

Demolition Method Statement

Longlands Farmhouse & Cottage, Gosforth, Cumbria, CA20 1BP

The proposed works comprises the demolition of the above buildings as identified on the attached Site Location Plan. This document outlines the proposed demolition methodology. A contractor will be appointed following the outcome of this application. The appointed contractor will be expected to prepare a detailed demolition method statement to meet relevant legislation and best practice expectations.

Outline Method Statement

1. Site Set Up

All services will be disconnected, where appropriate, prior to commencement of the works. Temporary site accommodation to provide mess and welfare facilities for the demolition contractor will be located within the site perimeter of the property and comply with The Construction Design and Management Regulations 2015. The site will be securely fenced and signed to prevent unauthorised access.

2. Environmental Survey

A protected ecology assessment and Ecological Constraints Study (September 2023) have been undertaken and has confirmed the following:

"4.2.3. Natural England Licencing

The confirmation of roosting bats within the site means that a licence from Natural England will be required to enable the proposed works to proceed lawfully. Given the identified roosts are of low conservation status, the site can be registered under the Bat Mitigation Class Licence (BMCL) scheme through a Registered Consultant (RC). Following submission of appropriate forms, the application takes up to ten working days to be assessed by Natural England.

4.2.4. Timing of Works

There are no restrictions with regards to when (e.g. certain months of the year) works can take place, although it would be best practice to avoid low winter temperatures when bats may be in torpor (pipistrelles and BLE can use the same roosts year-round). A BMCL can only be obtained a maximum of four months prior to the start of works to the area of the roost and the licence covers a maximum timeframe of six months (i.e. works to destroy/modify the roost must be completed in six months, NOT that the project must be completed within this six month window). All permissions are required to have been obtained before the site can be registered under the BMCL scheme. To inform the BMCL application surveys must have been completed during the most recent bat active season. Consequently, if works do not occur before May 2024 at least one update survey will be required.

Works in the area of the roosts will need to be supervised by an RC (or accredited agent). Prior to works commencing, the RC would provide a 'toolbox talk' to those contractors on site in which details of e.g. best working practices and what to do in the event of discovering a bat would be discussed.

During supervised works to the area of the roost the RC would capture any bats that do not fly away and move them to a temporary bat box (erected on a nearby tree/structure prior to works commencing).

These works (when capture/handling and exclusion of bats is possible) should ideally take place in conditions suitable for bats to be active (spring-autumn inclusive). However, works can also be undertaken in the winter as long as weather conditions allow (sunset temperature of at least 8°C on preceding 2+ days).

4.3. Habitats and Other Species

If possible, any vegetation clearance/building works should be completed outside the nesting bird season (1 March to 31 August), although it should be noted that the nesting period may extend beyond these dates (for example, pigeons can breed in any month of the year in the UK). Should an occupied bird nest or a nest in the process of being constructed be encountered during works, clearance must cease in this area and should only re-commence once the birds have fledged or the nest is abandoned. If works must be undertaken during the nesting season, a survey to identify any nests which may be impacted will be required. This survey should be undertaken by a SQE. Again, should an occupied nest or nest under construction be found, works must cease in this area until the birds have fledged or the nest has been abandoned."

3. Removal of Debris

Any existing debris will be removed to provide safe access into the building.

4. Asbestos Removal

Any asbestos containing material will be removed and appropriately disposed of by a licensed contractor in compliance with The Control of Asbestos Regulations 2012. An Asbestos Demolition Survey is held for the property.

5. Soft Strip

Any remaining building contents will be removed and taken to a recycling centre or licensed waste disposal facility by licensed waste carriers. Fixtures and fittings where safe to complete will be stripped out by approved methods and taken away for recycling where possible.

6. Demolition

The residual parts of the building will be taken down by mechanical means and loaded into wagons or equivalent for removal from site. Best practice methods will be followed with regards to noise, dust control, etc.

7. Site Finishes

The demolition of Longlands Farmhouse and Cottage buildings to include the demolition of the two storey main farmhouse, adjoining cottage and small outbuildings (Refer to plan), including all floor slabs and footings down to a minimum of 300mm below ground level.

The excavation, termination and removal of all drainage, drainage pipes and ancillary items to include any septic tanks (which must be pumped out) to include associated masonry structures including slab.

The demolition of all external infrastructure to include boundary walls, fencing, roads and anything pertaining to the site. The removal of all footings to a minimum of 300mm below ground level.

The site is then to be graded in line with existing topography, seeded and maintained free of weeds and other invasive plant life up to 12 months following practical completion.

8. Removal of Materials from Site

All materials will be removed from site and recycled wherever possible. It is not anticipated that there will be any generation of dirt on the adjacent roads, however the appointed contractor will allow for sweeping the road on a reactive basis as required.

All contractors that carry or collect waste from the site will be required to have a waste carrier's license and all waste disposal facilities should have a waste management licence or permit unless they are exempt. All waste transfers must be supported by the correct documentation either a controlled waste transfer note; or in the case of hazardous waste, a consignment note.