

Demolition Plan & Method Statement For London Building Company Ltd



YMCA – 196-200 The Broadway Wimbledon

Author: Richard Boggon

Date: 24/07/2023

Type of Work: Demolition and temporary works

Asbestos Classification: Asbestos present but a full R&D Survey is required before demolition begins.

Revision	Description	Date	Author
02	Typos removed	24/07/23	RB

Title

Contact Details	3
Description of the Works	3
Method of Works	4
Public and property protection	7
Hours of operation	7
Personnel on Site	7
Plant & Equipment	8
Identified Hazards	8
Noise control	8
Dust Control	9
Odour control	9
Vibration Control	9
Pollution Control	9
Storage of dangerous goods	10
Waste management and recycling	10
Hazardous materials management	10
Traffic and pedestrian management	10
Services disconnection / termination	10
Hazardous substances	10
Site Rules	10
Welfare facilities and First Aid	11
Emergencies	11
A&E Hospital	11
Access to the works area	12
Deliveries and site access	12
PPE	12
Induction	11
Amendments	11
Communication	11
Method Statement Briefing Register	13
Site Layout	14
Emergencies - Fire	15
Site Visitor Register	16
Record of compliment or complaint	17
Risk Assessments	18
Safe Systems of Work	28
COSHH Assessments	40
Manual Handling Assessment	36

Introduction

SCK Demolition Ltd (SCK) has been instructed by London Building Company Ltd to prepare a Strip out Management Plan (the plan) for the proposed works @ YMCA - Wimbledon (the works) as outlined upon the site location plan.

This Plan and Method Statement is based on the information provided by the Client in relation to the agreed schedules of work. Any changes to this in any way may affect the work involved and be reflected in the ability of LBC to complete within the estimated duration period.

SCK will ensure the project shall be carried out in such a way that risks to the Health, Safety and wellbeing of all persons directly concerned with, or liable to be affected by, the works are either eliminated or reduced to the lowest practicable level within the terms of Health and Safety legislation, and current best practice.

All necessary Notices and Permits are to be obtained for the Client prior to the commencement of the work.

The client will be responsible for security of the site boundary prior to the start of the works.

The proposed commencement date for the work is TBC the works are estimated to be completed within 16 weeks.

The site is accessed via the main entrance off The Broadway

Daily checks will be made by site management to ensure that adjacent properties or roadways are not adversely affected. Loaded vehicles & skips will be sheeted prior to leaving site.

No building residue will be taken off site onto external roads. Vehicles will be checked prior to departure from the site and cleaned if necessary.

Contact Details

CLIENT	SCK DEMOLITION CONTACT DETAILS
Office; London Building Company 26-28 Lytton Rd New Barnet EN5 5BY	Office; Churchgate House Rectory Ln Battlesbridge Rettendon Place Wickford SS11 7QR Tel: 0208 706 0997
Site; YMCA 196-200 The Broadway Wimbledon London	Site; Contracts Manager TBC Office Number: 0208 8877007 Mobile Number: Supervisor; Not Required Office Number:

Site Plans







Description of the Works

The site consists of 2 buildings one over 9 floors, and the other is only 2 floors both buildings are to be demolished leaving the site ready for construction.

Method of Works

Ensure site is a safe working area and secure to allow the safe removal of the buildings.

SCK site manager having fully inducted all personnel assigned to the project and method statement signed by all as fully understood before the works shall commence

Method of Works.

- All site personal will be site inducted by the client when arriving on site.
- **HOLD TO MAKE SURE ALL SERVICES ARE DISCONNECTED.**
- The first thing to be carried out will be a site walk so all operatives can familiarise themselves with the job and will have a site-specific RAMs brief for the demolition process then all operatives are required to sign the RAMs agreeing that they understand how the works are to be carried out.
- Once all staff are inducted and the required RAMs signed the works will commence.
- All works permits are to be issued by SCK before any works can begin.
- The scaffolding to the three sides of the building will start to be erected 3-4 weeks before the demolition begins)



Phase 1 works

- The first task to be carried out will be to remove the plant on the roof and inside the plant rooms.
- These items will be cut up into manageable sections ready to be lifted off the roof with a crane.
- The crane lift will be carried out under a contract lift and the lift plan will be issued well in advance of the works.
- Brokks will be brought to site and unloaded in the compound area. ready to be lifted onto the roof ready to start the brick wall removal.
- A set of jaws will be fitted to the brokks allowing them to munch the remaining structure.
- Care will be taken not to take too much away at one time.
- All brokk operators will have to wear a harness at all times whilst operating the machine. These must be fixed to a fall restraint inertia reel at all times
- All waste will be cleared up when safe to do so. Operatives will shovel the waste into wheelbarrows and hauled to the scaffold waste shoots where the material to be dropped onto the floor outside..
- Dust suppression will be used if required to keep the dust to a acceptable level at all times.
- The drop zone on the ground outside and will be fenced off and classed as a no go area.
- If at any time the beams can't be munched then the brokks will be fitted with breakers. These will only be used during the allowed times.
- Munching can be carried out all day if required.
- All the removed waste will be removed via the scaffold shoots.
- Skips will be called to site twice a day to be loaded this will reduce the point loading on the floors.
- When a skip arrives, it will be banked on to site and the skip will be placed in the agreed area.
- If a grab lorry is used to remove the brick hard-core then this will be banked as close the heap as possible. A banksman will be present at all times using a dust suppression at all times whilst the loading process is being carried out.
- Operatives will be manned on the road directing the traffic if required also to make sure the public are safe at all times.

- Any dropped material will be cleared away straight away.
- Water might be required if the operation become dusty. Care will be taken not to use too much water and make the work area a slip hazard.
- Whilst this operation is being carried out another team will be working on the next floor down soft stripping the rooms ready for demolition.
- All fixture and fittings will be removed including floor and ceiling coverings if present.
- Any large items will be cut up allowing the safe removal.
- Once the floor is clear the strip out team will move down to the next floor and carry out the same process until the whole building has been stripped.
- Another operation will be carried out at the same time which will be the demolition of the two storey building to the side of the main structure.
- This will be demolished once the soft strip team have finished.
- All door ways from the main structure will be sealed up stopping anyone entering the building during the demolition operation.
- A 30 tonne excavator will be fitted with suitable attachments during this phase.
- First the back wall will be pushed in allowing the excavator room to remove the roof section safely.
- With the use of multiple attachments the roof will be removed and placed straight into waiting 40yd skips. The rubble will be left till the end.
- The excavator will work along the building demolishing it as it goes.
- A banksman will be present at all times watching the process and stopping the process if there is any sign of an issue.
- A dust suppression system will be used at all times.
- Once the building is removed 8 wheeled lorries will be brought to site and then loaded by the excavator fitted with a bucket.
- Lorries will be banked on and off the site.
- Again a banksman will be present using a dust suppression unit during the loading process, minimising the risk of dust.
- Once all the hard-core is removed the floor slab and footings will be removed.
- The excavator will then be fitted with a hydraulic breaker.
- The slab and footings will be broken into sections small enough for them to be loaded into 8 wheeled lorries for disposal.
- The area will then be levelled off ready for the second phase of the scaffolding to go up.



Phase 2 works.

- The upper 5 floors will be removed first with the use of the brokk machines.
- All staircases will be backed propped whilst being removed.
- All walls will be pulled into the building at all times which stops the risk of any demolition waste from falling to the ground.
- The area around the demolition process will be classed as a no go area.
- Whilst the front building is being demolished the rear of the building will begin using the same method.
- Operatives on the floor will keep removing the waste to the shoots for disposal.
- The noise restrictions will be adhered too at all times. The choice of demolition will be to munch the structure as this is the quickest and quietest method.
- As the demolition of the above floor progresses the labour team will clear behind them keeping the floor clear of demolition rubble at all times.
- The scaffolding around the building will be struck as the floors area removed.
- The loading team will carry on the process of 2 skips a day keeping up with the demolition process.
- If at any time the waste builds up then extra skips will be ordered in keep the stockpiled waste to a minimum.
- When the lift shafts are demolished material will drop to the bottom this material will be cleared out once the process has finished above
- The area will be fenced off during the demolition process.
- The waste generated will be removed the same way as phase 1.
- Once the floor is removed the operation will move to the next floor down and so on until the process reaches the 4th floor.



Phase 3 Works.

- Progressive demolition can commence and will be carried out by an experienced machine operator with suitable qualifications, skills and Knowledge of the project.
- Mechanical demolition will commence by removing the outer brick wall exposing the main structure.
- **HOLD POINT – The site manager along with the scaffolder will ensure that the scaffold is stripped in line with the demolition to not leave a sail in the air allowing for a potential hazard**
- The structure is a framed infill, and this will be carefully removed by pulling in the relevant structures into the centre and processing them down to the ground.
- The machine will process fully and elevations so that they pose no risk of being 'left up' between working shifts and thus posing a risk of uncontrolled collapse of debris fly away near the rail asset.
- As the height of the structure is reduced from c14m to a more manageable height the high reach excavator will be swapped out for a smaller reach excavator to reduce the structure down to the ground.
- Processing of materials will be carried out down to ground level and beyond ensuring that all waste is segregated and disposed of correctly.
- **HOLD POINT - Before any below ground excavations or pile removal is carried out the management and planning need to be done to ascertain the location of any underground services so as to prevent any underground service strikes.**
- Grubbing up and ground preparation will be carried out in line with drawings and specification advised and amended to this document.
- Any exposed edges will be protected to prevent falls and the site left as specified by LBC.

Public and property protection

The site is an enclosed area but is in a residential area so vehicles will not be permitted to queue on the road or pavement outside the site access. Vehicle routes and traffic management plans will be arranged to avoid, where possible, any reversing operations.

Visitors to site must report to the site supervisor. All operatives and visitors will be required to comply with the clients rules and sign in and out of the site. Whilst gates are open they will be fully attended by SCK Banks man to prevent any unauthorised persons gaining access.

The site will be secured at the end of each working day. Fencing will be inspected regularly and repaired as necessary.

Hours of operation

The following hours of operation are proposed for the works:

Demolition

Monday to Friday –0800 – 1700, with 2 hours on and 2 hours off for any noisy work exceeding 80db.

Saturdays – 0800 – 1300

Sundays & Public Holidays – Not permitted

Works will not be undertaken outside the hours agreed as part of the section 61 Agreement.

Noisy works will be carried out between the agreed hours 0800-1000 and 1200 -1400hrs

Personnel on Site

Supervision

SCK Supervision will be:- TBC

Operatives

Trade	Quantity
Supervisor	1
Labourer	8
Temporary works operatives	3-4
360 operator	2-3
Brokk operators	2-3

Training / Competence of personnel

Copies of qualifications/training will be issued to personnel who will be working on site during site induction. Copies of specialist training of individuals will be available on request.

No operatives will be allowed to work on the project unless they are fully trained in the work they are being asked to do.

Plant & Equipment

Type	Quantity
Podiums	2
Hand tools	Various
Skips	140
Brokk machines	3-4
30 tonne excavator	1-2
35-40 tonne high reach	1

Identified Hazards

The client is to inform SCK Supervisor and operatives of any specific site hazards during the site Induction.

Daily Checks will be made by site management to ensure that adjacent properties or roadways are not affected by our works; vehicles will be checked prior to departure from the site and cleaned if necessary.

Unintended collapse

The potential for unintentional collapse during demolition can be reduced by undertaking a structural survey or assessment. Should an unintentional collapse occur all personnel must report to the fire assembly point.

Once all personnel are accounted for the contract manager will be informed then the demolition supervisor will assess the structure to ensure further collapse is unlikely. Only the contract manager may authorise works to proceed.

• Electricity

Any tools used on site must be 110v or less. Generators must be properly earthed in accordance with the supplier's recommendations. No electrical tools, equipment or appliances may be used unless they have been inspected and a copy of an inspection certificate given to the site Managers. This includes hired equipment.

• Noise control

The adoption of Best Practicable Means, as defined in the Control of Pollution Act 1974 is usually the most effective means of controlling noise from demolition sites. The following measures will be implemented as appropriate.

- Phasing the works to maximise the benefit from perimeter structures.
- Any compressors brought on to site will be silenced or sound reduced models, fitted with acoustic enclosures.
- Deliveries will be programmed to arrive during daytime hours only
- Care will be taken when loading or unloading vehicles to minimise disturbance to local residents.
- Delivery vehicles will be prohibited from waiting within the site with their engines running.
- All plant items will be properly maintained and operated according to the manufacturer's recommendations to avoid causing excessive noise.
- All plant should be sited so that the noise impact at nearby noise-sensitive properties is minimised.

Problems concerning noise from construction works can sometimes be avoided by taking a considerate and neighbourly approach to relations with local residents. Works will not be undertaken outside the hours agreed with the local authority as part of the Section 61 Agreement.

Dust Control

The site is considered Low Risk, based on "The Control of Dust and Emissions for Construction and Demolition Best Practice Guidance document 2006" and mitigation measures outlined in the Institute of

In general, the following measures will be taken to minimise the overall expulsion of airborne dust on site:

- Ensure the waste is damped down before loading
- Skips are to be covered when leaving site for recycling.
- Areas to be damped down whilst sweeping up.
- Maintain a register to record complaints.

Odour control

In terms of demolition activity for the site, odour problems will be minimal.

Vibration Control

Vibration will be controlled as much as is practicable by selecting plant and machinery suitable for the task, and following working methods contained in BS 5228-2 – 2009.

Pollution Control

SCK will take all reasonable precautions to prevent pollution on the site and surrounding area. Main points for consideration will be runoff from dust suppression, fuel and oil spillage.

Dust will be monitored and reviewed on a regular basis dependant on weather conditions.

Dust suppression is to be gauged on site to ensure dust is suppressed but water does not run beyond the site boundary. A dust suppression unit will be available as required.

Fuel oil will be stored on site in bunded bowsers in a dedicated fuel storage area, complete with readily identifiable spill kits in case of any spillage. The area will be secured by fencing to prevent unauthorised access.

Fire equipment will be located at the storage area.

Storage of dangerous goods

The works will involve the use of flammable substances such as petrol, diesel, oxy-acetylene, oils etc. Storage of such materials will be in a lockable compound with sufficient ventilation in accordance with the relevant codes of practice and Standards.

COSHH assessments will be provided on all these flammable and potentially harmful substances.

Any Oxy and propane will be stored 10m apart when stored in lockable cages.

Waste management and recycling

All waste products will be removed from the site whilst adhering to relevant regulations and where required a Duty of Care movement notice filed, these will be including consignment notes for hazardous waste transfers.

Waste will be removed from site by SCK, All movement of waste will be covered by a waste transfer note which will detail the name of the waste transfer contractor, the type of waste, the quantity of waste, the registration details of the vehicle, carrier license number and the final location of the waste.

Hazardous materials management

The results of any waste related ground investigation survey are to be made available to identify any potential contamination within the soils upon the site. Removal and disposal will be determined once results have been made available.

If any unidentified, or suspected, asbestos is discovered all work must stop and the contract manager informed. Where practical the location will be sealed. The contract manager will make arrangement for the identification or sampling of the suspect asbestos.

Hazardous substances

N/A

Traffic and pedestrian management

SCK will maintain safe, unobstructed access to the adjacent properties, insofar as access may be affected by the works. The site will be accessed via The Broadway

No mechanical plant or vehicles will be permitted to cross a paved public footway until there is a permanent footway crossing in existence, or a temporary crossing of sufficient width and strength. Vehicles are not to be permitted to reverse onto the site without a Banks man

Services disconnection / termination

The client will arrange for the disconnection and termination of the existing gas & electricity supply to the site prior to the commencement of works.

Site Rules

The client is to inform the SCK supervisor and operatives of any specific site rules during the site Induction.

The following are all prohibited on site for SCK personnel; radios, personal stereos, alcohol and drugs. Any person who engages in horseplay or wilfully endangers others by their actions or neglect will be dismissed from the site.

All incidents, accidents or unsafe conditions must be reported to the Site Supervisor immediately.

Welfare facilities and First Aid

The main contractor is to provide suitable welfare facilities SCK Supervisor will inform all operatives of the location during the site Induction

First Aid equipment commensurate to the number SCK and other operatives must be available and kept on site including an accident report book.

The main contractor will provide a qualified first aider on site at all times during operation.

Emergencies

SCK Ltd will follow the client's emergency plan whilst on site. The client will provide information on the emergency plan during site induction.

• Unintended collapse;

Should an unintentional collapse occur all personnel must report to the Fire Assembly point? Once all personnel are accounted for the contract manager will be informed then the demolition supervisor will assess the structure to ensure further collapse is unlikely. The area will be secured until the contract manager authorises work to commence. Emergency services will be call if necessary.

• Asbestos;

If any unidentified, or suspected, asbestos is discovered all work must stop and the contract manager informed. Where practical the location will be sealed. The contract manager will make arrangement for the identification or sampling of the suspect asbestos

- **Fire;**

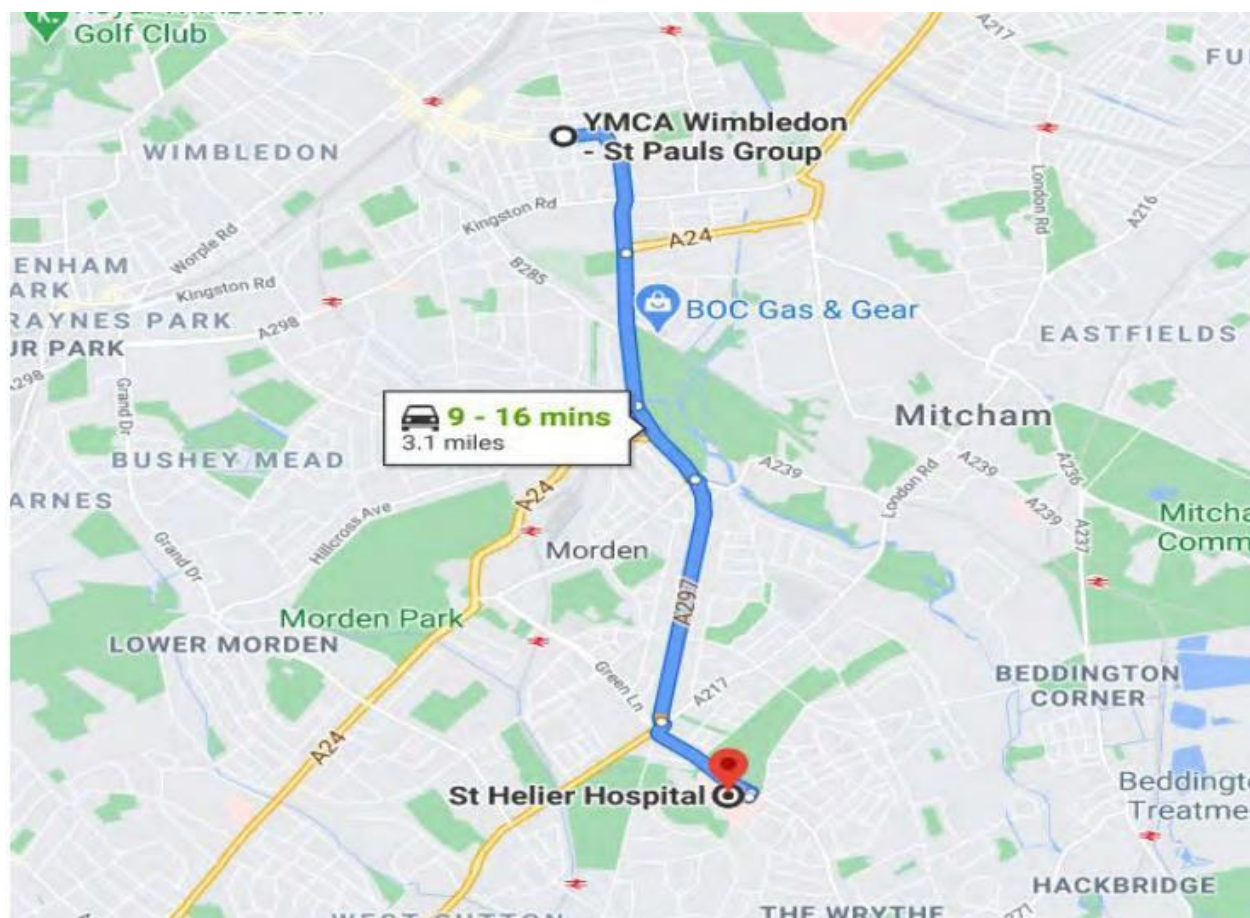
Raise the alarm and report to the Fire Assembly point. A

When any hot works are carried out a permit must be issued first. Fire extinguishers must be in the work area at all times.

A&E Hospital

- The nearest A&E Hospital is:-
St Helier Hospital
Wrythe Lane
Sutton
Carshalton
SM5 1AA

Hospital Route



Access to the works area

Access to the site will be controlled by the client and only authorised personnel will be allowed on site during works and waste removal operations. Whilst doors are open they will be fully attended by an EDC Banks man to prevent any unauthorised persons gaining access until the site is fully secured.

Visitors to site must first report to the site supervisor. All operatives and visitors will be required to comply with the client's rules and sign in and out of the site.

Visiting Safety officers or HSE Inspectors will be accompanied on their tour of the works by the Site Supervisor; a copy of any site safety report will be retained in the site office.

Deliveries and site access

All deliveries will be pre-arranged by the SCK supervisor

The client must inform the SCK Supervisor of any restrictions regarding route, time restrictions or vehicle size. All transportation lorries are required to have a silver grade FORS minimum.

Please note there is to be no deliveries between 07:00 – 09:00 and 16:00 – 19:00.

PPE

The following PPE will be worn on site;

- Laced Safety Boots, including toe and midsole protection (BS EN 345)
- Safety Helmet (BS EN 397)
- HiVis jackets/Vests (BS EN 471 Class 2 minimum) orange

Additional PPE may be required depending on site conditions;

- Eye protection (BS EN 166)
- Respiratory Protection (BS EN 149), FFP3, minimum
- Gloves

This applies to all employees, visitors and visiting drivers.

Induction

Site Inductions will take place for each operative on site prior to them being permitted to work.

Amendments

Should any part of this method statement require amendment or alteration, those affected must be notified to ensure agreement of all relevant parties prior to it being implemented. Operatives must be briefed about the amendment.

Communication

All personnel will be briefed on the content of the Demolition Plan and Method Statement before working on site, and sign the method statement briefing register to confirm they have understood and will comply with the Method Statement.

Method Statement Briefing Register

Please sign to confirm you have read and understood this method statement

[illegible]

.....

On Behalf of SCK Demolition (signature)

.....

Date Issued/Revised

Print name