



## **CONSTRUCTION & DEMOLITION METHOD STATEMENT**

Ref: CWNH  
Client: Nishil & Shreya Tanna  
Address: 84 Copse Wood Way, Northwood, HA6 2UB  
Date: June 2023

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## **1. Introduction**

1.1 This statement relates to the conditions associated with planning permission approved at the above property. Planning permission was approved under reference **28836/APP/2022/3779** in February 2023.

1.2 The existing rendered & timber building currently occupying the site is to be fully demolished and replaced with a new detached dwelling.

1.3 The demolition of the building will start from the top down following standard industry standard practices. Construction of the replacement house will be generally in the form of traditional construction with masonry walls, concrete floors, together with a traditional timber formed roof.

1.4 Where possible materials that result from the demolition will be re used or recycled.

## **2. Brief Description Of The Property**

2.1 The property is located on Copse Wood Way, Northwood and is set back from the road.

2.2 The existing house is traditionally constructed generally, with solid masonry load bearing walls and suspended timber floors. The internal load bearing walls are a mixture of solid masonry or structural timber.

## **3. Sequence Of Demolition Works & Safety**

The sequencing of these works will generally follow a to f below:

- a) Service Disconnections – see below
- b) Asbestos – no asbestos identified on site. A suitably licenced asbestos contractor will be employed to remove any asbestos should it be uncovered deeper into the existing house.

- c) Form site perimeter fencing and hoarding, set up welfare facilities.
- d) Carry out internal soft strip of the buildings, to remove deleterious materials.
- e) Mechanical Demolition of the super structure down to ground slab level.
- f) The processing of all materials arising from this element of works which will be transported off site for recycling / disposal. Remove slab and grub out old footings to be removed from site.

#### Site Staff

The appointed demolition contractor will ensure the following resources to carry out the works as required on site :

- Demolition/ Remediation Site Manager (SMSTS) – Non-Working
- Demolition Site Supervisor – Working
- First Aiders x 1
- 1 No Plant Operatives (max)
- 3 No Demolition Operatives

#### Plant & Equipment:

- 1 x No excavator fitted with a choice either shears, selector grab or bucket attachment
- 1 x skip for general waste
- 1 x Toilet with hand wash facilities
- Various hand tools

Plant certificates will be obtained for all plant used and copies of the certificates retained on site. All operators are to produce CPCS licenses. Works described below will be carried out in such a way as to minimise the impact of that work.

#### Welfare Accommodation

Welfare facilities will be provided to a standard that satisfies the HSE. The Provision of site accommodation will be compliant with respect to the Construction (Design & Management) Regulations 2015

### Services

The client will arrange for the disconnection of the services to the site.

A CAT detector will be used by the site supervisor to test for live underground electric cables prior to commencement on site and highlighted using spray marker.

### Safety

All necessary registers, accident books, diary, time book, test certificates, method statement, risk assessment, health and safety plan etc will be kept on site under the control of the Site Supervisor and can be inspected at any time. All accidents are to be reported to and entered in the site accident book.

A supply of spare hard hats, overalls, gloves, goggles, masks, welders gloves, face visors (when burning equipment is used) etc will be stored on Site.

At all times the appointed demolition contractor will ensure a high standard of Health and Safety is carried out at all times on site.

All operatives on site must wear full PPE in accordance with HSE requirements including safety boots, hard hats and a high visibility vests or coat and LEP (Light Eye Protection) as standard. 'No smoking on site' policy will be adhered to at all times.

Adequate segregation of pedestrians and vehicular traffic will be maintained at all times. Reversing of vehicles and plant will be minimised at all times. This will be highlighted on a site plan and will form part of the site induction for all operatives.

### Site Establishment

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

Warning signs (as described below) 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 Children

All visitors to our site will be asked to sign in within the site office. They will be inducted into the activities being carried out that day and at all times whilst they are on site, they will wear the required PPE and they will also be escorted by a member of staff.

### Asbestos Removal (if required)

- Where asbestos is found onsite, 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](http://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 the relevant certificates have been received following the removal.

### Cable Stripping

Any electrical cabling will be removed for recycling prior to soft stripping and the demolition of the structure.

### Soft Stripping

An internal soft strip of the buildings will be carried out by demolition operatives to remove as much of the waste materials from the building ahead of the demolition works. Materials that are to be removed by the internal soft strip can include doors, door frames, fixed and non fixed furniture, carpets and floor coverings and other materials which obstruct the construction of asbestos removal enclosures. Operatives will strip out all doors, frames, windows, timber of any description, (not appertaining to roof or main structure) toilets, pipe work, ducting, electrical items and any debris.

Any clean, unpainted constructional timber will be segregated from the general waste. Where this material is free of nails, screws, hinges etc it will be segregated for recycling by a specialist company. Any materials deemed as not suitable for recycling will be removed from site in skips as controlled waste to an appropriately licensed landfill site. Where possible the materials will be loaded by hand method into skips and removed from the site. Where access for skips is not available the materials will be segregated and stored within the building where they will be removed at a later stage.

Once access for skips is available the materials will be loaded into the skips by use of the excavator and by hand method. 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. All waste materials unsuitable for recycling will be transported from the site where it will be taken to landfill facilities.

### Demolition Of Buildings Generally

Prior to any structural demolitions taking place, the site supervisor and plant operatives will walk the building to familiarise themselves with the building and any potential issues. All steel will be removed from the site in suitable skips that will be transported from the site for disposal.

## Excavation

Where possible excavated spoil will be retained on site to be used for regrading of site as required. Any excavated spoil that is surplus to requirements is to be loaded directly on to trucks for immediate removal from site to designated removal zones / approved land fill sites. All top soil to be stock piled on site for reinstatement of garden area upon completion of construction.

All Foundation and basement excavations to be protected with temporary shoring as required to ensure the health and safety of site operatives in accordance with the HSE and code of practice recommendations / requirements.

## Working At Height Generally

Working at height will be restricted to a minimum, with the majority of high-level demolitions being carried out by mechanical means i.e. Demolition type excavators / Plant fitted with controlled attachments such as mechanical grapples, concrete breakers and buckets. Where access to work at height may be required access will be gained by use of either Cherry Picker or Scissor Lift type Mobile Elevated Work Platform.

## **4. Measures To Control The Emission Of Dust And Dirt During Each Phase Of Demolition**

4.1 The site will have mono-flex sheeting where necessary to enclose the areas.

4.2 A hoarding and/or heras fencing with fine netting will be erected to give site security and assist in keeping dust to a minimum.

4.3 Site labour will regularly clean the front pavements and wash down with water as required several times a day.



## **5. Measures To Limit Noise Disturbance During Demolition**

We envisage the demolition process to be no noisier than a normal building site due to the methods described above. Neighbours will be kept updated as to the timetable and schedule of the works out of courtesy.

## **6. Construction - Site Set Up, Management & Control**

### **Site Management**

The site will be managed on a day to day basis by a full time Site Manager. The Site Manager will be assisted at times by a site engineer. The Site Manager will be responsible for the control of all direct and subcontract labour, for the scheduling and timing of materials deliveries and for the management of quality, health & safety and security issues. The Site Manager will have office back up facilities.

### **Construction Programme**

A final construction master programme will be prepared showing the general sequence, timing and dependency of construction activities. Progress against this master programme will be recorded on a monthly basis and will be available to any party that wishes to see it. The monthly record programme will be accompanied by a written progress report.

### **Schedules of Conditions**

Schedules of Conditions will be prepared for the site entrance, public footpaths, landscaping, drainage and public lighting located adjacent the site, along with existing buildings where agreed with the respective owners. Any damage caused as a result of the Principal Contractor failing to carry out reasonable protection measures will be made good. Site Accommodation, Storage & General Protection Measures The site accommodation and storage compounds will be located in the areas shown on the site plan attached.

A self-contained office and welfare and sanitary facilities will be located in the area and a metal storage container will be located within the site compound as marked on the plan. Tree protection will be carried out in accordance with the conditions of planning permission approval. This will be carried out to all affected trees in accordance with the requirements of the local authority prior to any demolition or site works.

A system of controlled waste management will be employed to ensure the effective recycling of as many materials as possible arising out of the works and generally as a result of construction packaging.

### Health & Safety Generally

The project falls within the requirements of the Construction (Design & Management) Regulations 2015. Accordingly, a CDM Co-Ordinator and Principal Contractor will be appointed to ensure that adequate resources are made available to manage the health & safety aspects of the project.

The principal areas that will be required to be addressed are:

- (1) Maintaining safe vehicular & pedestrian access around the boundaries of the site and in particular at the site entrance.
- (2) Keeping unauthorised persons from entering site
- (3) Protection from falling objects
- (4) Management of site deliveries

### Fire Protection Measures

Pre-construction information, a construction phase health & safety plan and fire safety plan will be prepared detailing the measures to be taken to address health, safety and fire issues. These documents will be available to anyone wishing to read. Such plans would propose the earliest possible date for the installation of permanent fire precaution measures such as hard-wired fire alarms, fire insulation material between the floors, the installation of fire doors and fire barriers and, as importantly the provision of temporary fire precautions during construction. The

Principal Contractor will refer to the publication 'Fire prevention on construction sites' published jointly by the BEC and Loss Prevention Council which gives guidance on the above issues.

## **7. Storage of Plant and Materials Used in Demolition and Construction for the Development**

There will be a site storage area to the front of the building. This will be in the form of a lockable site container.

Additional storage will be in lock boxes inside the property and an area on the ground floor will also be used for additional material storage once the external walls of the new house have been completed.

## **8. Erection and Maintenance of Hoarding**

A hoarding of softwood and WBP plywood and/or Heras fencing will be erected to the front of the property. The structure will be constructed with a single door to the front entrance with a combination lock and 2 large gates to access the front.

## **9. Wheel Washing Facilities**

There will be labour and hosepipes available at all times to enable any wheel washing requirements with stiff brushes and water at the entrance driveway to the property. In addition, the road and pavements will be maintained with regular washing and cleaning from the site operatives as above.

## **10. Working Hours**

In accordance with the planning permission working hours will be:

08:00 am – 6 pm Monday-Friday

8.00am – 1pm Saturday

No working hours on Sunday or Bank Holidays

## **11. Deliveries**

It is the intention to schedule deliveries of materials to occur between the site working hours of 8.00am and 6.00pm Monday to Friday. Delivery vehicles will drive into the site and unload, initially via the existing site entrance, then guided out onto the road by traffic management operatives.

## **12. Parking For Operatives And Visitors**

Car parking for construction personnel will be provided within the confines of the site as far as possible. Refer to area designated by yellow shade on the site set up plan. However, if any occasional parking is required in neighbouring roads then will it comply strictly with local restrictions and permit requirements

## **13. Measures To Be Taken To Reduce Impact Of The Development On The Surrounding Area**

- (1) The offsite prefabrication of components such as roof trusses, floors, pre-glazed windows, door sets and bespoke architectural features will be explored to reduce the overall numbers of deliveries and therefore the consequential unloading requirements.
- (2) The provision of traffic management and banksmen to assist with materials deliveries, access and egress at the site entrance when any heavy loads are due.

- (3) The regular inspection and maintenance of the perimeter site boundary fencing and hoarding to promote a clean environment.
- (4) The regular collection and removal of waste products from the site to prevent the build-up of waste and unnecessary infestation.
- (5) The provision of mechanical means of unloading to assist with the speedy unloading of bulk materials, reducing the amount of standing time.
- (6) The employment of road sweeping facilities to ensure that highways do not become dangerous through the build-up of mud during construction. Again, generally Neighbours will be kept updated as to the timetable throughout.

#### **14. Access**

The construction traffic route in and out of the site is marked on the Demolition & Construction Management Plan. Information on the location of storage also marked on the plan.