

PODIUM DEMOLITION PROPOSED METHODOLOGY v4

Site Address
Engie Site Compound Chichester House, Solent House & Langstone House Lockerley Road, Havant PO9 2LD



Date of Works:	TBC	Contract No:	TBC
Duration of Works:	12 days		
Client Name and Contact Details:	 Carol Taylor Senior Surveyor Planned The Guinness Partnership, 33 East Street, Havant, Hampshire PO9 1AA	Contracts Manager:	Ben Guszpit Mobile: 07506 390999
		Site Manager:	Kyle Baker Mobile: 07890 630419

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1 Document Revision / Authorisation Record

Revision No	Prepared by Position & Date	Authorised by Position & Date	Details
01	Ben Guszpit	Ben Guszpit 08/09/2021	First Issue
02	Ben Guszpit	Ben Guszpit 13/09/2021	Second Issue, added water suppression
03	Ben Guszpit	Ben Guszpit 22/10/2021	Added Wheel Wash Procedure
04	Ben Guszpit	Ben Guszpit 12/01/2022	Comments from Environmental Health added

2 Site Particulars

Scope of Works	Removal and disposal of 34 upper level garages after asbestos cement debris have been removed from the soffit voids. External garages to be demolished and removed. The garages are made up of brick, timber/ steel encased columns/ concrete frame. Mobilise Demolition Plant to Site. - Establish a controlled demolition zone, and access/egress to the site by the Site Supervisor - Asbestos debris removed from site. - Undertake Soft Strip Demolition remove garage doors and frames and metal roof - Undertake Structural Demolition - Process and remove all arising from site
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Hours of Work	Monday-Friday : 08:00-17:00 Weekends : By agreement only
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Constraints to Work	• Proximity to residential areas • Unknown quantity of Sharps
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3 Access / Egress

Access to Site Entrances	Site access/ egress is via the entrance on Lockerley Road Dedicated supervisor will provide transit for vehicles in and out to ensure safe manoeuvres
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4 Resources

Labour	• Demolition Operatives 2-3 • Machine Operators x 1
Plant and Equipment	• Self-Loading Crane Vehicle/Grab Lorry • Barriers • Signage • Fire Extinguisher • Hand Tools • Power cutting tools

5 Methodology

The following details the summary and sequence of the method of work to be adopted to achieve the activity stated. The information detailed below should be briefed out to ALL PERSONS involved within the activity, to ensure they understand their roles, responsibilities, and controls to be adopted to undertake the task safely.

We have split the methodology into three Phases, Preparatory Site Establishment Phase, Asbestos & Soft-Strip demolition phase followed by Structural Demolition Phase.

<u>Method Sequence</u>
Phase A – Preparatory / Site Establishment
Before we commence works, we will issue a site-specific Construction Phase Plan alongside construction programme of works for Guinness' approval. We will issue Section 60 & 61 (as relevant) Application to Havant Council, giving sufficient notice. We will then proceed and establish suitable welfare facilities; the details will be covered in the Construction Phase Plan. During this stage, we will ensure notice boards, emergency fire point, spill kit and first aid kits are in place. We will letter all residents in properties surrounding the site area giving them a minimum of 7 days' notice. The next step will be for us to erect 2.4-metre-high timber hoarding (decorated in Engie's colours) in conjunction with scaffolding shoring at the same time. The latter is to support the external walls, to stop them from toppling over the hoarding and falling onto any of the public areas. During this stage, we will require for the existing timber fencing located between our current site set up and no. 17B Lockerley Road to be removed in order for us to erect hoarding and shoring. Our current intention is to erect scaffolding beams over the entrance pathway leading to no. 17B so we do not feel the decant is necessary, however, we would propose to create additional gated access at the rear of the property in case of any emergencies. As soon as our detail drawings for shoring and hoarding are scrutinised by Structural Engineer, we will distribute these. Our Structural Engineer will determine if any back propping and additional support to sky lights is required and if yes, this will be erected/installed at this preparatory stage. We will install water suppression system and temporary / security lighting around the perimeter of the site, the exact locations of light fittings will be agreed with Guinness. We will install temporary / security lighting around the perimeter of the site, the exact locations of light fittings will be agreed with Guinness. We will then proceed and isolate services where required. The next step will be for us to clear all redundant materials / belongings left over in Garages. Estimated Duration for this stage: 4 weeks.

Method Sequence
B Asbestos & Soft Strip Demolition
We have already undertaken a full R&D type asbestos survey and we are aware there are asbestos removal works required prior to carrying out the soft strip. All Asbestos will be removed before Soft Strip works. Any additional suspected asbestos that is found during the soft strip stage will be brought to Site Mangers attention and works to cease until investigated and removed. Typical items to be removed as follows: Asbestos cement debris - The asbestos cement debris to the void of the soffits will be removed under controlled conditions before the demolition commences. Doors, Door Frames: - Door frames will be removed by operatives using pinch bars and hammers. - The items are to be gradually prised from their place of fixing, any obtrusions and nails are to be removed or hammered over with all resultant materials then being transported for disposal. - Doors will be removed by operatives stripping off the door furniture, prising the door from its hinges again utilising pinch bars and mattocks, doors will then be either downsized for ease of disposal or carried whole to the disposal point. Quality & Clearance Inspection - With all Soft Strip demolition complete, the Subcontractor will tour the structure for quality assurance, before confirming the demobilisation of the structure. - This will detail the removal of all tools, equipment, and safety features, and undertaking a clearance inspection for unauthorised persons. - All Operatives undertaking Soft Strip Demolition of the garage doors, metal roofs and timber frames will hold the required competencies. - Staff will be briefed on correct manual handling techniques (if not already trained) which are to be adopted when lifting, - Operatives using Powered and Non-Powered hand tools, mechanical aids, and working at height access equipment will adopt the controls identified with their individual risk assessments before entering the garages to begin soft strip demolition. - During works operatives will be issued with 5-point PPE including glasses, gloves, hard hat, hi-visibility vest and site boots - Any leads and cables will be controlled to avoid damage and tripping accidents via industry standard control measures such as covering, fixing at high level, fixing around boarders at low level - Soft Strip materials will be segregated in each garage block, then carried manually, or mechanically out to a controlled area which will be managed the Demolition Supervisor - All materials will then be segregated and stored for their waste stream to be collected

Estimated Duration for this stage: 2 weeks.

Method Sequence

Phase C - Structural Demolition

- Prior to any demolition work a visual inspection of the garage will be carried out to inspect the structure of the garage.
- Demolition will commence using modern techniques of mechanical dismantling, operatives will work from the left to right taking down both sides then removing the rear panels whilst using the arm of the grabber lorry/ small 2-ton digger, supervisor will prevent any unrestricted access to the areas where the grabber lorry and small digger will be working. The work will be carried out under a permit to work system.
- A wheel cleaning procedure will be used in order to mitigate the amount of mud that could potentially be deposited on the highways by vehicles exiting the construction site. An area close to the site exit will be utilised for wheel washing prior to vehicles leaving site. A power washer will be used to wash off any mud from the vehicle's wheels, with excess mud / slurry being collected and disposed of. It is anticipated that this will only be required until the structural demolition works are complete, however, the wheel wash station will remain on site until the end. The proposed wheel cleaning procedure will consist of: 1. Before leaving the site, vehicles will be inspected for any heavy deposits left on wheels. If present, these will be removed manually. 2. Following inspection, all wheels are to be washed down using a high-pressure jet wash until clear of all deposits. 3. Vehicles will be permitted to leave site following approval of the site manager / site representative that the above steps have been completed to a satisfactory standard. On site roads will be kept as free of mud as is practicable during ground working operations. Machine and wagon trafficking around the site will be kept to a minimum in order to reduce the effects of rain on 'broken' concrete / ground. If this is not sufficient, a road sweeper will also be used in the immediate area which will be ordered directly via the Site Manager.
- As we progress with the demolition, once the outer walls are taken down, we will proceed and erect temporary hoarding to the perimeter of podium slab on upper level in order to protect our workforce from falling from the edge, ahead of taking the shoring and hoarding down at the lower level.
- Demolition will progress in this fashion through the structure, allowing time for the processing of arising's.
- All arising will be processed into their waste streams and stockpiled before being removed from site.
- All waste will be collected by grab lorry.
- Upon completion of works the supervisor will inspect the site to make sure all waste has been removed and the site is left in a tidy state.
- As a final stage, before we let any cars park on the upper level, we will install Armco barriers to the perimeter of the podium.

- We intend to use the upper level as a temporary car park for our workforce during the refurbishment of three tower blocks, we will apply base coat of tarmac across the whole floor surface to create a waterproof seal and withhold the final coat until we finish the work to the towers.
- We will adapt our temporary lighting to suit new arrangement.

Construction Environmental Management Plan

We will adhere to the following requirements laid out below

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Council's Pollution Control Team
- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:
08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS5528: Parts 1 and Part 2 2009 and A1:2014 - Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction and demolition works.
- Procedures for emergency deviation of the agreed working hours.
- Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants. The methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes, to ensure no nuisance impact on those occupying premises on or off the site.
- No bonfires or burning of any waste at any time.
- All details of ongoing works will be on notice board outside site compound along with relevant contact details of the Site Manager and Residents Liaison Officer (as per below).
- Letters will be disrupted to all residents in the affected area prior to works starting explaining the complaints procedure and will include the details of the Site Manager and Residents Liaison Officer (as per below).

Contact details to be provided on Site Board Notice and Residents Letters:

Kyle Baker	Site Manager	Mob	07890 630419
Elaine King	Residents Liaison Officer	Mob	07790 806943

Estimated Duration of this stage: 4 weeks.

Site Plan



