




Premier

FORECOURTS & CONSTRUCTION

Shell Welwyn Garden Construction Demolition Plan



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1.0 Introduction

Project Address:

Shell Welwyn Garden

Stanborough Road

Welwyn Garden City

AL8 6XA

The Premier Values - Leading Safety

PREMIER VALUES



Premier Forecourts and Construction have a leading safety value in line with our health and safety policy and management system. Premier is committed to providing a safe working environment for site personnel and visitors as well as safe interfaces and boundaries for the general public.

Purpose

The purpose of the Demolition Management Plan is to outline our approach to managing the soft strip, demolition of the existing sales building, canopy and car wash structures and then the construction works for Shell Welwyn Garden. This document includes specific comment on site establishment, logistics and the process of managing the overall environment surrounding Shell Welwyn Garden. It will also ensure that the works cause the minimum disruption to the adjacent businesses by achieving a safe working and living environment. The agreed contents of the Demolition Management Plan must form part of the development plan and agreed with the local authority. The plan will be constantly reviewed and any changes and/or improvements will be added and agreed with the local authority and the plan revised and re-issued.

These proposals are to enable third parties to understand the nature of the works and the various construction activities associated with the development. This Demolition Management Plan is subject to third party approvals and therefore amendments are likely. Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client. Liaison with the neighbours and interested parties will continue throughout the project, as information is updated and as the project develops.

Particular attention will be paid to ensure that the neighbours are kept informed of progress and future works on the project. The information provided in this document is an overview of the key project activities at Shell Welwyn Garden. Generic statements herein are to be further developed into plans, procedures and detailed method statements as the project develops. This Plan will be used as the background for the detailed demolition method and risk assessments and will be included in all specialist trade contractor portions of the work

2.0 Project Overview

The project at Shell Welwyn Garden is a 20 week project and consists of the construction of a new sales building and canopy following demolition of the existing structures. Other works on site include the construction of a new EV charging hub

2.1 Significant Hazards Identified

Plant and machinery

Vehicles

Dusts

Access / Egress

Noise

Vibration

Working at Height

Fuel

Slips, trips and falls

Hot Works

Hidden / existing services e.g. water, gas, electric, BT etc)

Asbestos and/or other fragile surfaces*

The site asbestos register must be checked or confirmation obtained prior to any works taking place to ensure there are no asbestos containing materials (ACM) present within the structure.

3.0 Project Background

3.1 Site Description

Shell Welwyn Garden is a typical petrol station consisting of fuel dispensers, a canopy structure and sales building. In addition, there is also a car wash structure on site. As part of the works all structures are to be demolished.



The project location is situated in a primarily residential area. Directly adjacent from site are some commercial properties including hotel and a large sports park (Gosling Sports Park).

4.0 Project Programme

The overall programme is schedule for 20 weeks. The first week will be assigned to the project set up, establishing a site set up, securing site and taking deliveries. The fuel infrastructure will be decommissioned during this phase and existing equipment from the existing structures such as fridges, freezers, gondolas, IT equipment, electrics etc will be removed.

See: **Shell Welwyn Garden Programme** for further details.

5.0 Construction Management Action Plan

5.1. Communication

The site is within a primarily residential area with commercial properties adjacent. Maintaining good neighbourly relations is assisted greatly by good communication, and by keeping third parties regularly informed of the site activities which are likely to impact on adjoining residents. Letter drops will be undertaken in advance of the project commencement date advising them of start and finish dates and times and contact details.

Premier Forecourts and Construction have found that listening to reasonable concerns and demonstrating a considerate and professional approach will always maintain a well-balanced relationship.

Appropriate signage and information boards will be displayed on site hoardings.

5.1.2 Considerate Constructors Scheme

The project is not registered with the considerate constructors scheme however the 5 point principles from the scheme will be adopted.

Appearance – Community – Environment – Safety – Workforce

5.1.3 Access / Egress

The site boundary will be secured by means of 2m high heras fencing. Debris netting will be placed on the fence panel where they share access with public areas. Access Egress to the site will be via the A6129. There will be separate vehicle gates and a pedestrian gate established. There is a footpath along the frontage of the property with dropped kerbs.

All deliveries and waste will be kept on site within the site boundary. Internal crowd control barriers will be established to prevent unauthorised access to the physical work area where demolition is taking place.

5.1.4 Traffic Management (see detailed Traffic Management Logistics Plan)

Premier will liaise with other contractors operating on site to ensure, so far as is reasonably practicable that deliveries and other construction operations are coordinated to minimise any negative impact on the residents and users of the roads.

Where possible, deliveries will be managed on a 'just-in-time' basis. Deliveries will be carefully planned, pre-booked and managed on site to ensure no back up of vehicles in the adjacent roads and timed to minimise disruption to neighbours.

All deliveries to site will be undertaken with full regard paid to:-

- Reduction and control of plant movements
- Reversing vehicles directed by a Competent Person

- Pedestrian and vehicle directional signage – suitable barriers will be erected when deliveries arrive to prevent pedestrians accessing the unloading area.
- Mobile plant will only be operated by a Competent Person with a Banks Person in attendance to any movements

5.1.4 Working Hours

Working hours will be 08:00 – 18:00 Monday to Friday.

5.1.4 Fire and Emergency Procedures

Emergency arrangements will be established to consider all typical emergencies which may generate throughout the project. Contact names and telephone numbers will be made available in case of 'out of hours' emergencies relating to the site. This information will be displayed on the hoarding. Premier shall implement procedures to protect the site from fire. A Site Fire Safety Co-ordinator will be appointed (site manager) to assess the degree of fire risk and formulate a Site Fire Safety Plan (site fire risk assessment, construction phase plan and individual task risk assessments) which will be updated as the works progress and will also include the following:

- Hot Work Permit regime.
- Installation of the site firefighting equipment e.g. establishing fire points and
- installing and maintaining fire extinguishers etc.
- Evacuation alarm.
- Material storage and waste control.
- Fire Brigade access.

5.1.5 Security

All site personnel will have to sign in on arrival and sign out before leaving the site. This will be incorporated into the Site Rules and included as part of the site induction process. The perimeter fencing will be regularly inspected to ensure that it remains secure. All windows and external doors will remain closed when the site is not operational. The access door to the site will be fitted with a combination security lock to only allow access for authorised personnel.

5.1.6 Health and Safety

A Construction Phase Health and Safety Plan will be prepared for the works in accordance with the CDM Regulations. Risk Assessments will be developed and agreed. Sub-contractors' detailed method statements will also be produced and safe methods of work established for each element of the works. Site inductions will be held for all new site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to the effect that they have read the procedures. These will include any relevant neighbourly issues.

5.1.7 Housekeeping

The site will be kept in a clean and maintained in a safe condition. The areas adjacent to the site will be regularly inspected and any rubbish or litter removed. Adjacent pavements will be kept clean.. Offloading will generally be direct from vehicles onto the site. Materials will not be stored on public footpaths or roads. Waste and rubbish will be regularly removed from site and not allowed to accumulate to cause a safety or fire hazard.

Activities that have the potential to cause dust will be carefully monitored and dust reduction methods employed. This will include water spray, dust extraction and localised screening where appropriate. Welfare facilities will be provided within the site to discourage operatives from frequenting the interface between the site and public areas. Site operatives will not be allowed to congregate or loiter on the footpath or road adjacent to the site.

5.3 Environmental Issues

Premier operate an environmental policy in which we pursue the following objectives To:

- Conduct our activities with proper regard to the protection of the environment.
- Comply with all relevant regulatory and legislative requirements and codes of practice.
- Communicate with local communities to ensure the work causes the minimum disturbance and disruption.
- Ensure that our staff have a good understanding of the environmental impacts of our business and what is expected of them to minimise these impacts.
- Ensure that our suppliers and sub-contractors are aware of this policy and ensure they apply similar standards to their own work.

During the early stages of the project the following activities will be carried out to deal with environmental management:

1. Preparation of the Project Construction Environmental Management Plan (CEMP).
2. Preparation and consultation with client and statutory authorities to obtain approved licences and consents for discharge and putting the stated consent conditions and controls in place through the CEMP document.
3. Managing the waste management process consulting with the supply chain partners and the design team to minimise waste.

5.3.1 Waste and Material Management

A site waste management plan will be prepared prior to the works commencing. All waste materials will be removed from site by a licensed waste contractor, discharged via the exit on A112 using skips or lorries.

All waste from this site will be dealt with in accordance with the waste duty of care Environmental Protection (Duty of Care) Regulations. Materials will be handled efficiently and waste managed appropriately We aim to minimise waste and to recycle as much material as possible. Due to the limited space on site, waste will generally be sorted for recycling at the waste transfer station. This

element of the works will be carried out by one of our licensed sub-contractors specialising in waste management.

5.3.2 Dust, Noise and Vibration

Dust

The following measures will be considered, as appropriate, to mitigate the impact of dust due to the construction activities:

- Site set-up to be planned to ensure where possible dust creating activities are located away from the sensitive areas;
- Demolition activities will use water as a dust suppressant;
- Adjacent road surfaces will be frequently swept clean;
- All loads delivered to or collected from the site will be covered where appropriate;
- All non-road mobile machinery will utilise ultra-low sulphur diesel, where available; All road vehicles will be requested to comply with set emission standards;
- Cutting equipment will use water as a dust suppressant or have a local exhaust ventilation system;
- Skips will be securely covered;
- A method statement will be developed as part of this Construction Management Plan prior to the works commencing, to minimise gaseous and particulate emissions generated during construction.
- Forced ventilation will be employed within the site to maintain air quality. The air quality will be continually monitored

Noise and Vibration

- We are fully aware of the sensitivities to noise of those occupying the adjacent properties.
- All reasonable steps will be taken to minimise any noise disruption to adjacent occupiers.
- Where it is necessary to carry out noisy activities, these will be identified well in advance and the timing agreed prior to commencement.
- Operatives working in noisy areas will be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods.
- Electrically operated plant will be used where practical. We will ensure all plant used on the site will be effectively silenced.
- No radios or other audio equipment will be allowed on site.
- Where it is necessary to carry out noisy activities these will be carried out in accordance with Local Authority requirements and in consultation with any affected residents.

5.3.3 CoSHH

CoSHH assessments will be available along with MSDS for any substances and products in conjunction with these works.

These include:

- Petrol
- Diesel
- Construction Dusts

6.0 Protection of and from infrastructure

Protection

The existing incoming power supplier and telephone line will be disconnected and pulled back to the boundary or temporary location prior to the works commencing for the duration of the works.

Identify Hidden Services

The work team will consult all available drawings to identify service routes and arrange for a disconnection where required. The work team shall seek confirmation that all services have been made safe prior to commencing works.

Additional precautions

Any hot works is required will be carried out under the Premier permit to work system for hot works and if applicable the Shell Retail Permit to Work system.

7.0 Plant and Equipment

360 Excavator with grab and shears

Skips/bins for waste streams

Waste disposal vehicles

Hand tools

Access equipment where required.

8.0 Site Guidelines

8.1 Supervision

All works to be undertaken will be carried out under the direct supervision of the Premier Forecourts and Construction Site Manager. The site foreman will discuss with all site personnel the full extent of the works taking place and explain all the restrictions applicable to the work area. This will be in the form of a start work discussion.

8.2 Operatives

All operatives on site will be trained in their respective duties and conversant with the companies' health and safety policy. All operatives will be under the supervision of their foreman and they will be expected to work in the proper manner, using the correct tools and equipment for the task in hand. They shall demonstrate a concern for safety on site for other workers, members of the public as well as for themselves.

8.3 Plant Operators

Each individual operative will be responsible for the correct and safe use of the item of plant they are required to operate. It shall be operated in line with the training they have received and the manufacturers instructions.

All plant operatives shall only take instructions from his designated banksman.

All plant operations will carry their relevant training certificates, alternatively they will be available via the companies health and safety portal.

8.4 Plant

All plant and equipment shall be the most appropriate for the task, each item shall be properly maintained and in good working order coming to site with the relevant certification. A pre-check by the operator of the plant and equipment shall take place daily.

8.5 Banksman

Responsible for directing the plant operators by means of recognised hand signals, vocal commands or radio instructions. If during any operation responsibility is passed from one banksman to another, then clear concise instructions to this effect must be given to the new banksman and operator.

9.0 Welfare & Safety

- Welfare facilities for the site operatives will be established at an appropriate location.
- First aid equipment will be available at appropriate locations as per Fox procedures.
- Standard demolition signs and warning notices will be displayed throughout the site in strategic locations as directed by the Site Supervisor.
- Working areas will be suitably cordoned off with solid barriers.
- Appropriate fire fighting equipment will be provided and must accompany all flame cutting operations where applicable.
- It is the responsibility of all site personnel to maintain warning signs, barriers and fire fighting equipment, any deficiency must be attended to immediately and reported to the Site Supervisor.
- All operatives will be supplied with the appropriate PPE at all times.
- All visitors must be escorted, no one is to enter the demolition working area without first informing the Supervisor unless they have undertaken the demolition induction at the beginning of the project.

10.0 Methodology

Step 1:- Soft Strip building Internals

1. Carry out final check on asbestos report
2. Ensure all existing services are disconnected and made safe
3. Remove all free standing items and place in respective disposal bins/skips
4. Remove ceiling and place in respective disposal bins/skips
5. Remove installed fixtures e.g. Counter, wall mounted units and shelving and place in respective skips
6. Remove any fixed equipment (by others) and remove from site

Step 2:- Demolition of Sales Building

1. Set up demolition work area segregation barriers and place warning signage
2. Set up water suppression for control of airborne dusts
3. Check around and above structure overhead power lines and fixed structures. Canopy stanchions in close proximity to shop structure but independent. Demolition to start the furthest point away from the stanchions and work inwards.
4. Using 360o excavator fitted with grab attachment remove the roof structure, facias etc. and place in bin/skip for disposal
5. Using 360o excavator fitted with grab attachment take down brick walls of structures and place in disposal skips
6. Continue until structures are down to ground level

Step 3:- Segregate and Dispose of Waste

1. Using 360 excavator segregate all remaining items of waste into their respective waste streams and load into skips/bins for disposal
2. Smaller items to be picked by hand and placed the respective waste stream skip/bin for disposal
3. Clear area with excavator and sweep up remaining debris