

TRAVIS PERKINS (PROPERTIES) LIMITED

METHOD STATEMENT AND RISK ASSESSMENT FOR DEMOLITION AND SITE CLEARANCE WORKS TO BE CARRIED OUT AT FORMER BE MODERN SITE, WESTERN APPROACH, SOUTH SHIELDS

1. Introduction

- 1.1. Travis Perkins (Properties) Limited propose to carry out demolition of the former main factory/offices and also the remote external offices and storage buildings at the former Be Modern factory site at Western Approach, South Shields down to floor slab level, including removing any identified asbestos related products.
- 1.2. The scope of demolition works to be carried out may be summarised as follows:
 - Demolition of the former main factory/offices and also the remote external offices and storage buildings.
 - The redundant fences and miscellaneous plant and storage containers will be cleared from site.
- 1.3. A set of demolition layout plans is attached to this document.
- 1.4. Tersus have been instructed by Travis Perkins to carry out a full refurbishment and demolition survey to commence on site on 13th July 2015 and will engage with the Environmental Health Officer on all statutory asbestos procedures and notifications, so arising.
- 1.5. Travis Perkins will instruct a survey to test and analyse any fluids contained with plant/machinery or storage vessels identified on the site, to ensure that this does not pose a risk to public safety or environmental standards and is disposed of in accordance with the statutory requirements. All plant installations will be de-gassed to statutory requirements.
- 1.6. Travis Perkins have carried out a full CCTV drainage survey to identify existing underground drains and the condition of these, so that they can be protected.
- 1.7. Travis Perkins have instructed an electromagnetic services scan of the site to identify the location and depth of all live and redundant underground and overground services media on the site.
- 1.8. Travis Perkins have instructed their services' consultants to apply for quotations to disconnect all live services into the site, prior to commencement of demolition works.
- 1.9. Travis Perkins have commissioned a full geo-environmental site investigation to fully understand the geological and environmental status of the ground soils, although no breaking of ground or slabs is to be carried out within the scope of the demolition contract.
- 1.10. Demolition tenders are currently being procured. The demolition contractor to be appointed will be obliged to develop this method statement and risk assessment into a form satisfactory to the Local Authority and the Health & Safety Executive prior to proceeding with the commencement of the works on site.

1.11. There follows an outline reporting format to confirm the scope and content of the matters to be addressed within the method statement and risk assessment to be prepared by the demolition contractor, for prior approval by the regulatory authorities.

1.12. The principal risks identified at the former Be Modern site to be addressed following the appointment of the demolition contractor may be summarised, as follows:

- Removal of asbestos products.
- Removal of hazardous products, gases and fluids.
- Demolitions in proximity to public highway.
- Demolitions in proximity to public footpath.
- Demolitions in proximity to adjoining neighbours and properties.
- Disconnection of overground and underground live services.
- Protecting underground sewers.
- Use of shared access adapted highway with other property owners.
- Security of boundaries of the site.
- Preventing nuisance and inconvenience to adjoining neighbours and residential properties nearby.
- Projection of retained sub-station.
- Temporary supports to retained building of elevations.
- Protection of trees.

2. **Purpose**

2.1. This method statement and risk assessment is for securing the health and safety of all those who are carrying out the demolition work and all others who may be affected by it, also to protect the amenity and enjoyment of neighbouring properties and persons in close proximity to the site.

3. **Scope of Works**

3.1. Demolition will only be carried out during normal working hours, as follows:

3.2. Monday – Friday 8am-6pm

3.3. Saturday 8am-1pm

3.4. It is anticipated the demolition will be completed within a 12 week period, commencing within 4 weeks upon receipt of demolition consent.

4. **Method Statement**

- 4.1. The following provides a checklist which will be complied with throughout the demolition process.
- 4.2. *Site Setup:* Set up site facilities and ensure that the site is securely fenced with Heras fencing.
- 4.3. *Preparatory Works:* Check that services have been disconnected by the client and fully brief operatives as to the tasks to be carried out.
- 4.4. *Removal of Asbestos Containing Materials:* All asbestos containing materials shall be removed off site in accordance with the recommendations of the asbestos survey.
- 4.5. *Structural Demolition:* The demolition contractor shall submit proposals for main demolition works, detailing proposed plant, sequence, removal of debris, etc. Furthermore, all existing 'clean' concrete shall be crushed on site to a 6F2 grade, stock piled and made available for clients use.
- 4.6. *On Completion:* The site will be left clean and tidy, along with the removal of all unwanted materials and site facilities.

5. **Plant and Equipment**

- 5.1. The plant to be used shall be selected to minimise vibration and noise disturbance to surround building users. The Contractor will be required to provide full details of the plant to be used throughout the demolition period prior to commencement of demolition.
- 5.2. In relation to certificates, all operatives will be required to hold Demolition CSCS certification or equivalent. All operatives using mobile plant will be required to hold relevant operator certification, which will be checked by the client's representatives prior to operating the plant.
- 5.3. The following certificates will be presented on site for the duration of the demolition works:
 - 12 monthly examination/daily inspections; and
 - Test and thorough examination certificates for all lifting equipment.
- 5.4. The contractor will also display the following information on site:
 - First Aider
 - Nearest Hospital
 - First Aid Kit
 - Fire Plan