

Client:

Savile Estates

Title:

Method Statement

Project:

Demolition of outbuilding adjacent to barn



Date:

May 2025

Ref:

281-24-R1

Location:

White Cross Farm

Woodhouse Lane

Emley

Huddersfield

W. Yorkshire

HD8 9QU

Company No. 11767012

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Introduction

- This method statement has been prepared by Hinchliffe Architecture & Design Ltd. and sets out the method of demolition work to the outbuilding attached to a Grade II listed building at White Cross Farm, Woodhouse Lane, Emley (the site). The listed building is recorded on the National Heritage List for England as *Main range of farm buildings* (list entry number 1185196).

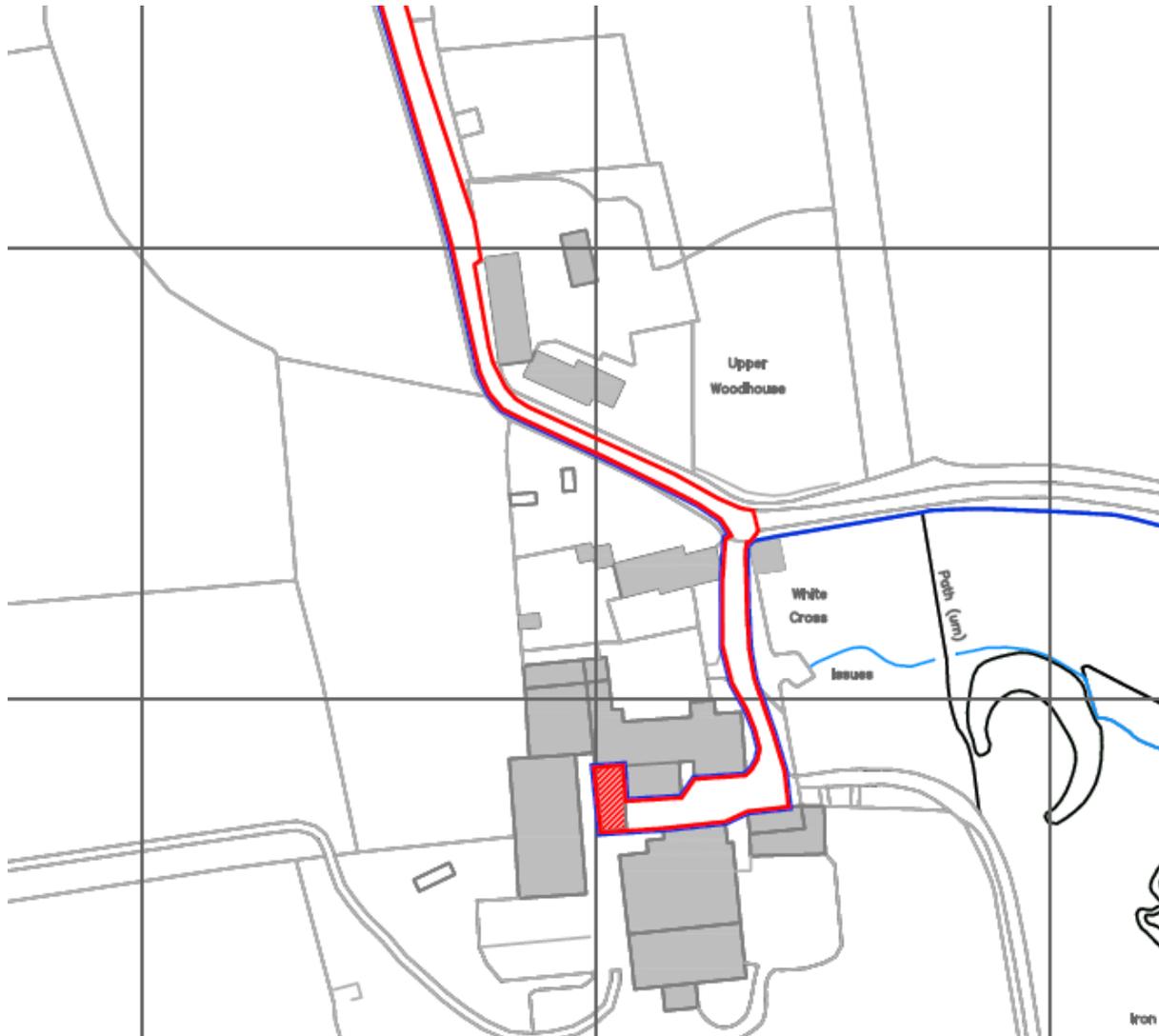


Image 1 – Red hatched area indicates the outbuilding which is to be demolished

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- Pre-demolition survey to be undertaken by a suitably qualified asbestos company or the existing survey report specific to the outbuilding to be presented to the contractor/builder prior to any works taking place on-site.
- The works of the buildings to be demolished are as follows:-
 - Service Disconnections
 - Form site compound, set up welfare facilities, muster points and secure the site to be demolished, install protective measures within the existing site surface water drainage system to prevent contamination during the demolition process.
 - Carry out internal soft strip of the buildings, to remove deleterious materials.
 - Hand demolition to separate any structures which adjoin the structure to be demolished and that of the buildings that are to be retained.
 - Demolition of the super structure down to ground slab level. The processing of all materials arising from this element of works which will be transported off site for recycling / disposal. Stone and roof slates will be stored on-site for re-use.
 - Make good any area's where the outbuilding abuts barn using sympathetic methods.

Site Staff

The appointed demolition contractor will ensure the following resources to carry out the works as required on site :

Demolition/ Remediation Site Manager (SMSTS) – Non Working
Demolition Site Supervisor – Working First Aiders x 1
1 No Plant Operatives (max)
2 No Demolition Operatives

Plant & Equipment

- Required Plant:-
 - 1 x No 10t excavator fitted with a choice either shears, selector grab or bucket attachment
 - 2 x No mobile elevating work platform
 - 1 x skip for general waste
 - 1 x Toilet with hand wash facilities
 - Various hand tools

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- Plant certificates will be obtained for all plant used and copies of the certificates retained on site.
- All operators are to produce CPCS licenses.
- Works described below will be carried out in such a way as to minimise the impact of that work. Therefore the site foreman will:
 - Take all reasonable steps to minimise the creation of dust, using water sprays to dampen buildings being demolished and the demolition arisings;
 - Ensure the site is secure and safe at all times from farm staff, workers and animals.
 - Pay attention to wind direction so as to anticipate the impact of any work downwind of the working area;
 - Curtail, suspend or re-arrange work as necessary to allow the demolition to proceed if possible whilst reducing its impact on the farms daily procedures on the premises;
 - Ensure all plant is fit for its purpose and adequately maintained so that noise generation is within the manufacturer's stated maximum noise level;
 - Give particular consideration to activity on site at the start of the day to minimise disturbance of the neighbours. Reversing manoeuvres will be avoided in the early morning to prevent reversing sirens sounding. Mobile plant, which requires approximately 20 minutes idling to warm-up before a shift, will be parked sensibly away from houses. A super-silenced generator is being used to provide electrical power to the site compound. Any particularly noisy operations (e.g: use of hydraulic breakers) will be planned and programmed to minimise disturbance;

Welfare Accommodation

- Welfare facilities will be provided to a standard that satisfies the HSE. 2.2
- The actual location of the welfare facilities together with staff / visitor parking will be identified on the Traffic Management plan contained within the Construction Phase Health and Safety Plan.



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- The provision of site accommodation and safety will be compliant with Construction (Design & Management) Regulations 2015.

Working Hours

08:00 am - 18.30pm Monday-Friday

8.00am – 16.00pm Saturday

No working hours on Sunday

Services

- The client will make arrangements for the disconnection of the services to the site.
- A CAT detector will be used by the site supervisor to test for live underground electric cables prior to commencement on site and highlighted using spray marker.

Safety

- All necessary registers, accident books, diary, time book, test certificates, method statement, risk assessment, health and safety plan etc will be kept on site under the control of the Site supervisor and Principal Contractor for inspection at any time. All accidents are to be reported to and entered in the site accident book.
- A supply of spare hard hats, overalls, gloves, goggles, masks, welders gloves, face visors (when burning equipment is used) etc will be stored on Site.
- At all times the appointed demolition contractor will ensure a high standard of Health and Safety is carried out at all times on site.
- All operatives on site must wear full PPE in accordance with HSE requirements including safety boots, hard hats and a high visibility vests or coat and LEP (Light Eye Protection) as standard.
- 'No smoking or vaping on site' policy will be adhered to at all times.
- Adequate segregation of farming staff/animals and vehicular traffic will be maintained at all times. Reversing of vehicles and plant will be minimised at all times. This will be highlighted on a site plan and will form part of the toolbox site induction for all operatives.

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Site works – Stage 1 – Site Preparation

- The building will be situated within a secure site boundary made up of Heras fencing, to enclose the working areas / exclusion zones within the site.
- Warning signs (as described below) will be displayed at the appropriate points around the perimeter of the site:
 - Danger Demolition in Progress
 - Danger Demolition Keep Out
 - Personal Protective Equipment requirements
 - Warning to Children
- All visitors to the area of site works will be asked to sign in within the site office. They will be inducted into the activities being carried out that day and at all times whilst they are on site they will wear the required PPE and they will also be escorted by a member of staff.
- Where asbestos is found onsite, a suitably approved licensed Asbestos Removal Contractor will be appointed to carry out the removal of all asbestos containing products.
- Internal acro props to be installed to provide temporary support to unstable roof timbers.
- Some de-vegetation of the elevations will be required prior commencing.

Site works – Stage 2 – Internal stripping out

- No cable-stripping work will commence until the electrical supplies to the outbuilding have been irreversibly isolated either to the main distribution board by the local electricity supply company or from the main distribution board by a suitably qualified electrician.
- Any electrical cabling will be removed for recycling prior to soft stripping and the demolition of the structure.
- An internal soft strip of the outbuilding will be carried out by demolition operatives to remove as much of the waste materials from the building ahead of the demolition works
- Materials that are to be removed by the internal soft strip can include doors, door frames, fixed and non fixed elements, floor coverings and other materials which obstruct the demolition.
- Where possible the materials will be loaded by hand method into skips and removed from the site.

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- At no times shall operatives gain access to partially demolished or unsafe buildings to recover soft stripped materials, these materials will be removed by mechanical means and when safe to do so by hand method.
- All soft stripped materials will be processed and segregated into individual waste/recycling streams. All materials deemed suitable for recycling will be loaded into suitable skips and transferred from the site to a suitable recycling venue.

Site works – Stage 3 – Demolition

- The site will be enclosed by use of heras type fencing. Warning signs will also be displayed on the site boundary in clear and visible positions.
- Working at height will be restricted to a minimum, with the majority of demolition being carried out by hand to the roof structure and mechanical means to the masonry to be removed i.e. Demolition type excavators
- Scaffolding or mobile platform to be erected to allow existing roof tiles to be removed. Existing rafters and purlins to be carefully removed, taking extra care of end roof supports which bear into existing adjacent barn and outbuildings. Hand saw tool to be used to carefully cut off any timber supports into the existing adjacent barn and out building.
- Once the outbuilding roof has been carefully stripped, internal temporary supports can be removed prior to demolition of the walls.
- All external outbuilding walls to be removed taking care with the existing listed barn adjacent.

Site works – Stage 4 – Making good/repair

- Stone to be re-introduced where timber roof supports from demolished outbuilding were positioned, with like for like stone. Provide support to surrounding masonry where necessary.
- Scrap out any loose mortar or stone prior to setting replacement stone. Reset stone using lime mortar as per spec:-

Mortar Mix/ Pointing - method and composition:-

- Any pointing should be carried out using a lime-based mortar. Stonework should be repointed or bedded in an appropriate lime mortar mix (that is, one weaker or softer than the adjacent masonry) and ideally a 1:3 mix (lime: sand). The sand should contain a mix of different sized particles to give a gritty appearance. Where the joints are very narrow use a fine gritty sand rather than a lumpy aggregate.



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- The colour of the new mortar, which should match the original mortar before weathering, should be provided by the use of an appropriate sand / fine aggregate mix. Proprietary coloured mixes or colouring pigments should not be used.
 - Joints should be carefully raked out by hand to a depth of between 25mm and 40mm, depending upon the width of the joint, and flushed out with clean water.
 - Cutting out of existing mortar with mechanical discs is not acceptable and could damage the adjacent stonework. The joints should be solidly filled with new mortar as far back as possible between the stones and finished flush, then brushed back with a bristle brush to expose both the aggregate and the edges of the adjacent stone.
 - The brush should then be used for tamping back the mortar to give a gritty appearance rather than leaving brush marks. Joints should never be weatherstruck or finished proud of the masonry face to form 'strap' or 'ribbon' pointing, or feathered over the edge of eroded blocks. Where the existing stone is generally eroded, the face of the mortar should be kept back to the point at which the joint remains the original width.
 - Repointing must not increase the width of the original joints. Control of temperature and protection from the elements is also critical in achieving an acceptable finish.
 - Take great care when reconstructing stonework to save as much as possible of the original fabric and to retain the character of the masonry. In particular, strictly maintain the existing pattern of jointing using manual tools only.
 - Keep face of stonework clean during pointing. Wash and brush down surface to remove light staining as soon as it occurs.
- Where existing barn stone wall shows remnants of paintwork, remove as much loose paint as possible without damaging the stone beneath using wooden scrapers and stiff bristle or non-ferrous phosphor bronze soft wire brushes.

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