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JG/784

DEMOLITION METHOD STATEMENT
FOR
SITE OPPOSITE 1/1A CTALAN BAY RD
GIBRALTAR



Client: Government of Gibraltar

Date: May 2013

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METHOD STATEMENT FOR THE DEMOLITION OF BUILDINGS AT SITE OPPOSITE 1/1A CATALAN BAY RD

SECTION A - GENERAL BACKGROUND INFORMATION

1.0 LOCATION:

The buildings to be demolished are located on Catalan Bay Road immediately adjacent to the east side of the MOT test centre.

2.0 ACCESS:

Vehicular access is directly off Devils Tower / Catalan Bay Road which is a public highway.

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 condition at Appendix 1.
- A key plan indicating the general arrangement plan form of the building at Appendix 2.

4.0 GENERAL INFORMATION:

All the buildings on the site, Nos 1 to 4, are all of single storey construction, are all redundant and are all in a state of dilapidation. The site is bounded to the west and North by industrial units and to the east by a shared access way.

5.0 CONSTRUCTION: (See key plan at appendix 2)

Building No1 is of load bearing single skin masonry wall construction with a reinforced concrete flat roof and ground bearing concrete floor slab. A dilapidated steel and timber stair is attached to the western elevation and dilapidated steel handrailing is located at the roof perimeter. A dilapidated timber frame lean to structure is attached over part of the Northern elevation.

Building No2 is a light steel framed shed with a pitched roof and a vehicle access door to the southern elevation. The building is constructed off a concrete raft type slab which is in the order of 300mm proud above general ground level. Access to this building was not possible at the time of inspection.



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Building No3 is of similar construction to building No2 and this building was also in accessible at the time of inspection.

Building No4 is a dilapidated timber frame lean to which is also built off a concrete raft type slab the top of which sits approximately 200mm above the general ground level.

Overall stability of building No1 is provided by the masonry walls. How overall stability of building Nos 2 to 4 is provided is not known but is assumed to be by the use of braced bays.

6.0 INTENTION:

The intention is to demolish the existing buildings and then construct four small industrial steel framed units in accordance with approved plans / drawings.

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 have already been made to the Gibraltar Electricity Authority, AquaGib, Gibtelecom, MOD and Gibraltar TSD with regard to services around the site (both live and obsolete) and the contractor should refer to these through the project manager.

11.0 HOARDINGS:

Suitable safety hoardings are to be erected to all site perimeters so that adjacent businesses and the general public can go about their normal business unhindered.

12.0 NOTICES.

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



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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.

14.0 MATERIALS:

All materials arising from the demolitions will become the property of the Contractor, (but subject to change dependent on the content of building Nos 2 and 3) 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:

It is believed that there are no hazardous materials within the buildings. Notwithstanding this in the event that during the demolitions any suspected hazardous materials are discovered, the Contractor will immediately notify the works supervisor and await new instructions.

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.

2.0 BURNABLE MATERIALS:

Remove from site all refuse, rubbish, cardboard, vegetation and any other burnable materials. Open up building Nos 2 and 3 to inspect for content and where necessary seek advice prior to removal.

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) Carry out a condition survey with full photographic record on adjacent property elevations and adjacent footpaths and roads at all site boundaries.
- b) Open building Nos 2 and 3 as described in paragraph 2.0 above.



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6.0 MAIN WORKS:

- a) Carefully dismantle the brickwork wall to the southern boundary where it abuts the MOT test centre. Dismantle by hand methods from the vertical movement joint to the first brick pier, this being a length of approximately 3m.
- b) Demolish building No 1 by mechanical means using suitable plat to include hydraulic jaw attachment. Work from the southern elevation into the site to ensure that debris is confined within the site boundaries. Fully grub out the ground slab and cart away all material to tip.
- c) Demolish building No4 and fully grub out the ground slab, cart away all arisings to tip.
- d) Strip off all roof and wall cladding to building No3, remove purlins and sheeting rails. Leave any bracing in place and dismantle steel frames in such a sequence that braced bays are dismantled last. Fully grub out ground slab and cart away all materials to tip.
- e) Strip off all roof and wall cladding to building No2, remove purlins and sheeting rails. Leave any bracing in place and dismantle steel frames in such a sequence that braced bays are dismantled last. Fully grub out ground slab and cart away all materials to tip.
- f) Break out concrete yard slab over full area of site and cart away to tip.
- g) Excavate 2No trial pits as directed by the Engineer prior to vacating site.

7.0 GENERAL:

At the end of each working day, the Contractor is to ensure that all elements of the building 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 to walk over the building.

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APPENDIX 1
PHOTOGRAPHS



Fig 1 Building No1



Fig 2 Building No 2



Fig 3 Western elevation building No2



Fig 4 Building No 3 and No4



Fig 5 Eastern boundary gates



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APPENDIX 2

KEY PLAN



↓
Catalan Bay.

Engineer: J. Gray	Drawn: C.S.Freyone	Drawing Status: Construction	Date: 30.05.2013	Scale: NTS
Project: Catalan Bay Road, Gibraltar Proposed Warehouse			Project N°: 784	
Drawing title: -			Drawing N°: SK /01	

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