DEMOLITION METHOD STATEMENT – Phase 1

CLIENT:	Reading Borough Council
PROJECT:	Phase 1 - Thurso Close, Reading, RG30 4YE.
DOCUMENT REFERENCE:	J998
ISSUE NO:	V7
ANTICIPATED START DATE:	July 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	12-07-2024
CHECKED BY:	David Stafford		Director of Operations	12-07-2024
ACCEPTED BY:				

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ISSUE HISTORY			
ISSUE NUMBER:	ISSUE DATE	AUTHOR	AMENDMENTS
1	13-10-2023	Andy Webb	First Issue
2	17.04.2024	Carl Howard	1.4 Page 7
3	17.04.2024	Carl Howard	1.1 Page 6 / 2.8 Page 13
4	22/05/2024	David Stafford	
5	02-07-2024	David Stafford	
6	12.07.24	Carl Howard	2.8 Page 14
7	15.07.24	Carl Howard	Page 7 / Page 14 / Page 17

*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 He must also clearly line through the existing pages to indicate they have been superseded.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

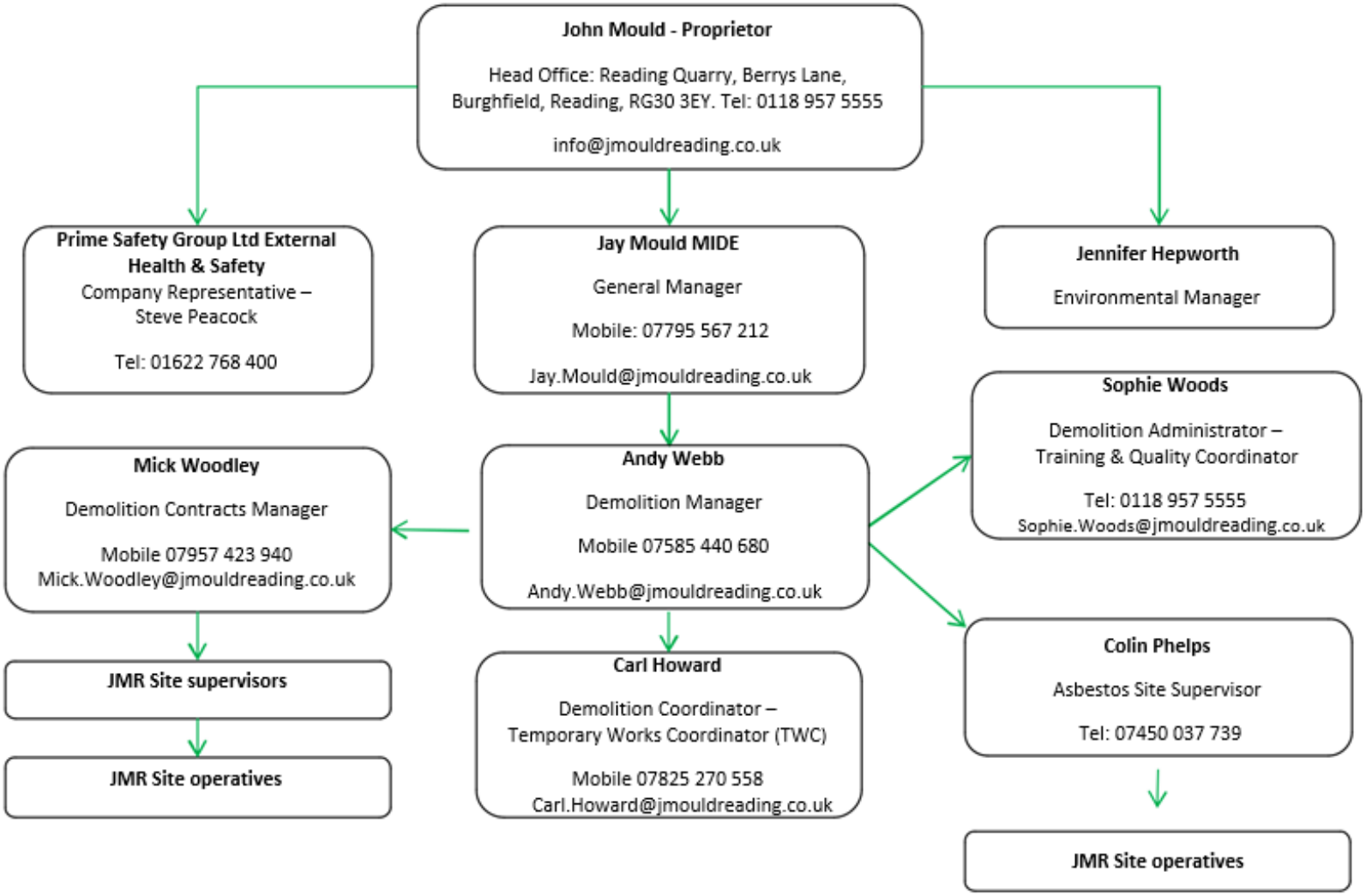
CLIENT
Reading Borough Council
Civic Office
Bridge Street
Reading
RG1 2LU

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.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Company Representative – Steve Peacock
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Colin Phelps
Asbestos Site Supervisor
Tel: 07450 037 739
JMR Site operatives

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.

INFO

The existing roads around the site are used by heavy goods vehicles and private road users for most of the day light hours. However, we intend to undertake our works in such a way that the impact on localised roads is minimal. Recycling processes on site will be used to minimise vehicular movement off site.

All vehicles will access the site via Thurso Close off Deveron Drive, vehicles will access Deveron Drive from Links Drive off Norcot Road.

All vehicles will enter the site in a **FORWARD** motion and will be turned on site under control of banksmen with **Hazard beacons ON.**

All vehicles will leave site in a **FORWARD** motion with **hazard beacons ON** until reaching Deveron Drive. **NO REVERSING OFF SITE.**

Thurso Close will remain a shared access road throughout the duration of the project and courtesy shall be shown towards neighbouring properties.

NO COMPANY VANS, LORRIES OR PLANT TO BE PARKED OUTSIDE THE SITE BOUNDARY.

PEDESTRIAN ENTRANCE / EXIT

ENTRANCE / EXIT

SITE BOUNDARY

TRAFFIC ROUTE IN

TRAFFIC ROUTE OUT

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.
- The demolition works must be undertaken in accordance with the Additional Ecological Measures.
- 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 unchartered 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.

STOP	Confirmation that **all** services have been terminated at the site boundary and written confirmation has been issued to JMR Site Management. **Client Representative:** Name…… Signature…… Date……..	**HOLD POINT**

STOP	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. **JMR Site Management:** Name…… Signature…… Date……..	**HOLD POINT**

1.7 – EMERGENCY ARANGEMENTS

- **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

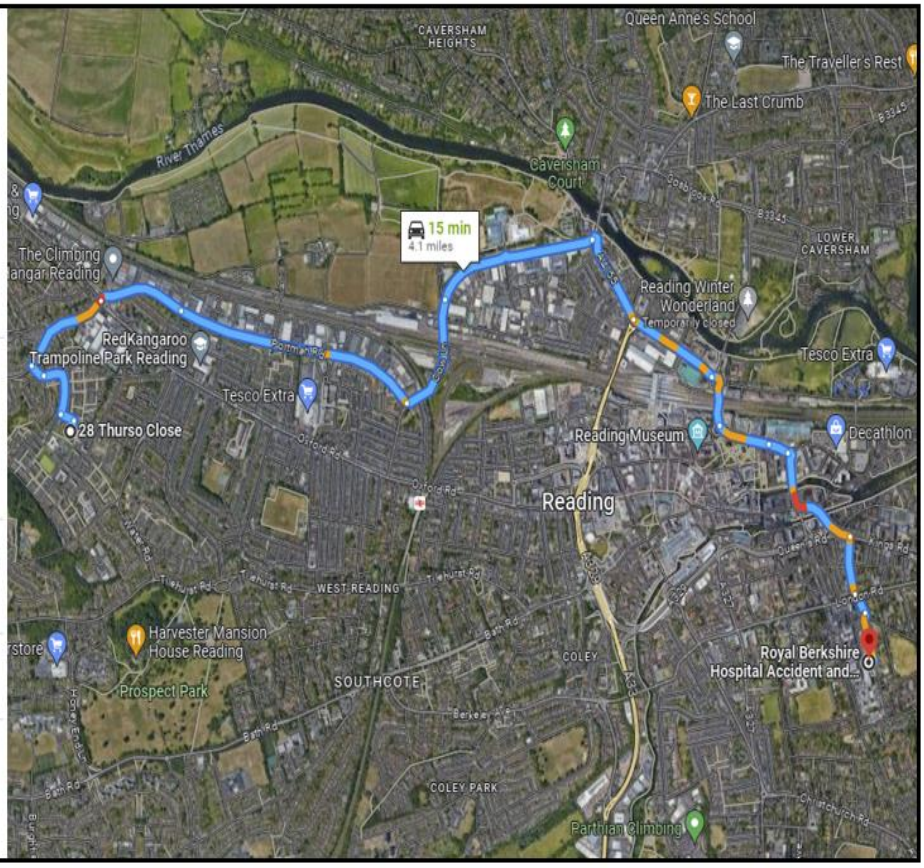
Tel: 0118 322 5111

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				
HARD HAT	**EYE PROTECTION**	**HI-VISIBILITY**	**SAFETY GLOVES**	**SAFETY BOOTS**
BS EN 397	EN 166 1F	EN 471	BS-EN 140	BS-EN 345

TASK SPECIFIC PPE / RPE						
P3 HALF FACE MASK	**P3 DISPOSABLE MASK**	**TYPE 5/6 DISPOSABLE COVERALLS**	**EAR PROTECTION**	**BURNING / FULL FACE VISOR**	**LEATHER BURNING JACKET**	**HARNESS / LANYARD**
EN140:1998 & EN143:2000	EN 149: 2001	EN ISO 13982 EN 13034	BS EN 352-3	EN 166 39B	BS EN ISO 11611:2007	EN361, EN354, 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

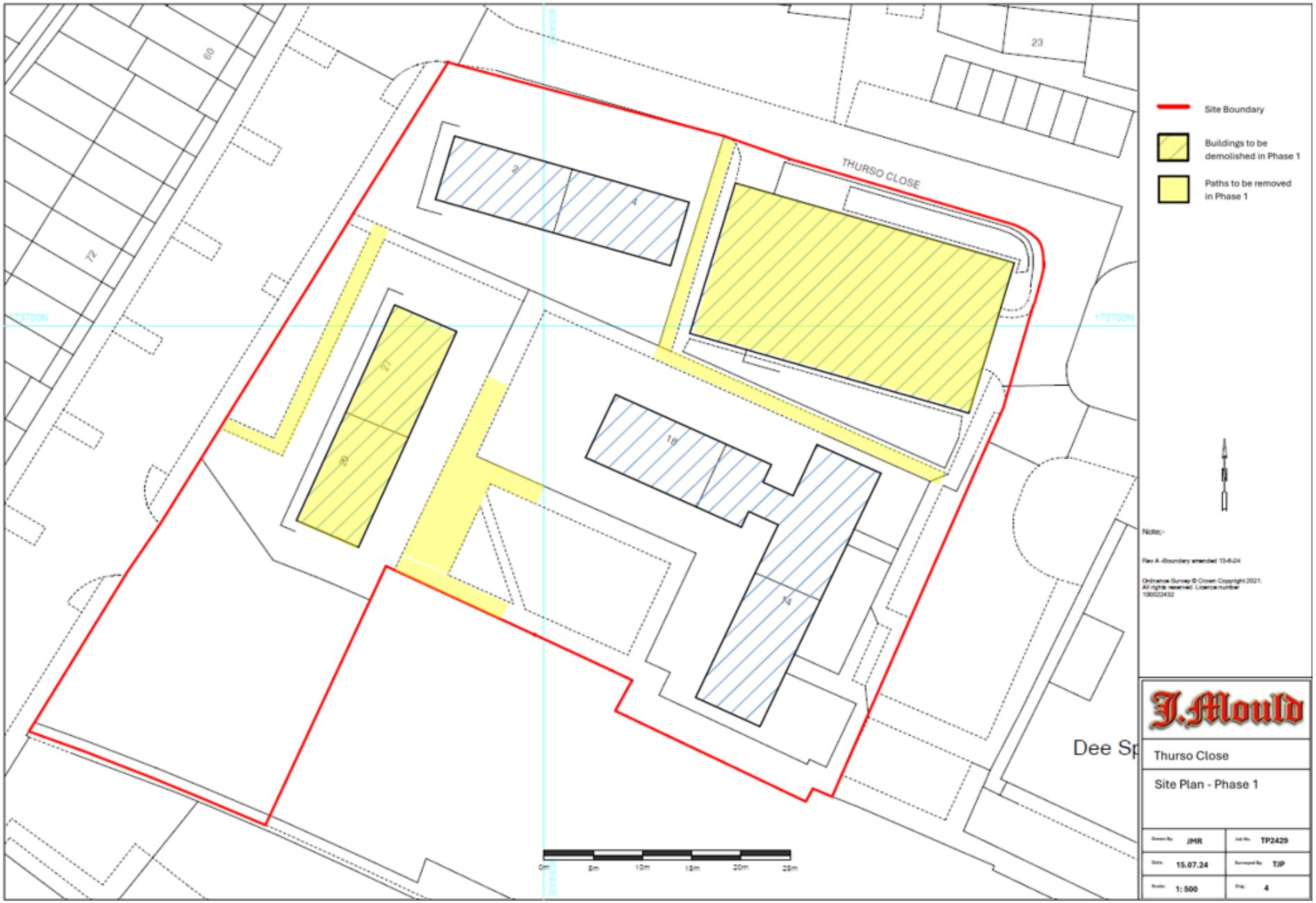
Throughout the demolition process noise, dust, and vibration will be kept to a minimum; this will be achieved in various ways as detailed below.

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.
7. Bins must have lockable lids, and doors should be kept locked all time s to minimise the chances of Verman getting in. food sources must be kept locked away in fridges or lockable containers. if required a pest control contractor may be required to attend site to clear Rat burrows or install traps. This will be monitored throughout the demolition phase. Manholes will also be blocked.

DUSTBOSS DB-60

2.8 – SITE LAYOUT PLAN

Site plan-Thurso close


THURSO CLOSE
Site Boundary
Buildings to be demolished in Phase 1
Paths to be removed in Phase 1
Note:-
Rev A -Boundary amended 13-6-24
Ordnance Survey © Crown Copyright 2021. All rights reserved. Licence number 100022432
J.Mould
Thurso Close
Site Plan - Phase 1
JMR
TP2429
15.07.24
TJP
1:500
4
0m
5m
10m
15m
20m
25m

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, whist 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 knifes, 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 overreach.

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.

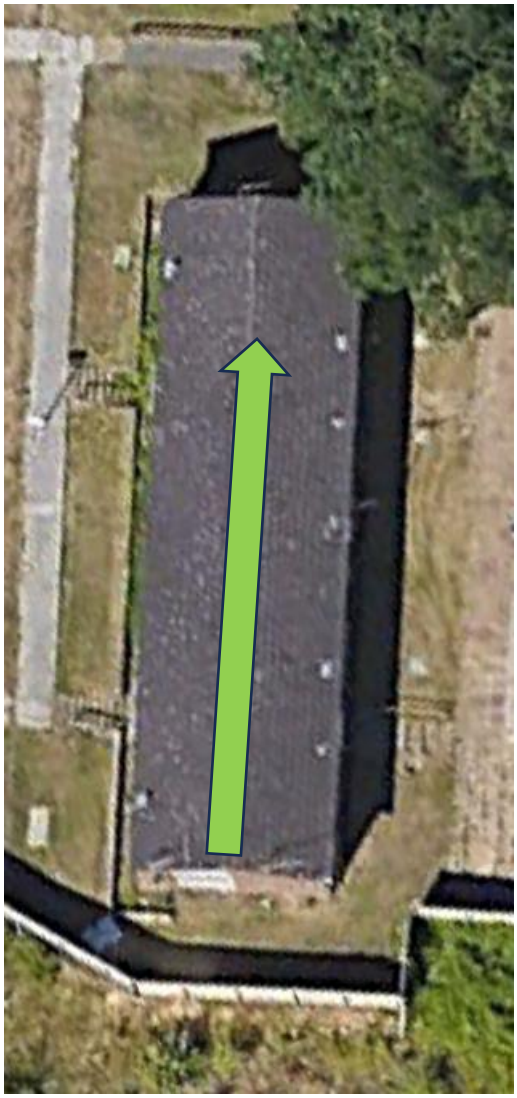
Fluorescent Light Fittings

- 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



- 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 structure's 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 fence line.

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 handheld 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

NAME	DATE	SIGNATURE