

Demolition of Bovis Phase 1

at

Bovis Homes Site

**UPPER HEYFORD
OXFORD
OX25 5HD**

**METHOD STATEMENT FOR
THE BUILDINGS DEMOLITIONS**

December 2012

**Approved by for Bovis Homes
..... 2012**

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Revision Summary

Rev	Date	Info
-	21 Dec 12	Original "DRAFT" document produced and issued to client
A	3 Jan 2013	Final "Draft" issued to client.
-	Approved by for Bovis Homes



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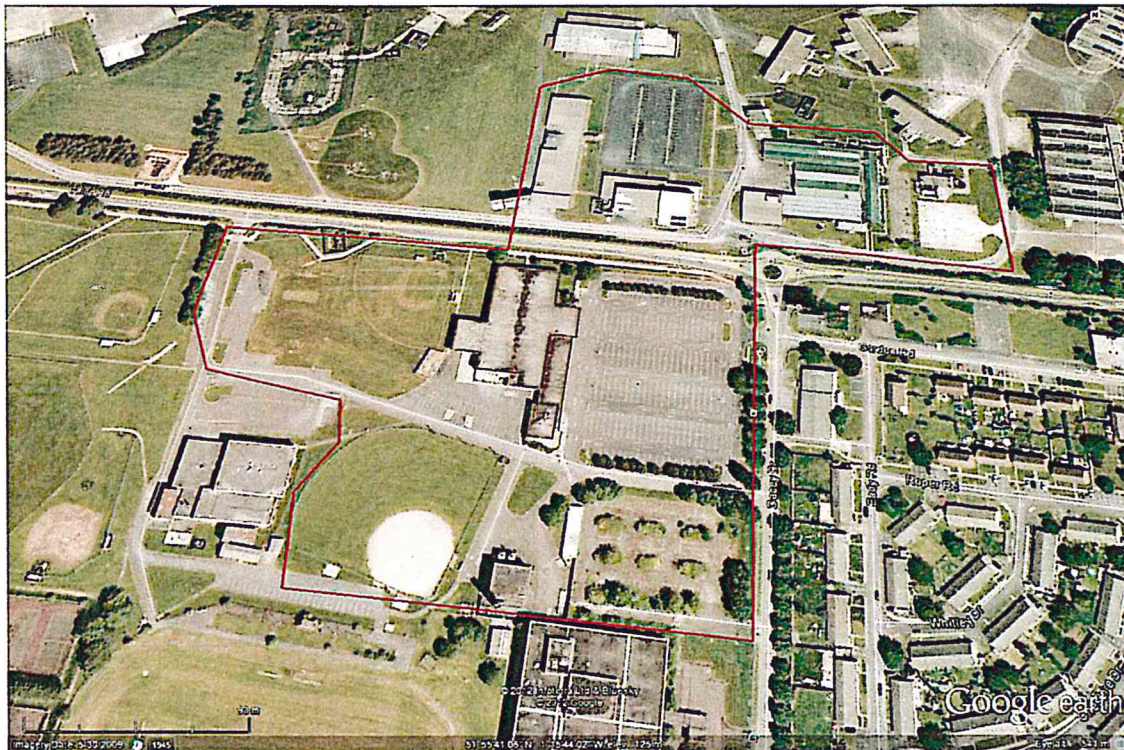
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1.0 Introduction & Background

Urban Regen Ltd have been contracted by Bovis Homes to carry out the demolition and removal of the following properties at the former RAF Upper Heyford Air Base near Oxford :-

- Buildings Nos: 293,294,300,301,566,579 and 581
- Structures Nos: UH3 and UH33
- Housing properties Nos: 712

The demolition of these properties has been granted as a part of the planning application (ref. 10/01642/OUT ~ October 2010) for the residential development of the former Air Base.



Picture 1: Approximate Phase 1 work area

The purpose of this method statement is to detail the requirements, arrangements and methodology for the demolitions and removal of the various properties listed above.

It is anticipated that these works will be undertaken during the early and middle part of 2012 and we have allowed a period of 30 weeks to complete the works.

For the duration of these works Urban Regen will be maintaining the security the properties from public access to ensure that the safety of our operations are not compromised.

On completion of these demolition works the immediate work area will be remediated and reinstated to a satisfactory condition acceptable to the client and the authorities.

2.0 General Health & Safety

This Method Statement has been prepared in line with CDM Regulations 2007; Bovis Homes are the client, with Urban Regen the Principal Contractor for the works. Urban Regen will undertake all of the duties and requirements of the Principal Contractor role.

Upon arrival at site all operatives, visitors and delivery drivers shall report to the Urban Regen site office located **to be advised** for induction into the site health & safety procedures and systems. All visitors shall be required to sign in & out of site on arrival and departure from site.

Competency certificates will be provided by all operatives prior to commencing work on site. All machines used on site will be tested and certified as necessary in accordance with PUWER Regs 1998 with details /copies of certificates being kept in the site Health & Safety File.

Beyond the standard Urban Regen PPE of safety helmet, safety boots and fluorescent waist coat, any additional task specific mandatory PPE shall be supplied to operatives when and where required.

No smoking shall be allowed on site, and may only be permitted in an area designated by the Urban Regen.

Emergency Procedures: Signage will be positioned on the boundaries with an out of hours Urban Regen phone number.

3.0 Environmental

The following additional environmental rules MUST also be applied on a site wide basis;

- Fuel shall be stored in bunded fuel tanks in the compound area, or other designated areas which will be sited well away from any watercourses or sensitive areas.
- All static plant shall be positioned over drip trays
- Spill kits to be available at all times at work areas and at re-fuelling points
- All plant shall be regularly inspected for leaks. Any leaks shall be reported immediately and the plant parked up until repairs can be rectified.
- All plant will be parked in a position well away from adjacent properties as far as practicable overnight.
- No water shall be discharged from site to sewer without appropriate consent
- All vulnerable drainage / gullies are to be packed with straw / wrapped with geotextile and monitored to ensure the filtration system is working effectively.
- Site working hours are as follows;
0730 to 1800 Monday to Friday
Saturdays up to 1300 and no Sunday or Bank Holiday working
These may be subject to specific planning conditions.
- Deliveries shall only be permitted during site working hours
- All plant shall be switched off when not in use and not left idling or unattended with their keys in.
- All plant shall be silenced where possible to reduce noise impact to nearby properties.
- Over-revving of plant to be avoided at all costs
- No burning shall be allowed on site



- Wagon movements to/from site shall be organised such that a road sweeper is in attendance to keep the surrounding roads clean, where required
- Workers vehicles will be parked within the site and will not be permitted on any adjacent roads.
- Attention must be given to wind direction during demolition and best practices employed to ensure the creation of dust is minimised and it's spread mitigated by the use of appropriate dust suppression such as water bowsers or cannon.

4.0 Compound /Welfare Arrangements

Urban Regen will be responsible for the provision and maintenance of welfare facilities on site, including the supply of clean water and the removal of waste water.

Urban Regen will ensure that good housekeeping and management of waste, food stuffs and drinks etc is carried out so as to reduce and risk of contamination or the attraction of vermin which may lead to diseases such as Leptospirosis. Food stuffs are only to be consumed within the site welfare facilities.

In this instance Urban Regen are undertaking the role of Principal Contractor and will provide as a minimum that specified within schedule 2 of the CDM Regulations 2007 and would propose a multi cabin type set up at a location to be decided with possibly a small oasis type unit also being utilised for the north of Camp Road.

Signed off-road parking for staff/visitors shall be available during the works, with segregated pedestrian access from the entrance to the compound established on site as part of Urban Regen traffic management arrangements.

All refuelling as necessary shall take place from a bunded fuel tank which will be sited at the compound, well away from the adjacent properties.

5.0 Programme

The overall Phase 1 works at the site is planned to be undertaken during the early and middle part of 2012 and we have allowed a period of 30 weeks to complete the works.

6.0 Plant and Labour

Proposed but not limited to:

- 1 x 360° Excavator high reach machine plus operator
Complete with a shear and hydraulic hammer attachments
- 2 x 360° Excavators 35t
Complete with cold cutting shear, grapple, and hydraulic breaker
- 2 x 360° Excavators 20/25t
Complete with rotating grapple, hydraulic breaker or buckets
- 2 x Moxy type dump trucks 25t
- 1 x Mobile Crusher
- 1 x Tractor bowser / vacuum tank
- 2 x Telescopic mobile platform or cherry pickers
- 1 x Asbestos Decontamination unit

General and Asbestos Operatives

All operatives will be trained and certified for any plant item that they operate on the site, with proof of training/qualifications being provided to Urban Regen prior to commencement of work.

All plant & equipment that is used on site shall have the appropriate certification of conformity for its type, copies of which shall be kept in the Site Health & Safety File. Regular operator inspection shall be recorded in accordance with PUWER and in line with Urban Regen standard procedures.

Any operatives or plant/equipment that fails to comply with the above will be removed from site immediately.

All portable tools and equipment used on site shall be in good condition and safe for use. Electrical equipment will be 110 volts and PAT tested.

Urban Regen's Project Manager is aware of the need to protect the environments of the adjacent properties and local residents. All operatives will comply with the restrictions and specifications detailed in this method statement.

7.0 PPE

PPE shall be provided to suit the element of work being carried out and the level of risk exposure as determined in the risk assessments. Examples of equipment types and uses are listed below, although this list is not exhaustive.

- Hard Hats
- Safety Boots (with steel safety cap and mid-sole)
- Hi-vis reflective vest / jacket
- Gloves (when involved in manual handling)
- Eye protection
- Dust masks (FP3)
- Fall Arrest / harness

8.0 Communication of Health & Safety Risks

All personnel on arrival to site will be given an initial site safety induction and brief on site working procedures. The new operative will be informed of the site rules, which will be displayed on the site Safety Notice Board.

Tool-box Talks will be held prior to each change of activity. The Project Manager will inform all site personnel about the potential risks and measures to be used to eliminate or reduce those risks to an acceptable level.

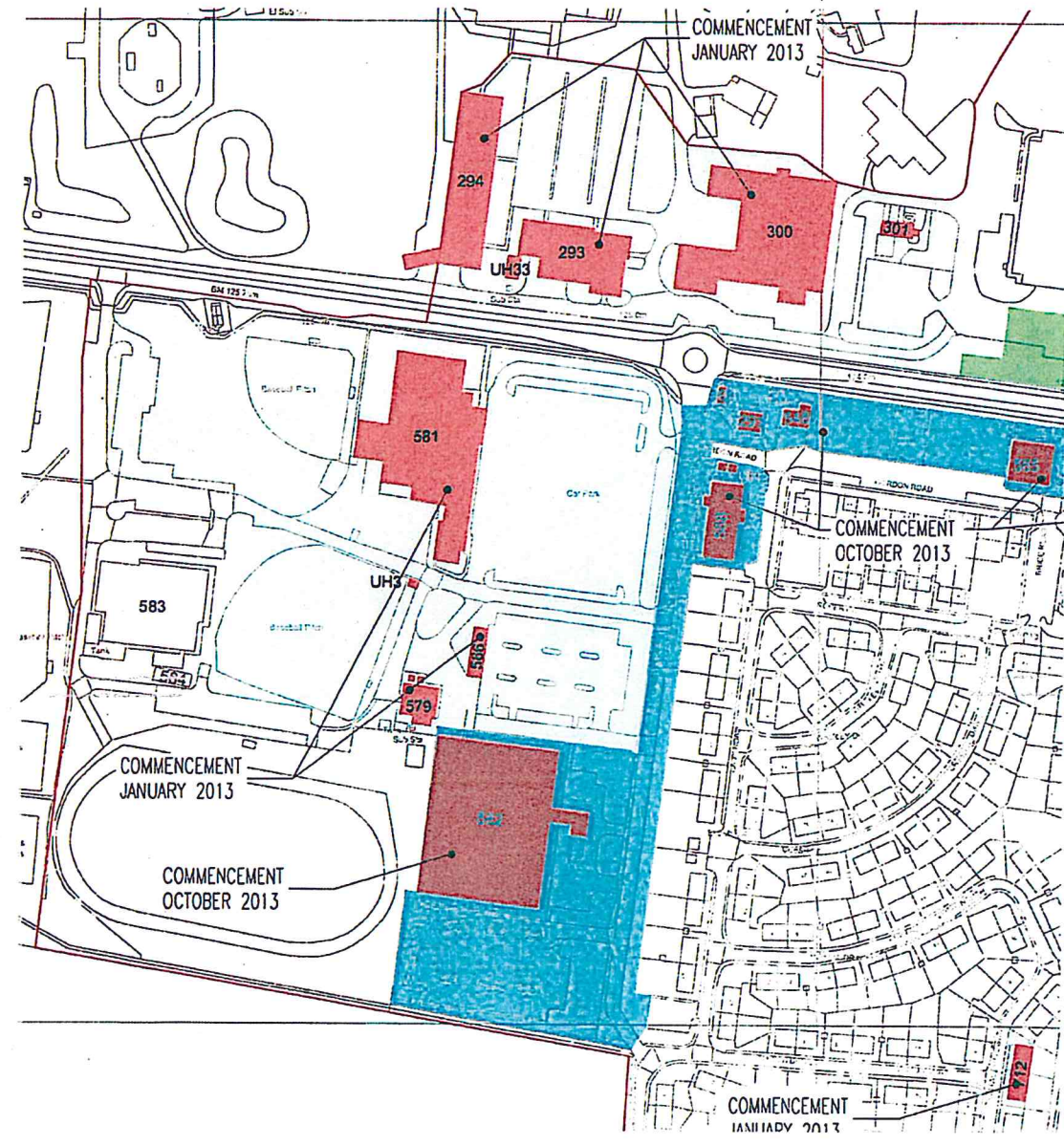
No work will be commenced on site until a safe method of working has been established and approved by the Company

Weekly Sub-contract Co-ordination Meetings

During the construction programme the URBAN REGEN LTD Project Manager/ Contracts Manager will undertake co-ordination meetings with all Project based sub-contractors and / or third party stakeholders to ensure all Project SHE operations, co-ordination and liaison are working and communicated effectively.

8.1 General Methodology

Picture 2 indicates the buildings identification numbers contained within phase 1.



Picture 2: Phase 1 work area with Building Numbers