

DEMOLITION OF 39 QUEEN STREET

Outline Method Statement

Introduction



Management of the Project & programme

Our Project Director & Project Manager will be the main point of contact prior to works commencing and during contract works. Communications with stakeholders will be through joint discussions with the client and may be in the form of meetings, briefings and letter drops to advise in advance of the works commencing. The Site Manager will be non-working, based on site full time. The Site Manager will also deal with any site level complaints, queries or concerns or visits from Authorities. The appointed project manager will be the first point of contact with regards to programme.

The Site Manager will liaise with the client representatives as required. The Site Manager will also deal with any site level complaints, queries or concerns or visits from Authorities. Any visits to site by authorities will be communicated with the client immediately. The appointed project manager will be the first point of contact with regards to monitoring and co-ordinating the contractual programme, ensuring that enough time is given and safely co-ordinating works that can be commenced concurrently to ensure programme is efficient throughout.

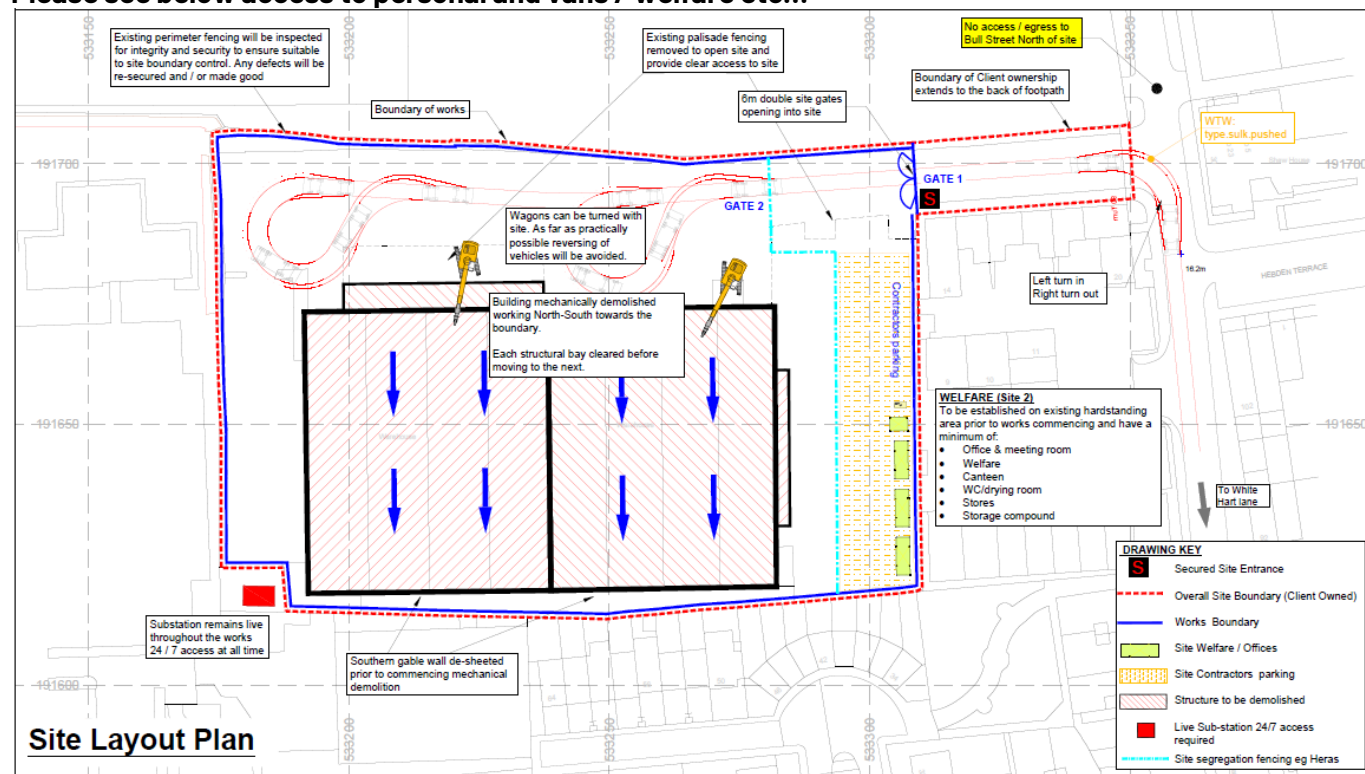
To ensure compliance throughout the project programme, The Coleman Group will work in accordance with CGMS (Coleman Group Management system) which is our own integrated management system (IMS)

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accredited to PAS99; ISO9001; ISO 14001; and OSHSAS 45001. The Coleman Group will also operate using the Coleman Risk Rated Management System (CRRMS) which clearly defines roles, responsibilities, risk categorisation and lines of communication.

Traffic Management, Site Setup and Security.

Please see below access to personal and vans / welfare etc...



Site Layout

Site accommodation will be located as shown above with a traffic marshal situated throughout. Entrance points for site staff will be formed and controlled using camera operated identification system. These locations will be positioned so surrounding pedestrian routes used by other Stakeholders are not impeded or affected. A red wall camera system linked to a 24-hour response centre will be installed at locations to the site boundary. In any instance where trespassers enter site without consent, the red wall system is triggered, and the site team and authorities are contacted.



All deliveries and vehicle movements will be managed and coordinated by the full time CCDO Supervisor and Banksmen on site.

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Colemans will erect CDM site fencing around each works area, with exclusion signage and lockable gates, fitted with debris netting.

Circular Economy / Re-use

Prior to starting the works, a pre-demolition audit will be carried out by internal sustainability managers to identify all materials for reuse. Each item will be identified, assessed, and given a material passport which will tag whether the item is fit for re-use, and explain suitable methods for removal and reuse in other scenarios. Our



purpose built reuse marketplace page will be utilised to advertise and distribute reusable materials to local businesses, charities and domestic users. We can offer a "Journey log" which will be a document containing all ESG data that the donation of reuseable materials has generated. Colemans also offer a page that lists reuseable materials from all our projects which will enable people to browse and select items for reuse on their projects.

Methodology

1.0 Waste management.

As previously mentioned, a pre demolition audit and a reuse survey will be undertaken by Colemans sustainability manager. In this report, we will determine a management plan for materials identified on site, the materials will then be calculated to estimated tonnages and allocated waste routes. Below shows the documents ethos hierarchy:



In addition to the above, it's important to mention that we can also identify materials for repurposing as well as reuse.

1.1 Material passports.

Through items that have been identified for reuse & repurposing, Colemans will create a material passport for each item, detailing its history, design, life cycle assessment, future uses, carbon savings for reuse and repurpose and upcycling potential methods. This is a digital record that provides comprehensive information about the materials used in a building or construction project throughout its lifecycle. This document serves as a valuable tool for promoting

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sustainability, circular economy principles, and efficient resource management in the construction industry. Here's how a material passport typically works:

Material Identification: Each material used in the construction project is carefully identified and documented. This includes information such as material type, composition, origin, manufacturer details, and any relevant certifications or standards.

Tracking and Documentation: As materials are sourced, transported, and installed on-site, their movement and usage are tracked and recorded in the material passport. This ensures transparency and accountability throughout the supply chain.

Lifecycle Information: The material passport also includes data on the expected lifecycle of each material, including anticipated maintenance requirements, durability, and end-of-life considerations. This helps in making informed decisions about material selection and management strategies.

Reuse and Recycling Opportunities: By documenting the characteristics and condition of materials, the material passport facilitates opportunities for reuse and recycling. When buildings reach the end of their lifecycle, materials can be easily identified and repurposed or recycled, minimizing waste and maximizing resource efficiency.

Digital Integration: In modern construction practices, material passports are often digitized and integrated into building information modeling (BIM) systems or other digital platforms. This allows for real-time access to material information by various stakeholders, including architects, contractors, building owners, and facility managers.

Sustainability and Certification: Material passports can contribute to sustainability certifications such as LEED (Leadership in Energy and Environmental Design) or BREEAM (Building Research Establishment Environmental Assessment Method). They provide valuable documentation to support claims related to material sourcing, environmental impact, and circular economy practices.

1.2 Examples of material reuse.

Colemans have now been appointed to deconstruct structures for reuse and green steel for a total of 5+ project all with values ranging from £0.5m - £ 15.0M in the last 24 months. Having a solution in place for this sustainable initiative has lead us to win a global best of the best demolition award and two environmental awards, due to who efforts, determination, achievements and success.

"We have been doing this for years..."

Colemans, back in pre-2010 reused 3nr portal frame building on to our new site and HQ in Birmingham. When Coleman's invested into a new office and associated workshop, we deconstructed 3nr portal frame buildings and transported them to the new premises for rebuilding and new use. The carbon savings on this method was instrumental into cost savings and carbon emissions, rather than traditionally demolishing and recycling the steel components.

"Emerald Steel" his initiative is something the Coleman's take great pride in, positioning us as industry leaders. Emerald steel is the de-build of structural steel post 1970, that can be salvaged for refabrication,

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CE marking and designed back into a new build property, thus saving the production of new steel, transportation, and the recycling process behind scrapping the materials. We have completed this on 3 projects within the London demise, savings over 800 tonnes of steel from traditional recycling processes which demonstrates a potential for around an 87% reduction in carbon emissions from steel reuse instead of recycling.

Examples of reuse:

Furniture, fixtures, and equipment (FFE) – donated local community groups.

Glazing partitions – reuse demountable and re-locatable framed partitioning system.

Doors & architrave – reuse removed and relocated or repurpose partitions, mirrors, chalk boards, storage boxes.

Skirting – reuse removed and relocated or repurpose as picture frames.

Steelwork – repurposed cycle racks, and lintels

Plaster board – recycled or removed and repurposing into message boards.

Rockwool – bagged and re-used.

Ceiling tiles – palletise and reuse or repurpose into message / pin boards, and/or insulation product.

Lighting – reused or repurposed tubes into decorative lighting shades

M&E – re-purposed into architecture.

Floor tiles – removed, palletised, and reused.

Raised flooring – removed, palletised, and reused.

Brickworks / Blockwork – removed, palletised, and reused.

2.0 Monitoring and Reporting:

a. Performance Tracking: We will track key sustainability metrics throughout the strip out process, including waste diversion rates, energy consumption, water usage, and emissions.

b. Regular Reporting: Regular reports will be generated to document progress, identify areas for improvement, and communicate sustainability achievements to stakeholders.

Stakeholder Engagement:

a. Training and Awareness: All personnel involved in the strip out process will receive training on sustainability practices and their role in achieving project sustainability objectives.

b. Community Engagement: We will engage with local communities to raise awareness of our sustainability initiatives and address any concerns or questions they may have.

Compliance and Continuous Improvement:

a. Regulatory Compliance: We will comply with all relevant environmental regulations, standards, and codes of practice throughout the strip out process.

b. Continuous Improvement: We are committed to ongoing review and improvement of our sustainability practices, incorporating lessons learned and best practices from each project into future endeavours.

This project has the opportunity of re-using the existing storage racking & approximately 30,000 number blue storage tubs. They will improve the social impact of the area through donation to SMEs, Local charities & local communities. Colemans have partners across the west midlands to facilitate the ESG movement and ensure this is documented and ethically reused to the appropriate parties that are in need.

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3.0 Completion

Colemans will collect data from the items of reuse and repurpose and certify actuals with regards to carbon savings based on policy's, methods and procedures within the Coleman group. This document will also entail a case study sharing lessons and success with the industry to promote successful circular economy.

Methodology

Pre-Construction

We will ensure we have suitable and sufficient information on conditions and hazards during this phase by:

- Reviewing the pre-construction information and providing the client with requests for information where gaps have been identified
- Undertaking an internal pre start readiness review meeting attended by all team members to ensure the scope and information is understood and any concerns identified with information can be collated and communicated to the wider project team
- Undertaking an external project pre start readiness review meeting with the Client and other duty holders to ensure all parties are aligned and in possession of latest information
- Undertaking site visits prior to mobilisation so that all site members have visibility of the site prior to commencement
- Developing the CPP and RAMS ready for mobilisation

Construction Phase

We will ensure we have suitable and sufficient information on conditions and hazards during this phase by:

- Implementing our project site starter pack that ensures project information is retained in agreed designated folders where the structure mirrors all other sites. This allows information to be retained in an easily accessible location.
- As project documentation is generated through the works, it will be filed as per the site starter pack folder structure and disseminated to Client as required through agreed document sharing platforms only.
- Site and demolition works will be based upon and supported by existing or additional surveys and assessments as deemed necessary to inform methodology.
- Updating the site progress plan and daily hazard briefing boards daily
- Carrying out prestart briefs and post shift debriefs with workers to ensure any important works information is captured and shared.
- Workers will use our hazard reporting app to report site hazards.
- Site Manager and visiting managers will conduct inspections.
- Workers will be inducted, and hazards communicated.
- RAMS will be developed for all work activities and a permit to work scheme implemented.

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- Liaising with representatives of the Client with onsite knowledge and who are familiar with the site environment.

Emergency Remedial Works

We will ensure we have suitable and sufficient information on conditions and hazards during this phase by:

- Undertaking necessary sampling and analysis to confirm materials and inform strategy
- Developing a specific remediation strategy and RAMS, including briefings and COSHH assessments

Asbestos. (If any identified)

A licensed contractor in line with their Plan of Work will remove the asbestos materials under their ASB5 and>NNLW notices. Following preparation of a fully compliant plan of work and submission of a 14-day notification to the Health & Safety Executive, areas would be set-up as a full enclosure complete with controlled entry point(s), negative pressure unit and viewing panels / CCTV system.



Following application of a dust suppression agent, the asbestos will be removed and transferred into the double waste sack system. Waste will be transferred down to lockable and labelled asbestos waste container. The area will be cleaned with Type 'H' approved vacuum cleaning equipment and following inspection by the Site Supervisor, offered to the UKAS accredited analyst for a four-stage clearance. Upon completion of areas of work and receipt of 4-part air clearance and reoccupation, Colemans will accept the area back to continue further stripping and demolition works. All asbestos will be removed and placed in a

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locked container on site for off-site disposal to a permitted landfill site. Copies of the Waste Consignment Notes shall be held.

Managing four stage clearance.

In line with HSE guidance, Colemans appoint an independent UKAS analyst early on during the planning stage to ensure that work is fully planned between all parties.

During the planning meetings with the relevant stakeholders, we ensure that the analytical requirements for each stage of the work are discussed and agreed. This includes discussion on the location and frequency of leak, background and personal monitoring so that resources can be allocated throughout the course of the project.

The involvement of the analyst at the planning stage ensures cooperation between themselves and the licensed asbestos removal contractor ensuring that any risks are identified and mitigated at an early stage and allows the asbestos removal contractor to include accurate details of analytical attendances as part of their plan of work.

During the visits to undertake personal monitoring during the project, the analyst will cross reference their results back to the expected fibre-levels in the asbestos removal contractor's plan of work to verify that results are within expectations. The results of the personal and background monitoring will immediately be provided to the licensed asbestos removal contractor for their on-site records in accordance with the guidance provided in Asbestos Network Appendix 01/23.

The analyst will also provide documentation to Colemans and a plain-English explanation of the readings to allow the results to be distributed to all relevant parties as discussed at the planning stage.

Colemans keep in regular contact with the licensed asbestos removal contractor to ensure that work is progressing as planned and ensure the independent analyst is kept informed of the progress allowing them to allocate the correct resources at the right time for the four-stage clearance.

Following completion the works, the enclosure will firstly be inspected by the asbestos removal contractor's supervisor before the area formally handed over to the analyst by the completion of an enclosure handover form. Involvement of the analyst at the planning stage will allow for estimated visual inspection times to be agreed at an early stage and recorded in line with the recommendations of the amended version of HSG248.

Following completion of Stages 1 & 2, the analyst will then run their clearance airtests. Again, the size of the enclosure will be known at the planning stage allowing a suitable number of pumps and analysts to be allocated.

As each stage of the clearance process is completed, Coleman's site manager will be kept advised so that any relevant parties can be kept informed.

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Following completion of Stage 3, the licensed asbestos removal contractor will remove the enclosure prior to a final inspection of the work area followed by the issue of the complete four-stage certificate of reoccupation.

Once the four-stage certificates have been issued to Colemans, these will be distributed to the licensed asbestos removal contractor for their records as well as all other relevant parties to prove that the asbestos works have been completed in accordance with asbestos legislation.

A copy of all clearance and monitoring documentation will form part of the Health and Safety File submission for the project.

Hazardous materials removal

Specialist teams will arrive at site and report to the site manager for a pre-project briefing to discuss the project preliminaries, documentation, inductions, and site familiarisation. Once complete the team will carry out a project/site walk through with the client to identify the work lay down area for plant and equipment before carrying out all relevant POWRAs (point of work risk assessment).

Inspection team will then start the initial inspection by carrying out atmospheric testing at regular intervals around the work area and on top of the gridded structure. Once complete we will remove the access lid part way using mechanical aids and continue to monitor the atmospheric conditions for a period of 30-minutes to ensure no gases or vapors are present prior to removing the access lid completely.

We will then prepare for the cleaning and removal of all waste from the underground gridded area under full B.A using vacuum systems, HPWJ techniques and manual aids. 1 x High Risk Operator will be wearing full B.A, Full chemical PPE, Harnesses, and will be attached to the counterbalance davit arm trench system at all times. 1 x High Risk Rescue Operator will operate and control the cleaning work, and 1 x High Risk Rescue Operator will control the work area and equipment. High Risk Cleaning Operator will then start to empty and clean the entire area using a vacuum tanker and 4" wire armored pipelines to transfer the waste to the holding barrel of the tanker by pressure discharge and a HPWJ hotwash system. Once all liquid waste has been removed the cleaning operator will use a specialist extendable 8.2mtr non-man entry jetting lance to aid the removal of sludge for the final stage of cleaning.

Project Manager will then carry out a final inspection of the tank and issue a Gas free certification to the client, at this point the tank is safe, and the client will be asked to inspect the tank and surrounding areas before all equipment is demobilised and removed from site.

Soft Strip.

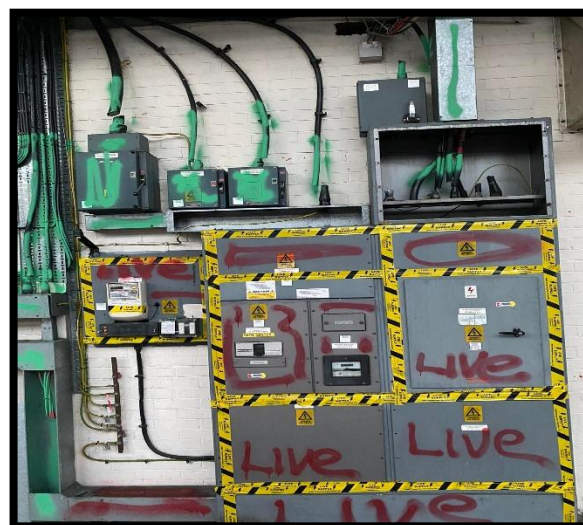
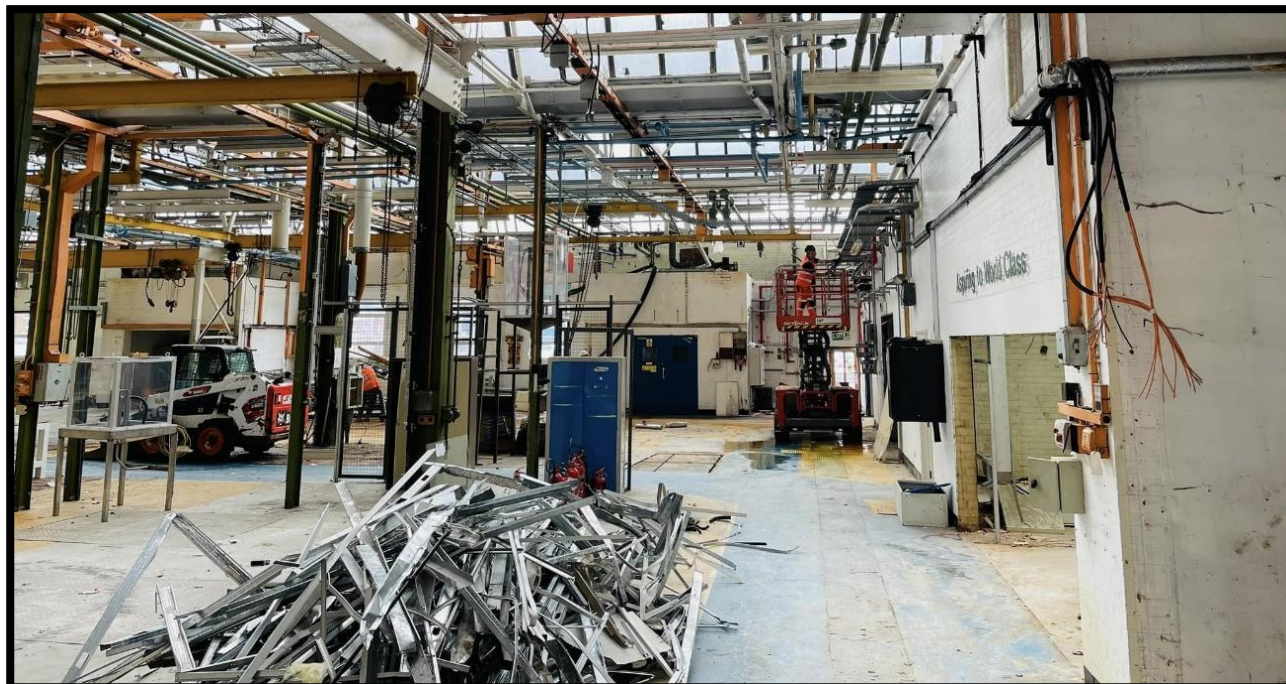
Soft Strip will commence working sequentially through each floor of the building, working top to bottom. Coleman Group aim to achieve at least 100% recycling throughout our works; this will be carried out at source. Soft Strip includes pre-strip of all fit out and loose furniture, removal of all non-structural elements

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of the building including fittings and finishes. The building will be soft stripped in phases to suit the progression of asbestos removal. All operatives will be asbestos awareness trained.



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Demolition

All external accessories to the building such as lampposts, sirens, and link bridges will be separated and removed prior to the demolition commencing.

Each work area will be segregated- where parties will have to sign in and out of the work area. Pedestrian lockable gates will be in place to ensure there is no unauthorized access. An exclusion zone will be set up around the perimeter, with plant and equipment operated from within at safe standoff inside the zone. A banksman will monitor the current working zone from a safe distance chosen by our designated site manager and will always remain in contact via two-way radios.

The buildings will be demolished using traditional demolition methods. A suitable size demolition excavator will be used to commence the works, this machine will have a pulveriser, shear & grab attachment to complete the works. A breaker is not favoured in this area due to noise, dust, and vibration as a pulveriser attachment reduces these risks. The main demolition excavator will start from the top, down, in a left to right pattern. Coleman & Company Ltd, Shady Lane, Great Barr, Birmingham, B44 9ER, UK. Registered in England No. 737922
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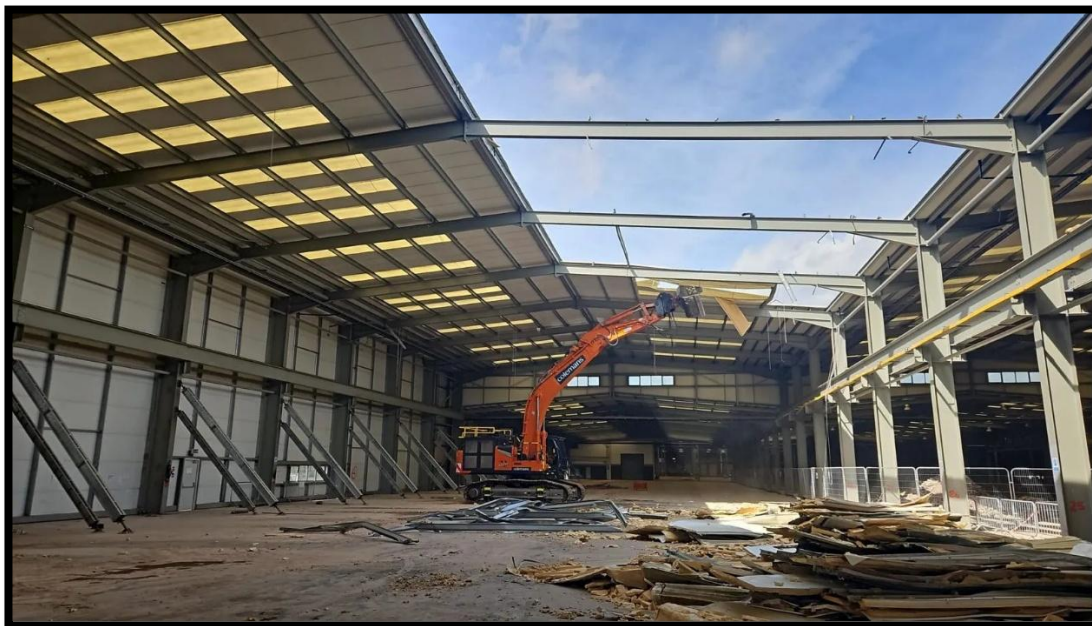
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right typewriter fashion, slowly and carefully stepping into the building, ensuring that there is no loose materials and debris.

A support excavator will follow the main demolition excavator processing and clearing all materials, for a smaller follow-on excavator to segregate and load the materials away. Throughout the demolition the excavator will be fitted with dust suppression hoses, and 4 x dust boss' will be commissioned to the work area. Environmental monitoring will be installed around the perimeter of the works ensuring continues monitoring throughout. Banksman will be in place with two-way radio contact with the machine driver to ensure safety monitoring is active throughout.

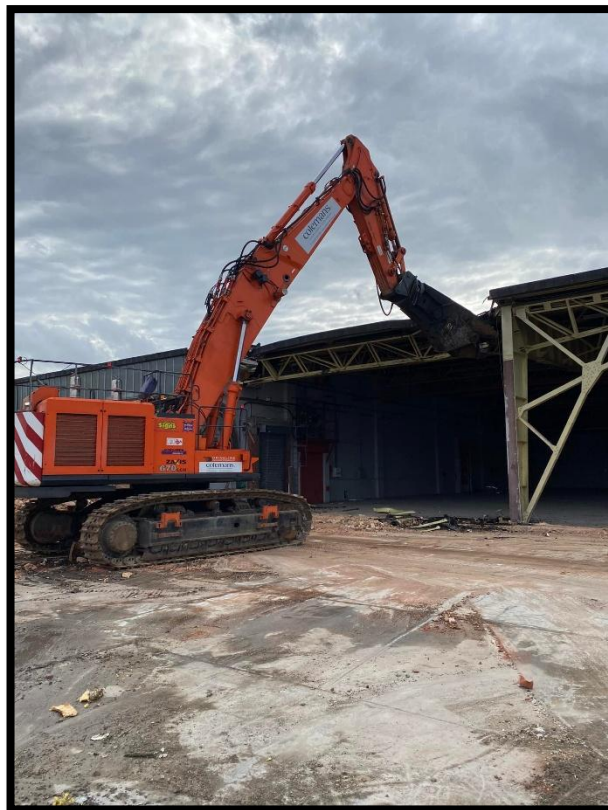
As the demolition progresses through the building, exposing the internal existing assets and basements, these will be removed by excavator progressively / back filled with clean material progressively leaving a flat and safe surface once complete. Before infilling any basements, the area/substances will be tested will be stripped and cleaned back to a clean state from any hazardous materials, leaving the bones of the structure for demolishing.

Removing cladding to expose steels.



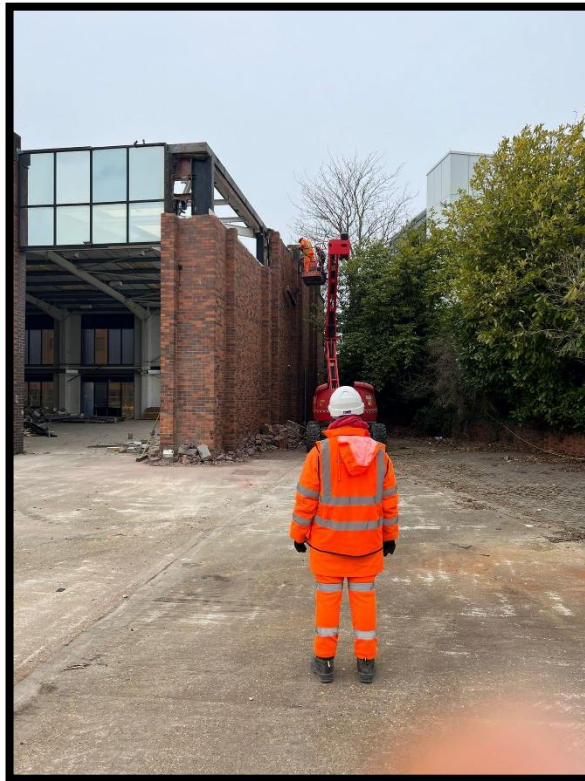
Deconstructing steel members

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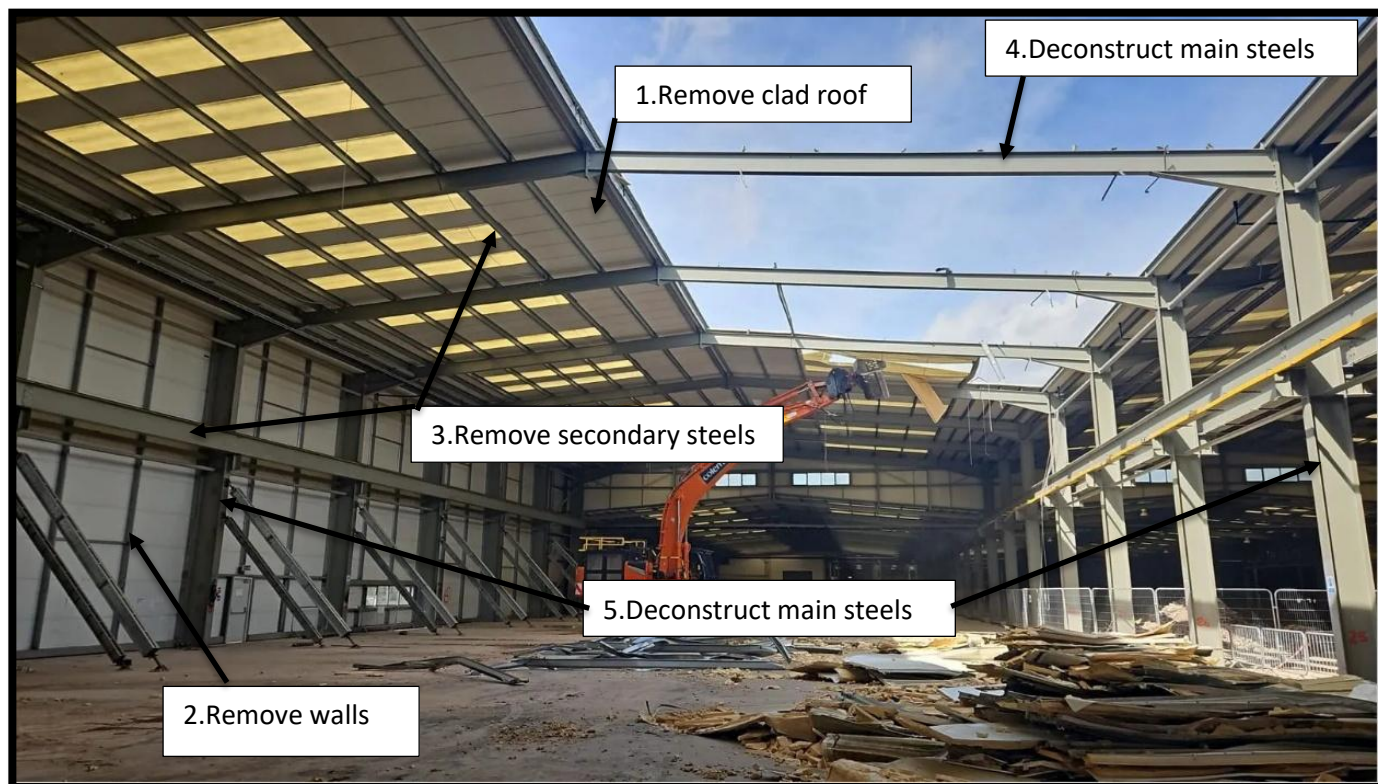
Brick wall removal

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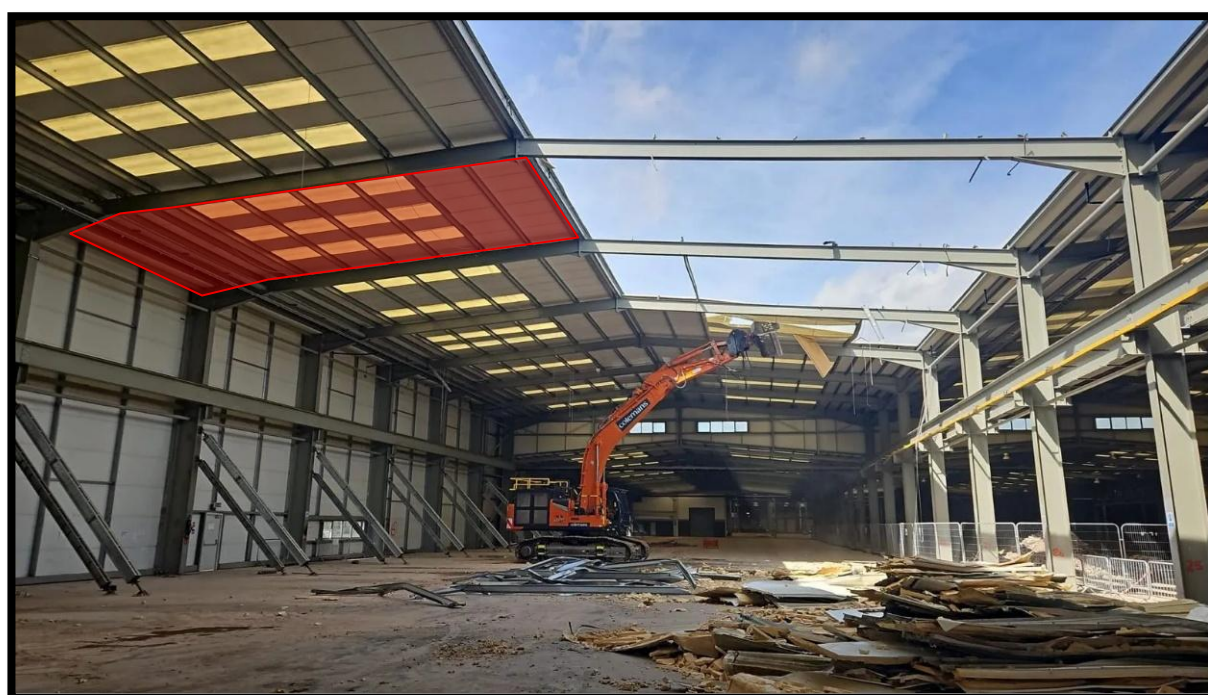


Once the demolition & deconstruction has been completed, Colemans will ensure a complete site tidy and making good of any areas to ensure maximum standards on completion. Any steel beams/columns will be cut flush to the ground to ensure no slip / trip hazards.

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Bay by bay sequence



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Removal of Slabs and Foundations and Backfilling Site

Note: Prior to commencing any excavation works, a permit to excavate will be issued by our Site Manager. This permit can only be written once a full CAT and Genny scan has been completed and all existing service drawings have been scrutinised. If any operative uncovers a service during excavation works, they will stop current activities and inform the Site Manager. Following the completion of the super structure demolition, the sub structure is to be removed. This will be carried out across the entire footprint of the former structure. Two demolition excavators utilising breaker and bucket attachments will undertake these works. One operator will proceed to break up the existing ground slab. The second excavator fitted with the bucket attachment will follow behind, lifting the broken sections from their position.



This process of one machine breaking and the other processing will be repeated until the entire slab has been removed. This will expose the made ground below the structure, enabling removal of the foundations, redundant drainage and service runs to commence. To remove the foundations, redundant drainage and service runs, the same two machines will be utilised once again.

With the first machine excavating the made ground exposing the foundations and decommissioned underground service, the second excavator will then proceed to break out the now exposed sections of foundations. The operator of the machine exposing will always stay approximately 10m ahead. The two machines will work through the structure, until all foundations, redundant drainage and service runs have been broken out and stockpiled. All excavations will be inspected periodically, ensuring the operators all grade outwards to prevent collapse.

The concrete arisings produced during the works will be crushed on site and used as backfill the basement area bringing the site up to the specified level. The crushed material will then be tracked or rolled and compacted to highways specification.

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Site Completion

All site completion works shall be undertaken in accordance with the scope of works instructions. All details of finishing works shall be measured and recorded on a plan for inclusion within the Health and Safety File.

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