



Tel: 07766310105
Email: blackoakdevelopments16@gmail.com

BLACK OAK DEVELOPMENTS

Demolition Method Statement: Warehouse, Northfleet, Kent, DA11 9RE

1. Introduction & Purpose

This Method Statement outlines the planned procedures for the safe and controlled demolition of a warehouse building located in Northfleet, Kent. The primary objective is to ensure the health, safety, and welfare of all personnel involved in the works, the general public, and to protect the environment. This statement details the methodology, risk control measures, and compliance with all relevant UK legislation, particularly concerning asbestos removal and waste disposal.

2. Project Details

- **Project Name:** Warehouse Demolition
- **Location:** 2 Vale Rd Northfleet Kent DA11 9RE
- **Building Type:** Single-story metal fabricated warehouse
- **Estimated Duration:** 3 Weeks

3. Legal & Regulatory Compliance

All demolition activities will be conducted in strict adherence to the following UK legislation and guidance:

- **Health and Safety at Work etc. Act 1974**
- **Construction (Design and Management) Regulations 2015 (CDM 2015)**
- **Control of Asbestos Regulations 2012**
- **Environmental Protection Act 1990**
- **Waste (England and Wales) Regulations 2011**
- **Hazardous Waste (England and Wales) Regulations 2005**
- **Control of Substances Hazardous to Health Regulations 2002 (COSHH)**

- **Noise and Vibration at Work Regulations 2005**
- **Work at Height Regulations 2005**
- **Provision and Use of Work Equipment Regulations 1998 (PUWER)**
- **Lifting Operations and Lifting Equipment Regulations 1998 (LOLER)**
- **Guidance from the Health and Safety Executive (HSE) and Environment Agency.**

4. Risk Assessment Summary

A comprehensive site-specific risk assessment (RA) will be undertaken prior to commencement of works, identifying all foreseeable hazards and implementing appropriate control measures. Key risks include:

- Asbestos exposure
- Structural collapse
- Falling objects
- Dust and airborne contaminants
- Noise and vibration
- Traffic management
- Services (live/dead)
- Fire
- Manual handling
- Working at height
- Interaction with public

5. Demolition Sequence & Methodology

5.1 Pre-Demolition Surveys

- **Asbestos Survey (Refurbishment/Demolition Survey):** A Type 3 (Demolition) asbestos survey will have been completed by a UKAS accredited surveyor to identify all Asbestos Containing Materials (ACMs) within the building. This survey will form the basis for the asbestos removal plan.
- **Structural Survey:** A structural engineer will assess the building's stability and advise on the safest demolition sequence.

- **Services Isolation Survey:** All utility services (electricity, gas, water, drainage, telecoms) will be identified, disconnected, and made safe by competent authorities prior to any demolition work commencing. Proof of disconnection will be obtained.

5.2 Site Establishment

- **Site Security & Hoarding:** A robust protective barrier (e.g., solid timber hoarding or Heras fencing with scrim) will be erected around the entire perimeter of the building and the demolition zone. This barrier will be a minimum of 2.4m high, securely fixed, and designed to prevent unauthorised access and contain debris. Clear warning signage (e.g., "Danger Demolition Site," "Keep Out") will be prominently displayed.
- **Access & Egress:** Designated entry and exit points for personnel and vehicles will be established, controlled, and clearly marked.
- **Welfare Facilities:** Adequate welfare facilities (toilets, washing facilities, changing rooms, rest areas, first aid) will be provided for all site personnel.
- **Plant & Equipment:** All plant and equipment (e.g., excavators, demolition attachments, water bowsers) will be inspected, certified, and maintained in good working order. Operators will hold relevant competencies and certifications.
- **Emergency Assembly Point:** A clear emergency assembly point will be designated and communicated to all personnel.

5.3 Asbestos Removal

- **Licensed Contractor:** All identified ACMs, particularly those requiring a licensed contractor (e.g., sprayed coating, insulation board, lagging), will be removed by a specialist, HSE-licensed asbestos removal contractor.
- **Enclosure & Containment:** Where required, a full enclosure will be constructed around the asbestos removal area, maintained under negative pressure, and equipped with airlocks to prevent fibre release.
- **Disposal:** All asbestos waste will be double-bagged, clearly labelled, placed in sealed skips, and transported by a licensed waste carrier to a licensed hazardous waste landfill facility in accordance with the Hazardous Waste (England and Wales) Regulations 2005. Consignment notes will be retained for all asbestos waste.

5.4 Soft Strip

- Once asbestos removal is complete and certified, a 'soft strip' will commence. This involves the manual removal of non-structural elements such as internal fittings, fixtures, non-load-bearing partitions, doors, windows, and floor coverings.
- Materials will be segregated for recycling or appropriate disposal.

5.5 Structural Demolition

- **Methodology:** The structural demolition will primarily be undertaken using mechanical means (e.g., long-reach excavators with various attachments such as munchers, pulverisers, and selector grabs). The demolition will proceed in a controlled, top-down sequence, ensuring the stability of the remaining structure at all times.
- **Water Suppression:** Throughout the demolition process, **continuous water suppression** will be employed using water bowzers, hoses, and atomisers to effectively dampen down the working area. This is crucial for containing dust and contaminant particles, protecting both on-site workers and local residents from airborne hazards.
- **Exclusion Zones:** Strict exclusion zones will be established around the demolition area to prevent unauthorised access and protect personnel from falling debris. These zones will be clearly marked and enforced.
- **Progressive Collapse Prevention:** The demolition sequence will be carefully planned to prevent uncontrolled collapse and ensure the stability of adjacent structures (if any).
- **Debris Management:** Demolished materials will be carefully lowered to the ground, not pushed or dropped, to minimise dust and vibration. Debris will be segregated on-site for recycling or disposal.

5.6 Waste Management

- **Segregation:** All demolition waste will be segregated at source into different waste streams (e.g., concrete, brick, timber, metal, plastics, hazardous waste) to maximise recycling and minimise landfill.
- **Licensed Waste Carriers:** All waste will be removed from site by licensed waste carriers and transported to appropriately licensed waste management facilities.
- **Duty of Care:** Full waste transfer notes and consignment notes will be obtained and retained for all waste removed from site, demonstrating adherence to the 'Duty of Care' requirements under the Environmental Protection Act 1990.

5.7 Site Clearance & Handover

- Upon completion of demolition, the site will be cleared of all debris, foundations will be grubbed up (if required), and the ground will be left in a safe and tidy condition, ready for the next phase of development.

6. Safety Measures

6.1 Worker Safety

- **Personal Protective Equipment (PPE):** All workers will be provided with and required to wear appropriate PPE, including but not limited to: hard hats, high-visibility clothing, safety footwear, eye protection, hearing protection, and respiratory protective equipment (RPE) where dust or other airborne contaminants are present.

- **Training & Competency:** All personnel will be adequately trained and competent for the tasks they undertake. This includes specific training for demolition techniques, working at height, asbestos awareness (for non-licensed works), and emergency procedures.
- **Supervision:** The site will be under the direct supervision of a competent and experienced Demolition Manager who will ensure adherence to this method statement and all safety procedures.
- **Toolbox Talks & Briefings:** Regular toolbox talks will be conducted to reinforce safety messages, discuss specific risks, and communicate daily work plans.
- **First Aid:** First aid facilities will be available on site at all times.
- **Welfare:** Adequate welfare facilities as detailed in 5.2 will be maintained throughout the project.

6.2 Public Safety

- **Protective Barrier:** As detailed in 5.2, a robust and secure protective barrier will be maintained around the entire demolition zone to prevent public access.
- **Signage:** Clear and prominent warning signs will be displayed around the site perimeter, advising the public of the demolition works, potential hazards, and contact information for queries.
- **Dust Control:** The continuous use of water suppression (as detailed in 5.5) is paramount for controlling dust and airborne contaminant particles, thereby protecting local residents from respiratory hazards and nuisance.
- **Noise Monitoring:** Noise levels will be monitored to ensure compliance with local authority limits, particularly during sensitive hours. Measures such as acoustic screens or restricting noisy operations will be implemented if necessary.
- **Traffic Management:** A traffic management plan will be implemented to ensure the safe movement of demolition plant and delivery/removal vehicles, minimising disruption and ensuring the safety of pedestrians and other road users in Northfleet. This will include banksmen/spotters where necessary.
- **Communication with Residents:** Where appropriate, local residents will be informed in advance of significant demolition activities that may cause temporary disruption.

6.3 Emergency Procedures

- **Emergency Contact Information:** A list of emergency contacts (e.g., fire, ambulance, police, utility companies) will be prominently displayed on site.
- **Fire Plan:** A fire prevention and emergency response plan will be in place, including fire extinguishers and evacuation procedures.
- **Accident/Incident Reporting:** All accidents, incidents, and near misses will be reported, investigated, and corrective actions implemented in accordance with company procedures and RIDDOR regulations.

7. Environmental Protection

- **Dust Control:** As highlighted, extensive water suppression will be used to control dust. Additional measures may include dust screens or netting.
- **Noise & Vibration:** Demolition activities will be planned to minimise noise and vibration impact. Where possible, noisy operations will be restricted to working hours Monday to Friday 9am to 4pm
- **Contamination:** Any identified ground contamination will be managed and remediated in accordance with environmental regulations and specialist advice.
- **Pollution Prevention:** Measures will be in place to prevent pollution of drains, watercourses, and land, including spill kits for fuels and oils.

8. Insurance

The demolition contractor will hold comprehensive insurance policies, including:

- **Public Liability Insurance:** Covering liability for injury to third parties or damage to third-party property, with a minimum cover of £1 million (or as specified by the client). This is crucial for protecting local residents and their property.
- **Employers' Liability Insurance:** Covering liability for injury or illness to employees arising out of their employment, with a minimum cover of £5 million (statutory requirement). This ensures the safety and well-being of the workers on site.
- **Contractors All Risks (CAR) Insurance:** Covering damage to the works themselves, plant, and materials on site.

Copies of all relevant insurance certificates will be provided to the client prior to commencement of works.

9. Monitoring & Review

- **Daily Briefings:** Daily briefings will be held with all site personnel to discuss the day's tasks, potential hazards, and control measures.
- **Site Inspections:** Regular site inspections will be carried out by the Demolition Manager and other competent persons to ensure compliance with this method statement and all safety procedures.
- **Method Statement Review:** This method statement will be reviewed and updated as necessary throughout the project to reflect any changes in scope, site conditions, or identified risks. All revisions will be communicated to relevant personnel.