Methodology

Metropolitan Demolition has extensive experience delivering large-scale, high-rise demolition projects within tight urban constraints, and the demolition of the two Berry Brow Tower Blocks represents a technically challenging but entirely achievable project within the proposed 35-week programme by Kirklees Council demolition tender KMCMP-046. Our approach integrates safe and controlled methodologies, robust programme management, and coordinated sequencing to ensure the project is delivered efficiently, safely, and to the highest professional standards.

The project will commence with a four-week mobilisation and pre-demolition phase, during which the site will be established and prepared. Secure hoarding will be erected around the perimeter to protect the public and delineate controlled access zones, and welfare facilities including offices, canteens, drying rooms, and first aid stations will be installed in compliance with CDM 2015 requirements.

Dedicated audits from our third party consultants C&D will be carried out prior to start. Dedicated compounds for plant, equipment, and asbestos waste will be established, with clearly segregated pedestrian and vehicle routes to ensure safe operations. During this period, all pre-construction surveys will be reviewed, including updated asbestos refurbishment/demolition surveys (out of the common areas), structural assessments, and any temporary works checks.

The Section 80 Demolition Notice will be submitted to the Kirklees local authority, and confirmation of service disconnections for gas, electricity, water, and telecommunications will be obtained and documented to allow safe subsequent works. In parallel, a comprehensive communication strategy with residents and stakeholders around the site will be implemented to ensure all parties are aware of proposed activities. This includes traffic arrangements, and noise mitigation measures. The mobilisation period will also include the delivery of specialist plant, including the 100-tonne high reach demolition rig with concrete cracker attachment, and the induction and briefing of all site personnel on project-specific risks, safe systems of work, and emergency procedures.

Following mobilisation, the soft strip and enabling works phase will commence over a twelve-week period. During this phase, all non-structural elements, including fixtures, fittings, partitions, doors, and windows, will be systematically removed to prepare the buildings for structural demolition. Materials will be segregated for recycling and reuse wherever possible, supporting environmental and cost efficiency objectives. Identified asbestos-containing materials will be removed in accordance with HSE guidance, using appropriate containment, PPE, and monitoring procedures.

This phased soft strip operation will proceed floor by floor, (top down) allowing controlled access for demolition crews while ensuring compliance with dust suppression requirements and minimising disruption to residents. This phase is critical in maximising material recovery and ensuring that the buildings are fully prepared for high-reach structural demolition.

Structural demolition of the first tower block will then commence, scheduled over a twelve-week period. Using the 100-tonne high-reach demolition rig fitted with a concrete cracker, the building will be dismantled in a top-down sequence. The demolition rig will systematically remove the roof, floor slabs, beams, and columns, with arisings immediately processed to avoid stockpiling and maintain site efficiency. Secondary processing plant, including excavators with pulveriser and shear attachments, will downsize concrete and masonry for either on-site reuse or transport to licensed disposal facilities. Throughout this phase, exclusion zones, dust suppression, and environmental monitoring will be maintained to protect both the workforce and local residents. Key milestones for the first tower include initial structural removal by end of January 2026, reduction of the superstructure to slab level by Mid March 2026, and completion of demolition with full exposure of the slab by April 2026. During the demolition works, adjacent residential properties will be fully protected through the use of our in-house

demolition curtain in conjunction with a contract lift crane. This system ensures that dust, debris, and fragments of concrete are effectively contained within the site boundary, preventing any impact beyond the demolition footprint. In addition, our bespoke conveyor mat system has been specifically designed to absorb the kinetic energy generated when concrete elements are processed by the high-reach cracker attachment, thereby minimising noise, vibration, and the risk of secondary breakage.

Following the successful completion of the first tower, demolition of the second tower block will proceed over a ten-week period, adopting the same methodology and sequencing refined from lessons learned during the initial tower demolition. The high-reach rig will be repositioned, and demolition will commence with careful top-down dismantling of the superstructure, with simultaneous processing of arisings from Block 1 to maintain workflow efficiency. Dust suppression, site security, and exclusion zones will be rigorously maintained. This parallel management of material processing and demolition sequencing ensures that productivity is maximised and the overall programme remains on track.

Once both tower blocks have been reduced to ground level, the final eight weeks of the programme will focus on slab removal, crushing, and profiling. Hydraulic breakers will be employed to break up foundation slabs and substructures, with material transferred to mobile crushing units to produce graded aggregates suitable for on-site reuse. This approach supports sustainability objectives while maintaining programme efficiency. Surplus material unsuitable for reuse will be removed to licensed facilities for recycling or disposal. The processed material will then be regraded and compacted to produce a flat, level platform, meeting client specifications and facilitating immediate handover for subsequent development works.

Demobilisation and handover will be completed in week 35, including removal of all plant, equipment, and temporary welfare facilities. Traffic management measures will be lifted, access routes reinstated, and a comprehensive site inspection conducted with the client and clerk of works to confirm compliance with project requirements. An updated Health & Safety File will be submitted, including records of asbestos removal, waste management documentation, environmental monitoring, and demolition completion certificates. The handover process will provide the client with confidence that the site is safe, level, and ready for follow-on works.

Programme assurance and coordination underpin our delivery strategy. Daily site coordination meetings and weekly progress reviews will ensure that all operations remain aligned with the 35- week schedule. Resource planning will guarantee dedicated plant and skilled operatives for each phase, while flexible deployment strategies will allow rapid response to unforeseen challenges.

Continuous monitoring of dust, noise, and vibration will maintain environmental compliance, while robust health and safety protocols including CDM compliant safe systems of work, toolbox talks, and independent audits will safeguard both the workforce and the public. This high-level programme demonstrates that Metropolitan Demolition has carefully structured the project to achieve all critical milestones within the 35-week timeframe. Mobilisation and site set-up are designed to minimise delays and maximise operational efficiency. Soft strip and asbestos removal are conducted in parallel with early enabling works to ensure that structural demolition can commence without disruption. The use of the 100-tonne high-reach rig, coupled with on-site processing and recycling of arisings, ensures the safe and efficient reduction of both towers. Slab removal, crushing, and profiling are sequenced to immediately prepare the site for handover, leaving a flat, level platform ready for subsequent development.

By integrating lessons learned from previous high-rise demolitions, including York House for Innercommunities, and combining them with detailed programme management, health and safety oversight, and environmental controls, Metropolitan Demolition is fully confident in delivering the Berry Brow Towers project on time, safely, and to specification. This methodology ensures that all statutory

requirements, client expectations, and regulatory obligations are met, while minimising disruption to residents and maximising operational efficiency.

The critical path for the Berry Brow Towers demolition is driven primarily by the sequencing of asbestos removal and soft strip which will allow high-reach structural demolition. In order to make sure the programme is hit the additional asbestos reports and service termination must have a proactive quick turnaround.

The activities mentioned above must be completed in order, before slab removal and profiling can commence. The soft strip and asbestos removal phase represent a key dependency, as delays in safe removal of non-licensed and licensed asbestos (notification) could impact the start of structural demolition, thereby affecting the overall 35-week programme. The high-reach demolition of each tower, including concrete cracking and slab removal, forms the central critical path, as the completion of Block 1 directly affects the mobilisation and positioning of plant for Block 2. To provide flexibility and mitigate schedule risk, contingency float has been incorporated into the initial mobilisation, soft strip, and slab processing phases, allowing minor delays without impacting the final handover. Programme acceleration can be achieved through parallel deployment of plant for arisings processing, overlapping demolition preparation with soft strip completion on the upper floors, and utilising additional excavators or secondary crushing units to maintain throughput. By actively managing these critical activities, monitoring progress daily, and applying targeted acceleration measures where necessary, we can ensure the project remains on schedule, while maintaining safe, controlled, and compliant operations throughout.

Finally, the proposed 35-week programme provides a structured, safe, and highly efficient framework for the demolition of the two Berry Brow Tower Blocks. From mobilisation and soft strip through to high-reach demolition, slab processing, and final handover, each phase has been carefully sequenced to maintain continuity, reduce risk, and achieve the programme milestones.

Metropolitan Demolition's experience, technical capability, and rigorous approach to project management ensure that the demolition and earthworks can be delivered safely, sustainably, and on schedule, providing the client with a high-quality, fully prepared site for future redevelopment.

Health and Safety

Metropolitan Demolition recognises the inherent risks associated with demolition works and the removal of non-licensed asbestos, particularly in a residential environment. Drawing on extensive experience from high-rise demolition projects, including the previously mentioned tower blocks, we have developed a comprehensive methodology designed to minimise risks, protect the workforce and the public, and ensure the highest standards of quality, safety, and operational efficiency. This methodology integrates site logistics, asbestos management, quality assurance, and health and safety accreditation, providing a holistic framework for successful project delivery.

1. Addressing Residential Site Constraints

The residential location imposes significant operational restrictions, including limited site access, constrained vehicle movement, traffic congestion, and parking limitations. To address these challenges, we will implement a detailed and coordinated site logistics and traffic management plan.

Key elements include:

- **Controlled site access:** A single, clearly defined entry and exit point will be established off Holme Park Court to regulate the movement of plant, materials, and personnel. Metropolitan

personnel and signage will enforce access restrictions and protect residents from unauthorised entry.

- **Coordinated deliveries:** Deliveries of plant, materials, and waste will be scheduled outside peak hours and coordinated with the client and local authorities to minimise disruption to residents. Off-site storage will be utilised where possible to reduce on-site congestion. We have extensive experience with the local highways and movement orders.

- **Traffic management:** A comprehensive traffic management plan will be implemented, including road closures (Holme Park Court/Bishops Court) and coordination with local authorities to maintain public safety. Vehicle movements will be monitored and managed to prevent congestion and ensure smooth site operations.

- **Resident liaison:** We will maintain proactive communication with residents (south west and north east of the site) throughout the project, providing advance notice of works, scheduling updates, and mitigation measures for noise, dust, and traffic disruption. Regular engagement meetings and newsletters will ensure transparency and build community trust. This detailed planning ensures that operational restrictions are effectively managed, allowing works to proceed safely and efficiently while minimising inconvenience to residents.

2. Minimising Risks Identified in the Pre-Construction Information (PCI)

Our approach to risk management begins with a thorough review and integration of the Pre-Construction Information (PCI) provided for this project. The PCI identifies potential hazards associated with the demolition, asbestos-containing materials, ground conditions, utility locations, and the surrounding residential environment. Metropolitan apply a systematic methodology to mitigate these risks, ensuring safe, efficient, and compliant operations:

- **Hazard identification and prioritisation:** All risks highlighted in the PCI are reviewed and categorised by likelihood and potential impact. This includes structural instability, hidden asbestos, confined spaces, underground services, and proximity to residential properties. Each identified hazard is addressed with a specific control strategy tailored to the project context.

- **Tailored method statements:** For each risk identified in the PCI, we produce detailed method statements that define safe systems of work, task sequencing, plant requirements, exclusion zones, and contingency measures. For example, demolition sequencing is planned to maintain structural stability and minimise debris falling into occupied areas, while asbestos removal plans follow strict containment and wetting protocols.

- **Monitoring and control measures:** We employ continuous monitoring of identified risks, including structural movement, airborne dust and fibres, noise, and vibration. Sensors, visual inspections, and environmental monitoring ensure early detection of deviations, enabling immediate corrective action.

- **Coordination with stakeholders:** Risks related to public safety and resident impact, highlighted in the PCI, are mitigated through active liaison with local authorities, utility companies, and residents. Scheduled works, traffic management, and delivery coordination ensure that operations do not create additional hazards beyond the site boundary.

- **Training and competence:** All site personnel receive briefings and training specific to the PCI-identified risks. This includes hazard awareness, emergency procedures, and correct use of PPE. Supervisors monitor compliance, ensuring that risk mitigation measures are actively followed.

- **Risk review and lessons learned:** Our approach incorporates feedback loops from previous projects, such as Littlewoods Shaw Oldham and York House, to pre-empt risks that may not be immediately apparent from the PCI. This ensures continuous improvement in risk mitigation strategies throughout the project lifecycle. By embedding PCI-derived risks into our project planning, method statements, and supervision, we proactively reduce the likelihood and impact of incidents. This approach ensures that all works are executed safely, efficiently, and in compliance with regulatory requirements, while protecting the workforce, residents, and surrounding environment.

3. Removal of Asbestos-Contaminated Materials

Asbestos management is a critical component of the project, and our methodology is fully aligned with HSG248 guidance, COSHH regulations, and industry best practices. Non-licensed asbestos may be present in specific building components, and its removal will be executed under strict controls to protect operatives and the public.

- **Survey and identification:** All asbestos-containing materials (ACMs) have been identified (Bradley Environmental J07011 V3 and J074009 V3) through comprehensive preconstruction surveys and recorded in a detailed asbestos register. (Within the common areas) The register will be reviewed and updated throughout the project to account for any previously unidentified materials.

- **Segregation and containment:** ACMs will be segregated on-site, clearly labelled, and stored in controlled areas. Removal will be undertaken using wetting techniques to minimise fibre release, combined with sealed waste containment systems to prevent airborne contamination.

- **Competent supervision:** Removal works will be supervised by ARCA/UKATA-accredited asbestos supervisors, ensuring that all activities comply with statutory and regulatory requirements. Supervisors will oversee risk assessments, method statements, and safe systems of work at all stages.

- **PPE and training:** All operatives involved in asbestos handling will be provided with appropriate PPE, including disposable coveralls, respirators, and gloves. Comprehensive training in asbestos awareness, safe handling, and emergency procedures will be mandatory.

- **Monitoring and verification:** Continuous air monitoring will be conducted in work zones, and clearances will be obtained prior to removing exclusion zones. Environmental monitoring reports will be documented to ensure compliance and provide a record for the client.

- **Waste management:** Asbestos waste will be double-bagged, labelled, and transported to licensed disposal facilities. Records of disposal will be maintained to ensure traceability and regulatory compliance. This structured approach ensures that asbestos risks are effectively controlled, preventing exposure and ensuring a safe working environment for all personnel and residents.

4. Quality Assurance Processes

Our organisation places a strong emphasis on quality assurance (QA), recognising that structured processes underpin safe, efficient, and compliant demolition operations. Our QA framework is ISO 9001 certificated and covers all stages of the project, including planning, execution, monitoring, and closeout. Key elements include:

- **Method statements and risk assessments:** Detailed, site-specific method statements and risk assessments will be developed for all operations, including demolition sequencing, asbestos removal, ground reprofiling, and material handling. These documents will be reviewed and approved by qualified site management and shared with the client for transparency.

- **Supervisory oversight:** All critical tasks will be supervised by qualified personnel, including CCDO certified demolition supervisors, NEBOSH-qualified HSE Managers, and UKATA asbestos supervisors. Supervisors will conduct daily inspections, review progress, and verify compliance with approved procedures.

- **Inspection and documentation:** QA checks will be conducted at defined milestones, including pre-start, mid-phase, and post-completion inspections. All inspections will be documented, with photographic evidence and checklists retained for client records.

- **Lessons learned integration:** Best practices and lessons learned from previous projects, will be embedded in QA procedures to anticipate potential issues, optimise processes, and enhance overall efficiency.

- **Continuous improvement:** Feedback from supervisors, operatives, and stakeholders will be incorporated into ongoing QA reviews, allowing continuous improvement in methodology, risk management, and operational delivery. This structured QA approach ensures consistency, regulatory compliance, and high-quality outcomes at every stage of the project.

5. Health and Safety Accreditation and Management

Health and safety is the foundation of our operational approach. All members of our proposed team hold relevant professional accreditations, ensuring that every aspect of the project is managed by competent, qualified personnel. Key elements of our H&S framework include:

- **Accredited personnel:** Site managers and supervisors hold SMSTS and NEBOSH qualifications, providing expertise in safe site management and risk mitigation. High-rise demolition is overseen by CCDO-certified supervisors, while asbestos removal is managed by ARCA-licensed operatives.

- **Safe systems of work:** Detailed safe systems of work (SSoW) will be implemented for all operations, including demolition sequencing, mechanical plant use, working at height, and asbestos handling. These SSoWs are regularly reviewed and updated to reflect changing site conditions.

- **Training and competency:** All operatives will undergo mandatory site induction, task-specific training, and refresher courses as required. Training covers hazard recognition, emergency procedures, PPE use, and regulatory compliance.

- **Monitoring and enforcement:** HSE Managers will conduct daily site inspections, safety audits, and toolbox talks, ensuring compliance with risk assessments, method statements, and statutory requirements. Non-compliance is addressed immediately through corrective actions and retraining.

- **Emergency preparedness:** Emergency response plans, including first aid, fire response, and evacuation procedures, will be established and communicated to all site personnel. Drills will be conducted periodically to ensure readiness.

Through this combination of accreditation, training, and structured monitoring, our team ensures that health and safety risks are proactively managed, creating a secure working environment for operatives, residents, and the wider community.

6. Integrated Approach for Risk Minimisation and Operational Efficiency

The proposed methodology integrates site logistics, asbestos management, quality assurance, and health and safety into a cohesive approach. By combining lessons learned from previous high-rise demolition projects with proactive planning and professional expertise, we ensure that:

- Risks associated with restricted residential access, traffic, and site congestion are minimised through coordinated logistics and traffic management.
- Non-licensed asbestos is safely identified, segregated, and removed under controlled, supervised conditions, with compliance verified through monitoring and documentation.
- Quality assurance processes guarantee that all works are carried out to a high standard, with continuous review, inspection, and improvement embedded throughout the project lifecycle.
- Health and safety is actively managed through accredited personnel, structured SSoWs, training, monitoring, and emergency preparedness, ensuring full regulatory compliance and safe working conditions.

By applying this methodology, we ensure that the project is delivered efficiently, safely, and to the highest professional standards, minimising disruption to residents and providing the client with confidence in both process and outcome.

Metropolitan are a NFDC, NDTG, CHAS Gold, European Demolition Association, Acclaim, SSIP, Constructionline Gold certified contractor.