

Method Statement

**Regent Mill
St James St
Heywood
OL10 1JJ**

Issue No.1

27rd November 2025

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Date: 27th November 2025

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Client: Rochdale Borough Council, Number 1 Riverside – Floor 2, Smith Street, Rochdale, OL16 1XU

Client Contact Details: Andrew Stott Tel: 01706 924053 Email: Andrew.stott2@rochdale.gov.uk

Site Address: Regent Mill, St James Street, Heywood, OL10 1JJ

Site Supervisor: Daniel Winterburn Mobile: 07835437775

Contracts/Site Manager: Stewart Winterburn Mobile: 07866569476

Scope of Works: Full demolition of the two-storey brick down to slab level.

Demolition Contractor: Winterburns of Rochdale

Asbestos Removal Contractor: Licensed contractor (notifiable AIB in roof skylights).

1. Sequence of Work

1. Preliminary Setup

- Site secured using Heras fencing with debris netting.
- Site signage erected to warn the public and visitors in accordance with **HSE HSG151** and **BS ISO 7010**.
- Welfare facilities installed and maintained in line with CDM 2015 Schedule 2.
- Traffic Management Plan agreed with the Local Authority and implemented.

2. Method of Construction

General Principles

- 1) Wherever possible manual handling will be avoided by using recommended mechanical lifting equipment.
- 2) Excavators will display current test certificate. Copies of these Certificates will be appended to this document and if Machinery is changed the relevant document will be issued to the Client for his records
- 3) All employees will be informed at induction as to the nature of the known hazards and will be instructed to the necessary precautions, which must be undertaken.
- 4) All works to be carried out in accordance with the requirements of the drawing and Quotation document specification
- 5) Personal protective equipment requirements shall be worn at all times, PPE for contract is as follows:

- Safety Helmet [at all times]
- Safety Boots [at all times]
- Hi vis Tabard or jacket/Coat [at all times]
- Gloves [at all times]
- Ear Defenders, when in close proximity to Excavator
- Safety Glasses, when identified on R/A
- FFP3 Dust masks, when identified on R/A

The Construction Design and Management Regulations 2015, also known as CDM Regulations or CDM 2015, are the main set of regulations for managing the health, safety and welfare of construction projects – which includes the adequate provision of welfare facilities

3. First Aid Provisions

A fully qualified first aider and first aid equipment will be on site at all times in accordance with the First Aid Regulation 1981.

Winterburns of Rochdale Ltd First Aider: Daniel Winterburn

All our operatives have mobile phones and in the instance of an emergency call needing to be made will act quickly in this matter, we will ring for medical assistance [Ambulance] if required before the secondary call to the Principal Contractors Project Manager is informed, one of our supervisors will take charge and install one of our operatives at the main gate to ensure the vehicle can access safely through the gate.

A report will be completed giving a full and concise account of any issues, Health, Welfare or Environmental

4. Asbestos Removal

- All notifiable asbestos (AIB in skylights) removed by a licensed contractor under controlled conditions.
- HSE notified via ASB5 form, and removal undertaken with air monitoring and full four-stage clearance certification.

5. Scaffold Erection

- Scaffold erected on the two road-facing elevations by a TG20:21-compliant contractor.
- Scaffold designed to facilitate safe hand demolition and to support debris netting, brick guards, and working lifts.
- Scaffold to be erected within the boundary, with no over-sail, and includes protective fans where required.
- Scaffold inspected and tagged before use and weekly thereafter.

6. Internal Soft Strip

- Manual removal of internal fixtures, fittings, and non-structural elements.
- Waste is segregated and removed via skips positioned within the building footprint.

7. Internal Edge Protection Installation

- Installation of internal edge protection to all voids, open edges, and floor plate perimeters to prevent fall risk during phased demolition.
- Floors assumed to remain in place during phased hand demolition.

8. Piecemeal Hand Demolition

- Commences from scaffolded elevations using hand tools and light equipment.
- Operatives work from scaffolded platforms and floor plates, demolishing the structure down to floor level one lift at a time.
- Debris lowered in a controlled manner, no materials dropped or cast from height.

9. Mechanical Demolition to Slab Level

- Once the structure is reduced to a safe height, a 360° excavator with a selector grab and hydraulic breaker will be mobilised to complete demolition down to slab level.
- Sequence to progress in controlled lifts, maintaining stability and avoiding overloading of retained slabs.
- Materials sorted and stockpiled for disposal or recycling.

10. Site Clearance

- All remaining demolition arisings removed.
- Slab left in place unless otherwise instructed.
- Site made safe and secure pending further development.

2. Protection of the Public

Site Hoarding/Fencing: Heras fencing with weighted footings and secured panels erected prior to works. Debris netting is fixed to all scaffolds.

Pedestrian Interface:

- Controlled pedestrian walkways are maintained around the site.
- Where footpath closures are necessary, Local Authority permits will be obtained, and safe diversions implemented.
- Banksman to be deployed during deliveries and operations near footpaths.

Road Interface:

- No over-sailing of public highways.
- All mechanical works are conducted within the site boundary.
- Traffic marshals to manage delivery vehicles entering/exiting.

Signage: Signage to BS ISO 7010 and BS 5499-4 installed, warning of demolition works, exclusion zones, and PPE requirements.

Reference:

- CDM Regulations 2015 (Reg. 18 & 27)
- BS 5975-1:2024, Clause 10 – Temporary Works Coordination
- HSE HSG151 – Protecting the Public
- HSE CIS40 – Demolition

3. Environmental Measures

Dust & Emissions

- Water suppression during demolition using hoses or misting systems.
- No burning of materials permitted.
- Cutting tools to be fitted with water suppression or on-tool extraction.
- Skips to be covered to minimise airborne debris.
- Dust monitoring to be visual unless site conditions demand quantitative monitoring.

Noise

- Equipment maintained to reduce noise.
- Noisy works limited to:
 - Monday to Friday 08:00–18:00
 - Saturday 08:00–13:00
 - No work on Sundays or Bank Holidays
- Considerate approach to nearby residences and businesses.

Waste Management

- Segregation of waste into timber, metal, masonry, and general waste.
- All waste removed by licensed carriers with full duty of care compliance.
- Waste recorded via Waste Transfer Notes.

Drainage and Run-off

- All drains within the work zone to be protected with filter socks or covers.
- Any contaminated water controlled and prevented from entering surface drains.

Spill Control

- Spill kits located at refuelling points.
- No bulk fuel storage on site.
- Small plant fuelled with the use of drip trays and bunded containers (110% capacity).

Reference:

- Control of Pollution Act 1974
- Environment Act 1995
- HSE COSHH Regs 2002
- BS 5975-1:2024 Clause 13.3 – Dismantling
- IAQM Guidance on Assessment of Dust from Demolition