

DEMOLITION SCHEDULE AND METHODOLOGY

FOR

DEMOLITION OF A DISUSED COMMERCIAL BUILDING, AND THE ERECTION OF

NEW RESIDENTIAL DEVELOPMENT ON

LAND AT GOVERNMENTS BUILDINGS,

MILLOM,

CUMBRIA



DATE: Nov 2024

VERSION: 1

HOLDENS

Chartered Surveyors & Building Consultancy

11, Cannon Street, Accrington, Lancashire, BB5 1NJ

www.holdenscs.co.uk

SCOPE OF DEMOLITION WORKS

This method statement has been prepared to accompany an application for planning approval for the demolition of a disused commercial property.

This method statement relates only to the disused commercial building and will describe the extent of demolition and the method by which the building will be demolished.

PROJECT OVERVIEW

EXISTING BUILDING

The affected building was constructed in the late 20th century. The construction is timber framed walls finished in timber cladding. The roof consists timber joists, boarding and is covered with felt.



PL02: Demolition plan outlining the disused and dilapidated commercial premises to be demolished, areas hatched in red, drawing not to scale.



PL01: Side view of the disused and dilapidated commercial building to be demolished (area to be demolished, shown outlined in red).



PL02: View of the disused and dilapidated commercial building from St Georges Road to be demolished (area to be demolished, shown outlined in red).

PRELIMINARY ACTIVITIES

The demolition of the building is to be carried out as in the following manner;

1. PAS 128 survey should be instructed to establish locations of underground services and utilities.
2. Conduct a structural assessment to identify hazards (e.g., unstable sections, hazardous materials).
3. A full refurbishment and demolition asbestos survey of the building is to be carried out to identify any and all areas of asbestos containing materials within the building.
4. The power line adjacent to the building needs to be considered during the demolition works. The powerline owner should assist in establishing a safe method of work or to disconnect/decommission the services safely. The timescales for engaging with utilities providers can be lengthy so starting the process as early as possible is crucial to maintain programme.
5. Existing services are to be fully disconnected or diverted where necessary. This will be carried out in relation to all water, gas and electrical supplies as well as both surface water and foul water drainage. All redundant pipework is to be capped off / sealed. All relevant systems are to be drained, and pipework purged and certified as safe. All informative site safety is to be displayed at all site entrances and exits.
6. Evaluate proximity to neighboring properties, roads, and public spaces.
7. Inform nearby residents about the demolition schedule and potential disruptions.

SITE PREPARATION

The site compound is to be set up ensuring that all fencing / hoarding/signage, welfare facilities, muster / evacuation locations, site exits and entrances points are in place prior to the commencement of any works.

The building to be demolished is to be secured to prevent unauthorised access. Protective measures are to be in place prior to demolition to prevent contamination of the existing site surface water drainage system during the works.

Waste management plan to be developed including but not limited to segregate of materials, recycling and disposal.

Traffic management plan to be developed if required. Including liaison with regards to any roads closures.

Contractor to assess the requirement for an F10 to be submitted to HSE.

In line with CDM 2015 contractor to provide construction phase plan.

8. The removal of any asbestos from each area of the site is to be carried out in relation to the recommendations of the survey. All asbestos removal is to be undertaken by a fully licensed and qualified asbestos removal contractor (CA 2012). Any notifiable work should be reported to the relevant authorities. No further works shall commence on site until a clean air certificate has been issued. RAMS should be provided prior to works starting on site. At the same time soft strip-out works may be undertaken to remove deleterious materials in order to facilitate asbestos removal and to remove any obstructions relating to asbestos removal.
9. All ground slabs, foundations, buried redundant drainage / services are to be grubbed up and all material removed off site for recycling / disposal.

SEQUENCE OF WORKS

- Preparation of the site
- ACM/deleterious materials removal
- Internal soft strip
- External services
- Cladding and roof removal
- Frame removal
- Foundations grubbing up and removal

The work should be undertaken by skilled and competent operatives. Electrical power tools can be used to remove materials. A safe working platform is to be used to carry out all demolition and dismantling work i.e. temporary scaffolding or a mobile lift / elevating platform.

1. Remove all non-structural components (fixtures, fittings, partition walls).
2. Ensure recycling of salvageable materials (timber, metal, glass).
3. Remove external services.
4. Carefully dismantle external cladding and roofing panels to avoid uncontrolled collapse.
5. Safely handle and dispose of ACMs (asbestos) following regulations.
6. Dismantle the timber frame module by module using manual and mechanical means.
7. Maintain structural stability throughout the process to prevent hazards.

Mechanical Demolition (if applicable):

- Use small excavators or lifting equipment for heavier components.
- Work systematically, ensuring minimal disturbance to the surrounding environment.

Waste Management

- **Segregation:**
 - Recyclable: Timber, metals, concrete.
 - Non-recyclable: Hazardous waste (asbestos, contaminated materials).
- **Disposal:**
 - Transport waste to licensed facilities using approved contractors.
 - Retain documentation for waste disposal compliance.

Risk Assessments: Prepare and communicate risk assessments for:

- Working at height.
- Manual handling.
- Dust suppression measures (water sprays, sheeting) if required.
- Noise and vibration monitoring if required.

