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440/F/NH/01



METHOD STATEMENT
FOR THE DEMOLITION OF THE
OLD MOD FLEET PAVILION
AND
NAAFFI
QUEENSWAY
GIBRALTAR

Client : **GOVERNMENT OF GIBRALTAR**
Project Manager : **GIBRALTAR LAND RECAMATION COMPANY LIMITED**
Date : **FEBRUARY 2013**

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METHOD STATEMENT FOR THE DEMOLITION OF THE OLD MOD FLEET PAVILION AND NAAFI

SECTION A - GENERAL BACKGROUND INFORMATION

1.0 LOCATION:

The site of the demolitions covered by this Method Statement is located on the East side of Queensway, to the West of Reclamation Road and South of the multi-storey car park.

See Sketch No. 440/F/01, Location plan, which forms part of this Method Statement.

2.0 ACCESS:

Access to the site for the demolitions will be from Reclamation Road. See Sketch No. 440/F/01, Location plan

3.0 DOCUMENTS:

This method Statement for the Demolition of the old Ministry of Defence, Fleet Pavilion and NAAFI, forms part of a Building Application for the said demolitions. This Method Statement is to be read in conjunction with the following documents:

- Building Application Form
- Location Plan No. 440/F/01
- Demolition Permit (to be issued)
- Demolition Contractor's, Health & Safety Plan & Risk Assessments (to be issued)

There were no record, construction or as-built drawings of the buildings available at the time of preparation of this Method Statement.

4.0 GENERAL INFORMATION:

There are four groups of buildings separated from each other by narrow passageways. The buildings correspond to Crown Property No. 1287A

- Toilet block of brick/masonry construction
- Sports ground viewing stands of brick/masonry and reinforced concrete construction
- Single storey sports/recreation hall of brick/masonry construction



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- Single storey shop/office building of masonry construction with a number of small outbuildings

The North and South boundaries of the site are delineated by steel mesh fencing. The East and West boundaries are either the exterior walls of the buildings or masonry walls.

Currently, part of the site and some of the buildings are in temporary occupation by the construction firm CASAIS, as offices and stores and canteen.

5.0 CONSTRUCTION:

5.1 Sports/Recreation Hall:

The Sports/Recreation Hall fronting both Queensway and Reclamation Road has approximate dimensions of 50 metres by 10 metres on plan. It comprises a single storey, with a pitched roof and has two wings at the East end approximately 10 metres by 3 meters on plan.

The building comprises brick/masonry walls and a steel truss roof with profiled metal sheeting. It is considered that the foundations will be mass concrete and that the floor is a ground bearing concrete slab.

Internally the building comprises two large halls with an office/toilet area at the West end.

All partitions are thin concrete brick or blockwork except that the main hall has a sliding timber partition.

All external windows are timber framed.

Internal doors and frames are of woodwork construction.

The main halls have a modular metal frame false ceiling with polystyrene panels.

5.2 NAAFI and Out Buildings:

The NAAFI and Out Building are located to the North/West corner of the site. The NAAFI is at present being used by Casais as a canteen and the out buildings were recently refurbished to be used as a nursery. The nursery is not in use.

The construction of the NAAFI is similar to that of the Sports/Recreation Hall with the exception of the roof which is a flat roof comprising substantial timber beams in turn supported by circular masonry columns. The plan dimensions of the NAAFI are approximately 20m x 15m. The roof is covered with a relatively modern waterproof membrane. The walls of the out buildings are also of brick/masonry construction with a sloping roof. The roof covering is corrugated sheeting which may be of asbestos cement and this is to be confirmed by a specialist investigation prior to start of demolition.



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External windows of the NAAFI are timber but the nursery has modern uPVC windows and doors.

The ceilings are of plasterboard.

Internal partitions are of brick/blockwork construction except that there are some uPVC partitions in the nursery.

5.3 Sports Stands:

There are two sports stands on the South boundary of the site each approximately 12m x 4m in plan. They are two storey construction with brick/masonry walls to full height in one and with reinforced concrete columns comprising the upper storey of the other. The former has a pitched roof with corrugated steel sheeting and the latter has a flat roof with corrugated steel sheeting.

5.4 Toilet Block:

The toilet block is situated in the South West corner of the site and is of brick/masonry construction with a pitched roof and corrugated steel sheeting. The dimensions in plan are approximately 8m x 4m.

6.0 INTENTION:

It is the Client's intention to demolish the buildings to create a Temporary Car Park.

7.0 PUBLIC FOOTPATH AND SEQUENCE OF DEMOLITION (See also Section B)

There is a public footpath through the site and this is to be maintained at all times during the demolition works. The existing footpath is marked Public Access No. 1 on the demolition drawing 440/F/01. To allow continual access for pedestrians the demolition will be carried out in the following sequence.

1. Open up a temporary pedestrian route through the site as shown on the demolition drawing as Public Access No.2
2. Demolish the toilet block and the two sports stands.
3. Erect hoarding 1.5m from the South boundary of the site and make good the surface where necessary
4. Divert pedestrians to the re-aligned Public Access No 1 at the South boundary.
5. Carry out the remainder of the demolition.



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8.0 ENGINEER:

The Supervising Engineer for the demolitions will be a suitably qualified technical member of Belilos Ltd., Consulting Civil & Structural Engineers.

9.0 FOREMAN:

The demolition Contractor will require to have an experienced foreman in charge of the demolitions.

10.0 CLEARANCES:

Prior to the demolitions works proper, clearances must be obtained from the relevant utilities (Gibraltar Electricity Authority, AquaGib, Gibtelecom and the Establishment Works Consultant, representing the MOD), as to their respective services having been disconnected.

11.0 HOARDINGS:

Hoarding to be erected along the South boundary of the site as stated in Item 7.

Hoarding with protective fan to be erected on Queensway and Reclamation Road footways along the building frontages.

12.0 NOTICES:

The Contractor will be required to provide and erect suitable "DANGER - Demolition in Progress" signs at the two ends of the demolition site along Queensway and Reclamation Road.

13.0 REMOVAL OF RUBBLE:

All rubble and debris is to be loaded on to tipper lorries by mechanical means, and carted away to tip.



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14.0 AVOIDANCE OF NUISANCE:

The Contractor will be required to remove rubble from site as the demolitions proceed.

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 such a manner to cause as little inconvenience to the general public. Debris is to be kept well watered during the works, to prevent excess dust.

15.0 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 tip.

16.0 HAZARDOUS MATERIALS:

No hazardous materials have to date been identified during the inspections carried out by the Client, or the Supervising Engineer. In the event that during the demolitions any hazardous materials were to be discovered, the Contractor will immediately inform the Supervising Engineer who will issue instructions on how to deal with the situation.

17.0 BURNING ON SITE:

Should the Contractor intend to carry out burning of combustible materials on site, he must seek the prior authority of the City Fire Brigade, and inform the Supervising Engineer.

18.0 ADJOINING BUILDINGS:

There are no special measures to be taken to protect adjacent buildings since there are none in this particular demolitions operations.



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SECTION B - SEQUENCE OF DEMOLITIONS

1.0 VACATING THE BUILDING:

Prior to any of the demolition operations, the tenant CASAIS will be required to vacate the buildings and remove from site all their possessions, office furniture, stores, plant, tools, etc. No demolition operations are to take place until the complex has been fully vacated.

2.0 BURNABLE MATERIALS:

Remove from site all refuse, rubbish, cardboard and other burnable materials. Dismantle all woodwork elements including windows, doors, frames, skirtings, hardboard ceilings, ceiling joists, non-loadbearing stud partitions, etc., and cart away to be burnt.

3.0 PLANT & TANKS:

- Dismantle all water tanks from the roof loft area and lower to ground level.
- Dismantle all items of air conditioning plant from the roof loft area and lower to ground floor level.
- Dismantle all metalwork ducting from the roof loft area and lower to ground floor level.

Cart away all arisings from the above to approved tips.

4.0 SANITARYWARE & SERVICES:

- Dismantle all items of sanitaryware and their respective fittings.
- Take down all potable and salt water supplies pipework.
- Take down all internal drainage installations.
- Take down all the electrical fittings, cables, ducting, fuse boxes, switch gear, etc.
- Take down all telephone and IT installations.
- Take down all the fire fighting installations.
- Take down all external waste soil and foul drainage pipeworks, but NOT any underground runs or connections.
- Take down all rainwater drainage elements, but NOT any underground runs or connections.

Cart away all the arisings from the above demolitions to approved tips.



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5.0 uPVC WINDOWS:

Take down all external uPVC framed windows together with all glazing elements. Cart away all arisings to approved tips.

6.0 SAFETY BARRIERS:

Erect a safety barrier round the perimeter of the flat roofs if required to be accessed during the demolitions.

7.0 ROOF STRUCTURES:

7.1 Roofing Sheets:

Cut off the roofing sheet bolts and carefully lower the profiled roofing sheets to ground level.

7.2 Roof Structural Steelwork:

Using cutting equipment, carefully cut the steelwork roof structural members down to manageable sizes and lower to ground level. Cart away all steelwork arisings to an approved tip.

7.3 Flat Roof Structure:

The flat roof covering to be removed and taken to an approved tip. Secondary timber to be removed and taken to tip and then the main beams are to be carefully lowered to the ground using a crane or suitable fork lift.

8.0 DEMOLITION PROCEDURE:

9.1 The demolitions will be carried out by mechanical means using a suitable wheel mounted excavator with a vertical reach of 10 metres. The arm will be provided with a heavy duty crusher/pincer head specially developed for demolition of reinforced concrete structures.

9.2 The excavator will be sited approximately in the centre of the site and will enter through the gate on Reclamation Road

9.3 The excavator will commence with the demolition of the outbuildings of the NAAFI, followed by the north wing of the sports/recreation hall. The main structures of the NAAFI and the sports/recreation hall will then be demolished.



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- 9.4** The rubble generated by the demolitions will be scooped up by means of a mechanical shovel and loaded onto tipper lorries, and carted away to an approved tip.
- 9.5** Once the buildings have been fully demolished the client and Engineer will assess the suitability of the ground for use as a car park. This assessment may result in breaking up of any ground slabs that remain. These will be broken up by mechanical means and the rubble taken to a suitable tip.
- 9.6** On completion of all demolition works the Contractor will thoroughly sweep up the whole site. Removal of hoardings and erection of fencing will be reviewed near to the end of the demolition works and will depend upon the use of the site for the proposed Car Park. This will form the basis of a future Building Application.



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APPENDIX

1. LOCATION PLAN
2. PHOTOGRAPHS



Sports/Recreation Hall



NAAFI and Out Buildings



Sports Stands



Toilet Block