

HIGHGROVE HOMES (SPALDING) LTD
DEMOLITION OF GARAGE BUILDINGS
ADJ FOUR ACRES, BECK BANK, WEST PINCHBECK, SPALDING PE11 3QN

Site survey with Risk Assessment to characterise the nature and extent of any potential land contamination and/or pollution of controlled waters, together with Operating plan/Method statement, proposed remediation works and post remediation sampling details.

Date of issue – 23rd February 2022

Prepared by: Mrs Annabel Parkinson BSc (Hons) Chartered Surveyor MRICS

Site survey

Garage building on southern part of site.

Block walls to 0.25m – Metal profile sheets above to 2 sides, and cement fibre sheets to 2 sides, and to roof level. Cement fibre sheet to roofs and walls fixed with clips.

Floors - concrete

Internal walls – stud work – dry lined with plasterboard – skimmed and fitted out as office. Quantity of Fluorescent lights to ceiling and power points

Garage building on northern part of site

Block walls to 0.25m – Metal profile sheets above to 2 sides, and cement fibre sheets to 2 sides, and to roof level. Cement fibre sheet to roofs and walls fixed with clips.

Floors - concrete

Surrounding site areas

Established garden and orchard areas of original host dwelling Four Acres, with majority of trees already removed. Timber summer house – in broken condition.

Adjacent Dwelling House – Four Acres (fenced off)

Currently being re-furbished by separate new owners – debris including plasterboard, timber from stud walling, metal, old baths etc – littering the drive, and leant up site fencing.

Site Assessment Summary

The principal objective of this assessment, method statement and remediation plan is to take all reasonable steps to prevent the spread of 'asbestos' dust during the demolition of 2 garage buildings left in situ on site, where buildings with cement fibre sheet roofs and some sections of wall were found to be present which may could be potential ACM's.

Based on the above and content of our Grangegeo's Desktop/site survey for contamination (initial issue dated 23/02/22), notably concerning the preliminary assessed 'moderate' risk of potential Asbestos containing materials involved in the demolition of the 2 garage buildings, it is considered that the risk to demolition/construction workers (and the overall risk to the proposed development) may be reduced to 'Low', if the following measures are followed during the proposed development works.

Consideration being given to:

- Contractors
- Neighbours
- Site surrounds

Asbestos only Skips to be hired from Forceshift (licenced waste carrier Reg CNDU108975) for onward transfer to controlled Asbestos Waste facility at Thornhaugh Landfill, Augean Leicester Road, Peterborough PE8 6NH.

Risk assessment and method statement is to be issued to designated contractor – CER Groundworks Ltd, for the demolition, prior to commencement.

The specific assessed risks are documented below, along with Method statement for Contractor demolition, and subsequent site testing and remediation works.

Who might be harmed	Controls Required	Additional Controls	Action by who?	Action when?	Completed by
Staff Sub-Contractors	Site signs	To be mounted on entrance and reminders issued to all staff/contractors of site safety rules.	Principal Contractor	Prior to start	23/02/22
	Safe access: Ensure use of mobile access platform to lift and lower roof and wall sheets into designated Asbestos skip	Ensure platform operator knows machine controls	Demolition Contractor	On commencement of Demolition works	01/03/22
	Restrict access to minimum persons required Operate external removal only of cement fibre roof/wall sheets.	Contractors to be reminded on a regular basis to use PPE – including Full overall suits, masks, gloves and work boots.	Demolition Contractor	On commencement of Demolition works	01/03/22
	PPE:	Reminders to wash their hands for 20 seconds with water and soap and the importance of proper drying with disposable towels. Remove all overalls and mask and dispose in designated Asbestos skip at end of shift.	Demolition Contractor and his staff	During demolition works	01/03/22

Staff, Contractors Neighbours Visitors	Sheet removal procedure	Follow HSE guidance sheet A14 to minimise spread of Asbestos dust, including: Wet sheet area before cutting fixings Remove sheets whole Place in designated Asbestos Skip. Skip to be removed from site as soon as possible and transported by Forceshift to designated Asbestos disposal site Thornhaugh Landfill Augean Leicester Road, Peterborough PE8 6NH.	Demolition Contractor and his staff Principal contractor/waste carrier	During demolition works On fill level being reached of any skip	01/03/22 Day before required collection
Staff, Contractors Neighbours Visitors	Site clear up	Follow HSE guidance sheet A14 to minimise spread of Asbestos dust, including: Wet surrounding concrete and soil area before sweeping/raking. Collect any broken wall/roof sheet sections in designated receptible and place all in designated Asbestos Skip. Remove skip from site as soon as possible and transported by registered waste carrier Forceshift to designated Asbestos disposal site – Thornhaugh Landfill Augean Leicester Road, Peterborough PE8 6NH	Principal Contractor Principal contractor/waste carrier	After demolition works On fill level being reached of any skip	01/03/22 Day before required collection

Staff, Contractors Neighbours	After works Site testing	Samples to be tested for asbestos fibres to be collected at a depth of approximately 0.1-0.25m below the existing ground surface, within a 0.5kg plastic tub. Samples to be collected across an equivalent 15m x 15m grid across the site. Each sample to be labelled with the date, site name, site reference number (R22007), sample depth, and a location designation (a grid based system, or sequential numbering). The position of each sample taken to be carefully noted. Samples to be sent to I2 Analytical, based in Watford. Samples to be scheduled for an 'Asbestos screen and ID', a screen for the presence of asbestos fibres/acms. Should the sample return with a positive result, a follow up 'quantitative analysis' on that sample be undertaken which will give the proportion of asbestos present.	Principal Contractor	After completion of demolition works and site clear up	Prior to commencement of development
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Annabel Parkinson

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Date: 23/02/22