

S. E. CONSTRUCTION
BUILDING & RENOVATIONS



Demolition Statement

Demolition of Existing Dwelling

at

**57 Leegate Road
Heaton Moor
Stockport
SK4 4AX**

**Issue Nr.1
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Contents

1. Introduction	2
2. Site Description	3
3. Complaints Procedure	4
4. Site Monitoring & Emergency Contact Details	4
5. Duration of Works, Working Hours & Security	5
6. Method Statement for Traffic Management	5
7. Method Statement for Demolition Works	9
7.1 Mitigation Methods	10
7.2 Site Preparation	11
7.3 Vehicles	11
7.4 Site Entrance and Exits	11
7.5 Excavations	11
7.6 Stockpiles and Storage Mounds	11
7.7 Cutting, Grinding and Sawing	11
7.8 Chutes and Skips	12
7.9 Scabbling	12
7.10 Waste Disposal	12
7.11 Dealing with Spillages	12
7.12 Hazardous and Contaminated Materials	12
8. Pollution	
8.1 Highways Pollution	12
8.2 Light Pollution	12
8.3 Air Pollution	13
8.4 Water Pollution	13
9. Waste & Recycling	13
9.1 Segregation	14
9.2 Site Security	14
9.3 Training & Communication	14
9.4 Monitoring	14
10. Summary and Conclusion	14
Appendix A Traffic Management Plan	

1. Introduction

This Demolition Method Statement has been prepared in relation to a new Planning Application on behalf of the Client, Mr. Charlie McGonagle, to support a full planning submission for the demolition of the existing dwelling, and replacement with a detached dwelling.

The site was granted planning approval on the 5th January 2023 for 'Part single, part two storey side and rear extension with shading canopy following demolition of the existing garage. New front porch. Roof extension. New dormer extension on the rear elevation roof.' (DC/085614).

Works relating to the above approval have commenced on-site, at which time it has become apparent that the existing ground bearing slab has subsided quite significantly. The subsidence in the existing slab has in turn resulted in the existing external walls sitting out of plumb, to the extent that they require rebuilding.



Existing dwelling front elevation



Existing dwelling rear elevation

As a result, the approval for which this new application seeks is for the demolition of the entire existing dwelling and the erection of a new dwelling that matches the external elevations approved under the previous approval (DC/085614).

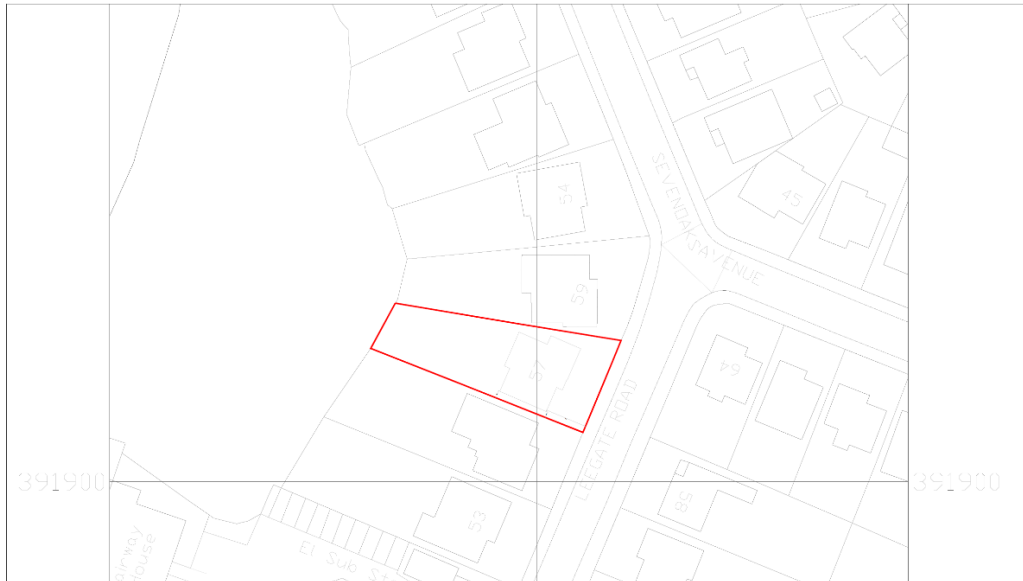
Demolition work will include:

- Site Set-up including necessary Corporate and CDM 2015 related signage
- Erection of Heras fencing and warning signage to secure the boundary
- The provision of welfare facilities including site office, toilet and a laydown area
- Confirmation of service disconnections
- Removal of any asbestos-containing materials identified in the Asbestos Survey
- Soft strip of fittings, fixtures and finishes
- Erection of scaffolding
- Hand strip of the roof covering
- Hand demolition of the roof members
- Hand demolition of the walls down to first-floor level
- Removal of the scaffolding
- Machine demolition of the remaining structure with a 13t excavator
- Break out the existing floor slab using the excavator with a breaker attachment
- Grub up the existing footings
- Removal of waste materials

2. Site Description

The proposed development address is 57 Leegate Road, Heaton Moor, SK4 4AX. The site is located in a well-established residential neighbourhood in Heaton Moor. The site is currently occupied by a single detached dwelling with a footprint of circa. 1220m² and within a development area of 0.52ha.

Access via Leegate Road to the East and bounded to the West by Heaton Moor Golf Course, the site sits outside of the conservation area, however in between both the Mauldeth Road and Heaton Moor Conservation areas. There are no other listed buildings or other heritage assets on the site or neighbouring.



LOCATION PLAN

Location plan



Google map of the site and the surrounding residential area

3. Complaints Procedure

S E Construction Ltd will provide a designated member of staff who will deal with any complaints and enquiries that are made during the construction phase. This individual will be named at the site entrance, with a contact number, and will be identified to the Client prior to the start of demolition and whenever a change of responsibility occurs.

All complaints received in relation to any site activity, whether given verbally, in writing or both, will be recorded, in a site complaints book retained in the site office. Contractors shall immediately notify S E Construction Ltd should they receive any complaints.

All complaints will be investigated, and any corrective action implemented and feedback given to the complainant.

All complainants will be notified to the Project Manager for further discussion within 24 hours and identification of a mutually acceptable resolution within one week.

4. Site Monitoring & Emergency Contact Details

S E Construction Ltd will monitor the demolition activities to ensure the following;

- Ensure that demolition and delivery/collection vehicles do not impede access to adjacent properties.
- Ensure that deliveries and collections are scheduled outside of peak hours to minimise disruption to local residents and commuters.
- Advise all drivers of the local traffic routes to use them to minimise disruption to others.
- Employ best-practice methods at all times;
- Take into account the impact of air quality and dust on occupational standards to minimise worker exposure;
- Keep an accurate log of complaints from the client and/or public as described in Section 3.

S E Construction Ltd will maintain a contact board displayed prominently on the Heras fencing with relevant site information including an out-of-hours emergency contact and a daytime site contact number for the general public to use for complaints or concerns.

Main contact:

Contact: Shane Browne | Director
Tel: 0161 432 9804 | 07929 236 186
Email: shane.browne@hotmail.co.uk

Site Management will:

- a) Ensure that contractors and suppliers adhere to procedures set out in the Demolition Method Statement by booking deliveries/collections and giving the required notices.
- b) Provide security to prevent unauthorised entry into the site.
- c) Maintain the adjacent road in a clean condition

5. Duration of Works & Working Hours

Demolition Phase:

Start date: TBC
Duration: 2 weeks

Working Hours: Demolition works will be confined to the following hours:

- Monday - Friday: 8.00 am – 6 pm
- Saturday: 8.00 am – 1 pm
- Sunday & Bank holidays: No work is permitted

No work outside of these days/hours will be permitted.

6. Method Statement for Traffic Management

Please refer to Appendix A: Traffic Management Plan

All deliveries/collection to and from the site of plant, work equipment and waste removal must be pre-booked with the Site Manager giving sufficient notice.

Any loads on open vehicles will be suitably secured and sheeted if there is any assessed risk of debris or dust being ejected during transport.

S E Construction Ltd will provide trained banksman to assist in the unloading and safe manoeuvring of vehicles on and off the site. S E Construction Ltd will follow the guidance provided in [Protecting the public: Your next move HSG151](#).

Stockpiled demolition materials and earth will be removed by 8 wheel Grab Wagons. General builder's waste will be removed from the site via waste skips, positioned in the site compound area. The appointed Waste Contractor will use only licensed and registered landfill sites.

During demolition works, it will be the responsibility of the site management team to ensure that the impacts on the local community from construction traffic are minimised by its contractors and, where reasonably practicable, the public access to footways and vehicular access is maintained.

Traffic Management Instruction & Training:

Prior to any works commencing both S E Construction Ltd and sub-contract personnel will attend an induction where all relevant information shall be conveyed.

This shall include information on the hazards associated with working in a live environment and the general provisions that shall be made for the protection of the public.

The induction shall also include all relevant information relating to working close to the public highway and shall also include:

- Site access and egress
- Parking restrictions;
- Speed restrictions;

- Exclusion zones;
- Access to the site and the location of the compound area;
- Deliveries including delivery times;
- Vehicle movement, which will include loading and unloading operations along with the provision of a banksman;
- Cleanliness of the public footpaths and highway;
- Site security and signage;
- Protection of the public;
- Peak traffic times;
- First aid and emergency procedures; and site rules.
- During the induction, all personnel will be briefed on the respective traffic management plan and its implementation will be explained.
- All vehicles should switch off engines – no idling vehicles;
- Wash or clean all vehicles effectively before leaving the site;
- All loads entering and leaving the site should be covered;
- No site runoff of water or mud.

The potential environmental impacts associated with construction vehicle movements are to be addressed through the strategy by way of:

- Minimising traffic movements where practicable;
- Minimising fuel consumption through the use of local materials and sub-contractors where possible; and
- Implementing noise and dust reduction strategies throughout the construction process.

Principal Contractor Responsibilities:

S E Construction Ltd shall be responsible for:

- Compound checks, and persons to supervise the refuelling of tanks and bowsers;
- Ensuring the required consents are in place before work starts;
- Ensuring oil, including diesel is stored in properly bunded tanks/drip trays;
- Reporting incidents and non-conformances to the Director;
- Liaising with statutory authorities and the Director as required and ensuring records of communication (including verbal communication) are kept. Statutory authorities should always be accompanied during on-site visits;
- Approving the Construction Traffic Method Statement and ensuring employees and subcontractors implement the controls;
- Ensuring employees and subcontractors receive Induction Training (including project environmental issues) and Toolbox Talks, as appropriate;
- Ensuring personnel needed for audits are available when required;
- Verifying actions resulting from Corrective Action Requests and Observations raised during audits are completed by the deadlines; and
- Ensuring environmental training is provided where appropriate.

Site Management Responsibilities:

The Site Management Team will be responsible for the following:

- Reporting major incidents to the project team immediately, and to statutory authorities where required;

- The operation of the site and ensuring that the site is regularly monitored and managed throughout the construction period to ensure that this provides safe, unhindered and convenient access at all times;
- Logging and monitoring incidents and non-conformances;
- Carry out pre-start and end-of-day site inspections;
- Disseminating information, including changes to legislation, and relaying to relevant contractor's employees;
- Identifying employees who require environmental training and maintaining training records in line with the contract for the works;
- Providing advice and dealing with queries and correspondence on environmental issues;
- Where possible, parking, deliveries, loading/unloading and servicing only take place within the site and not on the public highway;
- That all construction vehicles/plant, will leave the site and enter the public highway in clean condition.

All Staff Responsibilities:

All staff have a responsibility for the environment and ensure working practices that are not harmful to the environment. These responsibilities include but are not limited to:

- In the case of an incident, stopping work, implementing control procedures and reporting it to the Site Manager;
- Contacting the Site Manager when waste needs collecting;
- Passing any queries or correspondence on environmental issues to the site manager; and Working in accordance with Environmental Procedures, the Project Environmental Plan and Method Statements.

All subcontractors and supply-chain members will be advised during the induction and subcontracts of the need to adhere to local speed limits and use the dedicated route to and from the site.

The route will be signed appropriately. All new signage will be provided in accordance with the Traffic Signs Regulation and General Directions (TSRGD 2016).

Construction Site Access

Access to the site will be available via the existing vehicular entrance off Leegate Road.

Provision of Long-Term Facilities

Appendix A shows the location of the proposed compound and storage areas. Welfare facilities will be established within the compound.

Storage of plant and materials

A temporary compound area will be located within the site. This secure hardstanding zone will include an area for parking and storage. The location of the site compound and storage areas are shown in Appendix A.

Signage

S E Construction Ltd will implement a clear and concise signage strategy throughout the site to identify construction vehicle routes and assist with internal traffic control. Signage will also identify the site office and parking areas for all personnel, site visitors and service vehicles. All signage on and off-site will be inspected by the Health and Safety Officer, periodically. All signage will be agreed upon with the relevant authorities.

Site safety signage will be placed to provide information and guidance to contractors, drivers and visitors.



Deliveries

Where practicable, local companies will be used to provide services such as supplies of materials, road transport, distribution facilities and subcontract labour and plant.

Anticipated vehicles will include:

- Grab wagons for the removal of demolition materials and excavated earth.
- Skip loaders throughout the duration of the construction phase for the removal of builder's waste.
- Delivery of materials via Hi-Ab, typically 8.5m long x 2.4m wide.
- Contractor vehicles including tippers and vans.

Care will be taken during deliveries/collections, particularly when fuels and hazardous materials are being handled. All deliveries are to be supervised by a responsible person so that storage tank levels are checked before delivery to prevent overfilling and that the product is delivered to the correct tank. Contingency plans are to be agreed upon and suitable materials are available should any incident occur. All employees are to be briefed on the actions that are required in the event of a spillage.

Plant and wheel washing

As the compound will be formed using hardstanding, limited mud will be produced from the site. If required, jet-washing facilities will be positioned adjacent to the site entrance.

Water containing silt is never to be pumped directly into watercourses or surface water drains. Silty water can arise from excavations, exposed ground, stockpiles, plant and wheel washing.

Keeping Roads and Footpaths Clean

The road and public footpath will be kept free of debris and dirt as necessary, by sweeping or hosing down.

7. Method Statement for Demolition Works

During the demolition work, S E Construction Ltd will ensure that all on-site contractors follow BPM at all times to minimise dust and emissions. All appropriate measures will be included in the method statement.

Demolition works:

- A contained wash-off area for tools and machinery will be established at the site compound.
- Heras fencing will be established to the perimeter. Debris netting will be installed on the fencing to prevent debris from being blown outside of the site boundary.
- Where scaffolding is required, this will then be fully sheeted to contain dust and debris, be fire retardant and boarded at ground floor level to prevent unauthorised access.
- The dwelling will be soft-stripped of all fixtures and fittings.
- The roof covering, roof members and blockwork down to the first-floor will be carefully removed by hand.
- The remaining structure will then be removed with the demolition of the external walls in conjunction with hand demolition and using the excavator bucket or attachments as required.
- Water will be used as a dust suppressant during the demolition work.
- As each section is reduced to the ground by the 360-degree excavator, materials will be placed away from the demolition operations, our operatives will then process the materials into waste, hardcore, etc and each item will be placed onto pallets, placed in skips or stockpiled as the site or the materials may dictate.
- Once the superstructure has been demolished it will then be necessary to commence earthworks by breaking out the solid ground floor slab and grubbing out the building foundations.
- Existing concrete slabs will be broken out and removed.
- Existing foundations will be dug out
- Backfilling as required to achieve the required levels across the site.

The guidance contained in the following documents is to be followed;

[Guidance on Monitoring in the Vicinity of Demolition and Construction Sites](#)

[Guidance on the assessment of dust from demolition and construction](#)

Plant & Equipment

Plant and equipment anticipated on the site will include:

- Excavator
- Stihl Saw
- Vibrating plates
- Various hand tools
- 110v tools i.e. drills, rip saws, angle grinders, transformers etc.

Refuelling Activities

All refuelling of small items such as Portable Generators, Stihl Saws and Vibrating Plates must be carried out in the designated area and over a drip tray. A suitable emergency spill kit will be positioned adjacent to the refuelling area.

The following 3 principles are well established as best practice and this survey provides control measures based on these strategies.

- 1. Prevention**
- 2. Suppression**
- 3. Containment**

During the construction activities, dust will be generated by various trades including demolition, mechanical excavation, cutting, grinding, sanding and cleaning operations. The dust generation of these activities will need to be controlled.

7.1 Mitigation Measures

Site Planning

The following measures should be implemented;

- Erect effective barriers around dust-generating activities;
- No bonfires are permitted;
- Travelled areas to receive a hardcore base to reduce mud/dirt.

Construction Traffic

- All vehicles should switch off engines – no-idling vehicles;
- Wash or clean all vehicles effectively before leaving the site;
- All loads entering and leaving the site should be covered;
- No site runoff of water or mud.

Stripping & Excavation Works

- Use water as a dust suppressant;
- Cutting equipment to use water as a suppressant or suitable local exhaust ventilation systems;
- Use hydraulic breaker attachments to an excavator to speed up the removal of existing slabs and areas of hardstanding;
- Avoid the use of abrasive wheels unless using water as a dust suppressant.
- Debris netting is to be attached to heras fencing for any exclusion zones within the site boundary

Site Activities

- Minimise dust-generating activities;
- Use water as a suppressant where applicable;
- Securely cover skips or use enclosed skips;
- Minimise drop heights;
- Fully boarded scaffold chute into enclosed skip;
- Keep stockpiles for the shortest possible time.

7.2 Site Preparation

- Machinery, fuel and chemical storage and dust-generating activities will not be located on the boundary of the plot;
- Erect effective barriers around dusty activities or the site boundary.

7.3 Vehicles

S E Construction Ltd will carry out the following controls to reduce dust and particulates associated with vehicles – such as exhaust emissions, the contact of tyres on the road surface or dust blowing from materials carried.

- All vehicles should switch off engines – no-idling;
- Clean or wash all vehicles effectively before they leave the site if there is a risk of affecting nearby roads;
- All loads entering and leaving the site are to be covered.

7.4 Site Entrances and Exits

S E Construction Ltd will employ the following control measures to help prevent dust from being spread outside the site boundary by site vehicles at entrances and exits.

- Clean or wash all vehicles effectively before they leave the site if there is a risk of affecting nearby roads.

7.5 Excavations

S E Construction Ltd will minimise dust disturbance as much as possible by employing the following measures;

- All dusty activities will be damped down, especially in dry weather;
- Earthworks temporarily covered if possible;

7.6 Stockpiles and Storage Mounds

S E Construction Ltd will minimise the use of stockpiles on-site wherever possible;

- Make sure that stockpiles exist for the shortest possible time;
- Stockpiles or mounds kept away from the site boundary;
- Wherever possible, enclose stockpiles or keep them tightly sheeted;
- Where possible re-use hardcore material.

7.7 Cutting, Grinding, and Sawing

When materials, such as concrete slabs or bricks are cut with a power tool without extraction or suppression, a second worker will pour water from a plastic bottle over the material as it is being cut.

- All equipment will use water suppressants or suitable local exhaust ventilation systems

7.8 Chutes and Skips

- Skips to be covered or enclosed;
- Minimise drop heights;
- Fully boarded scaffold chute into enclosed skip;
- Regularly damp down surfaces with water.

7.9 Scabbling

- Pre-wash work surfaces;
- Screen off work area;
- Vacuum up all dusty residue rather than sweeping away.

7.10 Waste Disposal

Taking into account the Clean Air Act 1993 and nuisance legislation (the EPA), best practice recommends that:

- No burning of any materials is permitted on site;
- All excess material should not be wasted but used or safely removed from the site according to the appropriate legislation.

7.11 Dealing with Spillages

- Use bunded areas wherever practicable;
- Regularly inspect the area for spillages;
- Have spillage kits ready;
- Clean spillages using agreed wet handling methods;

7.12 Hazardous and Contaminated Material

S E Construction Ltd will complete COSHH Assessments for all hazardous materials on-site or brought to the site.

8. Pollution

8.1 Highways Pollution

It is anticipated that there will be a low risk of site debris being tracked onto the public highway when delivery vehicles leave the site due to the presence of existing hardstanding.

8.2 Light Pollution

All lighting relating to the demolition works and site accommodation will be installed in locations/positions to avoid any light spillage/glare onto the public highway or into neighbouring properties. Any lighting to the site work areas will be switched off for non-working hours.

8.3 Air Pollution

S E Construction Ltd will minimise any air pollution relating to the construction works. It is anticipated that the works will not result in an increase in AADT on any surrounding roads. The only period when high volumes are anticipated to be close to this level is during the excavation and remediation works when more skip exchanges will be required.

S E Construction Ltd is fully aware of the hazards associated with Respiratory Crystalline Silica (RCS) and that all activities that may generate dust will be fully assessed prior to commencement. Mitigation methods may include (but not be restricted to) programming dust-generating activities on a rota basis; that all equipment will be fitted with the manufacturer's dust suppression systems (including water dampers). Internal joinery works will include the use of Class M extraction units and dust bags.

Any external dust-generating activities will be actively monitored by a dedicated operative to ensure dust remains within assessed limits and travel distances; that suitable impermeable temporary sheeting will be erected around external works for the (short) duration of dust-generating activities; and that any dust-generating cutting will be conducted within the site demise and not externally as far as practicable.

8.4 Water Pollution

S E Construction Ltd will prevent to pollution of water bodies by taking the following measures:

- The Site Manager will monitor and manage the disposal of site waste. All waste will be correctly dealt with to stop it from spreading.
- All drains will be covered up to prevent waste from ending up in the water.
- Materials will be located where there is no risk of them being washed into waterways or drains.
- Fuel, oils and chemicals will be stored on an impervious base within a bund able to contain at least 110% of the volume stored.

Foul Water Runoff

Unless a connection to the main drain is available, foul water from temporary staff welfare facilities would be contained within sealed storage containers and disposed of off-site in order to minimise the risk of surface or groundwater contamination.

9. Waste & Recycling

As far as practicable, waste segregation will take place on-site in the holding area for distribution to the relevant recycling centre, or may be conducted by the registered waste carrier off-site. Full recycling reports will be available on request. There will be specific closed and lockable waste bins on-site for potentially hazardous materials (glues, solvents etc.) and paint waste including empty tins.

S E Construction Ltd will abide by the principles of ISO 14001 including on-site documentation for the handling of waste and Authorised Persons.

9.1 Segregation

A specific area shall be laid out and labelled to facilitate the separation of materials for potential recycling, salvage, reuse, and return. Recycling and waste receptacles are to be kept clean and should be clearly marked in order to avoid contamination of materials. The labelling system shall be clear and simple. If the relevant receptacles are clearly identified this will aid the bulk of the workforce in depositing the correct materials into the appropriate receptacle.

9.2 Site Security

S E Construction Ltd will take reasonable steps to ensure site security measures are in place to prevent the illegal disposal of waste at the site.

9.3 Training & Communication

S E Construction Ltd will provide on-site instruction on appropriate separation, handling, recycling, reuse and return methods to be used by all parties at all appropriate stages of the Project. Toolbox talks will be carried out every month on waste issues and all subcontractors will be expected to attend.

9.4 Monitoring

Details will be obtained from the waste disposal company of the exact amount of waste materials removed from the site. Details will also be provided outlining the recovery/disposal actions for the specific waste streams. Waste receptacles will be monitored to ensure that contamination has not occurred, and results will be recorded.

S E Construction Ltd will continually review the type of surplus materials being produced and change the site set-up to maximise reuse or recycling and the use of landfills will be the last option.

10. Summary and Conclusion

This DMS summarises the proposed safe coordinated systems of work and demolition methods to prevent negative impacts on the local community. It also outlines measures that will be taken to minimise the impact of the demolition work on all motorised and or non-motorised highway users in the surrounding area.

The DMS has been prepared to demonstrate that the Developer and/or their Agents are aware of their roles, duties and responsibilities with respect to the Construction (Design Management) Regulations 2015 and in particular Part 3 Regulation 8 General duties. Demolition will be undertaken in a manner that secures the health and safety of any person affected by the project.

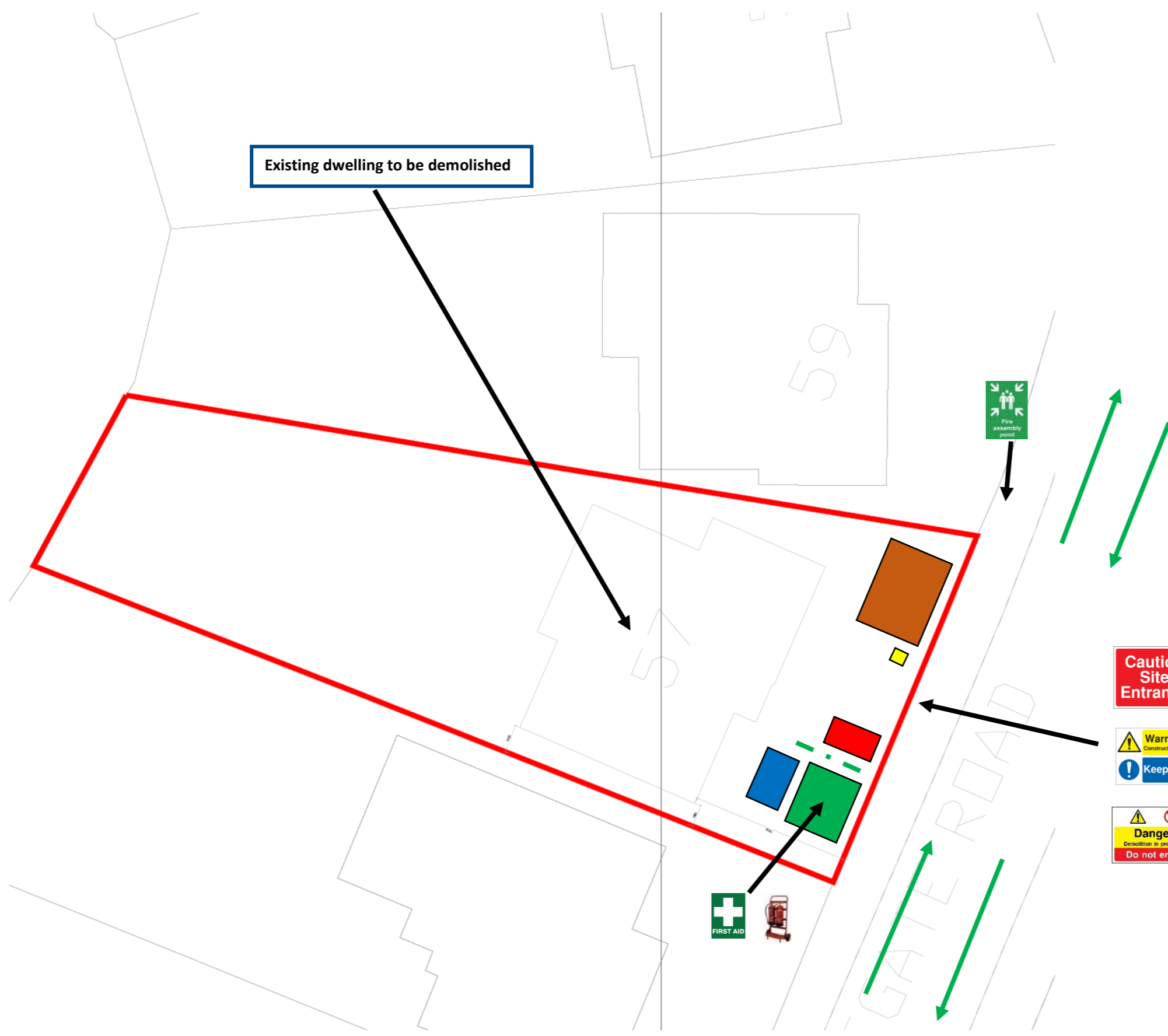
During the demolition of the dwelling, the developer will seek to minimise disruption to road users. It is also expected that the minor increase in traffic will not cause any delays, safety problems or amenity issues for pedestrians.

Contact details of the Site Management team will be provided. It will be the site management's responsibility to ensure the safety of all construction workers on-site.

Appendix A

Traffic Management Plan

Appendix A: Traffic Management Plan



Welfare cabin / office / WC	
Contractor Parking	
Material Storage	
Wheel washing point	
Skip	
Pedestrian Route/Barriers	
Heras fencing	

Deliveries and collections will not be permitted during AM peak hours (08:00 – 09:00) and PM peak hours (16:00 – 18:00) in order to avoid undue interference of the operation of the public highway.

SITE SAFETY

- Heavy plant and machinery operate on this site
- Vehicles must not enter the site without the authority of the site supervisor
- Unsupervised reversing in and out of site is strictly forbidden
- Speed and parking restrictions must be observed

Danger
Demolition in progress
Do not enter

Caution Site Entrance

Warning Construction Site
Keep out

Danger Demolition in progress
Do not enter