Outline Demolition Method Statement

Crich Lane Dwellings – Outbuildings

Address: 158 Crich Lane, Belper DE56 1EU

Project: 2209

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INTRODUCTION

This demolition method statement has been prepared by Matthew Montague Architects to support the outline planning application: AVA/2022/0372. Site address: Land adjacent to 158 Crich Lane, DE56 1EU. Easting (x) 435480, Northing (y) 348840.

This statement relates to the demolition of several single storey outbuildings/ glass houses and existing garage, located in the adjacent garden space serving the dwelling 158 Crich Lane. Statement to be read in-conjunction with Design & Access Statement and associated outline planning drawings.

Demolition works are as follows but not limited to:

- Client to arrange removal of all loose furnishings, fixings and fixtures.
- Demolition contractor to undertake site survey and provide COSHH Assessments as required.
- Contractor to form site compound, set up welfare facilities and muster points in preparation for demolition works.
- Service disconnections to be arranged by appointed contractor and undertaken by certified competent persons.
- There is no asbestos evident or suspected on site, however if any potential asbestos containing materials are suspected/found within the buildings, structures and sub floor structures, a suitably approved licensed Asbestos Removal Contractor will be contacted and all works suspended until the attendance of such a person.
- Secure the site to be demolished and set up perimeter heras fencing as required, install protective measures within the existing site surface water drainage system to prevent contamination during the demolition process.
- Control measures to be implemented where required.
- Demolition material to be separated/ sorted and stored appropriately for recycling/ disposal.
- Carry out internal soft strip of the buildings, to remove deleterious materials.
- Demolition of building shell in top-down approach. Likely be undertaken by plant using hydraulic powered demolition pulverising attachments and by hand.

SITE ESTABLISHMENT

The buildings to be demolished will be situated within a secure site boundary, made up of Heras fencing, to enclose the working areas / exclusion zones within the site.

Site compound, set up welfare facilities including: toilets, hand sanitization stations, mess room, potable drinking water, hot and cold running water. Muster points and site rules to be clearly defined to site occupants.

Appointed certified person to take charge of first aid arrangements. First aid box to be present in cabin at all times.

Warning signs (as described below, but not limited to) will be displayed at the appropriate points around the perimeter of the site:

- Danger Demolition in Progress.
- Danger Demolition Keep Out.
- Personal Protective Equipment requirements
- Warning to general public and children.

All visitors to the site will be required to sign in, wear appropriate required PPE and undertake a site induction. Any and all accidents are to recorded and reported to the HSE.

SITE ACCESS AND EGRESS

All vehicles are to access and egress the site via Crich Lane. All vehicles are to park within the designated vehicle parking area within the site boundary during the demolition operations. (Parking area to be defined by contractor prior to works commencing). Site Vehicular parking will not impede on existing access to no.144 Crich Lane.

All lorries attending site for purposes such as waste removal, are to be loaded as soon as practicably possible to avoid disruption to the daily users of Crich Lane, Belper and the local residents.

DEMOLITION COSHH ASSMENT

The appointed demolition contractor will be required to undertake a site survey to ascertain what if any potential hazardous materials are present on site. Prior to demolition works starting on site, Full sets of COSHH assessments are to be created identifying health hazards and associated risks. Assessments are to be used to form appropriate control measures in-line with Principles of Good Practice for the Control of exposure 2A and held for any hazardous existing materials/ substances created during demolition works.

ASBESTOS REMOVAL

If asbestos is found on-site:

A suitably approved licensed Asbestos Removal Contractor will be appointed to carry out the removal of all asbestos containing products.

The HSE will be notified under the statutory ASB5 form on the Health and Safety Executive website www.hse.gov.uk of the intended asbestos removals that are to be executed on site.

All method statements, risk assessments and transit plans will be included within the CPHSP.

No activities will be carried out until have received air clearance certificates/certificates of re-occupation from the asbestos removal supervisor to confirm that the areas are safe to enter.

MATERIAL RECYCLING

Although revoked in December 2013, a SWMP Site Waste Management Plan (SWMP) can be produced for the site to include procedures for the minimisation, and for the sorting and recycling of waste on site, by keeping a record of the waste produced and removed. TBC by demolition contractor.

A designated waste storage area to be agreed on site and is to be securely fenced.

Contractor to comply with all relevant duty of care regulations to ensure waste is handled safely and separated into appropriate skips/ storage, positioned within close proximity to the working area.

All materials are to be correctly stored of to prevent contamination/spoiling. The appointed contractor is to ensure clearly marked skips are made available to avoid cross-contamination of discarded construction materials to facilitate recovery/recycling during the demolition process.

Once access for skips is available, materials will be sorted for recycling/ disposal and loaded into the appropriate skips by use of an excavator and by hand method where possible.

All extracted materials are to be transported from the site to a licensed facility for deposal/ recycling.

Skip exchange and drop offs to be carried out using roll off wagons by trained and competent banksman/vehicle operator. Any hook loaders attending site will have a sheet system cover, to be used where required. Personnel attending site to wear appropriate PPE at all times.

WORKING AT HEIGHT

Scaffolding erected for the demolition, if required:

- Any scaffolding will be designed to be a free-standing independent structure and no putlog fixings are to be made into the structure. Scaffolding is to be appropriately braced and installed on firm level ground; extra support is to be provided as necessary.
- Guarding (950mm high) and toe boards to be installed to prevent persons or materials falling.
- All scaffolding must be erected, dismantled and altered in a safe manner. This will be achieved by following National Access and Scaffolding Confederation (NASC) Safety Guidance.
- Platforms are to be fully boarded with a minimum width of 600mm with no overhangs.
- Scaffold design and rejection to be undertaken in-line with HSE's guidance and manufacturer's instructions.
- All persons using the scaffolding must be competent and will received appropriate training relevant to the type and complexity of scaffolding they are working on.
- Scaffold will be inspected on a regular basis as per HSE's recommendations.

DUST NOISE AND VIBRATION

Operations involving demolition will be undertaken in-line with BSI Standards: Code of practice for noise and vibration control on construction and open sites (BS 5228-1:2009). Low vibration methods, silenced equipment and machinery are to be utilised where possible/ feasible to minimize any impact on the immediate vicinity. All works are carried out with due regard for 'The control of dust and emissions from construction and demolition' Best Practice Guidance. Mitigation of dust, noise and vibrations.

The demolition of the structure is to be carried out in such a manner as to minimise vibration. Loading of waste vehicles shall be carried out utilising the smallest 'drop' possible to reduce impact noise, dust and vibration. Waste material from demolition is to be sorted and stored appropriately to minimize drop off and collection quantities.

Electrical plant is to be used wherever possible and are to be fitted with properly lined and sealed acoustic covers, which shall be kept and closed whenever the machines are in use. The best practical means shall be employed at all locations to reduce noise, dust and vibration to a minimum.

Plant and equipment used for demolitions operations will be selected to keep operative's exposure to vibration to a minimum. Technical data on vibration levels for each item of plant or equipment will be provided where exposure levels exceed 2.5m/s² on a regular basis.

Where required dust control measures such as: water damping down will be implemented and carried out, dependent on-site conditions and potential COSHH assessments.

All roads/footpaths to and from the site will be kept free of dust, mud and debris at all times. Demolition transportation vehicles and site operatives will have due regard to site conditions. Where required appropriate cleaning systems/ regimes are to be put in place

CABLE STRIPPING

Any electrical cabling and metals such as copper pipping will be removed for recycling prior to soft stripping and the demolition of the structure.

No cable/ pipe stripping work will commence until the electrical supplies to the site have been irreversibly isolated either to the main distribution board by the local electricity supply company or from the main distribution board by a suitably qualified electrician. In either case an isolation certificate will be required and will be displayed within the site office. The use of hand operated, hydraulic cable shears will only be allowed.

SOFT STRIPPING

An internal soft strip of the buildings will be carried out by demolition operatives to remove as much waste material from the building ahead of the demolition works. The soft stripping of the building is to be undertaken manually and mechanically to take the buildings back to their original shell.

Materials that are to be removed by the internal soft strip are minimal and will generally include all doors, frames, windows, timber of any description (not appertaining to roof or main structure), floor coverings, pipe work, electrical items and any debris.

At no times shall operatives gain access to partially demolished or unsafe buildings to recover soft stripped materials, these materials will be removed by mechanical means and when safe to do so by hand method.

All soft stripped materials will be processed and segregated into individual waste/recycling streams. All materials deemed suitable for recycling will be loaded into suitable skips and transferred from the site to a suitable recycling venue.

DEMOLITION OF OUTBUILDINGS GENERALLY

Prior to any structural demolitions taking place, the site supervisor and plant operatives will walk the building to familiarize themselves with the building and any potential issues.

A pre demolition photographic survey will also be carried out of the buildings, and a copy will be retained on site as part of the CPHSP.

The site will be enclosed by use of heras type fencing. Warning signs will also be displayed on the site boundary in clear and visible positions.

The buildings that are to be demolished will be soft stripped as described above section.

Due care and attention will be taken to protect the adjoining North boundary line throughout the demolition process. A supervisor shall observe all works and oversee laborer’s work at all times ensuring minimal disturbance to the surrounding properties.

DEMOLITION OF EXISTING OUTBUILDINGS

Prior to demolition works a full structural review of the existing structures will be carried out to review the stability of the existing buildings and to assess the temporary measures such as propping that will be required during the demolition stage. These measures will be used to ensure the structure is demolished in a controlled manner and there is a negligible chance of an unplanned structural collapse.

Demolition works will more than likely be undertaken by plant using hydraulic powered demolition pulverising attachments and by hand. All plant utilised on site is to be operated in accordance with manufacturer's instructions and best practice and equipment will be fully serviced and maintained in good working order. Appointed demolition contractor to provide full pack of information for Health and Safety File.

Demolition work to be undertaken following BS 6187:2011 Code of Practice for Full and Partial Demolition. Works will likely take place from the top down and in phased approach, with works being undertaken on one outbuilding and section of glass house at a time. This is to be confirmed by specialist demolition contractor. Please refer to drawing: 2209 - 02002 P1 - Crich Lane - Demolition Plan.

Demolitions are to begin with the careful removal of the glass roof and any structural members holding it in place.

- **Lean-to Glass Roof:** Seals between glass sections are to be removed and glass panes are to be lifted individually and carted from working area to secure storage for collection. Aluminum mullions are to be unbolted/ cut to manageable sections and lifted out of place for recycling.

- **Tiled Roof:** Associated lead flashings are to be carefully removed and set aside for recycling collection. Tiles are to be carefully removed starting from the top row nearest to the ridge. Nails/ fixing are to be separated ensuring minimal damage is done to tiles. Tiles acceptable for re-use are to be stored for collection separate from waste.

- **Assumed Corrugated Metal Sheet Roof:** Roof panels are to be unbolted/ unscrewed and lifted out of place in whole sections and carted from working area to secure storage for collection. Supporting joists will be manually cut out and removed by hand. The joists at present run parallel to the roof slope direction. Any and all flashings are to be removed and separated into type for recycling.

- **Timber framed windows:** Due to the condition and rotting present in the timber frames appropriate coverings are to be in place. Panes of glass are to be carefully removed in whole and separated from timber sections where possible. All timber casings, heads and cills to be removed from openings and appropriately sorted.

- **Brick walls:** All walls to be inspected prior to demolition Works, ensuring that all services have been removed and that walls can be removed safely as per demolition contractors recommendations. Walls likely to be dismantled carefully from the top down in manageable course sections.

- **Substructure Removal:** All works will be undertaken following HSE guidance, HSG47: Avoiding danger from underground services/ GS6: Avoidance of danger from overhead electric cables. Removal of floor slabs and associated foundations to the footprint of the outbuildings to not exceed a maximum depth of 2 metres below ground level and where possible to be of a much lesser depth. Floor slab likely to be carefully lifted out using small excavator starting from corner of foundation footprint with bucket attachment and a breaker attachment to break slab into manageable sections ready for removal from working area. Where possible the redundant waste materials will be segregated into type and removed from site. If at any point any archeological findings are unearthed all works on-site are to be stopped immediately until further notice.