

De-Construction Management Plan

Building 1000 - Langstone Technology Park,
Havant, Hampshire PO9 1SA.



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1.0 Scope of Works

The following broadly identifies the scope of works proposed:

Pre-Start Activities

- Licenses and approvals with the local authority
- Health & safety documentation will be prepared and approved by Principal designer prior to commencement.

Enabling Works

- Site fencing erected to the existing boundary.
- Installation of tree protection.
- Termination of live services prior to structural demolition.
- Carry out a condition survey to surrounding roads and footpaths etc.
- Non notifiable Asbestos removal.
- Soft strip of all fixtures & fittings within bays 1, 2 & 3.
- Installation of temporary works.
- Erection of demarcation temporary structure and cut line of bay 3.
- Installation of temporary weatherproofing.

Demolition Works

- Demolition of bays 1 & 2 down to top of ground floor slab.
- Installation of Temporary weatherproofing to retained slab.

2.0 Details of the Building to be demolished are as follow:

The site is currently occupied by a single storey former production / testing facility. The building comprises steel framed structure with a woodwool roof and brickwork infills. The external is clad in concrete panels with glazing.

3.0 Temporary Works Requirement

It has been noted that scaffold protection will not be required for this project due to the demolition methodology proposed. There is will be a requirement for some internal cross bracing and scaffold access.

4.0 Pre Start Works

The following will need to be considered and addressed prior to particular areas and aspects of strip out and demolition works commencing within the overall works programme:

Ensure that the necessary fencing is in place.

Carry out a condition survey to surrounding roads and footpaths etc.

Prior to commencing structural demolition to any particular section, ensure that all live services to that area are terminated outside the footprint of the building.

All previous tenants rubbish & furniture is removed and disposed of from site to allow the Asbestos Specialist unhindered access to all areas.

5.0 Pedestrian Protection

Protection of pedestrians around the site perimeter during the course of the works is of the highest priority. The measures put in place to ensure the protection of pedestrians around the site at all times will include the following:

- Heras type fencing will be erected around the site boundaries prior to external demolition works. This will act both as protection for people outside the site and will also prevent unauthorized entry into the site.
- Access to the site will be via Brookside Road proceeding to the works area.
- All vehicles attending site will proceed directly to the works area to ensure minimal disruption to the surrounding occupiers.
- All banksman / traffic marshalls are fully trained & competent to ensure safe separation from the public is implemented during HGV

6.0 Fencing Works

Fencing to the site perimeter will be supplied and erected by General Demolition.

7.0 Hazardous Substances

At this stage asbestos containing materials have been identified.

Any asbestos found will be removed in accordance with the Control of Asbestos at Work Regulations 2012.

Non-notifiable Asbestos Materials will be removed by the demolition contractor using operatives trained in accordance with the requirements of the Control of Asbestos at Work Regulations 2012.

A separate method statement will be issued for any other hazardous materials found on site.

8.0 Removal of Asbestos

Any Asbestos in the buildings will be detailed in the pre-demolition asbestos survey reports.

Any asbestos identified in the survey and any other areas found will be clearly labelled on site using marker spray paint.

The asbestos is non-notifiable.

The demolition contractor will remove any non-notifiable asbestos as detailed in the survey report. This will be carried out by personnel trained in accordance with the requirements of the Control of Asbestos at Work Regulations 2012. A separate section in the method statement will detail any such asbestos removal works.

9.0 Soft Strip Works

Soft strip works can commence once the services have been isolated back to the heads and any asbestos removal works in the area carried out (unless the soft strip is required to facilitate the asbestos removal, or it will not affect the asbestos).

Any soft strip works will generally be carried out by hand.

Any soft strip works within the building will be carried out in areas where access by for hand removal can be easily affected from existing floor levels or using mobile scaffold towers or podium steps for access.

We will remove all non-structural elements from buildings, including floor coverings, partitions, furnishings, doors, windows, small & light M & E etc. (lightweight air ducting etc. will be removed as part of the soft strip work, but heavy units will be left in place & removed with the main demolition). These works will generally be carried out by hand.

All operatives are to be reminded that timber can present hazards during soft strip and demolition works. Any protruding nails are to be removed. Caution is to be exercised when dealing with sharp or broken edges which can cause injuries.

Windows etc. will only be removed where it is easy and safe to do so. Windows will be left in place where their removal would require difficult manual handling, or involve a risk of breaking glass, thereby risking eye injuries or cut hands from broken or flying glass.

Where risks from removing glass by hand mean that it is left in place the following method will be adopted. When the building is empty the glass in the windows will be pushed in using the excavator working from the outside. Other personnel will be kept away while this is carried out, thereby eliminating the risk of uncontrolled flying glass. The excavator operator will be well away from the glass and will be protected by his windscreen. Broken glass will then be swept up prior to demolishing that section of the building.

Hop-ups and ladders are not allowed on site and only podium steps, mobile scaffold towers or the like are to be used as working platforms.

Elements to be removed by carrying by hand will not exceed 20kgs in weight for one person carrying and will not exceed 40kgs for two people carrying.

The heaviest elements that may be removed by hand are plasterboard (2.4m x 1.2m x 12.5mm panels weigh 27kgs) or plywood sheets (2.4m x 1.2m x 18mm panels weigh 30kgs). A manual handling assessment for carrying these materials will be forwarded in due course.

All materials / rubbish will be removed to the processing area situated within the car park area and loaded into skips/lorries for removal to a suitably licensed disposal facility or recycling facility.

10.0 Removal of Demolition / Soft Strip Arisings

All demolition arisings will be removed from site using 40-yard roll-on/roll-off rubbish bins and in 8-wheel tipper Lorries. All loaded lorries are to be sheeted before leaving site.

Debris will be removed from site by licenced waste contractors.

A consignment note is raised for each load removed from site. Disposal tickets are obtained for all loads tipped and copies of all consignment and disposal tickets will be kept in the project file.

Special measures for dealing with and disposal of any toxic materials such as fluorescent light bulbs and tubes, detailed specifically in the method statement, risk assessment and COSHH assessment for the works.

Separate skips will be provided for the sorting on site of different materials such as timber, plasterboard, metals, cabling, hardcore, and rubbish in order to maximise the potential for recycling on site.

Concrete and masonry will be stockpiled on site and crushed ready for disposal from site.

All waste streams will be quantified and logged by the Project Manager and a site waste management plan created at the end of the project.

11.0 Main Demolition Works

All demolition works are to be carried out in accordance with relevant legislation, Statutory Regulations, BS 6187 the Code of Practice for Demolition.

Scaffold access will be erected to the cutline of bay 3. This is to facilitate the separation process from the structure to be retained. Once completed a 20t machine with suitable attachments will utilise its reach capabilities and commence progressive demolition of the single storey structure working from the eastern elevation of the structure moving progressively westerly towards the cut line. The arising materials will be segregated and loaded into their respective containers ready for disposal from site.

In order to reduce dust to a minimum during the works, a fine spray of water will be directed onto the buildings and resulting rubble etc. throughout the demolition, loading and crushing works. This will be done using both Motofog devices and handheld water hoses connected to the site water supply.

Rubbish, and recyclable material, will be loaded into skips/lorries for removal to a suitably licensed disposal or recycling facility.

12.0 Environmental

Proximity of Sensitive Buildings

Occupied residential buildings mean that demolition works will be restricted to 8.00am to 6.00pm Monday to Fridays and 8.00am – 1.00pm Saturdays. No works will be undertaken outside of the hour previously stated.

Introductions by the Project Team will be made to all neighbouring parties prior to commencement with contact details provided. A fortnightly letter drop will be issued providing a forecast of upcoming works. Please refer to "Neighbourhood Liaison" Section and Newsletter examples further down this document for more detail.

Traffic Management

The existing road network is busy and congested so it will be important to plan deliveries & collections during off peak hours. The Project Manager will arrange all transportation 24hours in advance and will request contact from all drivers prior to attendance to ensure seamless access to site is available. All access to the site will be via the main gates off Brookfield Road proceeding to the works area.

All vehicles will immediately enter the site to ensure that no queuing of vehicles occurs on the public highways.

Fully trained traffic marshals will oversee all vehicle movement both on and off the project to ensure safe passage for pedestrian and cyclists.

Please refer to Appendix 2 – Site Set Up & Logistics Plan

Transportation

Operatives are encouraged to use public transport, where possible, for their journey to and from work. Where this is not possible, operatives will be transported to site via company vehicles.

Company vehicles will also be utilised for the delivery of plant and equipment to the project and will be parked within the site compound.

A designated parking area for Company vehicles will be created within the Compound area.

Please refer to Appendix 2 – Site Set Up & Logistics Plan

Noise , Dust & Vibration

Noise & Vibration control and monitoring procedures will be implemented after reference to the British Standard 5228-1 2:2009: 'Code of practice for noise and vibration control on construction and open sites, and 'Brent Council Code of Practice for Construction and Demolition Sites'

The site trigger levels are as follows:-

Noise levels:

- 70 dB(A) Leq (10 h) Monday to Friday working day (8am to 6pm)
- 70 dB(A) Leq (5 h) Saturday working day (9am to 2pm)
- 75dB(A) Leq (15min) at any time

Dust levels:

- 250 µg/m³ averaged over a 15-minute period

Vibration levels:

- 1mm/sPPV for occupied residential and educational buildings
- 3mm/sPPV for occupied commercial premises where work isn't of an especially vibration sensitive nature or for potentially vulnerable unoccupied buildings
- 5mm/sPPV for other unoccupied buildings

In accordance with current good practice we would use the "best practicable means" to control the generation and spread of noise and vibration.

All above ground demolition will be done using muncher or shears attachments on the 360° excavators. This methodology produces virtually no vibration.

Damping down will be used as a method of dust suppression in accordance with BS: 6187:2011

In order to reduce dust to a minimum during the works, a fine spray of water will be directed onto the buildings and resulting rubble etc. throughout the demolition, loading and crushing works. This will be done using both Motofog devices and handheld water hoses connected to the site water supply.

The measures described above will mitigate the impact of noise, dust & vibration to the amenity of occupiers during the demolition phase of the works.

Neighbourhood Liaison

General Demolition believes that an integral part of any successful project is neighbour liaison. From the outset, GD understands the importance of initial contact with all neighbouring properties who may be affected by the impending works. The project team will make introductions and provide key contact information should any queries arise throughout the duration of the works and operate an open-door policy on site. Following on from initial contact, neighbours will be kept abreast of all site activities via a fortnightly newsletter that provide progress updates, a two-week snapshot of upcoming activities and key personnel details as well as reporting all contact via a "Neighbourhood Liaison Schedule" to the Client.

General Arrangements / Clarifications

There are no underground transport utilities infrastructure and services within the working area.

Arrangements for Protecting the Workforce (COVID – 19)

General Demolition understand the impact of working under Covid 19 and will be strictly following the Construction Leadership Council's Site Operating Procedures (Version 5- July 2020) throughout this project.

With this in mind, we will increase our Health & Safety audits from monthly to fortnightly and beyond if necessary

Some of the key fundamentals that will be implemented have been outlined below:

- Manage social distancing – particularly in communal areas, exit and entry points and congested areas.
- Breaks will be staggered to ensure distancing measures can be adhered to.
- Consider permitted site numbers and any need to be capped and/or counted.
- Ensure a continued sanitation policy and availability of hygiene facilities to site workers.
- Consider a fresh induction for COVID-19 changes with revisions made to daily briefings and site notices.
- Create a project specific risk assessment that includes the COVID 19 guidelines for all employees.
- Consider employee wellbeing and mental health e.g. anxiety associated with site

working.

- Ensure no one starts work until their immediate work area is properly set up for the tasks they will be performing.
- Consider staggered start times for employees to help manage social distancing on public transport or where possible allow staff to drive into work by providing additional car parking.

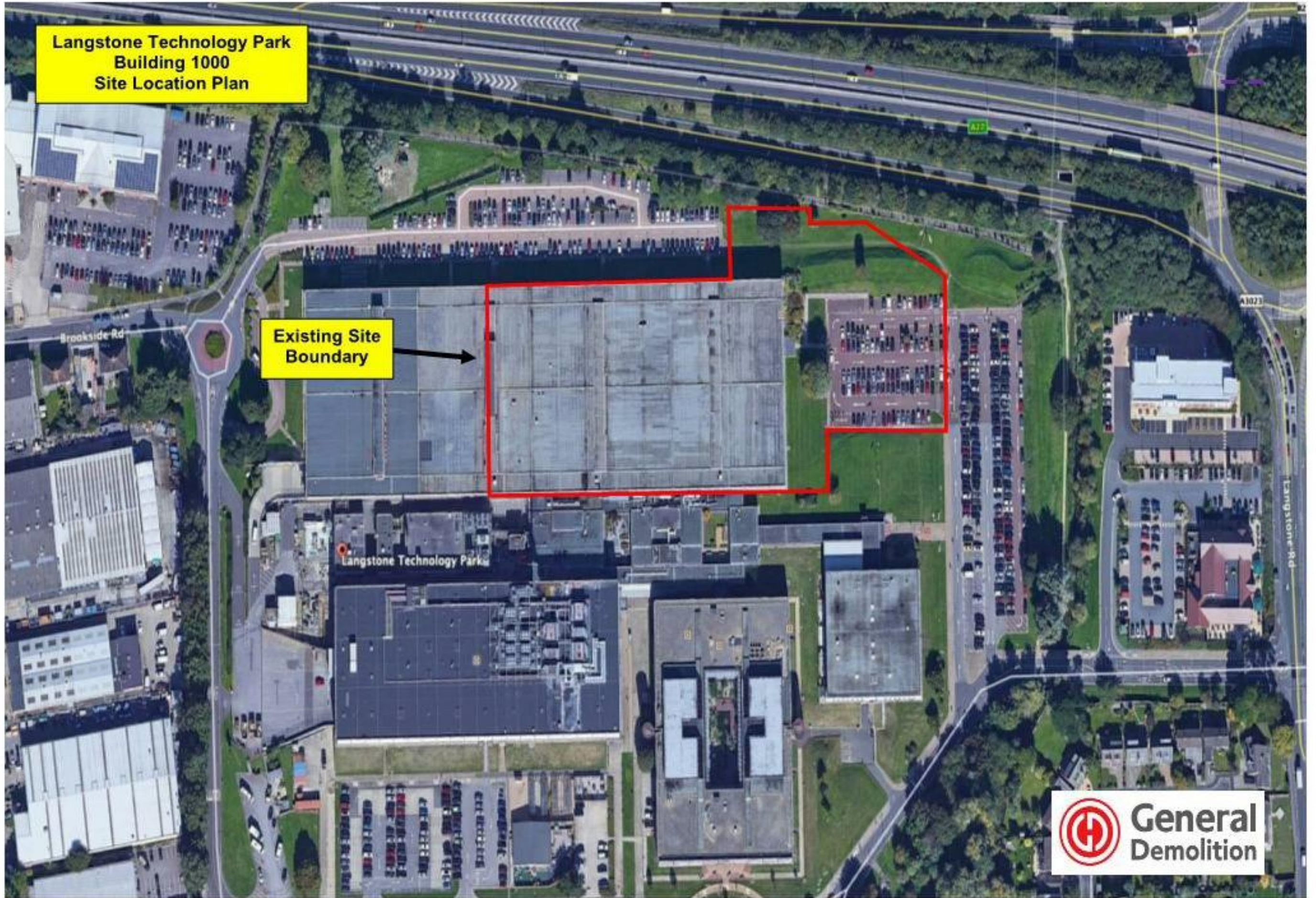
13.0 Site Contact Details: -

<u>Position</u>	<u>Name</u>	<u>Tel</u>	<u>Mob</u>	<u>Email</u>
Contract Manager	Nick Blackman			
Project Supervisor	Pat Hughes			
Site Foreman	Nathan Healey			
SHEQ	Jack Rumbol			

Appendix 1 - Site Location Plan

**Langstone Technology Park
Building 1000
Site Location Plan**

**Existing Site
Boundary**

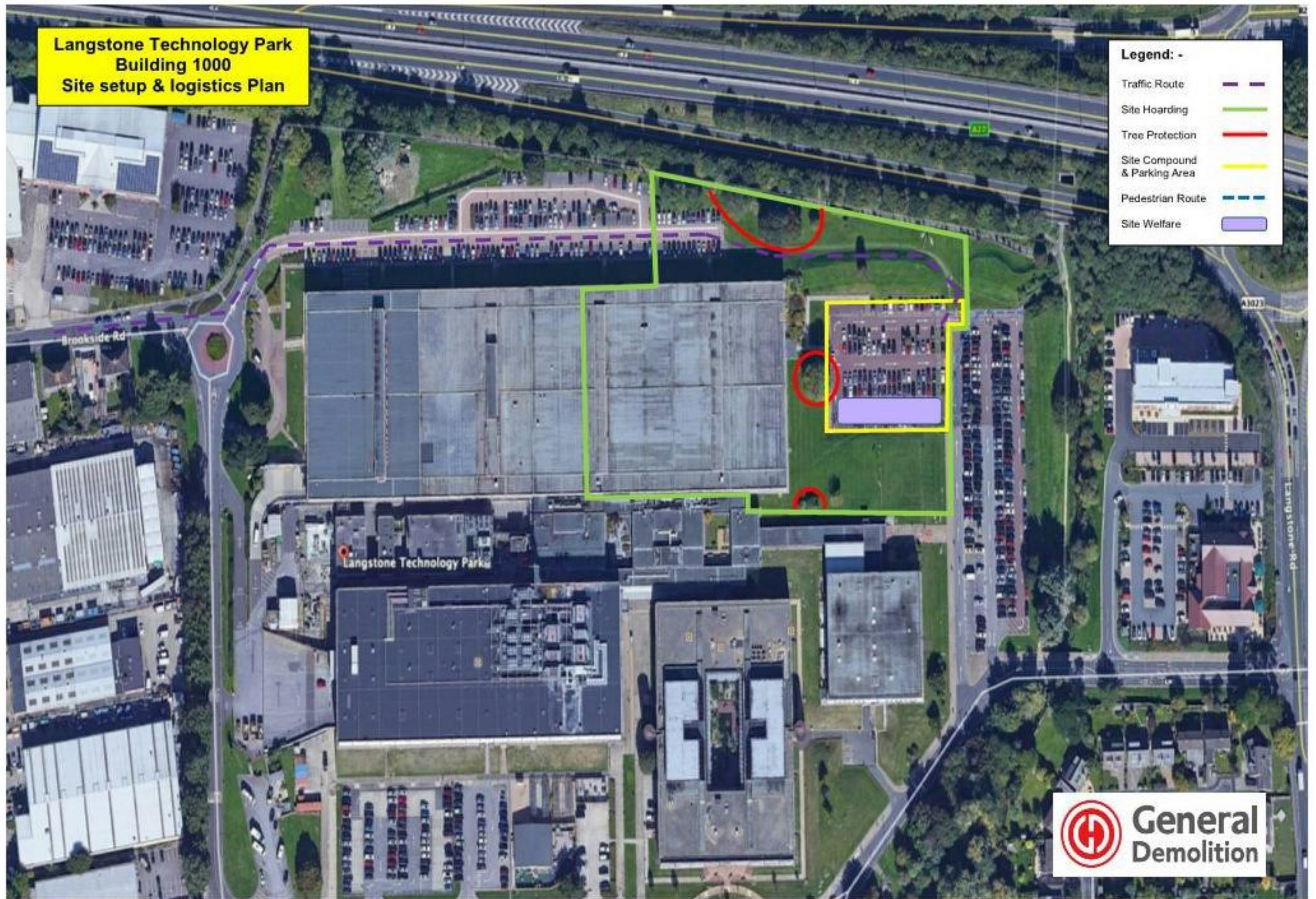


Appendix 2 - Site Set Up & Logistics Plan

**Langstone Technology Park
Building 1000
Site setup & logistics Plan**

Legend: -

Traffic Route	
Site Hoarding	
Tree Protection	
Site Compound & Parking Area	
Pedestrian Route	
Site Welfare	



Appendix 3 – Demolition Materials Storage Plan

**Langstone Technology Park
Building 1000
Site Materials Storage Plan**

Legend: -

- Site Compound 
- Demolition Waste 
- Waste Containers 

