



Demolition | Asbestos Removal | Remediation

Demolition Method Statement

Client:

NSD Altrincham Ltd

Site:

**Sovereign Business Park
Wilson Road
Liverpool**

Document Ref: AJK MS/2505

Revision	Prepared By:	Date Prepared	Signed:
0	Neil Stewart	25 th May 2022	
01	Neil Stewart	16 th July 2022	
02	Neil Stewart	20 th July 2022	

DEMOLITION APPROACH

This method statement is for the safe demolition of the redundant units on site at Sovereign Business Park, Wilson Rd, Liverpool, and to assist our client in obtaining prior approval for demolition planning permission.

Areas 1, 3 & 4 on plan below shows the buildings which are to be demolished.



Liaison with Neighbours etc

The demolition site is bounded by commercial properties. As with all such projects we will inform the occupants of all neighbouring commercial properties of our works and timescales involved.

All plant and machinery to be switched off when not in use.

All complaints will be actioned immediately by our SHEQ Manager Neil Stewart

Building good relations with adjacent stakeholders, neighbours and local community, and by being open and honest, we can build an understanding of each other's needs and mitigate any temporary inconvenience.

Site Management & Supervision

For the duration of the project Managing Director Adrian Kelly will have overall responsibility for the Health & Safety and the safe deconstruction of the building.

The Site will be Managed on a day-to-day basis by NFDC Level 6 CCDO Site manager Kevin Doyle.

Competency of those involved

All machine drivers will be Health & Safety tested and hold the relevant CPCS card appropriate to the machine being operated.

All demolition operatives shall be CCDO / CSCS card holders as appropriate & are Asbestos Awareness Trained and face fitted

Operatives will have received additional specific training such as PASMA, IPAF, Working at Height, Manual Handling, Asbestos Awareness / CAT B trained etc as required for the tasks being undertaken.

Pre-Start Checks

Before any works commence on site, we will ensure all service disconnections etc have been completed as detailed including scanning the site to help ensure there are no unknown services present.

A dilapidation survey of the surrounding area and features including fences, pathways and roads etc will be undertaken and recorded by means of photographic evidence before any deliveries are made to site.

We will ensure that all necessary notifications, permits and documentation is in place prior to work commencing.

Site Set-Up

No works will commence until adequate and sufficient welfare facilities are in place in compliance with CDM 2015 Regulations.

Site Security

The site perimeter will be secured with the existing security fencing and further supplemented with an inner ring of Heras type fencing erected and maintained where building is being demolished to aid security management and provide exclusion zones.

Access to the site will be kept manned throughout the day and the gateman will act as banksman for all deliveries and collections etc. A dedicated security guard will be provided out of normal working hours.

Demolition warning signage, together with PPE & RPE requirements and emergency contact numbers will be posted at the site entry point and around the perimeter as required.

Warning signs will be erected confirming that demolition/de-construction works are in progress and that access to the area is prohibited to non-demolition operatives, unless accompanied by an experienced member of our staff.

We will implement a signing in / out register at the entry point to the demolition exclusion zone.

HOLD POINT: The demolition exclusion zone and safety signage are to be inspected and recorded by the Demolition site supervisor prior to works commencing on a daily basis.

Pre-task

All operatives are to be inducted into the method statement and risk assessments and the findings within the pre-demolition asbestos survey accordingly by the site manager. Only when they fully understand the scope of works will they be required to sign the document prior to commencing any works. Further briefings will be carried out daily at 08.00 addressing the day's activities and the residual risks with the tasks being carried out

All AJ Kelly & Co Ltd personnel will be given a detailed briefing on the sequence and methodology of the deconstruction of the works and a briefing record kept as per Appendix B to the Method of works

The following PPE & RPE which is to conform to current British Standards is required on this contract. Some is mandatory and other is to be worn at appropriate times as per RA:



Man	Man	Man	App	Man	Man	App	App	App	App	App	App
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

Additional task specific PPE will be issued as identified by Risk Assessment.

AJ Kelly & Co Ltd to satisfy the conditions of the Section 81 prior to de-construction operations being undertaken.

Strip Out Works

We are currently waiting on the issue of the Refurbishment and Demolition Survey.

The location of all ACMs detailed within the R&D survey will be marked up and the locations within the relevant buildings by means of florescent spray paint.

All non-structural items not connected / affected by asbestos will be stripped out by hand prior to mechanical demolition. Fire doors will remain in position to ensure compartmentalisation of the structure remains.

Generally, all strip out work will be undertaken starting at upper levels and working outwards back to the point of entry. Work will be carried out in a controlled manner keeping escape routes free of obstacles and debris.

Waste materials generated from the strip out operation will be segregated and placed in the appropriate containers for recycling as far as reasonably practicable.

HOLD POINT: If during the demolition phase of the works materials found are suspected to contain asbestos, all works in that area will cease.

The Demolition supervisor will be informed immediately and the area made safe and fenced off or if possible, the doors locked with adequate warning signage placed.

AJ Kelly Senior Management will be informed immediately who will then instruct a trained & competent person to undertake sampling of materials which are suspected to contain asbestos.

The samples will be sent to a UKAS accredited laboratory for analyses results will then be given to the site management team.

Work at Height

All work at height will be carried out in accordance with our Safe system of works procedure and the Work at Height Regulations 2005. Work at height is strictly forbidden unless fall prevention or fall arrest systems are in place and a detailed rescue plan.

Mobile aluminium scaffold tower, Podium Hop ups will be erected, amended and dismantled by a PASMA trained operative, Mobile Elevated Working Platforms will be operated by an IPAF trained operative.

Asbestos Removal Works

Non-licensed Asbestos Removal (if identified within the R&D survey)

AJK Site Manager will identify the non-licensed asbestos materials from the pre-demolition survey. From this we will compile a job specific RAMS for the removal and disposal of non-licensed ACMs from the site.

Our in-house team of UKATA Cat B asbestos trained personnel who possess the necessary face fit and medical examinations in accordance with CAR2012 will set up the areas where removal is to take place.

Restricted areas will be cordoned off and enclosed as necessary including transit and waste routes. ACMs will be removed intact where possible and wetted prior to and during removal works. All ACMs will be wrapped / bagged accordingly and decontamination facilities will be provided as required for the duration of the works.

Waste materials will be disposed of in lockable enclosed waste skips provided by a suitably licensed waste carrier and taken to a licensed landfill site for disposal.

Areas from which ACM's have been removed will be thoroughly checked and subject to re-assurance air monitoring on a regular basis by an independent UKAS accredited laboratory.

Licensable Asbestos Removal Works (If Identified within the R&D survey)

A licensed asbestos removal contractor will be procured by in accordance with our purchasing procedures to remove such materials.

Our UKATA Asbestos Manager will assess their RAMS prior to commencement of works to ensure compliance with CAR2012.

As before we will ensure the appointed licensed asbestos removal contractor have dedicated transit and waste routes as necessary to carry out their works. Their work will be regularly checked and audited throughout to ensure compliance with CAR 2012, we will employ the services of an independent UKAS accredited laboratory to carry out 4 stage clearance testing on completion of their works (they will not procure an analyst themselves).

All air test, clearance and waste disposal information will be included within the Health & Safety file on completion.

Delivery of Materials & Plant

AJ KELLY & CO plant and equipment will be delivered to site via road wagons and will either be self-off loading, hi-ab assisted or manually off-loaded competent persons only.

Banksman in attendance at all times during off-loading. Delivery drivers are to unchain etc from ground level unless the wagon / trailer has adequate guardrails wherever possible.

All Deliveries will un-loaded within the site boundaries

Demolition of Structures by Controlled Collapse

Demolition of structures will be carried out using demolition specific excavators in accordance with **BS6187:2011** Code of practice for demolition. Typically, machines will range from 20-50tonne dependent upon height and construction type. Excavators will be operated by trained and competent drivers who hold the relevant CPCS qualifications.

All excavators are equipped with the latest quick hitch system which allows the swapping of attachments without the operator leaving the cab which is completed within a couple minutes per change over. Each excavator will be delivered with a selection of the latest attachments as below:

Clam Shell Selector Grapple	Shear &Pulveriser	Breaker
		

Demarcation zones will be formed around the structures to be demolished using Heras's type fencing and suitable warning notices will be posted.

On completion of asbestos removal and soft strip and once the site manager is in possession of any certificates of re-occupation a final check of the building / structure which is to be deconstructed will be carried. The site manager will then issue a permit for demolition to the machine operator and banksman.

Dust Suppression

A water mist spray will be applied where the building is being demolished. This can be delivered by either, or a combination of a boss type water cannon or a mist spray delivered at source from the arm of the excavator.



When in use the clam shell will be used in a similar fashion to a hand in that it will lift off small sections of roofs and walls etc' and deposit them at ground level. As required concrete elements of the building will be broken up using a concrete pulveriser fitted to the excavator. The blades of the pulveriser can be changed as when required to cut through sections of steel and reinforcement.

The Demolition manager / Supervisor & Banksman will be in visual / phone / or radio contact with the Plant Operator at all times. During operation of the demolition plant, banks men wearing high visibility clothing will be positioned to assist the machine driver in directing the demolition.

HOLD POINT: Once the Plant Operator and Banksman are in possession of the permit, a final inspection shall be carried out to establish that no persons or equipment are left within the building and that the inner demolition exclusion zone boundary is secure prior to demolition commencing. Further inspections are to be undertaken prior to commencement of each shift as far as reasonably practicable as elements of the structure will then be unsafe to enter.

At all times during the de-construction process the building will be inspected for stability. If any stability issues arise works will stop immediately made safe and secure and structural engineer will be consulted for further advice.

The structure will be demolished from top down ensuring structural stability of the remaining sections is maintained throughout. Works will be carried out to ensure as much of the resultant loose / falling materials are directed into the footprint of the original structure.

The demolition specification excavator with grapple type attachment will commence the de-sheeting of the building / structure by grabble a hold of the sheeting at placing it on the floor below. All such sheeting will then be re loaded mechanically into suitable sized skips and transported from the site for disposal.

Progressively as the steel frame is exposed it will be systematically cut down using the shears on the excavator. Each roof truss will be cut free of the head of one of the supporting columns and lowered towards the ground; the other end of the roof truss will be free of the head of the supporting column and lowered to the ground where, still using the shears attachment on the 45t excavator, it will be further processed to allow it to be placed into a 28m³ ro-ro skip for subsequent removal from site for recycling as scrap.

Isolated columns will be folded-over to the horizontal by application of force at two-thirds height by the 20t excavator. Once horizontal, the column will be cut near its base and further reduced in size as necessary using the shears attachment on the 20t. This process will be repeated until the demolition of the building has been completed.

Materials will be cleared away as work progress in a systematic manner and the site will be kept free of trip hazards as far as reasonably practicable.

At the end of each working day the building will be left free of all loose demolition debris and made secure. Any fencing that has been temporarily removed or relocated to facilitate the demolition operations will be re-secured back into its normal position.

The slab will be left clean and tidy. Any metal protrusions will be cut flush to the slab and any voids backfilled with hardcore.

Resultant materials from the demolition process will be segregated as the work progresses and recycled as far as reasonably practicable wherever possible.

All resultant materials produced will be moved, handled and disposed of in accordance with The Controlled Waste (England & Wales Regulations) 2012 by a licensed waste haulier to licensed recycling facilities wherever possible. Materials that cannot be recycled will be transported to a suitably licensed waste transfer station or landfill site.

Transfer of hazardous waste to landfill sites will be recorded on Hazardous Waste Consignment Notes, materials removed to scrap yards or for reprocessing will be logged and recorded on load tickets issued to vehicle drivers and recorded on our own waste transfer notes. Copies of waste transfer licences will be provided to the client accordingly.

On completion of the project copies of all waste transfer notes will be provided. On Hand Over of the Health & Safety Files.

Crushing of Materials

Materials will be moved to a location adjacent to the crushing plant and stockpiled in a manner which will allow the excavator plant to sit on the stockpile to facilitate the loading of materials into the crusher. This raised position improves the drivers view for loading and ease of handling materials.

The crusher will be attended at all times by the operator who will be responsible for supervising loading, quality of product, monitoring emissions, stockpile size and dust suppression. Material unsuitable for crushing will be removed by the machine operator and he will be able to suspend loading operations at any time.

The crusher will be located on a flat concrete surface during operation with clear access all round.

Crushed product will be stored on site in locations for their future use; these will mainly be in the positions occupied by the structures prior to their demolition.

All loading and clearing of materials into and from the crusher will be by the use of 360° tracked excavators, there will be no manual lifting involved.

All operative working with or attending on the crusher plant will wear the appropriate PPE issued to them including dust masks and high visibility clothing and when appropriate waterproof clothing.

The mobile crusher will be operated at all times in accordance with the conditions of operating permit.

When in operation the area around the crushing operation will be defined site personnel will be apprised of the specific risks associated with the recycling operation and its associated activities.

The plant and its attendant excavators will be located in the most advantageous position in relation to the raw materials being generated and the location to which the processed material is to be moved and deposited; bearing in mind the point from which water used to suppress dust emissions is to be obtained.

When in operation the area around the crusher will be designated a no-go area for pedestrians and all persons not directly involved in the crushing process.

Any one approaching the plant must be wearing the correct PPE and high visibility clothing. They must first approach the excavator driver from drivers cab side of the machine, this is usually the left-hand side on most of our plant, and wait for the driver to stop loading the crusher and put the machine at rest before attracting the crusher operator's attention, who will then, if necessary, stop the crusher before allowing the individual to approach. It is preferred that the operator leaves the machine and goes to the "visitor".

The working area of the crusher and traffic routes will be agreed and defined in conjunction with the site management and all site operatives will be reminded of these details on a daily basis. The crushing operation will not be enclosed by fencing but will be clearly defined on site.

All materials suitable for crushing will be grade to a 6f2 aggregate and used for the filling of any voids, and leaving the site level ready for the second phase of the construction works all surplus materials will be removed from site

Hot Works

A 'Hot Works' permit to work system will be enforced when any works of this nature are undertaken and fire extinguishers will be prominent. Hot works will cease one hour before the end of a working shift and the area thoroughly checked prior to leaving site.

To prevent inhalation of toxic fumes operatives will wear 'Airstream' helmets or active charcoal Ori-Nasal masks during the burning/cutting of galvanised steels or when fume densities persist whilst cutting other types of metal.

The selection of the mask will be via the personal preference of the operator, subject to compliance with being fit for purpose.

Only trained and competent operatives will carry out these works and segregate ferrous and non-ferrous material for subsequent recycling.

Fire extinguishers will be provided and maintained at all areas of hot works. All hot works will be carried out in accordance with Safe system of works Hot-works permit.

Works will be coordinated to be carried out in accordance the overall programmed period for completion.

Temporary Weather Protection

Following the demolition works the exposed elevations to Unit F and Unit C will be temporarily weatherproofed with Vis-queen sheeting which will be secured to timber battens.

Plant & Equipment

All plant and equipment will be tested accordingly such as LOLER, PAT testing and the like. Certification for the above plant & operative training will be held at the work site.

In accordance with PUWER Regulations, mechanical, electrical and access equipment will be visually checked on a daily / weekly basis as appropriate

All static plant will be positioned on a plant nappy.

Mobile Phones

Mobile phones are not to be used within demolition zones or when operating machinery etc. They are to be used for work purposes only during work time when safe to do so.

Emergency Procedures

First Aid

First Aid trained personnel will be deployed on site and the names of those trained displayed in the Site office accommodation. A suitably stocked first aid kit and eye wash station shall be provided in the Site office accommodation. Eye wash stations and first aid boxes will also be located onsite with the site supervisor.

Fire Procedure

AJ Kelly & Co Ltd will provide all fire procedures and fire-fighting equipment. Muster points, escape routes and fire procedures will be made known at induction and practiced regularly by the site manager.

The agreed muster point is: **Site welfare**

Fire warning and fire-fighting equipment will be placed adjacent work areas and at fire exit points on each level and the site cabins. Fire bells – Klaxon Horns will be used for raising the alarm.

Small fires are to be tackled only if safe to do so, if not the fire brigade is to be called.

Fire Brigade Contact No.: **999**

Accidents/Incidents

All accidents, incidents and near misses are to be recorded, monitored and investigated; accidents are to be recorded in the accident book; this will be located in the site office next to the first aid kit. The client will be made aware of all accidents as soon as reasonably practical.

All on site incidents giving rise to an absence of more than 7 working days will be reported to the HSE under RIDDOR. All RIDDOR incidents and any safety related incidents or accidents will be reported to Senior management at the earliest opportunity.

Emergency Procedure (spills etc)

Spill kits will be available during the works, these will be available next adjacent to the fuel bowzers and on each individual machine and within the site offices.

All operatives will be trained and competent in spillage response procedures.

Emergency Procedures/Special Requirements

In emergency situations:

In the event of an emergency the AJ Kell & Co Site Supervisor, if required, contact the appropriate external emergency services, and then inform the client of the incident.

Demolition exclusion zones will be marshalled at all times by a Banksman who will be in phone - radio contact with the site team.

ENVIRONMENTAL IMPACTS

COSHH Exposure

The following materials are known to be present, will be used, or produced during our works:

Form							
	Toxic	Explosive	Corrosive	Hazardous to the environment	Flammable	Pressurised Gas	Other
Propane		Y			Y	Y	
Oxygen		Y			Y	Y	
Diesel	Y			Y			
Petrol	Y			Y			
Hydraulic Oil	Y			Y			
Engine Oil	Y			Y			
Greases	Y			Y			
Silica Dust				Y			Y
Asbestos							Y
Spray-take	Y			Y			

Exp Foam	Y			Y			
Disinfect ant	Y			Y			

COSHH Storage & Segregation

The following materials management measures will be employed:

All hazardous materials will be kept within a locked storage area and access to these materials will be restricted to those who have viewed the COSHH assessment for the particular material.

Oil Fuel and liquid chemical storage

The storage of all oil containers with a capacity of 200ltrs or more will comply with the requirements of the Control of Pollution (Oil Storage) regulations as follows:

Oil drums are to be stored on proprietary secondary containment systems that will contain 110% of the contents of the largest container, or 25% of the total, whichever is greater.

These are to be protected so as to minimise the ingress of rainwater, and secured against unauthorised discharge.

All bulk storage tanks are to be integrally bunded proprietary tanks. The tanks are to be located within the compound area of the site, away from general traffic movements and surface water drains, and secured against unauthorised discharge.

The filling of bulk storage tanks will be supervised by the Senior Site Manager. Only authorised personnel will be issued with a key to the bulk storage tanks for refuelling plant. When refuelling, the operator is to remain in attendance at all times.

All personnel are to make themselves aware of the Site Incidence Response Plan (SIRP) which is displayed on the site notice board and attached to all storage containers. The Site Manager is to be notified of all spillages, however minor.

A spill kit will be available on site, at the location detailed on the SIRP.

Oils and other chemicals, in containers with a capacity of less than 200ltrs, will be stored within a locked store on drip trays. Again, only authorised personnel will be issued with a key to this store.

No storage will be permitted within 10m of the stream or surface water drains. An Oil Storage Checklist is to be completed for all oil storage locations.

Water Pollution prevention Measures

The following measures are to be put in place to ensure there are no pollution incidents:

- Oil and liquid chemicals are to be stored and handled as described in the above section.
- A Site Incident Response Plan will be produced where quantities exceed 200ltrs.
- All static plant must have drip trays or plant nappies. These are to be placed under mobile plant when parked up at the end of the shift. All leaks are to be reported for immediate action.
- All existing surface water drains will be painted blue and all foul water drains will be painted red.
- No waste water is to be pumped to any Controlled Waters or to any Foul or Surface Water Drains.

Cleanliness of Surrounding Roads & Footpaths

The site manager / supervisor will monitor this on a daily basis and instigate cleaning procedures as and when required.

Approval and Review

Suitability of the RAMS are to be continually monitored by the Site Manager/Supervisor throughout the works. During the execution of the site activity the site manager / supervisor will be empowered to make minor amendments or adapt the method of working in response to actual site conditions and hazards encountered and will be required to amend this document manually, and inform the site operatives

Site Manager / Supervisor will be on site at all times and will monitor and record suitability of methodology, resources, progress, and information as required.

Monitoring will be undertaken as work proceeds to ensure compliance with the method statements, to highlight any changes to the anticipated hazards relating with this activity and to comply with the requirements of the company policies and procedures

Addendum

1. It is anticipated that there will only be 2-3 deliveries on and off site per day.
2. Vehicles approaching the site will exit the motorway M57 / M62 proceeding to the A5080 Cronton Road travelling approximately 300m then turning right into Wilson Road to the site entrance.
3. Full time security will guard the gate, and all vehicles approaching site will phone ahead and the guard will have the gates open thus avoiding vehicles having to wait on the adopted highway.
4. Entrance to the demolition works will be via the entrance north of Streeton Way.
5. Wheel cleaning facilities will be set up on site and any muddy / dirty wheels will be cleaned prior to leaving site.
6. Local residents will be letter dropped 2 weeks in advance of site set up giving the following information:
 - **Outline the following information:**
 - A brief overview of the demolition works and the contact details of the site manager and project manager, should any concerns be raised.
 - Details of the construction program with expected to start, and anticipated duration of work.
 - The site working hours as agreed with the planning conditions.
 - Residents be kept informed of delays within the program.
7. Letter drops will be undertaking to all residents along Newsham Road, Rudgate Road and properties 32 -66 Bridgwater Way.
8. Traffic & Site Arrangements Plan attached to the rear of this document.
9. Pest Control measures during the demolition works: site welfare cabins will be provided with secure waste bins which will be emptied on a daily basis no food or food wrappers left in the canteen unless food is stored within fridges supplied, during the demolition works waste generated will be removed progressively from site.

No general waste will be allowed to build up on site thus minimising areas where potentially vermin would be able to nest, if it is deemed necessary pest control boxes will be placed around site and inspected on a weekly basis.

10. Noise mitigation during the demolition works, the standard working hours as per the planning conditions to be always adhered to with No work on Sundays or Bank Holidays. **All plant and equipment will be regular maintained with the appropriate silencers fitted minimise noise impacts.** The site Manager & Site supervisor will be responsible for monitoring noise control and liaising with residents, Inform residents in advance about particularly noisy works or any unavoidable works during working day.

- AJK will select the quietest plant which is appropriate for the job and ensure that it is properly maintained, particularly with respect to any noise reduction measures
- AJK will ensure that plant is operated so as to minimise noise, including shutting off plant when not in use, keeping covers in place, etc.
- AJK will site noisy plant away from noise sensitive buildings or make use of barriers to shield such buildings.
- AJK will ensure that mains power is available at the earliest opportunity where temporary generators are used. In the case that temporary generators need to be used, hybrid generators will be the preferred choice so to prevent the potential for noise complaints.
No generators will run at night time.
- AJK's plant operators will take care when loading/unloading materials and plant, minimise drop heights
- Vehicles used regularly on site, for example forklift trucks / JCB's, will have white noise / broadband reversing alarms fitted.

11. Prior to our start on site, a pest control contract will be set up with Rentokil (or similar) and the four principles below will be adopted:

- EXCLUSION
- RESTRICTION
- DESTRUCTION
- MOINTORING.

Working Hours

08:00 to 18:00 Monday to Friday and 08:00 to 14:00 Saturday, no working on Sundays or bank holidays.

Burning of Materials

The burning of materials will not be allowed at any time.

TRAFFIC & SITE ARRANGEMENTS PLAN

