

DEMOLITION OF UNITS 3 & 4

Outline Method Statement

Overview



Management of the Project & programme

Prior to commencement of works, a Board/Project Director and Project Manager will be appointed to the project. Our Project Director and Project Manager will be the main point of contact with the client both prior to works commencing and during actual works on site. Communications with stakeholders will typically be through joint discussions with the client and may be in the form of meetings, briefings and letter drops to advise in advance of the works commencing. The Site Manager will be non-working, based on site full time during all work-related activities. The Site Manager will liaise with the client representatives as required.

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The Site Manager will also deal with any site level complaints, queries or concerns or visits from Authorities. Any visits to site by authorities will be communicated with the client immediately. The appointed project manager will be the first point of contact with regards to monitoring and co-ordinating the contractual programme, ensuring that enough time is given and safely co-ordinating works that can be commenced concurrently to ensure programme is efficient throughout.

To ensure compliance throughout the project programme, The Coleman Group will work in accordance with CGMS (Coleman Group Management system) which is our own integrated management system (IMS) accredited to PAS99; ISO9001; ISO 14001; and OSHSAS 45001. The Coleman Group will also operate using the Coleman Risk Rated Management System (CRRMS) which clearly defines roles, responsibilities, risk categorisation and lines of communication.

Traffic Management, Site Setup and Security

To facilitate access to the project, there will be a vehicle gate situated on Bullsbrook Road. Banksman and traffic marshals, lockable gates will control all access and egress at the site entrance. A temporary power set up utilising existing/temporary services will be set up to facilitate emergency lighting and welfare facilities. Temporary heras fencing will be erected to start with, and on completion 2.4m timber hoarding will be installed on to concrete ballast blocks.

Site Layout

Site accommodation will be located on site using on site welfare cabins. Entrance points for site staff will be formed and controlled using camera operated identification system. These entrance locations will be positioned so surrounding pedestrian routes used by other Stakeholders are not impeded or affected. A red wall camera system linked to a 24-hour response centre will be installed at pre-determined locations to the site boundary. In any instance where trespassers enter site without consent, the red wall system is triggered, and the site team and authorities are contacted.

All deliveries and vehicle movements will be managed and coordinated by the full time CCDO Supervisor and Banksmen on site. Prior to works commencing, the Coleman Group will engage with surrounding stakeholders to fully understand their requirements and restrictions. Where necessary deliveries or vehicle movement to and from site will be managed and coordinated to prevent any impact to stakeholders. Prior to commencement a site waste management plan will be in place produced by Coleman and company.

Demolition

Colemans will install noise, dust and vibration monitoring to the sensitive points of the site. An agreed trigger level for the monitors will be agreed and specified prior to the works. Monitoring triggers will be sent directly to the site team including site manager, project manager, project director and HSQE director. Monitoring will have levels of warning such as amber and red. Amber will be sent to ALL if levels of movement/vibration/noise/dust are in close proximity of the trigger level. In this case, works will pause and be reviewed.

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Asbestos Removal

Prior to Asbestos works commencing. Positively identified Asbestos will be highlighted by the Site Manager and Project Manager to identify the location of the notifiable and other asbestos containing materials. Combined with a site walkover to highlight (spray) those areas on site. A licensed contractor in line with their Plan of Work will remove the asbestos materials under their ASB5 and NNLW notices. Following preparation of a fully compliant plan of work and submission of a 14-day notification to the Health & Safety Executive, areas would be set-up as a full enclosure complete with controlled entry point(s), negative pressure unit and viewing panels / CCTV system.

Following application of a dust suppression agent, the asbestos will be removed and transferred into the double waste sack system. Waste will then be transferred down to the lockable and labelled asbestos waste container located to the external of the building. The area will be cleaned with Type 'H' approved vacuum cleaning equipment and following inspection by the Site Supervisor, offered to the UKAS accredited analyst for a four-stage clearance. Upon completion of areas of work and receipt of 4-part air clearance and reoccupation, The Coleman Group will accept the area back to continue further stripping and demolition works. All asbestos will be removed and placed in a locked container on site for off-site disposal to a permitted landfill site. Copies of the Waste Consignment Notes shall be held.

With isolations in place, the first task will comprise of the asbestos cement roof sheeting. These works will be completed by a specialist asbestos removal contractor, due to the type of asbestos the works will be Notifiable Non-Licensed Works. Operatives will work from a MEWP to remove the cement roof sheeting. To remove the sheets the retaining bolts will be cut utilising bolt crops, the operatives will then lift the sheet free, and it will be lowered to ground level within the MEWP. Once the sheets are on ground level they will be loaded into an enclosed skip by hand. As a bay is cleared it will be cleaned with a H Type Vacuum, the area will then be visually inspected by the site supervisor and signed off in accordance with regulation 17.

Soft Strip/ Mechanical & Electrical Removal

Soft Strip will commence working sequentially through each floor of the building, working top to bottom. Coleman Group aim to achieve at least 100% recycling throughout our works, this will be carried out at source. Soft Strip includes pre-strip of all fit out and loose furniture, removal of all non-structural elements of the building including fittings and finishes.

The building will be soft stripped in phases to suit the progression of asbestos removal. All operatives will be asbestos awareness trained and soft strip works will be co-ordinated closely with the asbestos removal works. All soft strip materials will be segregated and placed into the relevant skips located at the east of the building. Skips will be refreshed between the hours of 8:00am – 17:00pm. Soft strip arisings will be loaded by skidsteers/rubber tyred excavator into 18/30/40yrd roll on roll off bins, the bins will be removed off site to a licenced recycling centre.

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Demolition

Prior to the demolition starting, Colemans will use our 3D Trimble scanner to scan all the materials and create material passports. The scanner will be able to generate material weight and tonnages and digitally assess what can be reusable. Materials will be segregated into quarantined areas for reuse / dispose. (traditional demolition has been priced currently, to ensure a compliant tender)

An exclusion zone will be set up around the perimeter of the works, with plant and equipment operated from within at safe standoff inside the zone. A banksman will monitor the current working zone from a safe distance chosen by our designated site manager and will always remain in contact via two-way radios.

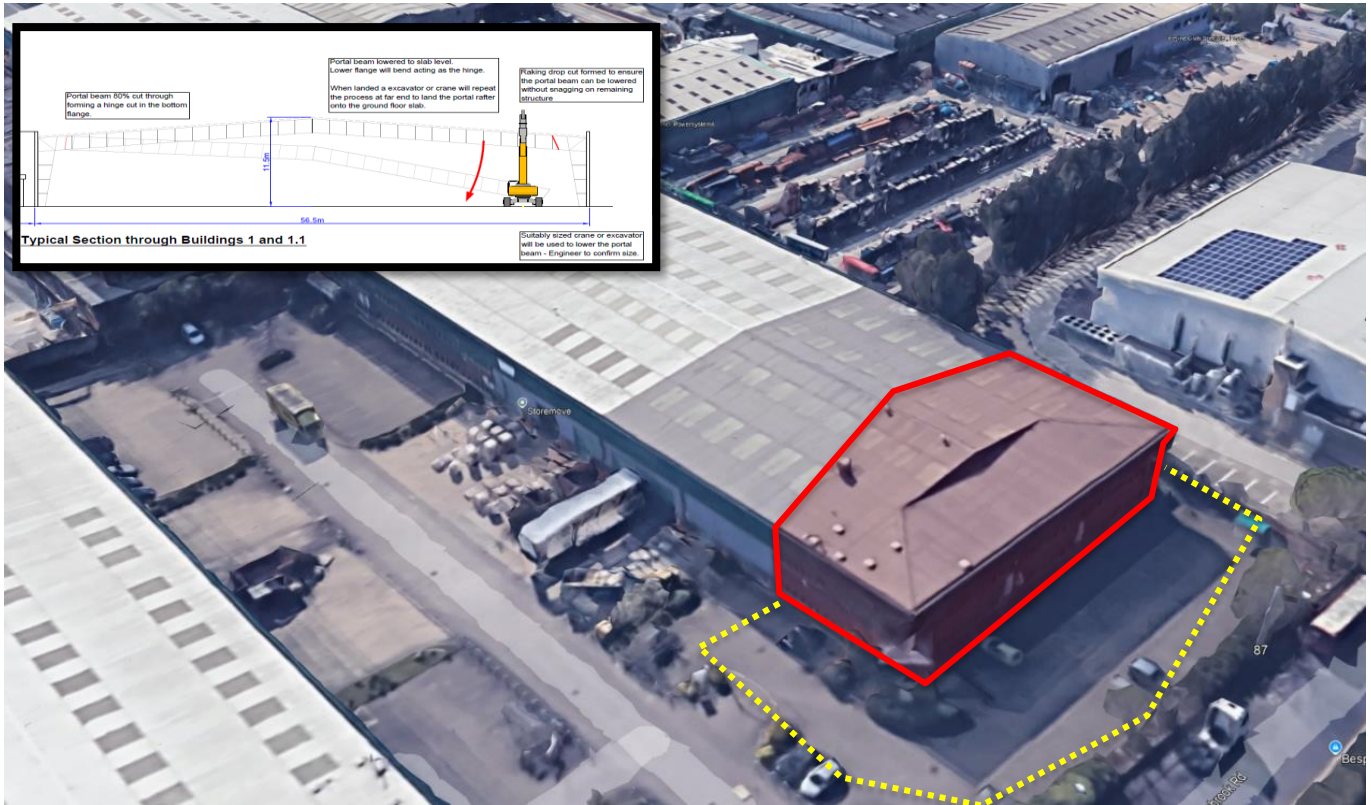
Once all asbestos and soft stripping works are complete, the demolition will commence. A 50T demolition excavator will commence the works starting as shown below with a 40T support excavator processing and loading away material. The works will be a designed sequence by a demolition engineer, working through the buildings.

Banksman will be in place with two-way radio contact with the machine driver to ensure safety monitoring is active throughout.

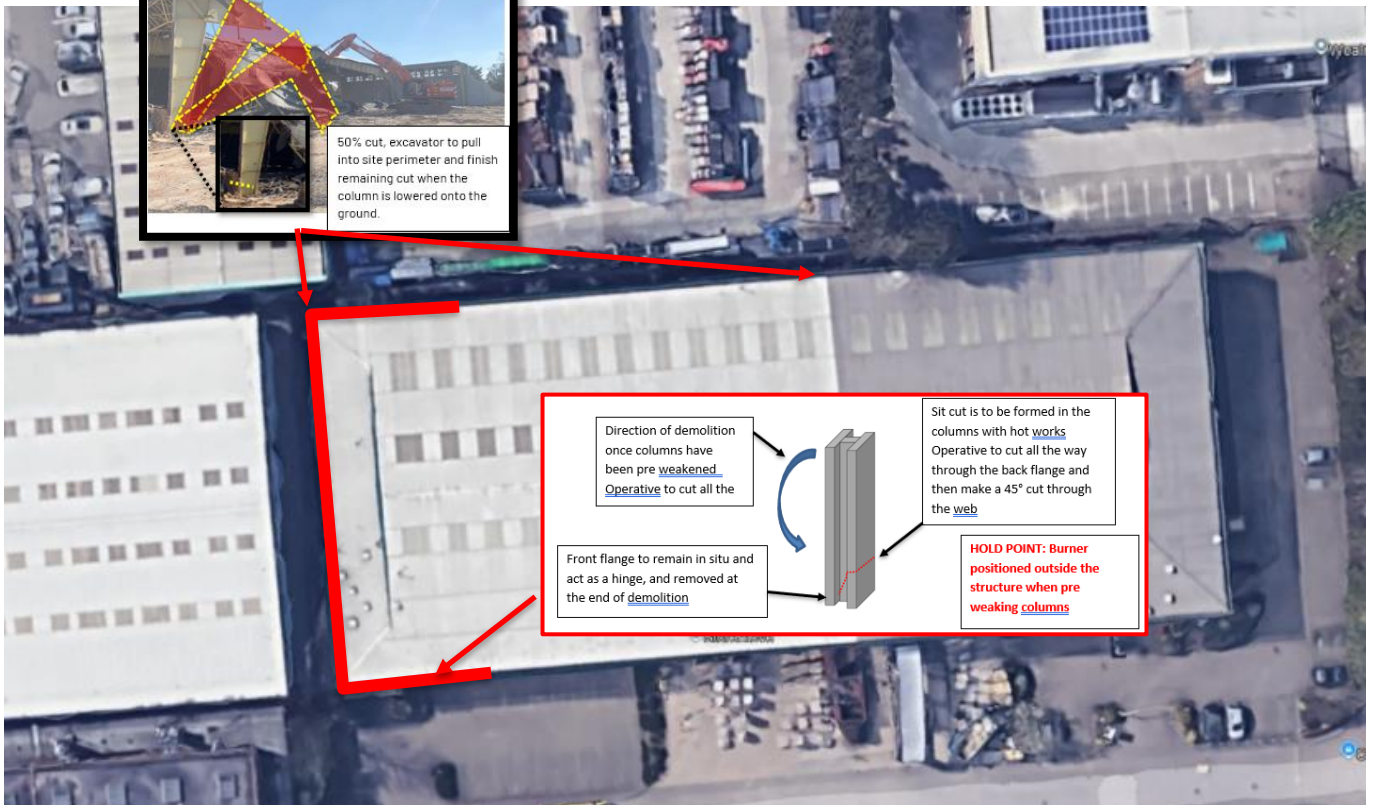
The demolition excavator will be fitted with pulveriser/shear attachments, and the works will progress through the building starting from top to bottom, in a left to right fashion, ensuring that materials are processed and clearing concurrently. Dust extraction will be implemented, however using this attachment will mean noise, dust and vibration will be minimised.

All cladding will be removed prior to structural demolition. This will be done with an excavator and grab attachment to expose the secondary and primary steels. The main steels will then be cut using a shear attachment and lowered to the ground, for processing and loading away for off site recycling.



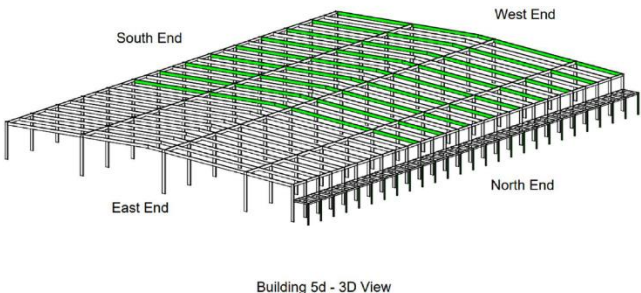



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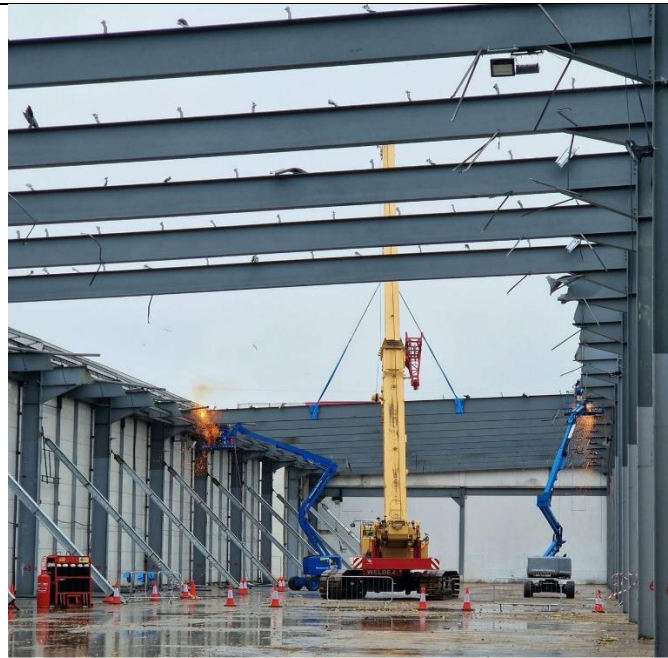


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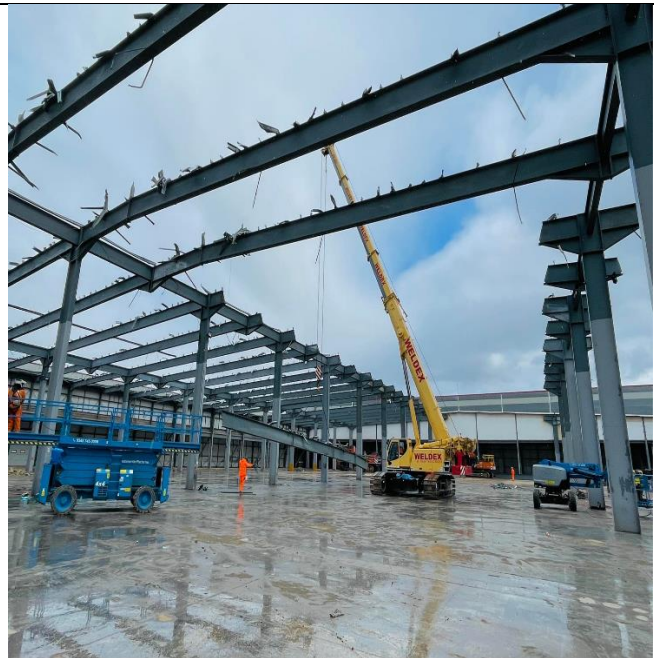


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<p>Cladding removal</p> 	<p>Cladding removal</p> 
<p>Identify steels required for reuse and mark up on BIM</p>	<p>Identify steels required for reuse and mark up on BIM</p>
 <p>Building 5d - 3D View</p>	
<p>Removal of brick infill</p>	<p>Removal of concrete floors</p>
	
<p>Deconstruction of steels for reuse</p>	<p>Deconstruction of steels for reuse</p>



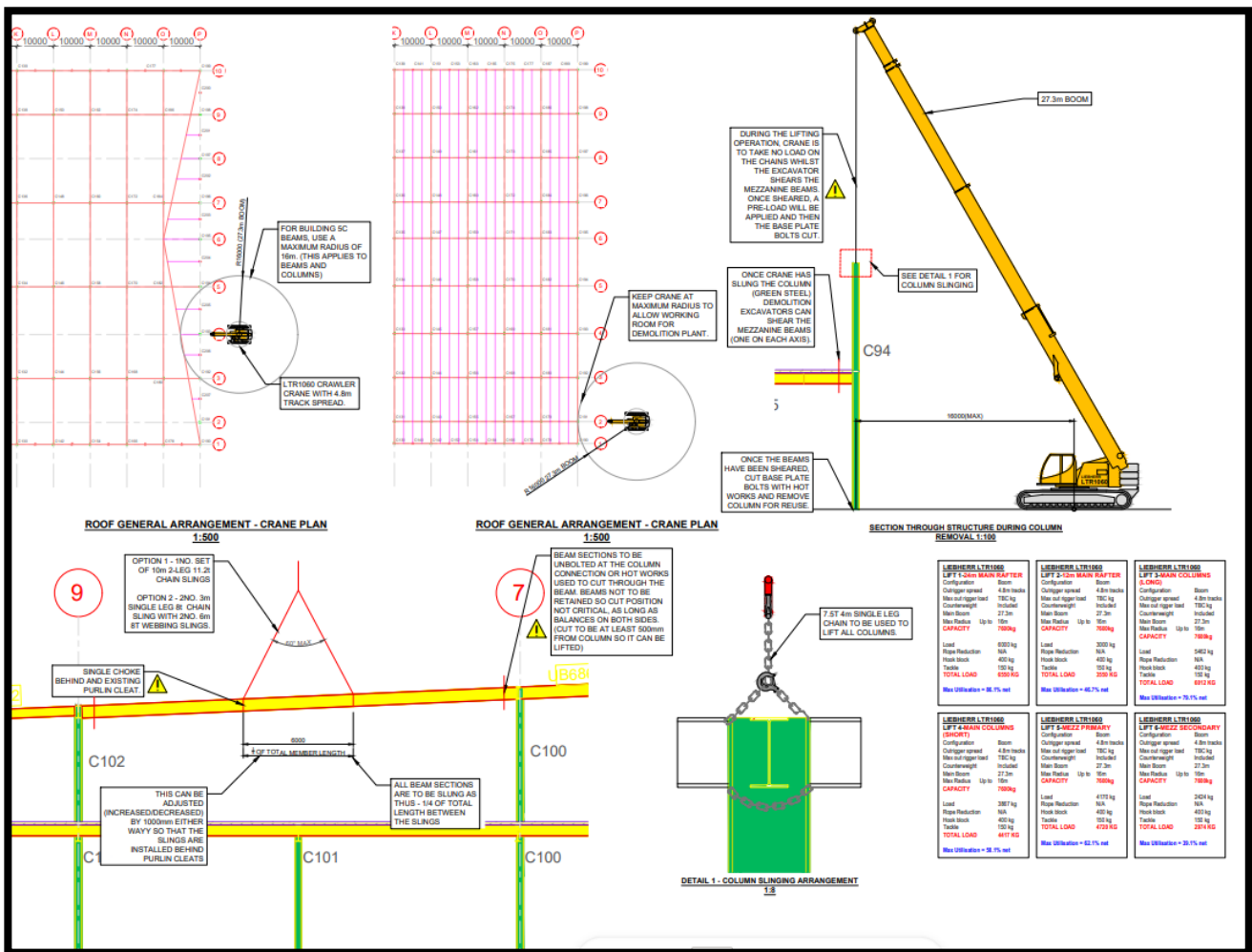
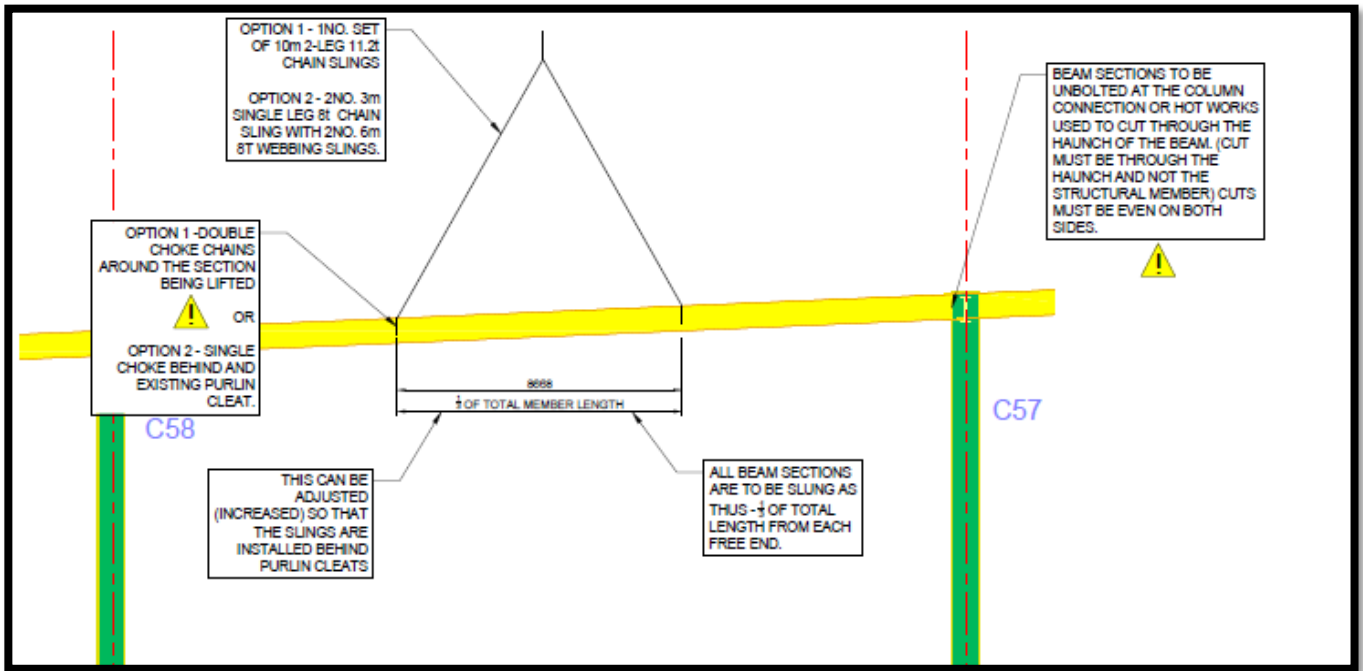
Protected, marked up and sent off site for rebrfabrication by Colemans team.



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Site Completion

All site completion works shall be undertaken in accordance with the scope of works instructions. All details of finishing works shall be measured and recorded on a plan for inclusion within the Health and Safety File. The extent and type of fill material shall be recorded for inclusion within the Health and Safety File.



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