

# DEMOLITION METHOD STATEMENT



**CLIENT:**

Reading Borough Council

**PROJECT:**

Thurso Close, Reading,  
RG30 4YE

**DOCUMENT REFERENCE:**

J998

**ISSUE NO:**

V3

**ANTICIPATED START  
DATE:**

May 2024 – Subject to service  
disconnection + Asbestos Removals

**DURATION:**

10 Weeks – Subject to service  
disconnections + asbestos removals

## THIS ISSUE

|              | PRINT NAME  | SIGNATURE | POSITION           | DATE       |
|--------------|-------------|-----------|--------------------|------------|
| AUTHOR       | Carl Howard |           | Demolition Manager | 17-04-2024 |
| CHECKED BY:  |             |           |                    |            |
| ACCEPTED BY: |             |           |                    |            |

# J. Mould

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| ISSUE HISTORY |            |             |                          |
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| ISSUE NUMBER: | ISSUE DATE | AUTHOR      | AMENDMENTS               |
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|               |            |             |                          |

*This **Method Statement** has been produced in accordance with **BS6187:2011 Code of Practice for Demolition and Regulation 20 of the CDM Regulations 2015**, the information contained herein are to be complied with by all Site Personnel. This Method Statement is classed as a live document and information may be changed or added as the works progress.*

All revisions to the method statement and risk assessment will be recorded on this page.

The author of the amendment(s), or other authorised person, must explain the details of the amendment (s) to the Site Supervisor. The author must ensure that the Site Supervisor signs off the amendment to confirm that he has received and understood it, and that the Site Supervisor returns the signed off front page so that the author can file it in the project office file.

The Site Supervisor must sign off and return the copy of this Amendment page, as explained above, and carefully insert this page and the amendments into the project site file. He must also clearly line through the existing pages to indicate they have been superseded.

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# SECTION 1 – PROJECT INFORMATION

## CLIENT

**Reading Borough Council**

Civic Office  
Bridge Street  
Reading  
RG1 2LU

## PRINCIPAL CONTRACTOR

**J.Mould (Reading)**

Hydecrete Pit  
Pingewood Road North  
Burghfield Bridge  
Reading  
RG30 3XN

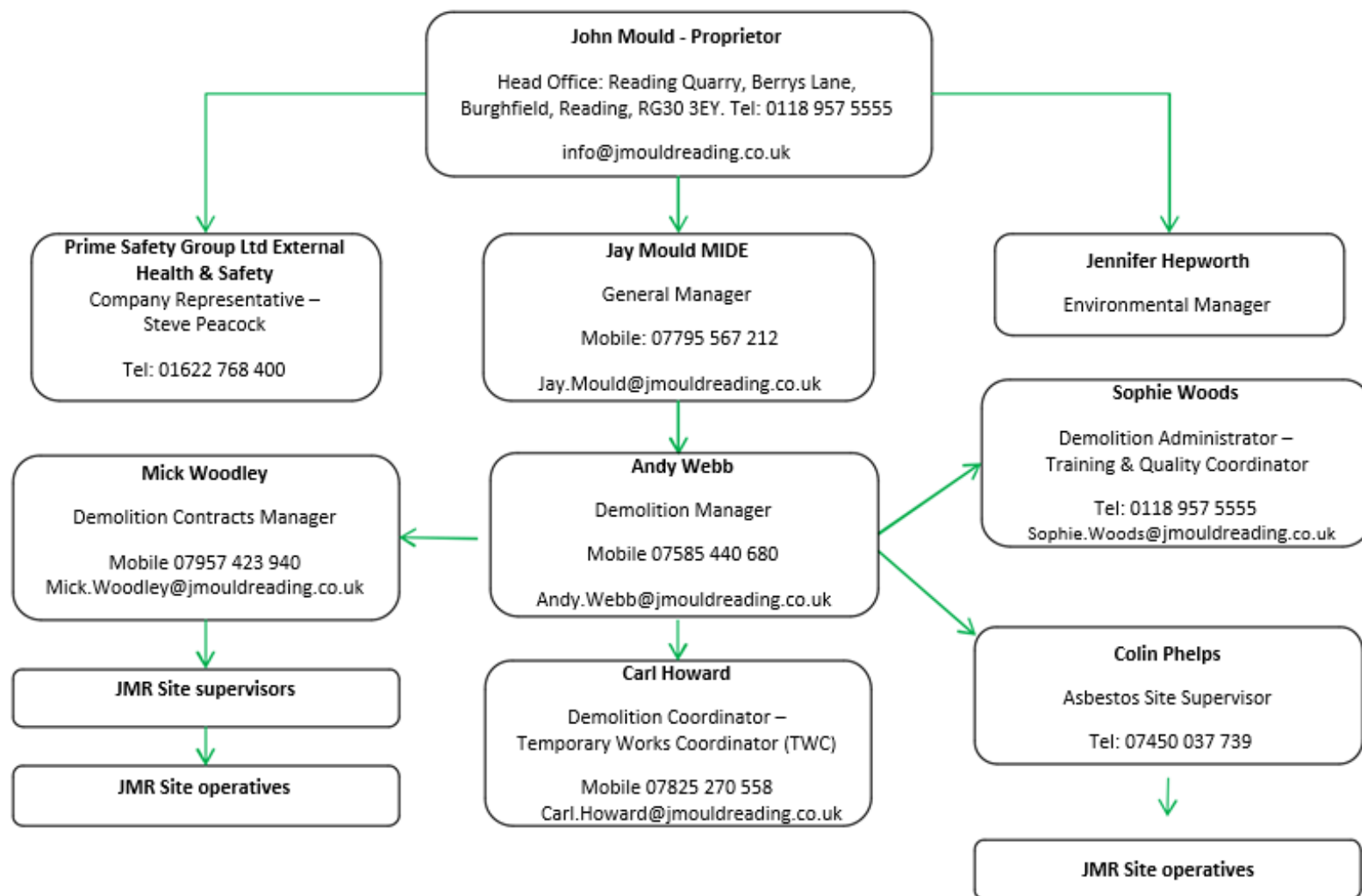
## HSE OFFICE

Priestly House  
Priestly Road  
Basingstoke

## SITE SAFETY MANAGEMENT & RESPONSIBILITIES/PROJECT CONTACTS

- JMR will provide a suitably trained and experienced Site Supervisor/Manager for all works undertaken. Who will:
  1. Understand and comply with the company Health & Safety Policy and ensure all operatives under their control do so as well.
  2. Be conversant with statutory regulations and the contents of the job specific documents including, Risk Assessments, COSHH Assessments, and this Method Statement together with any documents issued by the Client. They will ensure that all operatives under their control also understand the contents of these documents.
  3. Ensure all works are carried out in accordance with the clients' requirements, to agreed standards and at minimum risk to all parties.
- JMR Site Management will carry out site specific induction and ensure that all operatives have read, understood and signed this statement.
- As the works progress all site employees will attend regular toolbox talks given by the JMR Site Management or Safety Consultant on various site specific subjects and activities. All operatives receiving the Toolbox Talks will be required to sign a form indicating their attendance.
- JMR Site Management will hold informal daily pre-start talks with the Demolition site operatives to ensure they are aware of the days' work to be undertaken and the different areas that these works are carried out in.
- JMR Site Management will also liaise with the Client on a daily/regular basis to provide an update on progress and general site working.

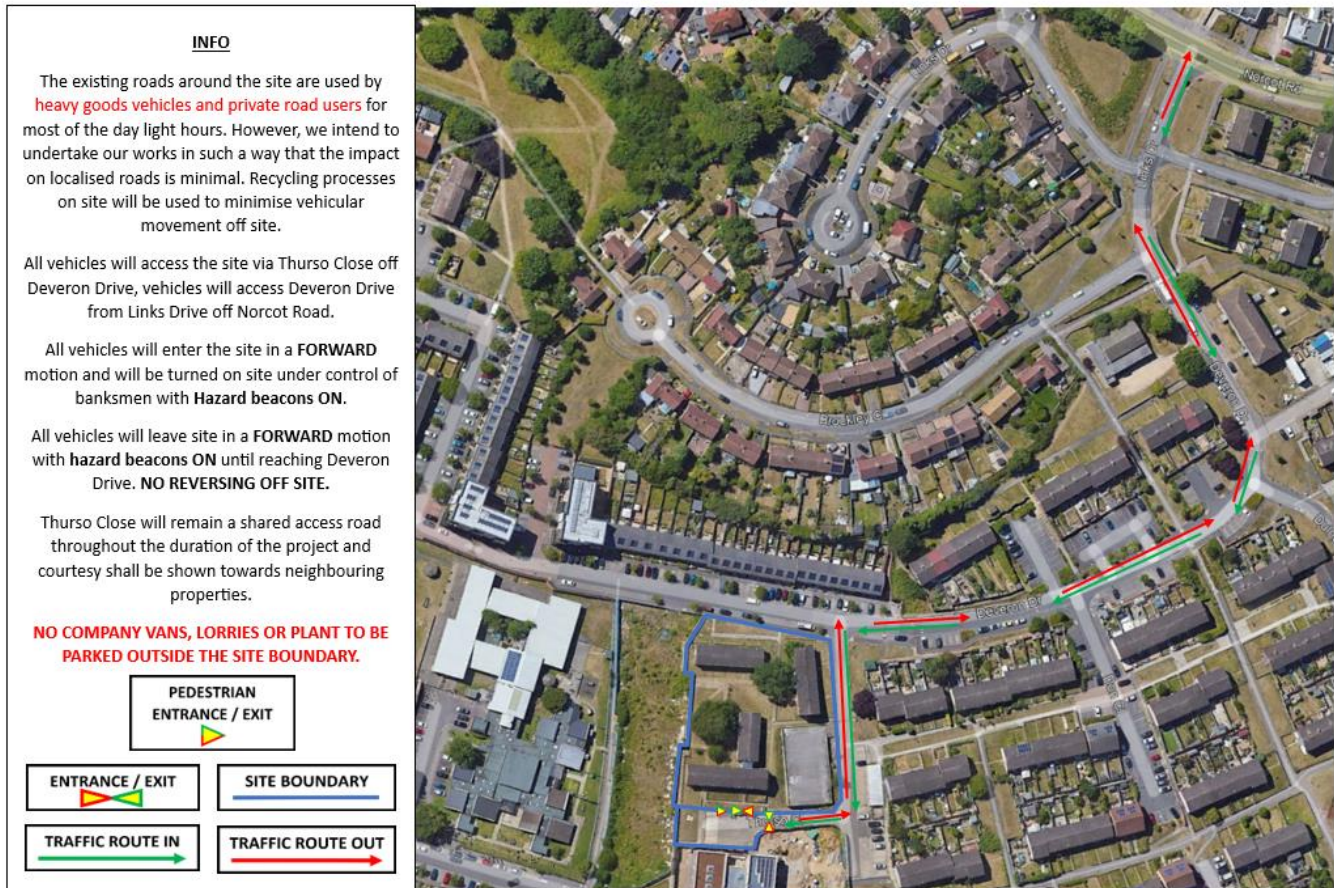
# J. Mould



## 1.1 – PROJECT LOCATION

J Mould (Reading) have been appointed the role of Principal Contractor for the demolition works at 27 & 29 Deveron Drive & Garage building.

### TRAFFIC MANAGEMENT PLAN – Thurso Close, Reading, RG30 4YE.



## 1.2 – WELFARE

Welfare arrangements will be provided by JMR in compliance with the CDM Regulations 2015 and will consist of the minimum:

1. Toilet and wash hand basins with hot and cold water.
2. Canteen with hot food facilities.
3. Mess room/area. Seating with back support.
4. A source of clean drinking water.
5. A first aid box (which will be kept in the site office).
6. Sufficient and suitable fire-fighting equipment.
7. A heated drying room, where appropriate.

## 1.3 – OUTLINE SCOPE OF WORKS

- Site establishment
- Asbestos Removal as per the Airsafe Demolition Asbestos Survey
- Soft Strip of Structures
- Demolition of structures
- Removal of slabs & foundations

## 1.4 – DURATION OF WORKS

- Commence on site May 2024 – subject to service disconnection / asbestos removals
- Duration 10 Weeks – subject to service disconnection / asbestos removals
- Working Hours 08:00-17:00

## 1.5 – SITE RESTRICTIONS

- Asbestos containing materials have been identified within the asbestos surveys completed. All asbestos works will be completed prior to any structural demolition of buildings.
- Neighbouring properties will be in use during the demolition phase and their associated access roads. These must remain clear at all times with no waiting, parking or obstructing on them allowed.
- **The structure has suffered from an arson attack and therefore care must be taken when entering and the structural integrity must be established prior to entering.**

## 1.6 – LIVE SERVICES

- Service records for the area are good. Whilst JMR have made fair and reasonable effort to ensure all buildings are isolated of all services, the risk remains that the site could contain uncharted live services.
- Electric and gas will be terminated at boundary prior to works commencing and isolation certs issued to JMR.
- The water will re-routed and a standpipe erected to supply water throughout the works. This is essential for the asbestos removal and dust suppression.

|                    |                                                                                                                                                         |                       |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b><u>STOP</u></b> | Confirmation that <b><u>all</u></b> services have been terminated at the site boundary and written confirmation has been issued to JMR Site Management. | <b>HOLD<br/>POINT</b> |
|                    | <b>Client Representative:</b>                                                                                                                           |                       |
|                    | Name..... Signature..... Date.....                                                                                                                      |                       |

|                    |                                                                                                                                                                                             |                       |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b><u>STOP</u></b> | We confirm that written confirmation of service termination within the buildings has been received from the client Representative and that the termination point has been visually checked. | <b>HOLD<br/>POINT</b> |
|                    | <b>JMR Site Management:</b>                                                                                                                                                                 |                       |
|                    | Name..... Signature..... Date.....                                                                                                                                                          |                       |

## 1.7 – EMERGENCY ARRANGEMENTS

- **Action in the event of a fire or explosion.**

Firstly, raise the alarm – Induction will explain what alarms are available

If safe to do so, put out the fire using the correct fire extinguisher for the material alight.

If not able to put out the fire, fire marshal or supervisor must call the fire brigade 999

Everyone must go to the muster point and be checked off from the site register to ensure everyone is present.

Assembly Muster point: As shown on the Site Layout Plan.

Supervisor will then assist the fire brigade with any relevant information.

- **Action in the event of an accident**

JMR Site Management will appoint First Aiders during site set up and induction with First Aid kits.

Assess the situation – do not put yourself in danger

Make the area safe

Assess all casualties and attend first to any unconscious casualties

Send for help - 999

## HOSPITAL ROUTE

Thurso Close, Reading, RG30 4YE

to

Royal Berkshire Hospital, 21 Craven Road, Reading, RG1 5BD.

### Royal Berkshire Hospital

Accident & Emergency Department

Tel: **0118 322 5111**

**15 min (4.1 miles)**

via Portman Rd

Fastest route now due to traffic conditions

28 Thurso Cl

Tilehurst, Reading RG30 4GT

> Take Thurso Cl and Deveron Dr to Norcot Rd

2 min (0.3 mi)

> Take Portman Rd, Cow Ln, Richfield Ave and A329 to Eldon Rd

10 min (3.5 mi)

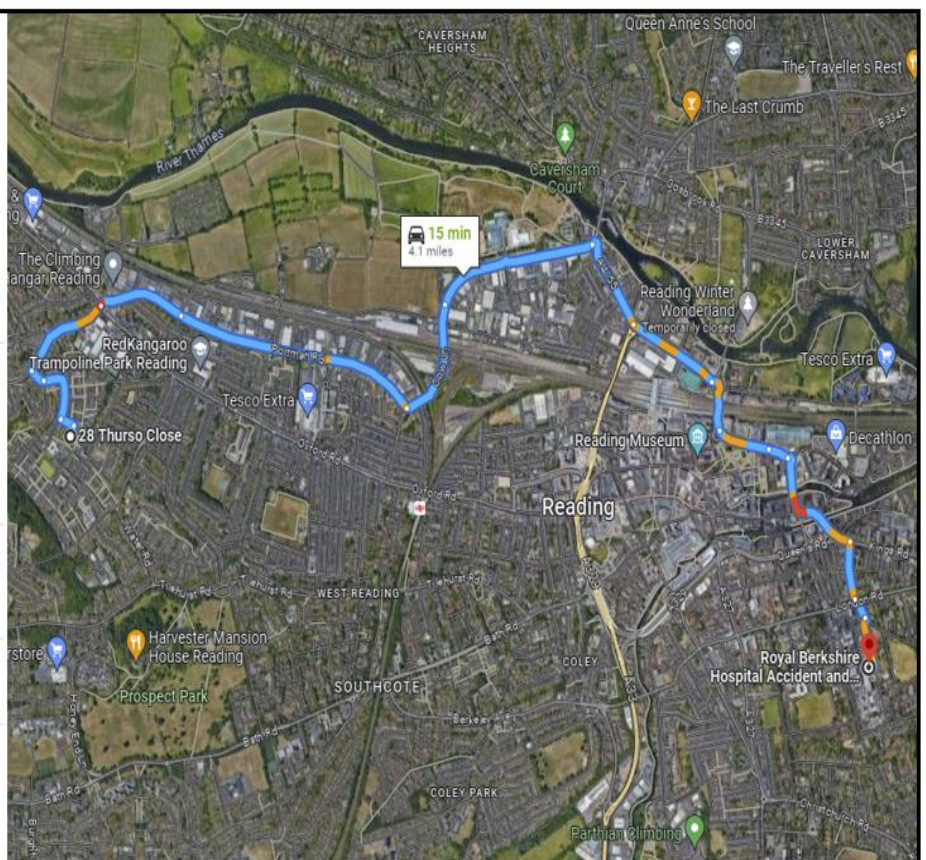
> Follow Eldon Rd to Craven Rd

2 min (0.3 mi)

Royal Berkshire Hospital Accident and

Emergency Dept

21 Craven Rd, Reading RG1 5BD



## SECTION 2 – ACTIVITY SPECIFIC ASPECTS

### 2.1 – SITE SET UP CHECK LIST

| ITEM                                                  | Checked by | Signed | Date |
|-------------------------------------------------------|------------|--------|------|
| Site boundary secure                                  |            |        |      |
| Site safety signage installed                         |            |        |      |
| Service disconnections completed and paperwork onsite |            |        |      |
| Welfare set up and in all good order                  |            |        |      |
| Asbestos survey onsite                                |            |        |      |
| Adequate first aid kits onsite                        |            |        |      |
| A&E information on site and displayed                 |            |        |      |
| Adequate water supply set up                          |            |        |      |
| H&S poster displayed                                  |            |        |      |
| Site set up as per SSOW site plan                     |            |        |      |
| F10 Displayed                                         |            |        |      |
| CP H&S Plan onsite                                    |            |        |      |
| ASB5 Onsite                                           |            |        |      |
| ASB1 onsite                                           |            |        |      |
| Section 80 displayed                                  |            |        |      |
| Certificates for all plant onsite                     |            |        |      |
|                                                       |            |        |      |
|                                                       |            |        |      |

## 2.2 – HERAS FENCING AND HOARDING

- The site already has hoarding erected around the site with access gates for both Vehicles and Pedestrians.
- The Security Heras fencing will be supplied and erected around the site compound area by JMR operatives. The fencing will be posted with suitable and sufficient pictorial safety signage posted onto it warning of the hazards within.

## 2.3 – RESOURCES REQUIRED

| Management/Labour         | Plant/Equipment                    |
|---------------------------|------------------------------------|
| 1 x Site Supervisor       | Hand tools                         |
| 1 x Plant Operator        | Heras fence panels                 |
| 2 x Demolition Operatives | Bowser                             |
| 2 x Asbestos Operatives   | Welfare cabins                     |
|                           | Generator                          |
|                           | Scaffold tower/podiums             |
|                           | 110V or Cordless Reciprocating Saw |
|                           | 1 x 30T Excavator                  |
|                           |                                    |
|                           |                                    |
|                           |                                    |

- All operatives will hold the relevant competence cards/certification require. (CCDO, CSCS, CPCS, SMSTS)
- All plant and equipment will have relevant certification to work on site.

## 2.4 – SITE PERMITS

There is a requirement for a Site Permit System on this project.

The following Site Permits are required to be issued by the Site Supervisor:

- Permit to Dig

## 2.5 – PERSONAL PROTECTIVE EQUIPMENT

| MANDATORY PPE                                                                     |                                                                                   |                                                                                   |                                                                                    |                                                                                     |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |  |  |
| <b>HARD HAT</b>                                                                   | <b>EYE PROTECTION</b>                                                             | <b>HI-VISIBILITY</b>                                                              | <b>SAFETY GLOVES</b>                                                               | <b>SAFETY BOOTS</b>                                                                 |
| BS EN 397                                                                         | EN 166 1F                                                                         | EN 471                                                                            | BS-EN 140                                                                          | BS-EN 345                                                                           |

| TASK SPECIFIC PPE / RPE                                                                                       |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                              |  |  |  |  |  |  |
| <b>P3 HALF FACE MASK</b>                                                                                      | <b>P3 DISPOSABLE MASK</b>                                                         | <b>TYPE 5/6 DISPOSABLE COVERALLS</b>                                              | <b>EAR PROTECTION</b>                                                             | <b>BURNING / FULL FACE VISOR</b>                                                   | <b>LEATHER BURNING JACKET</b>                                                       | <b>HARNES / LANYARD</b>                                                             |
| EN140:1998 & EN143:2000                                                                                       | EN 149: 2001                                                                      | EN ISO 13982<br>EN 13034                                                          | BS EN 352-3                                                                       | EN 166 39B                                                                         | BS EN ISO 11611:2007                                                                | EN361,<br>EN354,<br>EN362                                                           |
| The above PPE may be required for certain activities, or when specifically prescribed by the Site Supervisor. |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |

## 2.6 – CONTROL MEASURES

- Danger areas to be fenced off to stop unauthorised access, lay down areas to be free from obstructions.
- Adequate spill response equipment to be in place before works begin.
- Care will be taken to ensure that a secure site boundary fence and appropriate warning signage is in place throughout the demolition works.
- Good Communication is essential – Daily morning meetings of no more than 5/10 minutes will be required between JMR Site Supervisor and personnel on site, (including any sub-contractors) to discuss the day's proposed activities. This liaison will aid in the smooth running of the project and help to highlight any potential problems that could otherwise occur.
- Two-way radios will be utilised for communication and emergency. Machine drivers and JMR management will be in radio communication to stop works in the event of an emergency.
- Check service drawings and historical data to check for underground voids within the vicinity of the demolition area.

## 2.7 – MITIGATING NUISANCE NOISE, DUST, AND VIBRATION

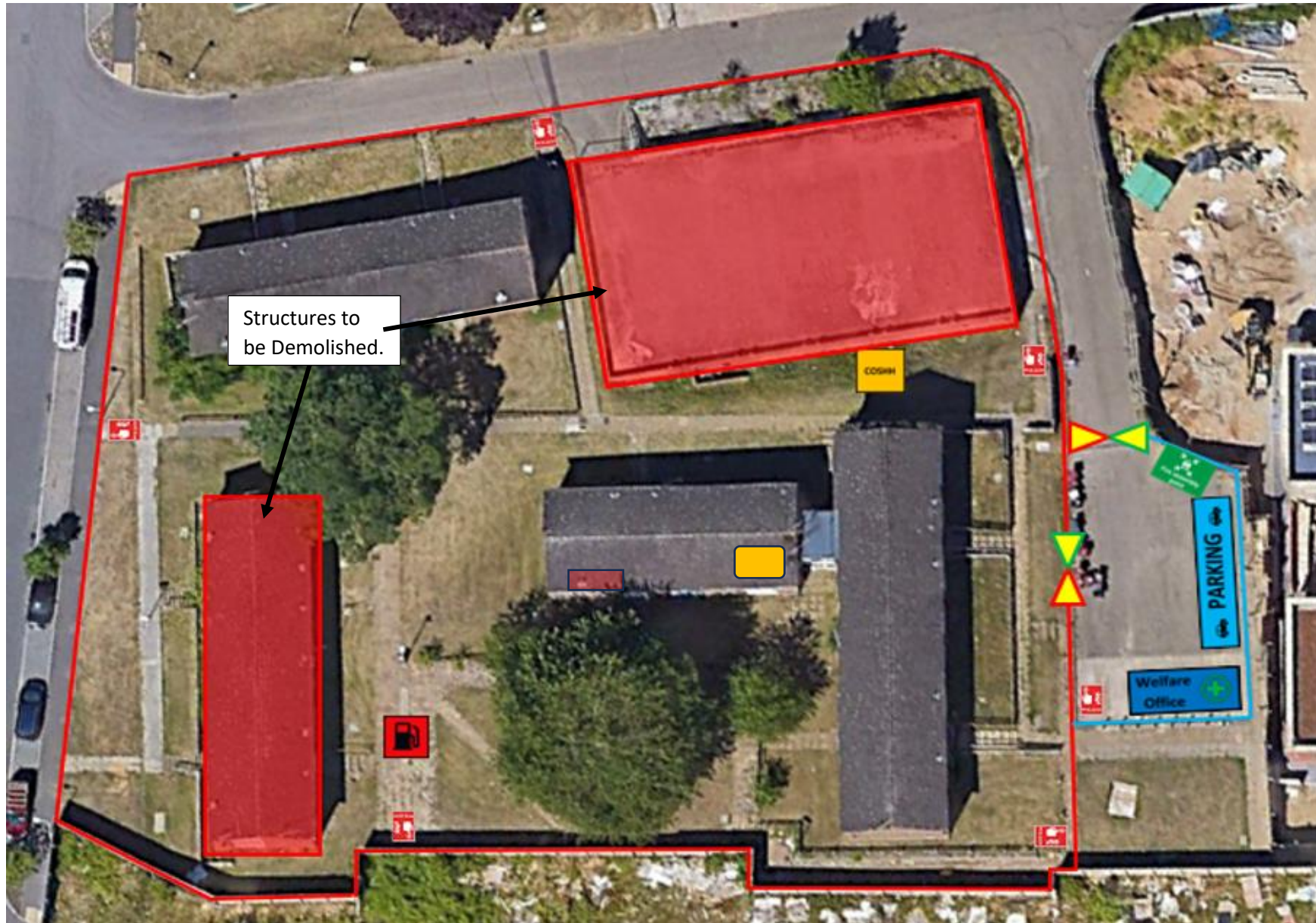
Throughout the demolition process noise, dust, and vibration will be kept to a minimum; this will be achieved in various ways as detailed below.

1. Use of correct plant for specific tasks ensuring plant is fully maintained. We also have an extensive fleet of attachments for every demolition application.
2. Leaving part of external elevation of particular buildings intact to act as a visual and acoustic screen.
3. Using 'quietest' method when both demolishing structures i.e. using grab or pulveriser rather than impact breakers.
4. When removing ground floor slabs and foundations, structures will be lifted by bucket attachment whenever possible, in-lieu of using impact breakers.
5. Fire hoses will be used to spray water onto the work face and suppress dust.
6. Using proprietary dust suppression equipment, such as DustBoss DB60.



*DUSTBOSS DB-60*

## 2.8 – SITE LAYOUT PLAN



## SECTION 3 – METHOD STATEMENT

### 3.1 – HOARDING INSTALL

- The hoarding has already been installed under a separate order and is in place already.

### 3.2 – ASBESTOS REMOVAL

- A full Demolition Asbestos Survey has been undertaken by Airsafe prior to the start of works. Asbestos Containing Material has been deemed Non-Licensed Works and will be removed by JMR qualified operatives as per HSG210 Asbestos Essentials and in accordance with the Control of Asbestos Regulations 2012.
- Where ACMs are identified the Demolition Supervisor will mark up the site areas containing ACMs using the survey and traffic light system;
  1. RED – Licensed ACMs
  2. YELLOW – Non Licensed ACMs
  3. GREEN – No asbestos content
- JMR operatives will also carry out a visual inspection to positively rule out the presence of ACMs prior to deconstruction works. Should any suspect material be discovered, JMR Site Management shall cease work in the area, cordon it off and immediately inform management who will advise the correct course of action to take.
- All JMR operatives involved in the project have attended and passed an accredited UKATA Operatives One Day Training Course Category B for the removal of Non-Licensed Asbestos which also includes Asbestos Awareness
- HAZARDOUS WASTE (EXCLUDING ASBESTOS)
- All waste/ materials that are deemed as Hazardous to dispose of will be removed from the building(s) during the soft strip works and placed in a cordoned off area designated as 'Hazardous Waste/Materials'.
- For disposal of Hazardous Waste/Materials refer to JMR Housekeeping and Waste Strategy.
- Below are examples of commonly found Hazardous Waste/Materials, this is not an exhaustive list:-
  1. Plasterboard and gypsum-based materials
  2. Fluorescent lamps
  3. Electrical equipment
  4. Fire extinguishers
  5. Fire detectors
  6. Fridges/freezers and other Ozone depleting substances
  7. Oils (except edible ones)
  8. Chemicals
  9. Batteries

#### Task Specific Risks

02 – Manual Handling

14 – Disposal of Waste Materials

32 – Asbestos Exposure – Manual Removal

37 – Discovery of Suspected Hazardous Substances

### **3.3 – SOFT STRIP**

- The removal of all fixtures & fittings, furniture, carpet tiles, false ceilings, timber, services, cables, light fittings, insulation / lining boards within the structures to allow for the demolition.
- In all manual lifting operations, regard is to be noted with reference to The Manual Handling Regulations. i.e. team lifts, use of lifting equipment/mechanical means rather than men where practicable.
- Skips will be placed as close as possible to the area of works and fenced off during the works.
- During soft stripping, to minimise Manual Handling, Drop Zones will be formed and the arisings will be dropped down to ground floor level, where a 360° excavator will segregate into various waste skips.
- All debris will be removed on a regular basis to the collection points for disposal, thus creating a clean, safe working area and maintaining good housekeeping procedures.
- Disposal transit routes are to be reduced to minimise the requirement for Manual Handling.
- This method is to be read in conjunction with the asbestos surveys. Known areas of Asbestos (not removed prior to soft stripping) will be highlighted to the operatives and sprayed red. It could be, however, that other such materials may be uncovered during the soft stripping process. Should such an incident occur, JMR will secure the suspect material and its location, as far as is reasonably practicable, and inform the client and arrange the necessary sampling and testing of the material.
- All operatives will have undergone Asbestos Awareness training.
- Suitable hand PPE to be worn to protect from injury during all manual handling operations.

#### **Soft Stripping of all doors, frames, windows, architraves, cable ducts and skirtings**

- Doors may be fire resistant and may be required to be moved with support from a suitable trolley, whilst work in the removal from frames is carried out.
- There is potentially brittle glass within some of the doors. This can be taped over and removed by remote methods (i.e. scaffold tube used to break out the glass) prior to removing the door. Full gauntlets and visors are to be worn when handling glass. Glass will then be cleared up and placed into the skip.
- Doors and frames to be removed to the outside of the building for disposal to skips.
- Soft stripping of doors, frames, architraves, cable ducts and skirting's is to be carried out using hand tools or 110v Reciprocating Saw.
- Frames are to be removed using crow/nail bars and reciprocating saws for the removal of steel fixings.
- Timbers and glass to be removed directly to skips to prevent injury from cuts, nails etc
- Any protruding sharp edges, nails etc will be knocked flush with the adjacent structure or removed to avoid puncture wounds.

#### **Soft Stripping of stud partitions**

- Soft stripping of stud partitions is to be carried out using hand tools, Stanley knives, 110v reciprocating saw
- If required, the partitions will be cut into sections using a reciprocating saw to ease removal

#### **Soft Stripping of all Cables and Services**

- Soft stripping of service cabling and steelwork is to be carried out using hand tools, 110v Reciprocating Saw
- Cables are to be cut at each end of the sections to be removed prior to removal of fixings or support trays.
- Clips and small brackets are to be removed using crow/nail bars and reciprocating saws will be used for the removal of steel fixings and main supports, as access dictates.
- Cable trays and steelwork runs are to be dismantled in such a manner as to allow heavy or long lengths to be progressively lowered to floor level, without the need to over reach.

#### **Waste Electrical and Electronic Equipment (WEEE)**

- WEEE Items (such as monitors, microwaves, fridges, computers, light fittings etc will be removed from the structure by hand, segregated and palletised. These pallets will then be shrink wrapped and an inventory recorded for each pallet. This will then be stored in a secure location awaiting disposal as necessary.

#### **Fluorescent Light Fittings**

- Light fittings will be removed for segregation and disposal of the primary contaminant components -Mercury contained within Fluorescent tubes and potential PCB materials within starter capacitors.

- These will be removed by hand prior to demolition wearing the site standard PPE and placed into the disposal 'coffins'

#### **Task Specific Risks**

- 01 – Internal Strip Out of Buildings
- 02 – Manual Handling
- 05 – Use of Portable Electrical Equipment
- 07 – Hand Arm Vibration Syndrome (HAVS)
- 14 – Disposal of Waste Materials
- 19 – Work Creating Dust
- 20 – Working at Height
- 21 – Use of Mobile Towers
- 35 – Occupational Diseases
- 37 – Discovery of Suspected Hazardous Substances

### **3.4 – SUPERSTRUCTURE DEMOLITION**

- Following the soft strip works and the asbestos removal structural demolition will commence.



- Demolition will be by way of 35T machine fitted with a Grab attachment.
- The excavator will reduce the external wall down in height to ground level clearing any arising materials as they are produced to maintain a clear working area.
- This will expose the roof and the intermediate floor.
- Using a selecta grab a section of the roof will then be removed as far back as can safely reached. Arisings will be cleared immediately to prevent any overloading of the internal floor.
- The intermediate floor will then be cleared as far back as the removed section of roof.

- The external walls will then be removed as far back as the removed section of roof folding them into the confines of the structures footprint.
- When the excavator has reached as far back as the link structure it will turn and then work along the building working from east to west.
- This process will be repeated until the excavator has demolished all of this block to top of slab.
- When the arisings have been cleared from the working area the excavator will work northwards and work along the second block working towards the rear of the site as shown in the drawing above.
- This process will be repeated along the entire length of the second block up to the rear external end elevation which will then be folded back into the site away from the rear fenceline.

These works will be carried out under the guidance of a lookout and should any vehicles or pedestrians approach the working area the plant operator will be instructed to stop until the working area is clear to proceed.

During the demolition works water will be sprayed onto the work face either by hand held hoses or using the Dust Boss to suppress any potential dust that may be released.

### **Task Specific Risks**

- 02 – Manual Handling
- 09 – Demolition of Structures – Mechanical
- 10 – Self-Propelled Plant Operation
- 11 – Self-Propelled Plant Set Up & Maintenance
- 12 – Use of Quick Hitches
- 14 – Disposal of Waste Materials
- 15 – Changing Attachments on Plant
- 16 – Noisy Machinery & Processes
- 19 – Work Creating Dust
- 37 – Discovery of Suspected Hazardous Substances

## **3.5 – SUBSTRUCTURE DEMOLITION**

Prior to any works commencing the following procedures will have been implemented and completed:

- Services drawings inspected
- Area (and surrounding perimeter) to be CAT Scanned
- Any identified services to be marked up with spray paint
- Permit to Dig issued

With the superstructure removed the ground bearing slab will have been exposed. The excavator using a bucket attachment will begin to remove the slab and foundations. Should it be required an impact hammer will puncture the slab and foundations to break them up to moveable sections.

The excavator fitted with the bucket will then lift and stockpile sections ready for further processing.

### **Task Specific Risks**

- 10 – Self-Propelled Plant Operation
- 11 – Self-Propelled Plant Set Up & Maintenance
- 12 – Use of Quick Hitches
- 14 – Disposal of Waste Materials
- 15 – Changing Attachments on Plant
- 16 – Noisy Machinery & Processes
- 19 – Work Creating Dust
- 27 – Storage of Fuels & Other Flammable Liquids
- 37 – Discovery of Suspected Hazardous Substances

## METHOD STATEMENT BRIEFING

I have read and understood this POW and have access to JMR SOP which is to be used in conjunction with this POW

[illegible]