

Document Name: Demolition Statement

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Date	Version	Summary	Reviewer
20/10/2021	1.0	Document Creation	MK
Works Property Address			
39 Bradshaw Road, Bury, BL8 3PW			
Property Type	Property Age Yrs	Tenure	Property Storeys
Mid Terraced House	232	Freehold	Two

Introduction

The demolition statement relates to the demolition of the basement, ground floor and first floor of the rear elevation and front ground floor and first floor elevation of the building.

Rear Elevation Demolition

Preliminaries

Asbestos Survey

Elevations, eaves, loft and internal structures and all associated elevation coverings were inspected for Asbestos.

No Asbestos is evident or suspected.

However if any potential asbestos containing materials are suspected/found within the buildings, structures and substructures, a suitably approved licensed Asbestos Removal Contractor will be contacted and all works suspended until the attendance of such a contractor. The HSE will be notified under the statutory ASB5 form on the Health and Safety Executive website www.hse.gov.uk of the asbestos removals.

Action	Method	Risk & Prevention	Disposal
Asbestos Survey	Elevations, eaves, loft and internal structures and all associated elevation coverings inspected for Asbestos.	No Asbestos is evident or suspected in the building. However if any potential asbestos containing materials are suspected/found within the buildings, structures and substructures, a suitably approved licensed Asbestos Removal Contractor will be contacted and all works suspended until the attendance of such a contractor. The HSE will be notified under the statutory ASB5 form on the Health and Safety Executive website www.hse.gov.uk of the asbestos removals.	Approved licensed Asbestos waste removal and disposal.
Site entry and control	Two points of site access including through the front entry of the building and at the rear	During demolition fencing off and notice signs.	n/a

	through a field, prior agreement with the owner of the field confirmed.	Warning signs (as described below) will be displayed at the appropriate points around the perimeter of the site: Danger Demolition in Progress Danger Demolition Keep Out Personal Protective Equipment requirements	
Welfare Accommodation	Property's toilet and kitchen to be used. Contractor parking on side roads and designated property parking spaces.	n/a	n/a
Health & Safety	Accident book, works diary and demolition plan, time book, method statements, risk assessments, health and safety plan. Kept and maintained on site by the designated site manager. A supply of spare hard hats, overalls, gloves, goggles, and masks will be stored on site. All operatives on site must wear full PPE in accordance with HSE requirements including safety boots, hard hats and high visibility vests or coats and LEP (Light Eye Protection) as standard.	At all times the appointed site manager will ensure a high standard of Health and Safety is carried out at all times on site.	n/a
Site Lighting	Setup 110v site lights	Prevention of inadequate lighting during winter months and overcast weather conditions.	n/a

Soft Strip Interior	Remove all furnishings, internal wall coverings reroute electrical outlets and drains where required. Repositioning baths, showers and sinks.	Isolate all electrics, water pipes and drains. Construction of protective cover for gas mains box and pipe entering front elevation of building.	Local domestic recycling
Soft Strip Exterior	Relocated and secure telephone lines and drainage pipes.	Rainwater flooding site. Damage to telephone services. Reroute gutters and downspouts to a central rainwater grid located at the rear of the property.	n/a
Ground Floor Shoring	Loose ground and thin slabs replaced with semi-raft foundation engineered to support all rear dead and imposed loads.	Ground movement and dead shoring instability. New load bearing RC slab and beam floor laid.	Skip hire and local recycling hire
First Floor Dead Shoring	250x100mm sole beam timber supports fixed to basement concrete slab inline with rear elevation spanning the full internal width of the building. 250x100mm timber header support beams fix to the underside of the first floor joists. Size 5 acrows installed between supporting timbers	Dead shoring lateral movement. Acrows being knocked out of position. Screwing and bolting of supporting timbers to joist and slab. Acrows fixed to supporting timbers. Acrows wrapped with red/white hazard tape.	n/a
Roof Dead Shoring	250x100mm timber support sole beams fixed to top side of the first floor joists and the	Dead shoring lateral movement. Acrows being knocked out of position.	n/a

	underside of roof rafters spanning the full internal width of the building. Size 2 acrows installed between supporting timbers.	Screwing and bolting of supporting timbers to joist and rafters. Acrows fixed to supporting timbers. Acrows wrapped with red/white hazard tape.	
Basement Flying Shoring	Supporting Timbers fixed horizontally across the internal rear wall of the basement and the central supporting wall. Acrows installed horizontally from wall to wall.	Flying shoring medial movement. Acrows being knocked out of position. Screwing and bolting of supporting timbers to walls. Acrows fixed to supporting timbers. Acrows wrapped with red/white hazard tape.	n/a
Access Platform	Erection of scaffolding and lift barrier system to the rear elevation of the building. Rainwater sheet covering applied to scaffolding from eaves level to ground floor.	Working at height risk. High winds and heavy rainfall and or slippery surfaces from sleet/snow. Diagonal scaffold bracing and scaffold to elevation bracing. Adequate fixed ladder access.	n/a
Plant Machinery	Installation of diagonal drop shoot for controlled passage of materials from height to ground level. Recycling of stone and brick using a mobile crusher. Recycled elevation material to be used on exiting site for hardcore.	Recycled material containment. Adequate segregation of pedestrians and vehicular movement will be maintained at all times. Reversing of plant machinery will be minimised at all times. This will be highlighted on a	Demolition waste recycled and reused on site.

		site plan and will form part of the site induction for all operatives. Ensure plant is fit for its purpose and adequately maintained so that noise generation is within the manufacturer's stated maximum noise level.	
Rear Elevation Demolition	Hand demolition to separate any structures which adjoin the structure to be demolished. Hand demolition of all sections of the elevation from eaves down to elevation foundation. Cage wiring pinned around exposed loose stone masonry to maintain structure until mortaring and new structure is built	Falling debris and dust. Pay attention to wind direction so as to anticipate the impact of any work downwind of the working area. Containment of dust via scaffold plastic sheeting. Containment of debris via drop shoot. Containment of recycled waste in tonne-bags ready to be used for aggregate.	Demolition waste recycled and stored ready for reuse on site.
Rainwater and Flooding	Installation of a sump and water pump. Dispersing the rainwater grid.	Flooding ground instability and contamination. Rise level activation pump with filter.	Land drains.
Work Hours	Monday-Friday 08:00am -17.00pm	Noise Use of crushing plant	n/a

	Saturday 8.00am –16.00pm No working hours on Sunday	machinery scheduled during peak ambient noise level times.	
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Demolition

Structure	Construction & Condition	Pre-demolition Preparation	Demolition	Post-demolition Works
Rear elevation return leaf adjacent to property 37	The side elevation of property 39 is made up of hand formed bricks, sandstone blocks, limestone mortar and cement mortar. The elevation is approximately 600mm thick. The condition varies throughout the elevation and in general it is found to be structurally stable. Immediately adjacent to this is a 300mm cavity stone elevation of property 37 which is independently constructed and loaded on independent foundations.	Testing for loose bricks, stone and mortar. Remedial cement mortaring where required to ensure structural integrity	During the deconstruction of the rear elevation the side elevation stability will be monitored for structural stability and where necessary remedial mortaring. It is not envisaged that this section of the building will require additional lateral support during or after demolition. In the event this condition changes then rake shoring will be applied.	After demolition of the rear elevation is complete the side elevation will be prepared in readiness for the new rear elevation construction.

39 and 39A Party Wall	The party of 39 and 39A is made of sandstone block with binding consisting of a combination of limestone and cement. The condition of this elevation is solid with small sections of the elevation showing signs of joint mortar cracking.	Cement mortar cracked sandstone joints.	During the deconstruction of the rear elevation this side elevation will be monitored for structural stability and where necessary additional remedial mortaring. It is not envisaged that this section of the building will require additional lateral support during or after demolition. In the event this condition changes then rake shoring will be applied.	After demolition of the rear elevation is complete the side elevation will be prepared in readiness for the new rear elevation construction.
Rear Elevation	The rear elevation is constructed from various materials. The first floor and ground floor consist of a 3 brick thick cement jointed wall with no cavity and external rendering. The basement wall is constructed of sandstone blocks with limestone joints and dirt infill. There is a brick buttress and building plate tie. The tie is connected to an internal timber joist. The tie does not connect to a	Hand removal of rendering and assessment of structural stability of first floor and ground floor elevation.	During hand demolition of the rear elevation of the brick structure the lower section of the elevation that is bowing will be monitored for movement. Rake shoring will be applied if bowing movement is present.	Trench shoring applied to exposed below ground earth. Temporary ground water pump installed.

	front elevation tie.			
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Front Elevation Demolition

Preliminaries

Action	Method	Risk & Prevention	Disposal
Asbestos Survey	Elevations, eaves, loft and internal structures and all associated elevation coverings inspected for Asbestos.	No Asbestos is evident or suspected in the building. However if any potential asbestos containing materials are suspected/found within the buildings, structures and substructures, a suitably approved licensed Asbestos Removal Contractor will be contacted and all works suspended until the attendance of such a contractor. The HSE will be notified under the statutory ASB5 form on the Health and Safety Executive website	Approved licensed Asbestos waste removal and disposal.

		www.hse.gov.uk of the asbestos removals.	
Site Entry and Control	One point of access via temporary protection hoarding containment screening	Public passing by. During demolition hoardings erected. Warning signs (as described below) will be displayed at the appropriate points around the perimeter of the site: Danger Demolition in Progress Danger Demolition Keep Out Personal Protective Equipment requirements	n/a
Welfare Accommodation	Property's toilet and kitchen Contractor parking on side roads and designated property parking spaces	n/a	n/a
Health & Safety	Accident book, works diary and demolition plan, time book, method statements, risk assessments, health and safety plan. Kept and maintained on site by the designated site manager. A supply of spare hard hats, overalls, gloves, goggles, and masks will be stored on Site. All operatives on site must wear full PPE in accordance with HSE requirements including safety boots, hard hats and high	At all times the appointed site manager will ensure a high standard of Health and Safety is carried out at all times on site.	n/a

	visibility vests or coats and LEP (Light Eye Protection) as standard.		
Site Lighting	Setup 110v site lights	Prevention of inadequate lighting	n/a
Soft Strip Interior	Remove all furnishings, internal wall coverings reroute electrical outlets and drains where required.	Isolate all electrics.	Local domestic recycling
Soft Strip Exterior	Rerouting gutter and downspouts.	Rainwater flooding site. Reroute gutters and downspouts to ground drainaway.	n/a
Raking Shoring	Where No 39 brick front elevation is tied with No 39A a buttress will be constructed on the boundary line of the two properties during the demolition phase and remain for the new elevation construction phase while tying of the two elevations is reestablished.	Adjoining property wall weakened during demolition and until a new elevation is constructed. Protrusion from building onto front footpath. Structurally engineered raking shoring fixed to the elevation and external ground. Red/white tape wrapping around buttress structure. Containment within the perimeter of the boarding off.	n/a

First Floor Dead Shoring	250x100mm timber support beams fixed to ground floor concrete slab inline with front elevation spanning the full internal width of the building. 250x100mm timber support beams fix to the underside of the first floor joists. Size 3 acrows installed between supporting timbers	Dead shoring lateral movement. Acrows being knocked out of position. Screwing and bolting of supporting timbers to joist and slab. Acrows fixed to supporting timbers. Acrows wrapped with red/white hazard tape.	n/a
Roof Dead Shoring	250x100mm timber support beams are fixed to the top side of the first floor joists and the underside of roof rafters spanning the full internal width of the building. Size 2 acrows installed between supporting timbers.	Dead shoring lateral movement. Acrows being knocked out of position. Screwing and bolting of supporting timbers to joist and rafters. Acrows fixed to supporting timbers. Acrows wrapped with red/white hazard tape.	n/a
Access Platform	Erection of scaffolding and barrier system to the front elevation of the building. Rainwater and debris sheet covering applied to scaffolding from eaves level to ground floor.	Working at height risk. High winds and heavy rainfall. Diagonal scaffold bracing and scaffold to elevation bracing. Adequate fixed ladder access.	n/a
Front Elevation Demolition	Hand demolition to separate any structures which adjoin the structure to be demolished. Hand demolition of all sections of the elevation from eaves down to elevation foundation.	Falling debris and dust. Pay attention to wind direction so as to anticipate the impact of any work downwind of the working area.	Demolition waste removed from site via skips. Skips will be placed on the parking ground on the other side of the public highway.

		Close proximity highway B-road Containment of dust via scaffold plastic sheeting. Containment of debris via drop shoot.	
Rainwater and Flooding	Installation of a sump and water pump. Dispersing the rainwater grid.	Flooding ground instability and contamination. Rise level activation pump with filter.	Land drains.
Work Hours	Monday-Friday 08:00am -17.00pm Saturday 8.00am –16.00pm No working hours on Sunday	Noise Use of crushing plant machinery scheduled during peak ambient noise level times.	n/a

Demolition

Structure	Construction & Condition	Pre-demolition Preparation	Demolition	Post-demolition Works
Front Elevation Return leaf adjacent to property 37	The side elevation of property 39 is made up of hand formed bricks and cement mortar. The elevation is approximately 600mm	Testing for loose bricks and mortar. Remedial cement mortaring where required to ensure structural integrity.	Hand demolition. During the deconstruction of the front elevation the side elevation will be monitored for structural stability and where	After demolition of the front elevation is complete the side elevation will be prepared in readiness for the new rear

	thick. The condition varies throughout the elevation and in general it is found to be structurally stable. Immediately adjacent to this is a 300mm cavity stone elevation of property 37 which is independently constructed and loaded on independent foundations.		necessary remedial mortaring will be applied. It is not envisaged that this section of the building will require any additional lateral support during or after demolition. In the event this condition changes then rake shoring will be applied.	elevation construction.
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Structure	Construction & Condition	Pre-demolition Preparation	Demolition	Post-demolition Works
Front Elevation Return Leaf Adjacent to Property 37	The side elevation is made up of hand formed bricks and cement mortar. The elevation is approximately 600mm thick. The condition varies throughout the elevation and in general it is found to be structurally stable. Immediately adjacent to this is a 300mm cavity stone elevation of property 37 which is	Testing for loose bricks, stone and mortar. Remedial cement mortaring where required to ensure structural integrity.	During the hand deconstruction of the front elevation the side elevation will be monitored for structural stability and where necessary remedial mortaring. It is not envisaged that this section of the building will require additional lateral support during or after demolition. In the event this condition changes then rake	After demolition of the front elevation is complete the side elevation will be prepared in readiness for the new front elevation construction.

	independently constructed and loaded on independent foundations.		shoring will be applied.	
39 and 39A Party Wall	The structure of the party wall of the two properties at the front of the building is made up of hand formed bricks and sandstone blocks. The joints are cemented. The condition is found to be in good solid standing.	Testing for loose bricks stone and mortar. Remedial cement mortaring where required to ensure structural integrity.	During the hand deconstruction of the front elevation the side elevation will be monitored for structural stability and where necessary remedial mortaring will be applied. It is not envisaged that this section of the building will require additional lateral support during or after demolition. In the event this condition changes then rake shoring will be applied.	After demolition of the front elevation is complete the side elevation will be prepared in readiness for the new front elevation construction.
Front Elevation	The front elevation is constructed of double brick with no cavity with external concrete rendering. There is a plate building tie present positioned mid height from the ground floor and 500mm from the party wall of 39 and 39A. The tie is connected to an internal joist. The tie does not	Before the front elevation is hand demolished rake shoring will need to be applied to the front elevation at the boundary point of the properties 39 and 39A. The rake shoring is to be constructed to the same height at the building tie plate. To ensure the integrity of	Hand demolition of masonry bricks from eaves to ground floor. Continuous monitoring of the lower section of the elevation to identify signs of movement. In the event instability of the elevation is detected during the demolition rake shoring will be applied if necessary. During the	After the demolition of the front elevation the structural integrity of the front elevation of 39A will be assessed where it forms the return leaf of the side party wall. Where applicable Triton resin wall ties will be applied.

	connect to a rear tie plate. The front elevation is bowed outward mid height. The bowing is also present on 39A property.	39A property's external rendering the rendering will be cut with a masonry grinder to create two separation planes of rendering. Rendering hand removed to assess the condition of the elevation masonry.	demolition of the front elevation the structural integrity of the front elevation of 39A will be assessed where it forms the return leaf of the side party wall. Where applicable Triton resin wall ties will be applied.	
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