



Arlington House, Margate, Kent

Metropolitan Property Realizations Ltd

Construction Method Statement

March 2016

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Contents List

1.0	Executive Summary	4
2.0	Programme	4
3.0	Scope	4
4.0	Method Statement	5
5.0	Other Phases	5
6.0	The Site	5
7.0	Neighbours	6
8.0	Dust and Noise Nuisance	6
9.0	Waste Disposal	7
10.0	Health & Safety	7

1.0 Executive Summary

This document has been compiled to provide guidance for the Metropolitan Property Realizations Ltd and Thanet District Council as to how the main contractor intends to ensure that the works are executed in an organised and considerate manor during the initial demolition phase, in line with Planning Condition 26. The works will be undertaken at Arlington House, Margate Kent.

The demolition works will be based upon the principles and guidelines identified within this document and uphold the commitment of Metropolitan Property Realizations Ltd to ensure that works are undertaken in a manner that is sympathetic to the occupants of the building.

2.0 Introduction

This Construction Management Statement is submitted to satisfy Condition 26 of Planning Permission reference F/TH/10/1061. The Condition states:

'No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be restricted to, the following:

- the parking of vehicles of site operatives and visitors;
- Site delivery's ;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.'

The initial development phase is the demolition of Units 4-12 Arlington Square as marked within the Site Plan found in Appendix 1.

3.0 Programme

The programme is 9 months and a key stakeholder meeting was held at Thanet District Council (TDC) Offices on the 15th January 2016 to discuss programme, scope and compliance with planning discharge conditions. Attendees included; Helena Jansson of Buro Four (Project Manager), Philip Robin of Jones Lang LaSalle (Planning Consultant) and Iain Livingstone and Cherry Aplin at TDC.

4.0 Scope

The scope of works for this phase will entail identification of asbestos to units 4-12, removal of asbestos and their demolition, together with the removal of the wall and parts of the canopy attached to the units.

5.0 Method Statement

Once the contractor has access to site, they will need to set up their welfare facilities and build up the hoarding along the perimeter of the site. Once the site is secure the demolition works will be as followed;-

- Removal of asbestos and hose down site
- Demolition of roof
- Demolition of walls
- Removal of redundant services
- Site clean

Parking of vehicles of site operatives and visitors, loading and unloading of plant and materials, storage of plant and materials used in connection with demolition will be within the Arlington Square area, as identified within the Site Plan found in Appendix 1.

All contractor's vehicles and demolition plant can reach the site via the access of All Saints Avenue using the under the car park route.

The site will be left with existing gates and security system in place. The foundations will be retained and no below ground works are proposed. The demolition debris and the ground will be cleared and secured. Site access will be through existing gates off All Saints' Avenue and hoarding installed East of the site.

Remove asbestos by licensed contractor prior to hand over for demolition. Demolition of the single storey structure will be carried out by hand demolition techniques whilst assisted with a small 13-ton excavator with various attachments. The walkway canopy will be accessed from off safe working platforms and dismantled in small sections for ease of handling. All works will be demolished to ground slab.

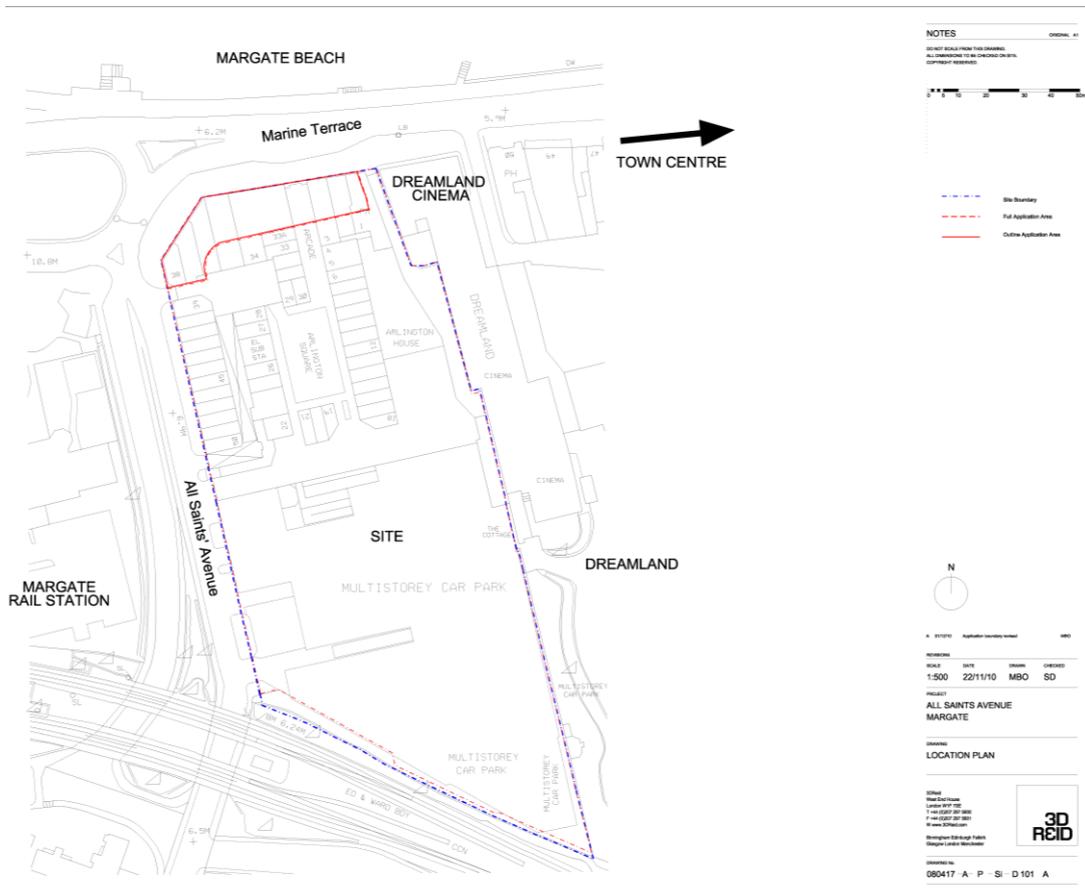
6.0 Other Phases

This construction management plan relates to the initial demolition phase. It will be supplemented when other phases come forward.

7.0 The Site

The whole site is identified within the blue line. Please refer to appendix for the fully labelled site plan showing entrances and points of interests on site.

Site plan



8.0 Neighbours

The contractor is to liaise with neighbouring buildings to help control when noise works will start and end.

The demolition works will be carried over a four week period from 8.00am – 5.00pm. The works will have little impact on the local residents due to the hand demolition techniques being adopted by the contractor.

A tenant liaison officer (Derek Feely, 01732 838 600) will be provided by the contractor and contact details will be displayed onsite.

9.0 Dust and Noise Nuisance

It is acknowledged that projects of this nature will generate a degree of dust, noise and vibration within the local area and that this must be addressed to minimise any effect on neighbouring occupants.

Noise from all items of site plant will be kept to a minimum with the best practical measures being implemented to control noise under the control off noise BS 5228.

Dust will be controlled by the use of screens, damping down within the site perimeter and the use of covered skips and enclosed chutes where practicable; all will be addressed by the contractor within their method statements. Should the working group identify and agree a need for dust monitoring a specification for the monitoring will be agreed with regard to the location of monitoring equipment and regulatory of mean readings.

10.0 Waste Disposal

Site waste will be regularly collected from the designated waste area as shown within the Site Plan within Appendix 1. There will be a designated area on site for storage and sorting of the construction waste. This will be used to separate the waste into recyclable, landfill and hazardous materials to minimise the use of landfill sites, ensure hazardous material are correctly disposed of and to maximise the recycling of materials all in line with ISO 14001.

11.0 Health & Safety

DLA Design Group are ensuring that the principles of the Construction (Design and Management) Regulations 2015 are proactively encompassed in all aspects of the construction process from initial feasibility proposals through to post-contract review with the end users.

Demolition is deemed by the Health and Safety Executive to be a very high risk activity requiring extensive consideration of the whole process to ensure that not only is the structure dismantled safely but that the demolition works do not impinge on adjoining areas or cause potential risks to the general public and other users in nearby properties. Thorough pre-planning and evaluation of the existing structure are essential to safe dismantling and removal of the building debris. DLA has health and safety advisors who have over 30 years of experience in the construction process delivery including clearance and demolition of occupied sites.

As Principal Designer, under the CDM Regulations 2015, DLA Design Group health and safety advisors are members of the Institute of Health and Safety and have gained both the Occupational and Construction Safety Certificates. DLA will ensure the project is carried out as per CDM Regulations 2015.

Appendix 1

Label Site Plan

Key

-  Canopy to be demolished
-  Units to be demolished
-  Visitors Car park and welfare
-  Material storage and waste
-  Site Entrance to office and s...
-  Site entrance to site
-  Site perimeter and hoarding
-  Access to sub station

