Construction/Demolition Management Plan for 1 East Street, Havant, PO9 1AA
APP/23/00852
29/7/2024

The building to be dismantled is approx.` 7M x 7M X 3M high and consists of solid brick walls with a timber roof structure and clay roof tiles. It stands approx 1.5M from a soon to be occupied block of apartments and Is linked by a plant room.

The objective is to salvage as much of the old buildings materials as possible. There is a high demand for the roof tiles and face bricks. It will therefore be a careful and well supervised task.

The structure will be carefully dismantled by a team of qualified operatives. It is not a mechanical process but a labour-intensive hand operation, we will not be using masonry cutters.

The mortar contains lime which is soft and will clean easily. Salvage is important and therefore care is essential. This will not be a crash bang wallop process.

The dismantling will be done on weekdays Monday to Friday 8am to 5pm only.

The apartments are separated from the outbuilding by a timber fence , so no occupants are able to enter the area to be demolished. The remaining 3 sides will be fenced off using a (Herras or similar) to stop any unauthorised access

All services to the building are isolated and an asbestos survey has been carried out and there is no asbestos present

The structure will be cleared of any stored materials

Before any works start a meeting will be held between the Project Manager (Jon Boast) and the apartment block manager (Luke from Vivid Homes) to discuss and agree the upcoming works and the safety measures put in place to ensure the safety of all occupants and workers affected by the works and emergency contact names and numbers will be issued

A scaffold will be erected to the perimeter of the structure with a working base just below the roof structure, this will be clad with mona flex (or similar). This will ensure no materials can fall endangering residents and help to control dust.

A hose connected to the water main will be available to damp down the structure before and during demolition works. Dust should be minimal as all works are due to be carried out by hand

Mobile towers will be erected inside the structure to allow a safe working platform/ fall protection for the workers to allow safe demolition

The West section of the roof is supported by timber walls that sit on a steel that is in turn supported by a structural wall (as seen in 2nd photo below). This wall is retained and will be finished as per planning drawings once the rest of the structure is removed

All operatives will use appropriate PPE ie… Hats , boots , goggles , gloves, hi vis and masks

All works will be supervised by the site Project Manager (Jon Boast)

The method of demolition will be…

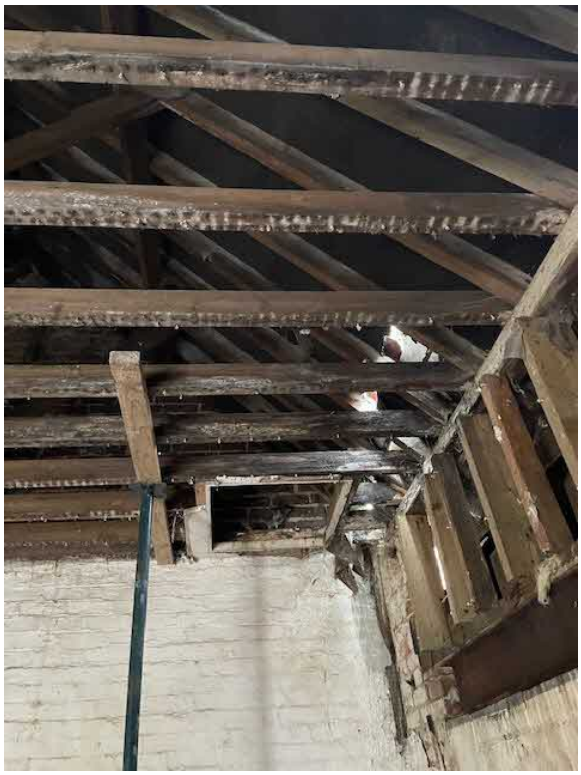
Jon Boast will instruct operatives of the task in hand , how the works will be carried out , what PPE is to be used and any other appropriate H and S information. Jon Boast the contract manager can be contacted [redacted] in the event of any issues.

Using the external scaffold to operate from and with fall protection provided by mobile towers inside the structure, our operatives will hand strip the roof tiles and load them onto a pallet for re-use . The pallet will be taken to ground with site telehandler

This will expose the timber roof structure, the area sitting on the steel beam will be cut so that it is completely independent from the structure that is to be retained. This will allow the remaining timbers to be hand cut and lowered carefully to the ground, where they will be de-nailed and saved for re-use if suitable or removed from site to a registered tip.

The brickwork walls that tie into the west gable wall (to be retained) will be cut by hand (to reduce dust) so that the structure is completely independent of the retained building

Working from the external scaffold we will damp down the brickwork (using the hose) and then proceed to carefully take the brickwork down (from top to bottom) by hand and will regularly damp down as required to minimise dust. These arisings will be used as hardcore or removed from site to a registered tip

Once at Ground level the scaffold will be removed

The exposed gable wall and floor area will be completed as per planning drawings