

James Hall and Company Limited

Demolition Method Statement

revised 31 May 2022

The Richmond, Main Street, Hensingham, CA28 8TJ

Introduction

The purpose of this statement is to provide an overview of the method and management for the demolition of the former Richmond public house. The property lies immediately adjacent Main street and is a freestanding building located within the area of Main Street with Richmond Hill Road and Williamson's Lane. The existing property has become a target for vandalism and is becoming increasingly derelict. The site has been advertised as to let for some time with no interest received in the site or in reopening the public house.

Method of demolition

Detailed design and specification of the demolition works is yet to be finalised with the specialist contractor. Planning permission for the demolition work is sought prior to the tender process and instructing the contractor. The appropriate Demolition Notices will also be served on the local authority and utility service companies prior to demolition.

It is anticipated that the demolition will be undertaken in the following sequence:

- Identification and strip of any asbestos within the building by specialist removal company and safe disposal off site.
- Disconnection /protection of all statutory services.
- Capping off/protection of the existing drains.
- Erection of temporary heras type fencing with debris netting on all the boundaries of the site including the land edged blue. This is the same fencing type used by other development projects in the area including on the adjacent SPAR site developed by the same site owner.
- Internal strip of all fixtures and fittings from the building and disposal off site.
- Removal of roof coverings, external windows and doors, gutters and any other external coverings and fittings and their disposal off site.
- Sheeting over all openings prior to demolition of the structural frame.
- Controlled demolition of the superstructure down to basement level.
- Backfilling of the basement up existing ground level.
- All works to be agreed with Building Control and comply with relevant legislation.

Management of demolition

A specialist demolition contractor will be appointed to carry out the demolition works.

Temporary site fencing will be erected due to the short duration of the demolition works as detailed above and will include debris netting fitted to the heras type fencing as used on the adjacent SPAR store site during construction works.

No public access to the site will be permitted during demolition. Warning notices will be displayed at vantage points.

Vehicular access to the site will be managed by the contractor with a banksman to control traffic movement.

The demolition works will be carried out between the hours of 08.00 to 6:00pm, Monday to Friday and 8am -12pm Saturday. Work is expected to take around 3 weeks including site set up. Asbestos removal work may be undertaken as a separate project prior to the demolition – this has an expected programme of 2 weeks.

It is envisaged that the main structure will be demolished relatively quickly. With regard to the sub-structure/foundations, survey work has been undertaken which shows that the buildings foundations can be left in-situ below the level of the soft landscaping to be installed on site.

During all stages of the demolition works, best practicable means shall be employed to minimise noise and vibration produced by demolition operations and regard shall be had to the recommendations in the British Standards referred to in The Control of Noise (Codes of Practice for Construction and Open Sites) (England) Order 2002.

Where possible, imported or recycled demolition material will be used to infill the basement and bring the site up to a consistent level. No mounds or piles of demolition materials will be left on site.

The demolition contractor will be expected to minimise waste and dirt from entering the public highway and to have the use of an on-call road sweeper available if required. The contractor will be expected to keep the surrounding areas clean and not to cause a nuisance to the local area.

During dry and windy conditions, materials will be damped down to reduce the spread of airborne particles.

No burning of any material shall take place anywhere on site

No crushing works of waste materials will take place on site.

Any hazardous materials identified prior to, or during, demolition will be removed in a controlled manner according to the type of hazardous material identified and its specified treatment requirements.

It is a requirement for all main contractors who carry out construction works to be accredited to ensure high environmental standards are maintained during the demolition process and works are undertaken to the correct standards and procedures.

Contractor parking will be on site when safe and possible. Should the sequence and safety of works necessitate off-site parking, the duration will be kept to a minimum and will be in accordance with local parking restrictions. Arrangements may be made with nearby facilities (e.g. churches, social clubs, sports facilities etc.) to utilise their existing parking facilities. Parking at the nearby SPAR shop, also owned by the applicant, may be possible for a small number of vehicles.

Restoration of the site

All temporary fencing will be removed from site. The site surface will be left in a flattened state with no mounds or piles of demolition materials. A layer of clean imported topsoil will be introduced and the area will be sown with grass seed. A timber knee rail/barrier of approx. 400mm high will be constructed around the perimeter of the site to deter trespass and prevent vehicular parking. The site shall be left in a safe condition.

Periodic inspections of the site will be undertaken to ensure continued site safety following demolition.