



METHOD STATEMENT

Victoria Square Whitefield

Demolition of Concrete Garages Including Asbestos Removal

1. Project Overview

The works involve the demolition of existing concrete garages. The garage roofs and some internal materials contain asbestos. All asbestos-containing materials (ACMs) will be removed by a licensed asbestos contractor prior to demolition works commencing, under separate Risk Assessments and Method Statements (RAMS).

2. Scope of Works

- Site setup and establishment of exclusion zones
- Isolation of services (if applicable)
- Removal of asbestos-containing materials by specialist contractor
- Soft strip of non-structural elements (non-ACMs)
- Mechanical demolition of concrete garage structures
- Segregation and removal of waste materials
- Site clearance and preparation for follow-on works
- Bats & Nesting Birds

Nesting Birds

To avoid offences under the Wildlife and Countryside Act 1981 (as amended), demolition works shall be undertaken outside the main bird nesting season wherever practicable (1 March to 31 August).

Where works are programmed during the nesting season:



1. A competent person will undertake a visual inspection of all garages, roofs, fascia boards, vegetation and surrounding areas no more than 48 hours prior to commencement of demolition.
2. If an active nest is identified, the nest and an appropriate buffer zone will be protected and left undisturbed until a suitably qualified ecologist confirms that the nest is no longer active.
3. The Site Manager will brief all operatives during the site induction on the procedures to follow should nesting birds be discovered during the works.
4. Any unexpected discovery of nesting birds during demolition shall result in the immediate cessation of works within the affected area until ecological advice has been obtained.

Bats

A Bat Preliminary Roost Assessment has already been completed and found no evidence of roosting bats within the garages and concluded that the structures have negligible bat roost potential. However, precautionary measures will be implemented during demolition as follows:

1. Demolition will be undertaken using a sensitive "soft strip" approach where roof coverings, fascia boards and other features with potential to provide temporary shelter are carefully removed before mechanical demolition commences.
2. Demolition operatives will always remain vigilant for evidence of bats during the works.
3. Should a bat be discovered, works in the immediate area will stop immediately, the animal will not be handled, and advice will be sought from a suitably qualified ecologist before works recommence.
4. Site operatives will receive a toolbox talk detailing the legal protection afforded to bats and the procedure to follow if a bat is encountered.

Monitoring and Responsibilities

The Principal Contractor's Site Manager shall be responsible for:

- Ensuring all ecological mitigation measures are implemented.
- Recording pre-demolition inspections.
- Delivering ecological toolbox talks to site operatives.
- Stopping works and seeking specialist ecological advice if protected species are encountered.



3. Responsibilities

- **Site Manager** – Overall responsibility for site safety, coordination, and compliance
- **Asbestos Contractor** – Responsible for safe removal and disposal of all ACMs under separate RAMS
- **Demolition Operatives** – Execution of demolition works in line with this method statement

4. References & Legislation

- Health and Safety at Work etc. Act 1974
- Control of Asbestos Regulations 2012
- Construction (Design and Management) Regulations 2015
- HSE Guidance HSG210 – Asbestos Essentials
- BS 6187: Code of Practice for Demolition

5. Sequence of Works

5.1 Site Setup

- Establish secure site boundary using fencing/hoarding
- Install signage indicating demolition and asbestos works
- Set up welfare facilities
- Brief all operatives via site induction and toolbox talks

5.2 Services Isolation

- Confirm all services (electric, gas, water) are isolated and safe prior to works

5.3 Asbestos Removal (By Licensed Contractor)

- Licensed asbestos contractor to remove all ACMs including:
 - Garage roof sheets



- Any identified internal ACMs
- Works carried out under controlled conditions including:
 - Enclosures (if required)
 - Air monitoring
 - Waste double-bagging and disposal
- **Clearance certification (4-stage clearance) to be issued**

5.4 Soft Strip (Post-Asbestos Removal)

- Removal of non-structural elements such as:
 - Doors
 - Fixtures and fittings
- Ensure no remaining ACMs are present prior to progression

5.5 Demolition Works

- Use mechanical plant (e.g., excavator with breaker/grab attachment)
- Demolish structures in a controlled manner:
 - Roof structure (post-asbestos removal confirmation)
 - Wall panels
- Suppress dust using water spray

5.6 Waste Management

- Segregate materials on-site:
 - Concrete (for crushing/recycling where applicable)
 - General waste
- Asbestos waste handled only by licensed contractor
- All waste removed by licensed carriers with appropriate documentation

5.7 Site Clearance

- Remove all debris and arisings
- Level site where required

6. Plant & Equipment

- 360° excavator with attachments (breaker, grab)
- Dumpers/skips
- Dust suppression equipment (water bowser)
- Hand tools
- PPE and RPE (as required)

7. Health & Safety Controls

7.1 General Controls

- All operatives to wear appropriate PPE:
 - Hard hat
 - Hi-vis clothing
 - Safety boots
 - Gloves
 - Eye protection

7.2 Asbestos Controls

- No demolition to commence until:
 - Asbestos removal is complete
- Strict segregation between asbestos works and demolition works
- Any suspected ACMs discovered during demolition:
 - STOP WORK immediately
 - Inform Site Manager
 - Engage asbestos contractor

7.3 Dust Control

- Continuous damping down during demolition
- Monitor weather conditions (wind)

7.4 Noise & Vibration

- Use suitable equipment to minimise exposure
- Monitor where required

7.5 Manual Handling

- Use mechanical aids where possible
- Follow safe lifting techniques

7.6 Public & Site Safety

- Secure exclusion zones
 - Banksman to control plant movement
 - Prevent unauthorised access
-



8. Environmental Considerations

- Dust suppression measures in place
 - Waste segregation and recycling where possible
 - Prevention of damage (contamination) of surrounding areas
 - Noise kept within acceptable limits
-

9. Emergency Procedures

- Site-specific emergency plan in place
 - First aiders on site
 - Emergency contact numbers displayed
 - In event of asbestos disturbance:
 - Stop work
 - Evacuate area
 - Inform asbestos specialist
-

10. Training & Competence

- All operatives to hold relevant CSCS/CPCS cards
 - Asbestos awareness training for all personnel
 - Plant operators to be certified and competent
-

11. Monitoring & Review

- site inspections by Site Manager
 - Toolbox talks conducted regularly
 - RAMS reviewed and updated as required
-

13.

13. Site Plans & usage

- The site will be left graded & Level
- No future development or plans in place
- Existing parking will not be affected by the demolition of garages



- Tenants in the proposed demo garages will be relocated into the refurbished garages on the same site
-