

Grove Court Hotel - Demolition Statement

September 2021

The general site layout and location plan are attached in Appendix A. The Former Grove Hotel is located in the village of Cleator, Cumbria and was originally constructed as a Roman Catholic Infant school in the early 20th Century.

The building itself is predominantly single storey (with some double height spaces) and a partial basement. The building is constructed in rough faced red sandstone under a slate roof with traditional roof trusses. There are some areas of flat roof with a felt covering. Many of the windows have been replaced with Upvc frames although there are some original sliding sash windows.

The former hotel occupies a generous site with to the North side 3 later built detached bungalows

The building is not listed, not in a conservation area and is not considered of local interest or a non-designated heritage asset.

The proposal is to demolish the main hotel building to allow the site to be redeveloped but retain the bungalows and later built two-storey building (which is proposed to convert to a single dwelling under a separate application).

The Statutory Undertakers service returns to be provided to a contractor for information.

An asbestos survey will be undertaken which will identify various asbestos materials on site. The asbestos report is to be provided to a contractor and all asbestos should be removed from the building before demolition work commences.

Vehicular access is available from the A5086 with plenty of open space available round the majority of the buildings. The boiler room and kitchen on the northern building are the closest to private property with the boundary being approximately 6.0m north of the buildings and access will need to be maintained.

The depth and form of construction of foundations has not been ascertained and the original construction drawings have not been located. It is likely the existing foundations comprise of strip footings

DEMOLITION METHOD STATEMENT

1. Secure the perimeter with a 2.4 m high 18 mm plywood boarded timber temporary fence and gates.
2. Provide site establishment and welfare facilities.
3. Identify, locate and isolate gas, water, telephone and electrical services at the boundary.
4. Confirm assumed foundation details by trial hole investigation at each structure.

5. Identify and remove all the unbound asbestos material from the site as identified under the asbestos survey report. All asbestos removal works are to be undertaken by a suitable licensed contractor under a separate agreed method statement with HSE.
6. Assess and provide safe access and strip out and dispose off site under the agreed environmental disposal protocol all electrical and mechanical fixtures and fittings fixed to the steel frame building that would hinder later controlled careful demolition.
7. Assess and provide the necessary safe access and edge protection and craneage to carefully remove the slate roof covering and traditional roof trusses which will be recycled and used on other sites.
8. Provide safe access and carefully remove stonework, blockwork, concrete floors and window cladding to elevations. This should be done sequentially from the roof down. Dust suppression shall be required during this operation.
9. Sort and remove all demolition arisings as site work progresses in accordance with current waste control legislation.
10. Mechanically break up the floor slabs and service trenches and grub up foundations and dispose off site under the agreed environmental disposal protocol. Water is to be made available to suppress dust during this operation.
11. Trace all below ground drainage back to the first manhole, cap the drain with concrete at the manhole and grub up and dispose off site all the secondary drainage and manholes within the site under the agreed environmental disposal protocol.
12. All open trenches and excavations to be temporarily fenced until backfilled.
13. Infill drainage and foundation excavations and generally level site with imported or certified type 1 recycled material on completion.
14. The site road to be left and the building footprint to be finished level with ground level with a crushed hardcore finish.

