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DEMOLITION METHOD STATEMENT

FOR

ROYAL GIBRALTAR YACHT CLUB (RGYC)

GIBRALTAR

Client: GJBS

Date: February 2013

DIRECTORS: **M. E. BELILO** MBE EUR ING CEng MICE
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METHOD STATEMENT FOR THE DEMOLITION OF THE RGYC. GIBRALTAR.

SECTION A - GENERAL BACKGROUND INFORMATION

1.0 LOCATION:

The buildings to be demolished are located within a walled enclosure to the west of Kings Bastion, to the east of the Mid Harbours Development and to the south of what was previously No 4 dock.

2.0 ACCESS:

Vehicular access is via double gates directly off Queensway.

3.0 DOCUMENTS:

This Method Statement is to be read in conjunction with the following documents:

- The contractors Demolition Method Statement and Safety Plan.
- A sample of photographs indicating the type of construction and building conditions at Appendix 1.
- A key plan indicating the general arrangement plan form of the buildings at Appendix 2.

4.0 GENERAL INFORMATION:

The Royal Gibraltar Yacht Club site is made up of a number of low rise buildings of one and two storeys in height. The site is essentially isolated only neighbouring with the Gibraltar sea scouts property to the North of the site. The site is predominantly flat.

5.0 CONSTRUCTION: (See key plan at appendix 2)

The buildings on the site are essentially of traditional load bearing masonry construction. The two storey changing room building has a pitched tiled roof, rendered walls and concrete floors at first and ground floor levels. The first floor is accessed via an external concrete staircase. The single storey club house has a part pitched part flat roof. The pitched roof is covered with what is believed to be corrugated asbestos cement cladding panels. The ground floor is of concrete construction. To the eastern elevation the boundary wall with Queensway is partly integral with the buildings. The site generally is covered by a concrete ground bearing slab which, where holes have been opened show the slab to be approximately 100mm thick. This ground slab is partly tiled over toward the Northern end of the site adjacent to the sea scouts property.



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6.0 INTENTION:

The intention is to demolish all the buildings on site and then leave the site prepared for development as a car park. The existing swimming pool is to be carefully dismantled and set aside for re-use elsewhere.

7.0 SUPERVISION:

The works supervisor has yet to be appointed.

8.0 CONTRACTOR:

The demolition work is to be carried out by a suitably qualified and experienced contractor.

9.0 FOREMAN:

The Contractor will have a suitably experienced foreman on site during demolition works. The name of the foreman will be advised by the contractor.

10.0 CLEARANCES:

Clearance enquiries should be made to the Gibraltar Electricity Authority, AquaGib, Gibtelecom, MOD and Gibraltar TSD with regard to services in and around the site.

11.0 HOARDINGS:

Suitable safety hoardings are to be erected to all site perimeters.

12.0 NOTICES.

The Contractor will be required to install suitable "DANGER" warning signs at all accesses to the site.

13.0 AVOIDANCE OF NUISANCE:

The Contractor will be required to remove rubble from site as the demolitions proceed. Care is to be taken to avoid materials arising from the demolition works from falling onto the Public Highway or into adjacent sites.

The Contractor will be required to maintain all Public Highways in the vicinity of the site, clean and swept on a daily basis. All demolition is to be carried out in a manner to cause as little inconvenience to the general public and to vehicular traffic. Debris is to be kept well watered during the works, to prevent excess dust.



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14.0 MATERIALS:

All materials arising from the demolitions will become the property of the Contractor, and together with all debris and rubble is to be carted away to an approved tip using suitably covered and secured tipper lorries.

15.0 HAZARDOUS MATERIALS:

Asbestos cement roof and ceiling panels have been identified as being present by others and will need to be removed by specialist contractors prior to commencement of the demolitions proper. (See separate report by others).

16.0 STANDARDS:

The Contractor will carry out the demolitions in compliance with the requirements of BS 6187.



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SECTION B - SEQUENCE OF DEMOLITIONS

1.0 HOARDINGS & SIGNS:

Prior to any demolition works, the Contractor will erect all necessary warning signs and safety hoardings together with safe perimeters.

2.0 BURNABLE MATERIALS:

Remove from site all refuse, rubbish, cardboard, vegetation and any other burnable materials.

3.0 OBSOLETE SERVICES:

Carefully remove all obsolete electrical and telephone cable runs, fuse boxes, switch gear, etc., all potable and salt water supply pipes, internal waste and foul drainage installations, rainwater drainage goods, etc., and cart away to tip. All connections to the storm drains and foul sewer are to be sealed, maintaining any relevant manhole chambers with their covers intact.

4.0 SOFT STRIP:

Remove the remainder of all woodwork elements such as doors, frames, sanitary ware and fittings, etc., and cart away to an approved tip.

5.0 PRELIMINARY WORKS:

- a) Remove all hazardous materials from site in accordance with specialist contractors recommendations.
- b) Carefully dismantle existing swimming pool structure and set aside for re-use.
- c) Carefully open up a trial hole at the base of the blockwork boundary wall between the RGYC and the sea scouts property to establish the depth and type of foundations.
- d) Carry out a condition survey of the sea scouts premises prior to commencement of works.



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6.0 MAIN WORKS:

- a) Working from within the site demolish the clubhouse using mechanical plant commencing with Building A and working through to buildings B and C and grub out ground floor slabs and foundations. Cart away all materials to tip.
- b) Carefully dismantle timber lean too structure D so as not to cause any damage to the sea scouts building.
- c) Carefully dismantle building E partly by mechanical plant and partly by hand tools where adjacent to the sea scouts building. Carefully grub out ground floor slabs and foundations so as not to cause any damage to the adjacent sea scouts building. Cart away all materials to tip.
- d) Demolish two storey building F by mechanical means, grub out ground floor slabs and foundations and cart away to tip.
- e) Demolish two storey building G by mechanical means but leave 1m buttresses 2.4m high to support boundary wall H.
- f) Carefully demolish Queensway boundary wall H and all remainder single storey structures adjacent to the wall. Grub out ground floor slabs and foundations. Cart away all arisings to tip.
- g) Carefully break out paddling pool marked J to the North of the site to avoid damage to boundary wall of sea scouts property.
- h) Break out the hardstanding over the whole of the site (but not the entrance ramp off Queensway) down to a level of 300mm below existing ground level and cart away arisings to tip. Findings of investigations discussed in para 5(c) will determine if this will result in undermining of boundary wall foundations. If undermining is unavoidable consult with Engineer and Project Manager before proceeding.

7.0 GENERAL:

At the end of each working day, the Contractor is to ensure that all elements of the buildings that remain in place are adequately secured to prevent the collapse of free standing elements during silent hours.

All demolition work must be carried out in accordance with the requirements of BS 6187 and all most recent HSE regulations applicable. Prior to commencement of any works the contractor will need to supply a site specific method statement for the works and will be required to meet with the Engineer on site for a walk over inspection.



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APPENDIX 1
PHOTOGRAPHS



Fig 1 Two storey structure



Fig 2 Single storey club house south elevation



Fig 3 Single storey club house west elevation

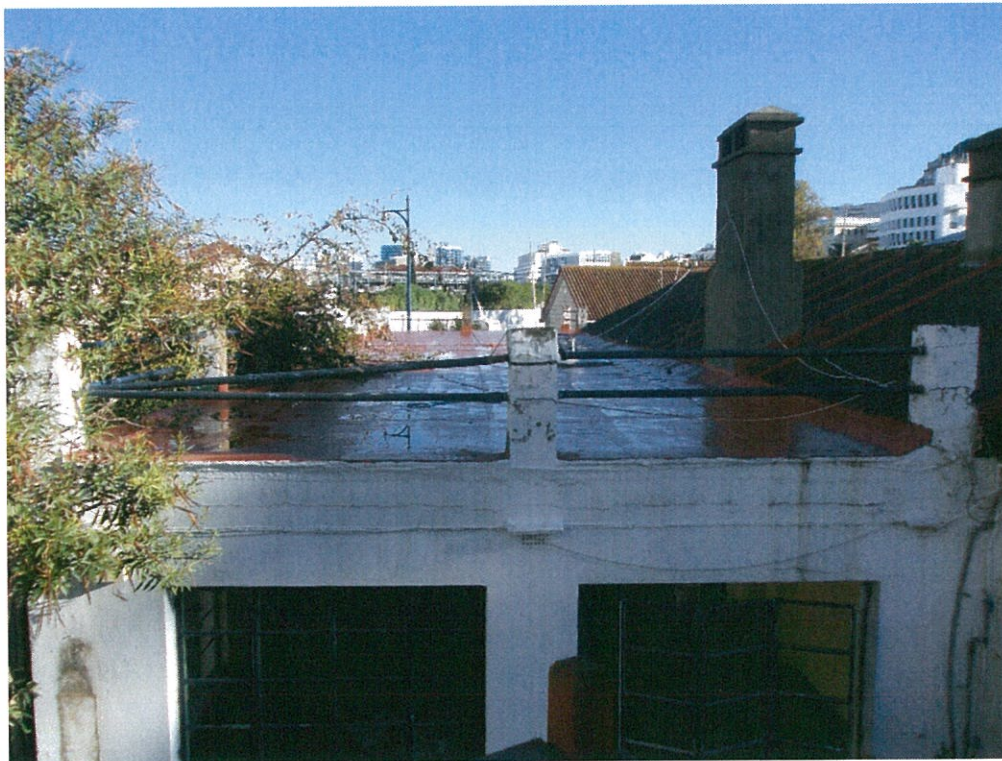


Fig 4 Single storey clubhouse roof terrace



Fig 5 Swimming pool to south west corner of site



Fig 6 Paddling pool to North end of site



Fig 7 Boundary wall with sea scouts property



Fig 8 Timber lean too structure against sea scouts building



Fig 9 Northern elevation to club house



Fig 10 Boundary with Queensway



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APPENDIX 2

KEY PLAN

