation, to the best of our knowledge, and has put into place sufficient procedures and supervision to eliminate or reduce those risks as far as reasonably practicable. Given that conditions remain the same, and that there is competent supervision to ensure this Method Statement is carried out practically, the operations may proceed in accordance with this Method Statement: -

NAME	COMPANY	POSITION	SIGNATURE	DATE

Following approval, the Method Statement must be read and understood by all those involved (including supervision) with that activity and all operatives must sign the briefing record sheet.

NB: This sheet must be kept with the current approved master copy Method Statement.