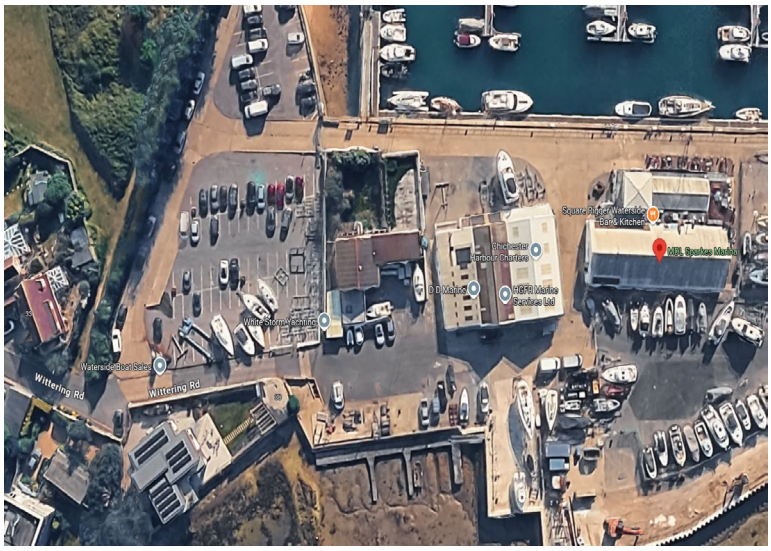
Portsmouth Demolition & Salvage Ltd



Portsmouth Demolition & Salvage Ltd

Method Statement

Marina House Sparkes Marina
Wittering Road
Hayling Island
PO11 9SR

Site Specific Method Statement

Site:	Marina House	**Date:**	06/07/2026

Client:	Principal Contractor:
MDL Marina	Portsmouth Demolition & Salvage

Activity/Scope:

Carry out the soft strip & demolition of the Marina House structure all down to the underside of the associated ground slab up to a maximum depth of 300mm & remove the foundations associated with the house up to a maximum depth of one meter. Break out the top of the pool area down to the surrounding ground & perforate the base of the pool to create natural drainage, crush all concrete & hardcore materials arising from the works to a 6F2 material before backfilling the pool with masonry arising from the works & clear from site all other waste materials arising from the works to a licenced recycling facility

Risks:

Significant risks include:

- Collapse or partial collapse of the structure.
- Significant harm to the public passing the works.
- Manual handling.
- Working at height.
- 360 operations.
- Hand arm vibration.
- Noise.
- Fuel storage tank.
- Waste removal.

Supervision:

Charlie Cass

The Works:

Dust Suppression

During the mechanical demolition works a Moto fog dust suppression unit will be positioned within the works area to spray a fine mist of water over the works to control the dust produced, the Moto fog unit will be reposition following the progression of the demolition. The site supervisor will continuously monitor the dust during the undertaking of the works & if deemed necessary a designated operative will use a jet wash bowser to carry out additional dust suppression as required.

Waste Streams

As the structures are demolished the arising materials will be segregated into individual waste streams & placed into waste container at the time of removal followed by disposal from site at the earliest opportunity as follows:

General Waste - loaded into roll on off containers for removal from site to a licenced recycling facility.

Wood - loaded into roll on off containers for removal from site to a licenced recycling facility.

Metal - loaded into roll on off containers for removal from site to a licenced recycling facility.

Hardcore/concrete material - loaded into lorries for removal from site to a licenced recycling facility.

Asbestos

Asbestos based materials known to be present within the buildings & identified within the Thames Laboratories survey, reference (08-06-S023) are to be removed to HSE guidelines & CAR Regulations 2012 prior to the full strip out or demolition works commencing, air cleanliness & reoccupation certification are to be issued to Portsmouth Demolition & Salvages management prior to any works commencing.

Kerosene Fuel Tank Protection

Prior to the mechanical demolition of the house commencing Portsmouth Demolition & Salvages management will appoint B M Scaffolding to erect a scaffold crash deck over the kerosene fuel tank to protect the tank from debris during the demolition damaging the tank & enable marina members to continue to access & use the fuel tank. The scaffold contractor will issue a handover certificate on completion crash decking & will appoint an independent checker to carry out the statutory 7 day inspections & the site supervisor will visually inspection the scaffold daily for any obvious defects.

Strip Out

Following the removal of the identified asbestos trained operatives using a combination of mattocks, wire snips & reciprocator saw, under the direction of the site supervisor will carry out the full strip out of the house & the pool area in readiness for the mechanical demolition. The operatives will commence the works by clearing any loose waste materials from all of the rooms of the house & place the waste into separate stockpiles in the rear garden then start the removal of the fixtures & fittings on the top floor of the house. The operatives will work from room to room using the mattocks & the reciprocator saw to remove the doors, skirting boards, architraves, fixed furniture, wood flooring, timber wall cladding, radiators & associated pipework & stockpile the materials within the rooms for other operatives to clear & place into the stockpiles in the rear garden. Following the general strip out of the top flooring the operatives will progress on to removing the timber ceiling cladding followed by the plasterboard ceiling from each of the top floor rooms working from a tower scaffold where necessary. The operatives will work across the span of each of the ceilings prising the cladding from the ceilings in full length & another operative will clear the cladding from the rooms & place waste into a timber stockpile, then the operatives will prise the plasterboard from the ceiling joist & place the plasterboard into a separate stockpile within the rear garden. Once the operatives have completed the removal of the ceilings on the top floor, they will progress onto stripping out the ground floor of the house including the removal of the kitchen units & the removal of the white goods ensuring to clear the arising waste materials from the house as they are produced. The operatives will carry out the removal of the ceiling finishes from the ground floor of the house then progress onto carrying out a general clearance & soft strip of the pool area with exception of the pool area ceiling.

On competition of the soft strip work the operatives will sweep each of the rooms clean to ensure all the debris are clean & ensure all tools & equipment is removed from the house in readiness for the mechanical demolition of the house.

Mechanical Demolition

Under the direction of the site supervisor & the watch of a banksman a 360-excavator fitted with a selector grab will commence the structural demolition by removing the flat roof from the extension on the west elevation. The 360-operative will work from east to west across the flat roof removing the roof felt & boarding from the top of the roof joist in sections, ensuring to place the waste directly into a waste container as it is removed. Once all the roof coverings have been removed the 360-operative will work back across the roof using the selector grab to carefully pick the roof joist individually from the perimeter walls of the extension & place then in a designated area for salvaging. Following the removal of the joist the 360-operative will collapse the north elevation wall of the extension on to its own footprint, working from the top down & removing the UPVC cladding & battens from the masonry as the wall is demolished & continue to work clockwise around extension demolishing the other perimeter walls on to the extension ground slab progressing up to the main house. The 360-operative will remove the roof & doors of the lean-to situated at the rear of the extension during the demolition of the extension rear wall & ensure all the general waste materials are placed into the waste container. Once the extension & the lean-to have been demolished down to slab level, the 360-operative will level off the demolished masonry & position the 360-excavator on the footprint of the extension & commence the demolition of the main house. The 360-operative will commence the demolition of the house by removing an area of the tiled roof from above the first two rooms of the first floor, using the selector grab to lift sections of the roof framing inclusive of the roof tiles from the top of the internal & perimeter walls in sections progress back to the following top floor walls & placing the roof section on the ground to separate the roof tile, general waste & timber then place the general waste into a container & the timber in to a stockpile. Once an area of the roof has been removed the 360-operative will demolish the gable wall outwards from the house & onto the footprint of the extension, starting

at the centre of the gable wall & progressing up to the north & south perimeter walls of the first rooms & down to the level of the flooring. The 360-operative will remove the UPVC cladding from the masonry then proceed to demolish the internal, north & south perimeter walls of the room onto the first floor flooring progress back to the walls of the following rooms on the top flooring & ensuring to periodically clear the masonry from the flooring onto the extension footprint to ensure the flooring is not overloaded. Following the demolition of the top floor walls the 360-operative will carefully demolish the ground floor east elevation wall inwards onto the footprint of the house, leaving the north & south perimeter walls in situ then remove the first floor flooring from each of the rooms by placing the selector grab under the flooring & lifting the flooring as a whole from the top of the ground floor walls. The 360-operative will place the flooring on the hardstand area as it is removed then separate the flooring joist from the floor boarding to be salvaged & place the floor boarding into the timber stockpile, the 360-operative will load the stockpiled timber into a roll-on-off container once a full load has been stockpiled. Following the removal of the flooring the 360-operative will demolish the exposed internal & perimeter ground floor walls onto the footprint of the house working up to the following rooms of the house, ensuring to remove the windows & general waste from the masonry as the walls are demolished & level off the demolished masonry to create a works platform to enable the 360-operative to progress onto the next stage of the demolition.

The 360-operative will continue to repeat the above methodology progressing west, separating pitched roof area of the house from the flat roof area during the progression of the demolition the house from the under the watch of the site supervisor & banksman monitoring the stability of the house systematically removing the roof & demolishing each of the top & ground floor rooms down to the top of the ground slab until they reach the rear garden. Once the 360-operative has reached the garden, the 360-operative will clear & the stockpiled waste from the garden into roll-on-off containers then continue to work from the footprint of the house & proceed to demolish the flat roofed area of the house. The 360-operative will remove an area of the roof coverings from the flat roof down to the top of the roof joist & top floor perimeter walls & place the general waste directly into a was container. Once an area of the roof coverings have been removed the 360-operative will remove the roof joist & place them in the salvage area then demolish the exposed internal & perimeter walls inwards onto the first floor flooring & clear the masonry from the flooring onto the works platform to enable the 360-operative to remove the timber flooring from the ground floor walls. The 360-operative will separate the flooring joist from the floorboards & place them in the salvage area & the floorboards into a separate waste container. Following the removal of the flooring the 360-operative will demolish the ground floor walls onto the buildings ground slab, ensuring to remove any windows & debris from the masonry as the walls are demolished & enable the 360-operative to progress onto the following area of the building to be demolished. The 360-operative will continue to remove areas of the roof followed by demolishing the top floor rooms then removing the flooring & demolishing the ground progressing north until the 360-operative reach the swimming pool & the perimeter of the site where the fuel tank is situated & protected. Under the direction of a banksman the 360-operative will carefully demolish the north perimeter walls working around the protected fuel tank & the banksman will erect Heras fencing across the opening to ensure the site remain segregated from the fuel tank & the marina.

Once the two storey flat roofed area of the house has been demolished down to the top of the ground slab the 360-operative will works from the rear garden & remove the roof & the glulam beams from above the swimming pool. The 360-operative will work along the length of the pool removing the roof covering boarding & remaining internals cladding, leaving the glulam beams & perimeter walls in situ until all the roof coverings have been removed & placed into a waste container. The 360-operative will carefully separate each of the glulam beams from the top north support legs & place the end of the beam on the ground then separate the beam from the top of the south elevation support leg & place the beam as a whole on the ground. Once all the glulam beams have been removed & placed on the ground the 360-operative will process the beams & place the waste into a waste container to clear the works area then proceed to demolish the south elevation of the swimming pool. The 360-operative will remove the sliding door from either side of the roof support leg & place them into the waste container then break south elevation roof support legs away from the top of the ground slab & place them into the waste container. The 360-operative will continue to work around the perimeter of the

pool progressively demolishing the perimeter walls cladding & breaking the support roof support legs off at the top of the ground slab & placing the waste materials into a waste container until the swimming pool structure has been demolished in its entirety. The banksman will erect Heras fencing along the perimeter of the site where the perimeter of the swimming pool created the boundary of the site to ensure the site remains secure & any stockpiled waste or salvaged materials will be cleared from the site in readiness for the removal of the ground slabs & foundations associated with the demolished house.

Ground Slab & Foundation Removal

Under the watch of the banksman the 360-operative will use a hydraulic breaker attachment to break pout the paving & slab area around the top of the swimming pool up to a depth of approximately 300m then continue working across the footprint of the house creating breaker points approximately one meter apart to break out the ground slabs up to a maximum depth of 300mm. Once the 360-operative has broken out all of the ground slab areas, the operative will draw the broken concrete from around the swimming pool, empty any hardcore, concrete & single from inside the pool & clear the concrete from the footprint of the house & stockpile the materials within the garden area in readiness for clearing from site & enable the 360-operative to remove the foundations associated with the demolished house. Once the 360-operative has cleared the swimming pool the 360-operative will use the breaker attachment to perforate the base of the pool to create drainage & break out approximately 300mm of the top of the pool walls allowing the concrete / masonry to fall back into the pool as the walls are demolished. Following the completion of the pool walls, the 360-operative will grub out the stanchion pads associated with the support legs up to a maximum depth of one meter, along the south & east elevations of the swimming pool & along the north & west elevations where the removal of the stanchion pads will not affect the adjacent hardstand area & access road. The 360-operative will place the stanchion pads in the stockpile area as they are removed for further processing & once they have all be removed the 360-operative will backfill the pool area with demolished masonry back up to the level of the surrounding ground level then track in the masonry the leave the area level & firm. On completion of the pool area the 360-operative will undertake the removal of the foundations associated with the house starting on the east elevation of the footprint of the house. The 360-operative will dig out the ground on the inside of the foundations to expose the full length & depth of the east elevation foundations, before using the breaker to separate the east elevation foundation from the north & south return foundations to enable the 360-operative to remove the foundation from the ground & place them in the stockpile area. Following the removal of the east elevation foundations the 360-operative will continue digging out the ground on the inside of the north & south foundation progressing west to expose them & enable the 360-operative to remove them in controlled sections using the breaker to separate & reduce the size of the foundations where necessary. The 360-operative will repeat the foundation removal methodology working methodically across the entire footprint of the house & completing the removal of the foundation on the north elevation of the house providing the removal of the north elevation foundation doesn't affect the stability of the fuel storage tank. Once all the foundations have been removed the 360-operative will use the breaker to process the foundation in readiness for crushing & grade over & track in an area of the site to create a level & firm area for the crusher plant to be established.

Crushing Concrete/Hardcore

The mobile crushing plant will be brought to the site via a low loader & will be unloaded by the crusher operator, the crusher shall be operated by the trained crusher operative in accordance with Permit Number: B/MSC/2, as issued by Portsmouth City Council. The crusher is remote controlled allowing the operator to manoeuvre the plant without being in close proximity of the plant & will be position on prepared firm ground alongside the stockpile materials, the machine is also fitted with a dust dampening system & will be set up directly to a suitable water supply for dust suppression.

The 360-excavator fitted with a bucket attachment will load the hopper of the crusher with the stockpiled concrete/hardcore & crush the materials down to a 75mm down type 6F2 material, as the materials are crushed the magnet fitted to the crusher will separate any reinforcement from the materials to ensure the crushed materials are clean. As the crushed material comes off the belt of the crusher the 360-operative will periodically clear the materials from the area to prevent build up on the belt & will backfill the pool area, up to the level of the surrounding ground. Any remaining crushed materials will be stockpiled on the site in a designated area for the client to reuse & the stockpiled materials will be dampened down during the crushing operations to minimise the migration of dust from the stockpile beyond the boundary of the site. Should any problem arise during the crushing operations, the operator will stop the machine by means of the remote control &/or emergency stop button, signal the 360-operator to stop loading the hopper. The crusher operator will assess the

situation &, if necessary, a fitter will be called to site to resolve the problem. On completion of the crushing operations the crusher will be cleaned off & loaded onto a low loader for removal from site

Clearance & Completion of Works

On completion of the crushing operations the 360-operative will grade over the site & track ion the ground to leave level & firm ground in readiness for development & the banksman will ensure that the adjacent road & hardstand is swept clean. The site supervisor in the presence of the client's representative will walk the site to agree completion & sign the works off then the site supervisor will arrange for any remaining plant & equipment to be removed from the site.

PPE:

Hard Hat (JSP EN397, EN50365)	Gloves (Cat 2)
High Visibility Vest EN ISO 20471:2013+A1 2016)	Saftey Specs/Goggles (CE EN 166 1F Certified)
Saftey Footwear (ENISO 20345:2011)	Ear Defenders (EN 352-3:2002)
FFP3 Mask	

Communication:

It is the responsibility of the supervisor to ensure the safety measures of this method statement, and the supporting documents listed below, are effectively communicated to all who need the information. This will include:

- Principal contractor management team
- PDS employees and visitors

Methods of communication will include:

- Initial site induction
- Toolbox talks to maintain awareness
- Site meetings

Signed:

Sami Gashi	Contracts Manager

To be updated following any significant change in the work process

06/07/2026

Supporting Documents:
Risk Assessments

RA.02 Discovery of Hazardous Substances	**RA.03 Work Involving Excavators**
RA.04 Changing Excavator Attachments	**RA.05 Explosion or Outbreak of Fire**
RA.06 Works Equipment	**RA.07 Live Utility Services & Stored Energy**
RA.08 Manual Handling	**RA.10 Mobile Concrete Crusher**
RA.12 Soft Strip	**RA.13 Site Security**
RA.14 Slips and Trips	**RA.15 Working at Height**
RA.16 Tower Scaffolds	**RA.22 Loading & Unloading Vehicles**
RA.24 On-site Plant Maintenance	**RA.26 Biological Contaminants**
RA.28 Dust Supression Unit	**RA.31Demolition Dust Control**
RA.36 Collapse or partial collapse of structure	**RA.37 Noise control**
RA.38 Hand arm vibration	

Supporting Documents:

COSHH

COSHH 01 Diesel	**COSHH 02 15w40 Oil**
COSHH 03 80w90 Oil	**COSHH 04 Hydraulic Oil**
COSHH 05 Grease	**COSHH 06 Antifreeze**
COSHH 07 Silica Dust	**COSHH 08 Petrol**
COSHH 09 Plasterboard	**COSHH 12 AdBlue**

Supporting Documents:

Insurance

FENCHURCH INSURANCE

Verification of Insurance

We are pleased to confirm that our client has the following insurance covers in place:

Client Name:		Portsmouth Demolition & Salvage Ltd and Langley Demolition Ltd
Business Description:		Demolition, Soft Strip, Site Clearance, Muckaway, Haulage, Enabling, Groundworks, Non-Licensed Asbestos Removal, Sale of Recovered Materials, Plant Hirers, General Building and Associated Activities
Employers' Liability:	**Insurer:**	Probitas Syndicate 1492 at Lloyd's of London
	Policy Number:	WA635Q25A000
	Period of Cover:	5th November 2025 to 4th November 2026
	Limit of Indemnity:	£ 10,000,000 any one occurrence
Public/Products Liability:	**Insurer:**	Probitas Syndicate 1492 and IVE Syndicate 2525 at Lloyd's of London
	Policy Number:	WA635Q25B000 & 000F10235T24
	Period of Cover:	5th November 2025 to 4th November 2026
	Limit of Indemnity:	£ 10,000,000 any one occurrence; in the aggregate in respect of Products

The above insurance includes

- Indemnity to Principals Clause to extent required by Contract

Contract Works / Plant:	**Insurer:**	Allianz Insurance plc
	Policy Number:	CS/27665400
	Period of Cover:	5th November 2025 to 4th November 2026
	Contract Works:	£ 1,000,000 maximum value any one contract
	Hired in Plant:	£ 500,000 maximum value any one item/accident

The above insurance includes

- Automatic Joint Names where required under contract

Professional Indemnity:	**Insurer:**	HCC International Insurance Company plc
	Policy Number:	PI24K715481
	Period of Cover:	5th November 2025 to 4th November 2026
	Limit of Indemnity:	£ 5,000,000 in the aggregate any one period of insurance

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Paul Dennis Cert CII
Corporate Account Director

FENCHURCH INSURANCE

Fenchurch Insurance Brokers Ltd
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London
EC3N 1NT

Signed:

Broking Office: 123 Minories, London, EC3N 1NT
Administration Office: 123 Minories, London EC3N 1NT
Fenchurch Insurance Brokers Limited is authorised and regulated by the Financial Conduct Authority (FCA) under firm reference number 537654.