



BELLWAY HOMES  
METHOD STATEMENT  
FOR DEMOLITION  
WORKS AT  
FORMER E. ON  
BUILDING  
RAYLEIGH

**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Health & Safety Plan 1**

**SITE HAUL ROUTES**

Throughout all works at site, haul routes will be specifically designated and signage will be displayed indicating the routes to be taken.

The actual on site routes may change, with time, as the works progress.

Works will progress across the site toward the site exit so that hard surfacing is only removed when it is no longer required.

In periods of dry weather, haul roads will be dampened down to prevent dust arising from moving vehicles.

In periods of wet weather a road sweeper will be used as and when required.

**MS1-Site Haul Routes**  
**Contract 0**

**Issue Date – November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition .....**

**oakwood**  
demolition

**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Health & Safety Plan 2**

**MANAGEMENT STRUCTURE**

**RESPONSIBILITIES OF KEY PERSONNEL  
FOR THE DEMOLITION**

**VISITING:**

**DIRECTOR:**

**Mr K Lynskey**

**CONTRACTS MANAGER:**

**Mr B Holton**

Responsible for :- Contract Co-ordination  
Environmental and Safety Issues  
Training Liaison  
Health & Safety Liaison  
Client co-ordination

**QUANTITY SURVEYOR:**

**Mr M Curry**

Responsible for:- All Quantity Surveying matters.

**SAFETY OFFICER :**

**Prime Safety Ltd**

Responsible for :- Overall Safety Matters

**ON-SITE:**

**PROJECT MANAGER :**

**Chris Langton**

Responsible for :- On site management of the works  
Overall on site liaison  
Daily safety matters  
Client co-ordination  
Q.A. responsibilities  
Security

**DECONSTRUCTION FOREMAN :**

**Chris Langton**

Responsible for :- Co-ordination of deconstruction works  
Conformance with Health & Safety Plan  
Health & Safety at workface  
Co-ordination of suppliers/subcontractors etc.  
Q.A. responsibilities  
Security

**FIRE MARSHALL:**

Responsible for:- Maintain sufficient fire fighting equipment at all times.  
Daily fire check inspection.

**FIRST AIDER:**

**Chris Langton**

**GANGER AND OPERATIVES:**

Responsible for :- Workface operations  
Personal Safety and that of other workers

**MS2-ManagementStructure  
Contract 0**

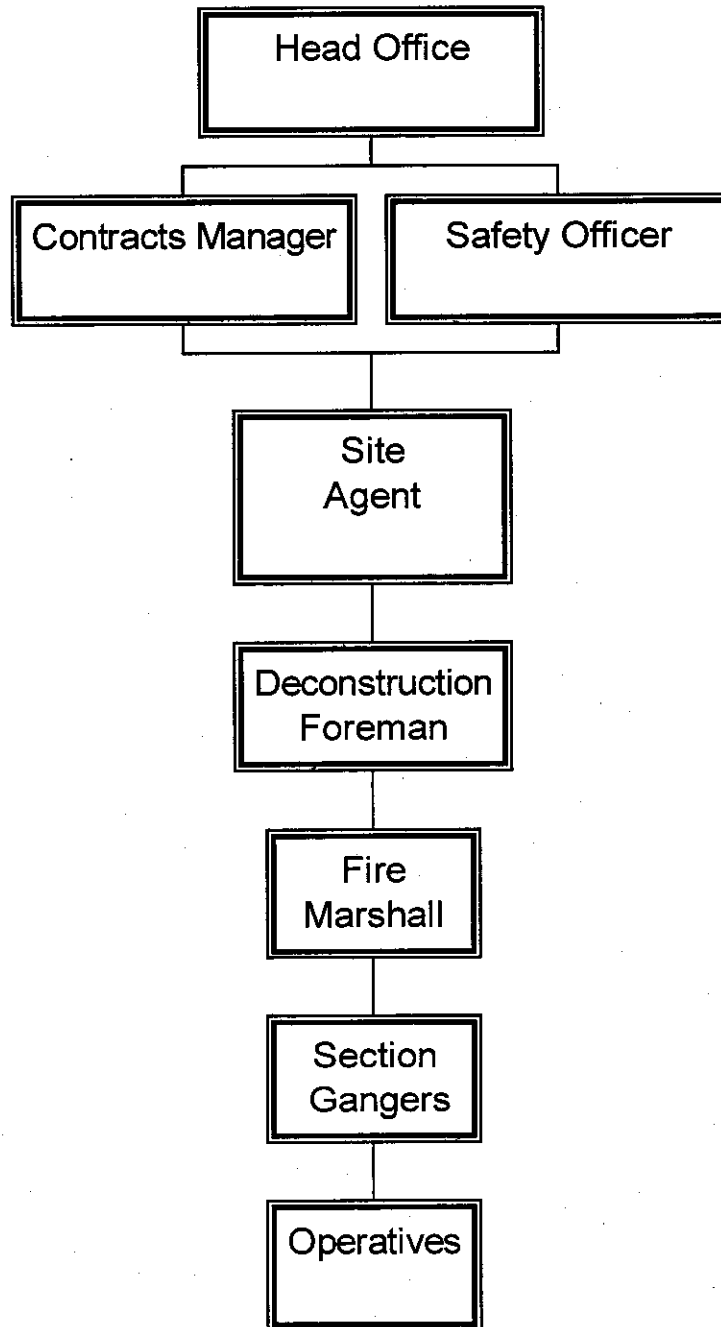
**Issue Date – November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition.....**

# OAKWOOD PLANT LIMITED

## SITE ORGANISATION CHART



**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Health & Safety Plan 3**

**SITE HOURS**

It is intended to work the following site hours:

Monday to Friday	08.00 – 17.30
Saturday (If necessary)	08.00 - 13.00

Sunday & Bank Holiday working will not be permitted unless with prior arrangement.

Above hours are subject to revision with the agreement of the Local Authority.

**MS3-Site Hours**  
**Contract 0**

**Issue Date – November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition.....**



**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Health & Safety Plan 4**

**OFFICE & WELFARE FACILITIES**

Oakwood Demolition Limited will arrange the following office & welfare facilities at site for the period of the works.

A main site office will be set-up at a suitable, agreed location on site to support the management and administration of the works at site. Site management will be contactable during working hours via telephone number **07837 701457**.

Our 24-hour emergency number is **07956-492610**.

Signage will be posted at the main entrance detailing 24 hr emergency contact numbers, etc., site address and associated project information.

A Mobile site office will be erected adjacent to the proposed main site entrance anybody wishing to gain access to the site will have to report there and sign in.

Signage will be positioned to inform any visitors of the location of the site office.

The site office will also act as the First Aid Point where a full site first aid kit will be maintained at all times. The Project Fire Officer is Chris Langton who will ensure necessary fire fighting equipment is made available.

Temporary mess and welfare facilities with Hot and cold running water, drying facilities, table and chairs for use as site canteen and 1 No temporary W.C.'s will be installed on site.

**MS4-Office-Welfare  
Contract 0**

**Issue Date – November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition .....**



**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Health & Safety Plan 5**

**NOISE/VIBRATION CONTROL**

In common with all demolition and excavation projects, noise and vibration control is given a high priority. All parties are aware of the 'sensitive' location of the site and its particular residential location.

During internal stripping and removal generally within the buildings, all tools and generators will be silenced and/or operated within enclosures so as to reduce noise outputs to the lower levels that can be expected for such equipment.

All plant and equipment is and will be maintained and serviced to ensure that all noise measures fitted are working correctly.

Buildings will be demolished generally by mechanical means, section by section and on a bay-by-bay basis. Works will be organised such that deliberate collapse techniques which could give rise to noise and/or vibration, will not be used.

A background survey of noise around the site will be undertaken prior to any works commencing. Vibration/noise monitoring will be periodically carried out during the works. If vibration/noise is found to be excessive, site operations will be investigated and, where possible, changed. Results of noise readings will be available.

**MS5-NoiseControl  
Contract 0**

**Issue Date: November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition.....**



**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Health & Safety Plan 6**

**DUST CONTROL/SUPPRESSION**

In common with all demolition and excavation projects, dust control and suppression is given a high priority. All parties are aware of the sensitive location of the site.

Throughout all demolition and crushing operations, sufficient damping down will be carried out by water cannons fed from a hydrant and our on site pumping equipment. This will minimise dust escape. Water being used for dust suppression will be delivered to the required location as a fine mist spray. This will reduce the need for vast amounts of water being used.

During the demolition work, should we experience high winds in the direction of the adjoining neighbours the work activities will be assessed and if required stopped in areas adjacent to the boundary.

**MS6-DustControl  
Contract 0**

**Issue Date: November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition.....**

**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Health & Safety Plan 7**

## **DEMOLITION**

### **Plant to be utilised**

360 excavators with hydraulic grabs, breakers and buckets

Various hand tools

Various capacity roll-on/off containers

Water spraying equipment

All plant will be operated by fully trained personnel holding CITB certificates of competence.

### **Sequence of Works**

- Soft Strip
- Asbestos removal
- Preparation of buildings
- Removal of roof tiles for the Bat Inspector
- Demolition
- Recycling of materials

### **Pre-Start (Demolition)**

Prior to any works commencing, all operatives will be provided with both verbal and written information regarding site hazards. These will include hazards posed by vermin, e.g. rats (Weil's disease) and cockroaches, and those posed by previous and illegal occupation e.g. discarded hypodermic needles plus generally discarded matter and any specific hazards posing risk within the building e.g. trips to floors at certain levels. Notices will be posted in the site office, canteen and temporary toilets.

### **Check**

Locate existing incoming water main and establish standpipe position.

Ensure that Bellways have made safe incoming services outside the boundary of the site.

Ensure all site boundaries are secure including all areas which are not part of the contract.

Acquaint Foreman with nature and extent of the works.

Site induction for all staff & operatives.

Signs Displayed.

## **Scope of works**

- The project involves the soft strip, asbestos removal, total demolition and site clearance of the buildings and to remove the slabs and foundations.

## **Preparation.**

Before structural demolition a soft strip will be carried out by operatives using hand held tools to remove all loose debris i.e. timber, plastic, rubbish etc. from within the buildings. A 360° excavator will load the material into a roll on off container and removed to a licensed landfill site.

## **Demolition**

The Former E.ON Building, outbuildings and primary school will be demolished using a 35 tonne excavator fitted with a demolition grab.

This machine will start at the highest point, and progressively work its way through the floors and walls demolishing the remaining structures inwards and downwards in a controlled manner.

This will follow a logical sequence i.e. working on an area by area basis, commencing at one end and progressing one bay at a time, taking care not to weaken any means of support the adjoining areas and never over-loading any sections of the structure with demolition rubble/waste.

This size and reach of the machines will ensure full height control during all demolition operations. Water being used for dust suppression will be delivered to the required location as a fine mist spray via the water system attached to the boom of high reach.

All the resulting debris such as hard core, concrete and steel will be processed and graded at ground level using 360 degree excavators with concrete pulveriser/nibblers, grapple and bucket attachments. Dust control measures will continue to be implemented during the grading and loading of materials.

Operatives will be supplied with the necessary PPE required e.g. Safety Harnesses, High Vis vests, Safety Helmets, Safety Boots, Particle Masks, Ear defenders and other items as necessary.

**MS7-Demolition**

**Contract 0**

**Issue Date: November 2011**

Signed: By Site Managers for

Oakwood Demolition .....



**Bellway Homes**  
**Former E.ON Building - Raleigh**

**Health & Safety Plan 8**

**SCAFFOLDING**

**No scaffolding will be used.**

**MS8-Scaffolding**

**Contract 0**

**Issue Date: November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition.....**

**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Health & Safety Plan 9**

**Soft Strip**

An internal strip out of all uncontaminated loose debris will take place prior to the demolition works.

Operatives using hand held tools such as sledge hammers and crowbars will remove all doors, door frames, skirting boards and architraves etc from within each building.

Along with all other loose debris such as furniture and carpets the material will be processed into small manageable sizes then carried by hand to the drop zone for disposal.

Containers will be placed into designated drop zones, these areas will be clearly fenced off with 'heras' type fencing or similar and dampening down will be provided as necessary.

Nobody except those operating plant fitted with ROPS and FOPS (Guarded Protection) cabs will be permitted within these zones until containers are ready for collection.

Should during the soft strip suspect material be found the works stop and the supervisor informed.

The material will be tested and dealt with accordingly.

Daily inspection will be carried out and any holes or leading edges will have protection installed.

At no time will any one be required to work at height.

**MS9-SoftStrip**

**Contract 0**

Signed: By Site Managers For

**Issue Date: November 2011**

Oakwood Demolition .....

**Bellway Homes**

**Former E.ON Building - Raleigh**

**Health & Safety Plan 10**

## **CONTRACT EMERGENCY PROCEDURES**

This Document is to be issued to all site personnel during site induction. It is to be read aloud for each individual to hear and understand.

1. This procedure is to be adopted in the event of the following incidents.
  - Finding a container of unknown contents
  - Finding a container that is giving off gas(es) – foul or noxious smells
  - Excavation of contaminated material with visual discolouration/noxious smell
  - Fire on site
  - Injury or sudden illness of any person on site
  - Accident or incident involving vehicles/plant on site
  - Any other incident that is likely to put site personnel at risk
2. All machinery to withdraw a safe distance from the incident and to be switched off.
3. Immediate contact to be made with Site Manager either by radio/phone or via runner.
4. The location and nature of the incident to be described to the Site Manager.
5. All personnel to return to site offices to await instruction/clearance by Site Manager.
6. A team will be dispatched to erect an exclusion zone around the incident using fencing.
7. The Client's team will be informed of the incident.
8. The appropriate emergency services will be informed.
9. A person will be delegated to intercept the emergency services at the site entrance gate.

**Health & Safety Plan 10**  
**CONTRACT EMERGENCY PROCEDURES (Cont'd)**

10. The Site Manager will take charge in the field to ensure the incident is controlled and does not present any further danger.

11. The site will remain closed until clearance is obtained from the appropriate body.

Fire Officer  
Ambulance crew  
Police  
Site Manager

12. Once clearance has been obtained, the Site Manager will inform personnel that they may return to the site and all access points may be re-opened.

13. The exclusion zone will be removed when safe to do so.

**14. TELEPHONE NUMBERS**

Site Manager	-	07837 701457
Fire Brigade	-	999
Ambulance	-	999
Police	-	999
Southend Hospital	-	01702 435555

Prittlewell Chase,  
Westcliff-on-Sea,  
Essex,  
SS0 0RY

MS10-Emergency Procedures  
**Contract 0**

**Issue Date: November 2011**

**Signed: By Site Managers For**

Oakwood Demolition.....



**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Health & Safety Plan 11**

**SITE INDUCTION/TOOL BOX TALKS**

All foremen, including those working for subcontractors, are to ensure that all their operatives have been issued with and have read the contents of all our Contract Health & Safety Plans. It is imperative that they fully understand how the works are to be carried out safely and their role in achieving this aim.

Our company Health & Safety Policy and Procedures document explains all levels of staff and operative responsibilities. This document is brought to the attention of all staff and operatives at induction.

The Health & Safety Plans, Health & Safety Policy and Procedures and the Contract Emergency Procedures form the basis of the site induction. All attendees will be asked to sign that not only have they attended but also understand all matters especially their role on the project.

Talk box talks will take place on a weekly basis on varied topics or more often when a specific matter needs to be covered relevant to the works. Attendees to these will be asked to sign to confirm their attendance and understanding of the topic.

**All personnel must immediately report any incidents/accidents that they are involved with, no matter how trivial, to the site manager so that any action necessary can be arranged and records kept.**

**MS11-SiteInduction  
Contract 0**

**Issue Date: November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition .....**







## LIST OF POSSIBLE TOOL BOX TALK SUBJECTS

- PPE MUST BE WORN
- NO SMOKING
- NO PHONES (EXCEPT MANAGEMENT)
- ASBESTOS
- SERVICES
- SCAFFOLDING
- ACCESS ARRANGMENTS
- WELFARE ARRANGMENTS
- SHARPS
- NO DRUGS
- NO ALCOHOL
- LEADING EDGES
- FIRE PROCEDURES
- FIRST AID

**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Health & Safety Plan 12**

**General Execution and Safety**

All works will be executed in accordance with current Health and Safety Executive requirements, BS 6187 (2000) Demolition Code of Practice and HSE Guidance Notes GS29 1, 3 & 4 and more generally will comply with the following where relevant to the works :

Construction (Design & Management) Regulations 2007  
The Provision and Use of Work Equipment Regulations 1998 (as amended) (PUWER)  
The Lifting Operations & Lifting Equipment Regulations 1998 (as amended) ( LOLER )  
The Health and Safety at Work etc. Act 1974  
PPE 2002 (as amended)  
Working at Height 2005 (amended 2007)  
RIDDOR 1995  
COSHH Regulations 2002 (amended 2004)  
The Environmental Protection and Pollution Control Act 1990  
The Health and Safety (First Aid) Regulations 1981 (as amended)  
Manual Handling operations Regulations 1992(as amended)  
Control of Lead at Work Regulation 2002  
Protecting the Public - Your Next Move  
Control of Asbestos at Work Regulations 2006.  
Confined Spaces Regulations 1997  
Management of Health & Safety at Work Regulations 1999

All of the above documents are available on request to our Site or Head Office Management. A copy of our company Health and Safety Policy Document will be available at site or upon request, by parties to the contract, from our Head Office.

As with all site works, hard hats will be worn at all times together with footwear suitable for site work. Protective equipment will be made available as required. Operatives will be required to wear high visibility vests. At no time will smoking be permitted on site accept within clearly defined areas.

All plant operatives will hold a current CITB certificate for the type of plant they will be operating, demolition operatives will hold current CITB demolition operatives certificates, our Company policy is to continuously upgrade and maintain high levels of training. Copies of safety certificates will be available on site at all times.

No smoking will be permitted on site except within clearly defined areas. Site operatives will not be allowed to consume alcohol either on or off site during working hours. All operatives are to ensure that they are fit for the tasks they are to undertake.

All site operatives will undertake a specific site induction prior to being permitted to work on site. It is a condition of working on this site that all operatives and drivers will read the Health & Safety Plan of site requirements and sign the induction form.

As an operative on this contract your must be fully aware of all operations being executed so that you may safely understand your role on the contract.

In addition, we will undertake various 'toolbox talks' throughout the works. Following attendance at these talks, operatives will sign the 'tool box' talk form enclosed with the Health & Safety Plan documentation.

It is a condition of working on this site that no alcohol is to be consumed during the site hours either on or off the site and that you present yourself for work in a condition fit for the tasks to be undertaken.

If you have any queries or do not understand any part of the method statement or site requirements please ask the Project Manager, only sign the induction and tool box talk forms enclosed with the method statement documentation when you fully understand the works and your part in it.

The main Company Safety Manual containing Safety Policy, COSHH, CITB etc. is available on site for inspection by all operatives and main contractor.

**Oakwood Demolition Ltd reserves the right to alter or adapt this Method Statement should site conditions prevail or unusual circumstances arise. In such instances, new methods of work will be presented and agreed prior to works proceeding or, in emergency, drafted by our Site Manager and acted upon immediately.**

**MS12-Health & Safety  
Contract 0**

**Issue Date: November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition .....**



**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Health & Safety Plan 13**

**SITE SECURITY**

Oakwood Demolition will maintain the gates during our works.

A Mobile site office will be erected adjacent to the proposed main site entrance anybody wishing to gain access to the site will have to report there and sign in.

Signage will be positioned to inform any visitors of the location of the site office and provide 24hr emergency contact numbers, etc.

At no time will members of the public be permitted onto site.

At no time will children be permitted on site in accordance with the Health & Safety Executive Guidance "Protecting the Public - Your Next Move".

**MS13-Site Security  
Contract 0**

**Issue Date: November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition .....**



**Bellway Homes**

**Former E.ON Building - Raleigh**

**Health & Safety Plan 14**

**SURROUNDING PUBLIC ROADS**

All reasonable measures will be taken to prevent material being deposited on surrounding roads by our vehicles using the site.

We will maintain temporary haul roads on site and vehicles will be kept to these.

Existing surfacing will be kept in place until the last possible time so that vehicles are not required to traverse unmade ground.

We will monitor the situation on a daily basis and carry out any cleaning work that may arise from time to time.

In addition, operatives will be detailed to inspect and clean vehicles and, in problem situations, the roads. A mechanical road sweeper will also be used if felt necessary.

**MS14-Surrounding Roads  
Contract 0**

**Issue Date: November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition.....**



**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Health & Safety Plan 15**

**PROGRAMME OF WORKS**

- Programme: 18 weeks

**MS15-Programme of Works  
Contract 0**

**Issue Date: November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition Limited.....**





**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Health & Safety Plan 16**

**ASBESTOS REMOVAL**

A fully intrusive Pre Demolition Survey will be supplied by Bellway Homes prior to works commencing. Should any asbestos products be identified a Plan of Works will be formulated covering the removal process.

During demolition works should asbestos or suspected asbestos materials be found, work in the immediate area will stop, the area sealed off and new method of work agreed with our client, the relevant Authority and the Health and Safety Executive.

During the above works a fulltime trained supervisor will be present to supervise the works.

All asbestos removal will comply with current Control of Asbestos at Work Regulation (2006).

**MS16-Asbestos Removal  
Contract 1**

**Issue Date: November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition Limited.....**



**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Health & Safety Plan 17**

**CONCRETE CRUSHING**

All over site slabs and foundations to existing building will be broken out by 360° excavators fitted with hydraulic hammers. Broken concrete will be loaded onto an articulated dump truck for transportation to central on site re-cycling.

A primary jaw type crusher will be brought to site. This type of plant is fully mobile with a diesel engine powering the whole unit, which is on tracks and is remote controlled, feeders jaw crusher and discharge conveyors.

Materials to be crushed will be loaded into feeder/hopper by 360-degree excavator. Material will be fed through either the grizzly bars or direct into the jaws and be crushed, thereupon falling onto the discharge conveyors for stockpiling.

Prior to commencing crushing operations a water supply will be connected for use in the suppression of any dust that could be generated by the crushing process during periods of dry, windy weather. This supply will be used as follows, 1 No water spray soaking the feeder/hopper, 1 No water spray soaking the discharge conveyor.

Operatives will be supplied with the necessary PPE required e.g. Safety Harnesses, High Vis vests, Safety Helmets, Safety Boots, Particle Masks, Ear defenders and other items as necessary.

Hours of operation of the crushing plant will only be between 08.00 - 18.00 Monday to Friday, Saturday 08.00 - 13.00 and no Sunday's or Bank Holiday's.

**MS17-Concrete Crushing  
Contract 0**

**Issue Date: November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition Limited .....**



**oakwood**

**demolition**

**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Method Statement 18**

**FUEL STORAGE**

All diesel fuel required to operate machinery will be delivered to site either in suitable, locked 205 litre barrel containers or, in the main, by secure tanker.

Diesel will be stored in a suitable fuel tank which is secure, lockable, bunded, and with drip tray. The tank will be kept on hard standing areas, away from any watercourses or open drainage systems. Vehicles will re-fuel by gravity feed from this point.

The bund volume around the tank will be sufficient to take the full volume of the tank in the event of an emergency spillage. Any such emergency spillages or waste fuel/spillages into drip tray will be pumped into 205 litre barrels and removed from site to our operation yard at Edmonton, London N18 where the waste fuel will be collected for disposal along with all our other company waste fuels and oils.

Emergency spillage kit and procedure will be provided and kept within the main site office.

**FUEL SPILLAGE – EMERGENCY PROCEDURE**

In the case of a spillage/leak of any fuels or oils, the following procedure should be adopted,

1. Immediately report incident to manager/supervisor. Manager/supervisor should contact a) fire-brigade/police **999** & b) the Environmental Agencies **0800-807060**, sewerage undertaker, Local Authority Environmental Health Dept. etc.
2. Try to identify the source of pollution and stop the flow immediately. Switch off sources of ignition.
3. Avoid the spillage spreading.
  - Check the site drainage plan – where will spillage go?
  - Stop the flow if possible.
  - Dam the flow with earth/sand/polythene.
  - Divert from drains/watercourses where possible.
4. Gain access to spill kit within main site office. Use absorbent materials if appropriate. Place boom across watercourses as a precaution.
5. DO NOT wash spillage into drainage system. DO NOT use detergents. USE sand, absorbent material/mats to mop-up.
6. Block off drains even if spill has already entered system.
7. Shovel contaminated sand/earth/absorbent materials into sacks or skips as appropriate. Disposal will be in accordance with Duty of Care regulations. Liquid spillages entering on-site settlement tanks to be removed by specialist liquid disposal contractors.

**MS18-Fuel Storage  
Contract 0**

**Issue Date: November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition .....**



**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Method Statement 19**

**SERVICES**

All service providers are to be contacted by Bellway's who will arrange for disconnections as required.

All services feeding site should be terminated at or outside the site boundaries. Where this is not possible full details should be provided to safeguard all concerned.

Confirmation of disconnection will be required prior to any works commencing.

All information will be documented and the site manager and staff informed of the findings.

**MS19-Services  
Contract 0**

**Issue Date: November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition Ltd .....**



**Bellway Homes**

**Formèr E.ON Building - Rayleigh**

**Method Statement 20**

**WASTE DISPOSAL - SHEETING**

The site checker provided on site by Oakwood Demolition Ltd has a duty to ensure that all lorries have been sheeted prior to any ticket being issued and the vehicle leaving site.

The sheet will secure it in position, suitable for transport on the public highway.

All vehicles will have their own fully automatic sheeting systems.

Any lorry without a suitable sheet or sheeting system will not be loaded or allowed to work from the site.

**MS21-Waste Disposal-Sheeting  
Contract 0**

**Issue Date: November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition Limited.....**



**Bellway Homes**

**Former E.ON Building - Rayleigh**

**Method Statement 21**

**SHARPS**

Prior to any demolition or soft strip a visual survey will be carried out in each unit by the site supervisor to confirm the presents of any needles, knives and other hazardous implements.

If SHARPS are found the appropriate PPE (protective gloves, overalls, disposable suit, boot sand hard hat) will be worn. The items will be picked up using a hand held litter picker. The items will be placed into a SHARPS bin and removed from site by the council to a suitable landfill facility.

Once each building has been cleared it will then be signed off ready for soft strip /demolition.

**MS21-SHARPS**

**Contract 0**

**Issue Date: November 2011**

**Signed: By Site Managers For**

**Oakwood Demolition Ltd .....**



**Bellway Homes**  
**Former E.ON Building - Rayleigh**

**Method Statement 22**

**Fire Alarm**

A hand held Air Horn will be held on site to raise the alarm should a fire break out.

Along with the above, fire extinguishers will also be made available.

The location of and use of the above will be detailed within the site inductions and tool box talks.

**MS22-Fire Alarm**  
**Contract 0**

**Issue Date: November 2011**

**Signed: By Site Managers For**  
**Oakwood Demolition Ltd .....**





Reference No. & Site	NG 00 Bellway Homes Former E.ON Site - Rayleigh			
Personnel Affected	Employees	Contractors	Visitors	Public

Date of Assessment	22-11-11
Assessor	B Holton

	1. Unlikely	2. Rarely	3. Occasional	4. Frequent	5. Inevitable
1. Trivial	1	2	3	4	5
2. Minor	2	4	6	8	10
3. Lost Time	3	6	9	12	15
4. Major	4	8	12	16	20
5. Extreme	5	10	15	20	25

RISK RATING:	REVIEW PERIOD:
<b>HIGH RISK</b>	Intolerable – Do not start work Not applicable
<b>MED RISK</b>	Tolerable – Reduce where practicable Annually, or upon significant change
<b>LOW RISK</b>	Tolerable – monitor ensure remains low Annually, or upon significant change

Hazard No.	Hazard	Consequence	Pre-Control Rating			Control Measures employed	Final Risk Rating		
			L	x	S = R		L	x	S = R
8	Hypodermic Needles	Severe / fatal injury	5	5	16	Carry out a visual survey of each building prior to works commencing. Should any needles be found, secure the building, contact the local council who will visit and take away for safe disposal.	1	1	2
9	Pigeon Excrement	Mild / Severe Illness	4	4	16	Operatives will wear a P3 mask and disposable overalls and clean the excrement and dispose into thick gauge waste bags and send to licensed waste site.	1	1	2
10	Vermin	Weils disease / severe illness	4	4	16	Carry out a visual survey of each building prior to works commencing. Should there be any signs of vermin occupation a Pest Controller will be brought to site.	1	1	2

Reference No. & Site	NG 00 Bellway Homes Former E. ON Site - Rayleigh				Date of Assessment	22-11-11
	Personnel Affected				Assessor	B Holton
	Employees	Contractors	Visitors	Public		

	1. Unlikely	2. Rarely	3. Occasional	4. Frequent	5. Inevitable
1. Trivial	1	2	3	4	5
2. Minor	2	4	6	8	10
3. Lost Time	3	6	9	12	15
4. Major	4	8	12	16	20
5. Extreme	5	10	15	20	25

RISK RATING:	REVIEW PERIOD:	
<b>HIGH RISK</b>	Intolerable – Do not start work	Not applicable
<b>MED RISK</b>	Tolerable – Reduce where practicable	Annually, or upon significant change
<b>LOW RISK</b>	Tolerable – monitor ensure remains low	Annually, or upon significant change

Hazard No.	Hazard	Consequence	Pre-Control Rating			Control Measures employed	Final Risk Rating		
			L	x	S		=	R	L
1	Dust Noise	Respiratory problems Hearing problems	3 4	4 4	12 16	Dust masks to be worn Ear defenders to be worn	2 1	2 1	4 2
2	Moving Plant	Contact with plant / Severe /Fatal injury	5	5	25	Area(s) to be fully fenced off with pedestrian type fencing with warning signs prominently displayed. Regular Toolbox Talks to be given regarding pedestrian operatives.	2	2	4
3	Falling from Height	Severe /Fatal injury	5	5	25	Install sufficient edge protection using scaffolding	1	4	4
4	Operator error	Severe personal injury	5	5	25	All operatives involved to be fully trained certified and supervised	2	2	4
5	Falling Objects	Severe /fatal injury	5	5	25	Edge protection to be installed where necessary. The working areas to be fenced off. Banksman to be present in public/busy areas.	2	2	4
6	Asbestos	Fatal injury	4	4	16	A full survey will be carried out prior to demolition and all asbestos removed by a licensed contractor	1	1	2
7	Live services	Severe /Fatal injury	3	5	15	Written confirmation will be sort prior to works commencing from the service suppliers confirming the disconnection of any live services.	2	2	4

Item	Description	Briefed or Read & Understood (4)
1	Introduction to site, structure, background, aims etc	
2	Tour of site	
3	Organisation Chart	
4	Job Description / Roles & Responsibilities	
5	Method Statement read and understood	
9	Fire Plan	
10	Assembly Point	
11	No Drugs	
12	No Alcohol	
13	Personal Protective Equipment must be worn	
14	Hours of Work	
15	Tool Box Talks	
16	"Don't Walk By" if you have any concerns regarding safety report it..	
17	Risk Assessments	
18	First Aid	
19	Welfare	
20	Accident, Incident & Near Miss Reporting Procedures	

**Questions/ Comments (continue overleaf if necessary):**

**Inducted By (Name):**

**Signature:**

**Date:**

**Employee Name:**

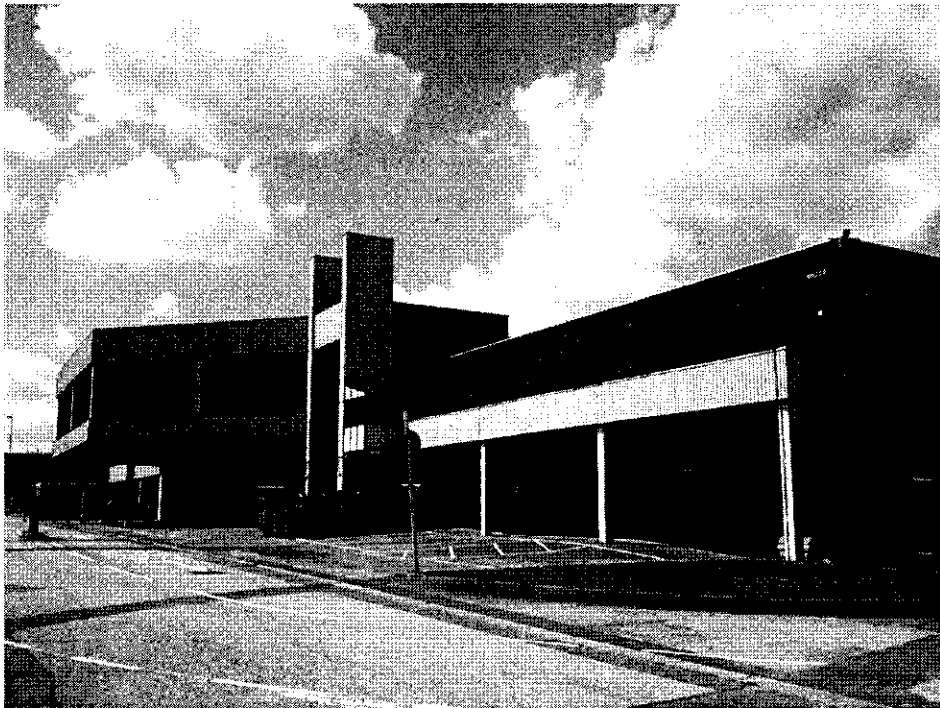
**Signature:**

**Date:**

In signing this form I declare that I have read / been briefed and understood all of the above information.



**Ecological Assessment**  
of  
**EON Site, Rayleigh**  
on behalf of  
**Bellway Essex**



Reference: DFC 1069  
Written by: Hazel Robson BSc (Hons) AIEEM  
Checked by: Dr David W Smith BSc (Hons) PhD MIEEM  
Date: 12<sup>th</sup> February 2011

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Appendix 4: Wildlife Legislation and National Planning Policy

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## 1.0 Summary

The ecological appraisal report prepared by Cresswell Associates in 2010 was reviewed and followed up with a site visit to confirm their assessment of the ecological value of the site. The conditions on site were found to be reported accurately and recommendations for further surveys and potential mitigation included in the Cresswell Associates report are considered appropriate.

The majority of the site has low ecological value, being covered with existing buildings and areas of hard landscaping such as car parks.

The main area of value to wildlife is an area of scrub, grassland, woodland and stream at the northern end of the site. These habitats are likely to support a range of common invertebrates as well as potentially stag beetle which is a UKBAP species. They are also likely to be used by nesting birds and may support hedgehog, another UKBAP species, and reptiles such as common lizard and slow worm.

There are several trees in the wooded area at the north and also the mature oaks within the smaller compound at the east of the site that have features suitable for use by roosting bats. The northern area by the stream is also likely to be important for foraging and/or commuting bats.

### Key Recommendations

- Vegetation clearance should be undertaken during the period October to February inclusive to avoid the bird nesting season.
- Dusk / dawn bat surveys to confirm presence / likely absence of roosting bats in several mature trees, to be carried out during bat active season (May to September inclusive).
- Reptile survey to confirm presence / likely absence of reptiles in habitats at north of site, to be carried out during reptile active season (April to September inclusive).
- Retain & protect mature trees where possible.
- Include soft landscaping in new development, favouring native or "wildlife friendly" species.

## **2.0 Introduction**

### **2.1 Instruction**

DF Clark Bionomique Ltd were instructed by Clive Bell of Bellway Essex on in May 2011 to review an existing ecological appraisal report and to undertake a Walkover Survey at the EON site, London Road, Rayleigh to identify any changes from the conditions previously described.

The survey was carried out by Hazel Robson, who has been a professional ecologist since 2008 and is an associate member of the Institute of Ecology and Environmental Management (IEEM).

### **2.2 Aims**

This survey and report aims to:

- Accurately assess and record the existing habitats on site.
- Highlight any potential protected species presence and make recommendations for further surveys where appropriate.
- Identify any statutory or designated sites within the zone of influence of the proposed development.
- Summarise the overall ecological value of the site, which must now be considered as part of the planning process.

See Appendices 4 and 5 for planning policies (local and national) and wildlife legislation relevant to the proposed development.



### **3.0 Method**

The Ecological Appraisal report prepared by Cresswell Associates in September 2010 was reviewed. The assessment of conditions on site and any recommendations for further surveys and/or mitigation were noted.

A single daytime site visit was carried out on 10<sup>th</sup> May 2011 to confirm that conditions on the ground are as described in the 2010 report. The habitats present were noted and an assessment was made of the site's potential to support any legally protected or notable species.

#### **3.1 Assessment**

The ecological value of the site and the potential ecological impacts of the proposed development have been assessed in accordance with industry standard guidelines (IEEM 2006). Site assessment for bats was in accordance with best practice guidelines (BCT 2007).

## 4.0 Appraisal

### 4.1 Habitats and Plants

The Phase 1 Habitat map included within the 2010 Ecological Appraisal Report was found to accurately record the habitats present on site, see Appendix 2.

The site is predominantly covered by hard landscaping and existing buildings with small areas of ornamental planting within the car park area adjacent to London Road. A larger area of scrubby broadleaf woodland, grassland, ruderal vegetation and stream is present at the northern end of the site. The stream is heavily shaded with little marginal or emergent vegetation, although water quality appears good and abundant small fish are present. The site is bordered by woodland and hedge to the east and west respectively.

No evidence was found of invasive plant species such as Japanese knotweed.

Trees within and adjacent to the site should be retained where possible and protected during construction. Refer to Arboricultural Impact Assessment (Underhill, 2011) for more detailed recommendations on trees. The stream should also be protected.

### 4.2 Invertebrates

The main area of interest for invertebrates is the northern part of the site, which is likely to support a variety of common species and also possibly stag beetle *Lucanus cervus*, which is a UKBAP species.

“Wildlife friendly” planting within any new areas of soft landscaping would benefit invertebrates, as would providing log piles within any woodland/scrub areas to be retained or new areas of dense shrub planting.

### 4.3 Amphibians and Reptiles

The site provides suitable foraging and hibernation habitat for amphibians, but no suitable breeding sites. As identified in the 2010 appraisal, due to poor connectivity with potential breeding sites it is unlikely that great crested newts *Triturus vulgaris* are present on site.

The rough grassland and scrub at the northern end of the site provides suitable habitat for reptiles such as common lizard *Zootoca vivipara* and slow worm *Anguis fragilis*, with wood and stone piles providing potential hibernation sites.

Reptiles are protected from killing and injury under the Wildlife and Countryside Act 1981 (as amended) therefore a reptile survey is recommended to establish presence / likely absence of reptiles.

As identified in the 2010 appraisal, mitigation will be required to prevent harm to any reptiles that are present on site and if sufficient suitable habitat cannot be retained on site the animals would need to be translocated elsewhere.

#### **4.4 Birds**

Several common bird species were noted during the site visit. The trees and shrubs provide suitable nesting and foraging habitat for a range of bird species, including those noted during the site visit.

Nesting birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended) therefore vegetation clearance should be undertaken during the period October to February inclusive to avoid the bird nesting season. If this is not possible, prior to commencement on site a check for nesting birds should be undertaken by a suitably experienced ecologist and any active nests will need to be left in situ until the young have fledged.

The addition of nest boxes, bird feeders and bird baths within the proposed development would provide valuable resources for birds.

#### **4.5 Bats**

As noted in 2010, the buildings lack suitable features and are considered to have negligible potential for bats; however, there are several trees with cavities and fissures in limbs or crevices beneath loose bark that could be used by roosting bats. These include mature trees within the scrubby / wooded area at the north and also the mature oak trees at the east of the site.

The wooded areas at the north of the site and adjacent to the west are likely to be used by foraging and/or commuting bats.

All species of British bats and their roosting sites are fully protected by law therefore dusk/dawn bat surveys are recommended to determine whether roosting bats are present. Dusk/dawn surveys can only be carried out within the bat active season (May to September inclusive) and best practice guidelines (BCT 2007) recommend that surveys are spread across the season to give the most accurate picture of bat activity on a site.

If roosting bats are using trees that would be removed or disturbed by construction activities, a bat licence from Natural England is likely to be required and mitigation would be required to offset any adverse impacts on bats.

#### **4.6 Hedgehog**

The site provides suitable habitat for hedgehog, a UKBAP priority species. Wood piles and dense scrub may provide opportunities for breeding and/or hibernation.

Care should be taken during vegetation clearance to avoid causing harm to any animals, particularly during the winter months when hedgehogs would be hibernating and therefore at their most vulnerable.

#### **4.7 Other Protected / Notable Species**

As noted in the 2010 report, the site stream provides poor habitat quality for otter and watervole. The site is too small to support badger and is isolated from areas of suitable habitats further afield therefore these species are unlikely to be present.

## 5.0 References

Bat Conservation Trust (2007) *Bat surveys: good practice guidelines*

British Trust for Ornithology (2009) *Birds of Conservation Concern 3: the population status of birds in the UK, Channel Islands and the Isle of Man.*

Institute for Ecology and Environmental Management (2006) *Guidelines for Ecological Impact Assessment in the United Kingdom*

Joint Nature Conservation Committee (2007). *Handbook for Phase 1 Habitat Survey - a Technique for Environmental Audit.* Reprinted by JNCC, Peterborough.

Stone G. (2010) *Ecological Appraisal for 190 London Road, Rayleigh, Essex.* Cresswell Associates

Underhill G. (2011) *Arboricultural Impact Assessment for EON Site, Rayleigh.* DF Clark Bionomique Ltd

Local Biodiversity Action Plan [www.essexbiodiversity.org.uk](http://www.essexbiodiversity.org.uk)

UK Biodiversity Action Plan [www.ukbap.org.uk](http://www.ukbap.org.uk)

**Appendix 1:**  
**Site Photographs**





Photograph 1: Call centre building surrounded by area of hard landscaping.



Photograph 2: long tussocky grassland at north of site, suitable habitat for reptiles



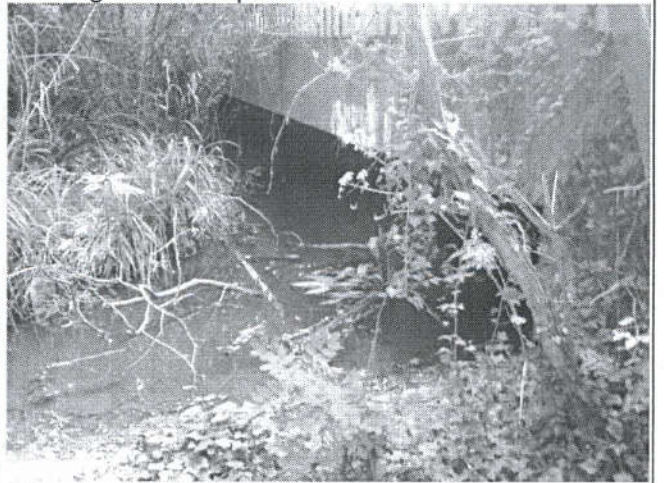
Photograph 3: Pile of stones in edge of wooded / scrubby area – potential hibernation site for reptiles



Photograph 4: building materials piled at edge of tussocky grassland – potential basking site for reptiles



Photograph 5: ruderal vegetation surrounded by scrubby woodland – nesting habitat for birds



Photograph 6: stream, culverted at southern end. Poor habitat for water vole, otter or white clawed crayfish.





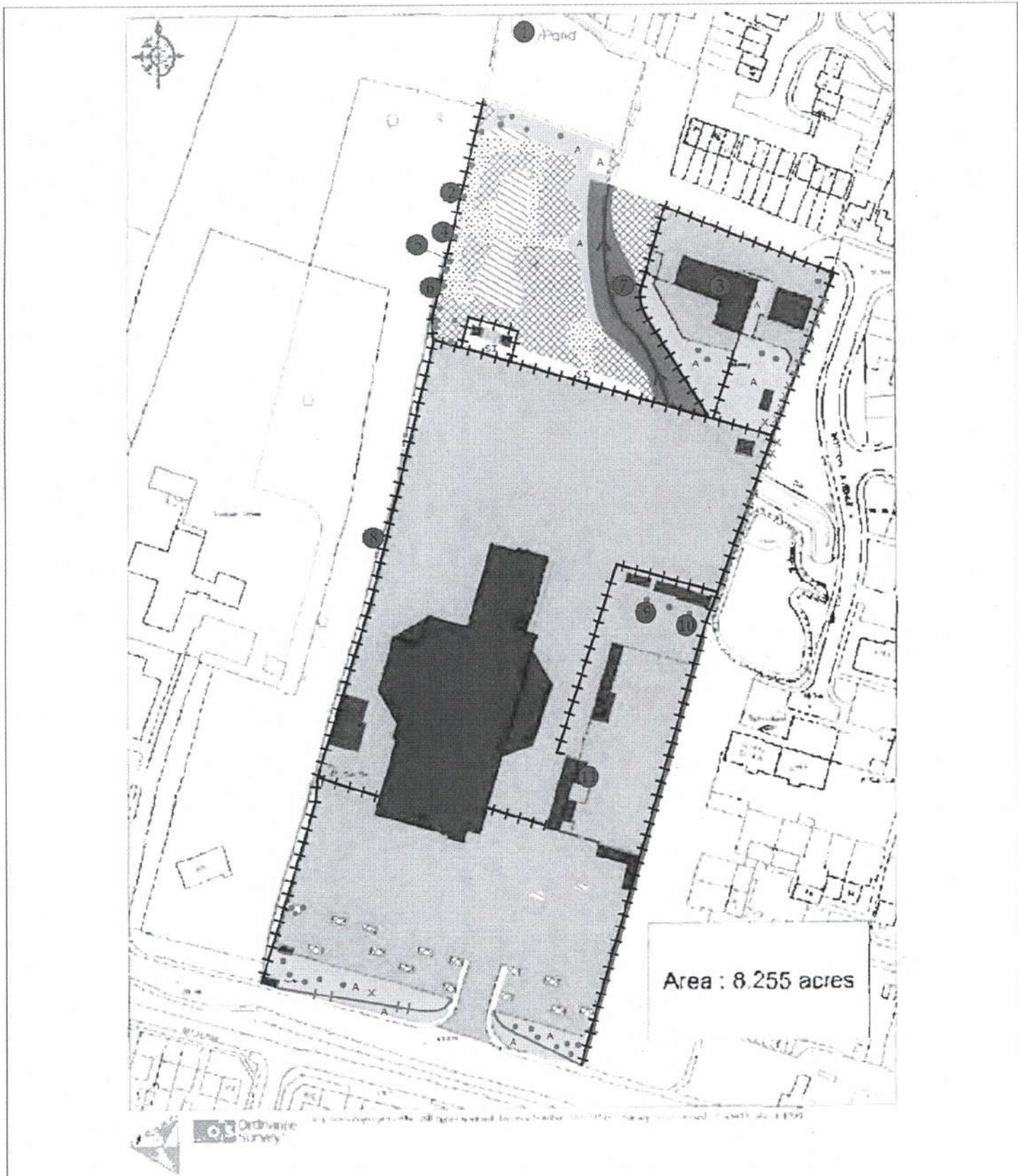
Photograph 7: mature willow tree adjacent to stream – features suitable for roosting bats



Photograph 8: mature oak trees in carpark – features suitable for roosting bats



**Appendix 2:**  
**Phase 1 Habitat Map**



Area : 8.255 acres

**Key**

Broad-leaved semi-natural woodland	Running water	Wall
Dense/continuous scrub	Arable	Buildings
Scattered scrub	Amenity grassland	Hard standing
Broad-leaved scattered trees	Introduced shrubs	Bare ground
Species-poor semi-improved grassland	Intact species-poor hedge	Target Note
Tall ruderal herbs	Intact species-poor hedge and trees	
	Fence	



**London Road, Rayleigh**

Figure 1: Phase 1 Habitat Survey Results



The purpose of this figure is for the illustration of ecological data only. It should not be used for design, estimation, scaling, construction or any other technical or engineering purposes.

11A/00425-C15/6	CW
NTS	A - 12/08/10
1/1	BC - 02/09/10

**Appendix 3:**  
**Wildlife Legislation & National Planning Policy**

## Legislation

The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats & Species Regulations 2010 and the Protection of Badgers Act 1992 confer various degrees of legal protection on species including bats, reptiles, great crested newts, otters, dormice, water voles, badgers and birds. (A full list of protected species and their specific legal protection is provided within the schedules of the legislation.) This legal protection overrides all planning decisions.

The level of protection varies depending on which schedule of the legislation applies; however, typically any activity that would injure, kill, ill-treat, intentionally damage or destroy any protected species or their place of shelter may be a criminal act. It is also an offence to deliberately disturb a European protected species in any way which would affect its ability to survive, breed or rear its young, or affect its local distribution.

Under certain circumstances licences can be granted by the Statutory Nature Conservation Organisation (Natural England in England) to permit actions that would otherwise be unlawful.

In addition to the above legislation, the Protection of Mammals Act (1996) provides protection for all wild mammals from certain cruel acts including crushing and asphyxiation, which can have relevance for methods employed during site clearance works.

Schedule 9 of the Wildlife and Countryside Act (as amended) refers to invasive species such as signal crayfish, grey squirrel and Japanese knotweed and makes it an offence to release them or, in the case of plants, to cause them to grow in the wild.

## Planning Policy

The UK Biodiversity Action Plan (UKBAP) describes the UK's biological resources and identifies 1150 species and 65 habitats of conservation concern at a national level. The UKBAP is used as a guide for decision makers such as local authorities to fulfil their obligations under sections 40 and 41 of the Natural Environment and Rural Communities Act 2006 to have regard to the purpose of conserving biodiversity in carrying out their duties.

Protected species are specifically referred to in paragraph 98 of PPS9, which states that '*the presence of a protected species is a material consideration*' in any planning decision. In addition to this, PPS9 also places a clear responsibility on Local Planning Authorities to further the conservation of habitats and species of principal importance where a planning proposal may adversely affect them.

Effectively this means that the total biodiversity value of a site rather than purely in relation to protected species must now be considered prior to determining a planning application and councils are recommended to refuse planning permission where inadequate information is provided.

**Appendix 4:  
Local Planning Policy**

The site is situated within Rayleigh, which is covered by Rochdale District Council. The current plan for this borough, adopted in 2006, is titled the Rochford District Replacement Local Plan. The Core Strategy of this document is currently under review and an Area Action Plan for Rayleigh itself is in the process of being produced.

The Council is committed to the protection, promotion and enhancement of biodiversity throughout the District and the Core Strategy Submission Document includes the following policies that may be applicable to the site:

**Policy ENV1 – Protection and Enhancement of the Natural Landscape and Habitats and the Protection of Historical and Archaeological Sites**

The Council will maintain, restore and enhance sites of international, national and local nature conservation importance.

**Policy ENV9 – Code for Sustainable Homes**

As a minimum, Code level 3 of the Code for Sustainable Homes will be required for all new residential development. The Council will expect developers to go beyond Code level 3 for developments between 2010 and 2013, particularly in terms of water conservation measures, unless such requirements would render a particular development economically unviable.

**Policy ENV10 – BREEAM**

The Council will require non-residential buildings, as a minimum, to meet the BREEAM rating of "Very Good", unless such requirements would render a particular development economically unviable.

The UK BAP is implemented through Local Biodiversity Action Plans (LBAPs), which set conservation priorities and targets for species and habitats at a more local level. LBAPS can also include species and habitats of local or site specific importance that are not necessarily a UK wide priority.

The Essex Biodiversity Action Plan is currently being rewritten and the original plan is now withdrawn; however, the 2011 Action Plan is expected to be issued shortly via the Essex Biodiversity Project Website. Habitat groups have been formed to frame the review process: Lowland Grassland, Lakes and Ponds, Rivers, Wetlands, Coastal, Marine, Urban and Brownfield. Each Group will contain sub-plans for more specific habitats. There will be no Species Action Plans as species will be addressed within the habitats where they are found.

The Urban Habitat Action Plan may include targets or recommendations applicable to the EON Site, Rayleigh.



**Arboriculture Landscape Architecture Ecology**

Tel: 01621 740876  
Fax: 01621 742242

[www.dfclark.co.uk](http://www.dfclark.co.uk)

Email: [hazel.robson@dfclark.co.uk](mailto:hazel.robson@dfclark.co.uk)

Andrews Farm  
Burnham Road  
Althorne  
Essex  
CM3 6DS