THOMPSON ARCHITECTURE

BIRKHILL FARM
BIRKENSHAW

METHOD STATEMENT

FOR DEMOLITION OF

EXISTING SINGLE STOREY

BUILDINGS 1 TO 5

OCT 2026 REV 1

BIRKHILL FARM

METHOD STATEMENT FOR DEMOLITION WORKS

1.00	Disconnection of Services and Drainage
1.01	Ensure that all services: electric, gas, water are disconnected and isolated before commencement of works.
1.02	Seal off all drainage gullies and protect existing manholes.
2.00	Scaffold
2.01	Obtain all permits and consents. Provide and erect scaffold to perimeter of buildings to be demolished. Include for mesh screening and lights to scaffold onto Birkhill Crescent and private side access road.
2.02	Supply and install temporary lockable gate to courtyard area.
3.00	Demolition Works
3.01	Carefully remove existing stone slabs to roof and store in Building 8 for re-use. Cart away debris, battens and felt.
3.02	Provide temporary support to existing walls and structure. Carefully remove existing rafters, purlins, timber trusses and roof structure. Cart away and make good. Strip out doors, frames, windows, fixtures and fittings.
3.03	Demolish all internal and external walls as indicated on drawings to buildings 1, 2, 3, 4 and 5. Note: External walls surrounding site coloured green are to be retained. Salvage stone for infilling of openings and Store in Building 8. Cart away remainder of stone and make good. Walls are to be taken down to ground floor slab level and left level with surrounding area.
3.04	Retain existing concrete or hard paved flooring and yard areas. Remove all debris and leave clear.
4.00	Infilling of Existing Openings to Retained Perimeter Boundary Walls
4.01	Remove existing windows and doors as indicated on the drawings. Cart away and make good.

4.02	Infill openings with salvaged stonework bonded and tied into existing. Supply and lay blockwork to inner leaf.
5.00	**Reduce Height of Boundary Walls**
5.01	Carefully take down top section of walls on perimeter boundaries as coloured green. Height is to be reduced to 2 metres from external road levels. Re-use existing stone copings on walls and cap off.
5.02	Reduce height of wall adjacent to the existing farmhouse gable wall at 20 Birkhill Crescent. Wall is to be lowered to same level as front garden. Include for making good to render on existing farmhouse wall after wall is removed.
6.00	**Adjoining Buildings & Land**
6.01	The Contractor to protect adjoining buildings and land to avoid damage to interfaces.
7.00	**Security**
7.01	Protection: Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft. Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.
8.00	**Lighting and Power For The Works**
8.01	Provide all necessary artificial lighting and power for the Works, including arrangements for distribution about the site, illumination of hoardings, scaffolding and the like. Power for all hand tools to Be110v.
9.00	**Adjoining Owners**
9.01	The Contractor shall take care to avoid setting up any vibrations which could disrupt or damage any computer, security or similar installation in neighbouring or adjoining premises.
10.00	**Noise Control**
10.01	Standard: Comply generally with the recommendations of BS 5228-1, clause 9.3 to minimize noise levels during the execution of the Works. Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles. Restrictions: Do not use: - Pneumatic drills and other noisy appliances without consent during the hours of 6pm to 8am or at any time during the weekend, without the consent of the CA.

	Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.
11.00	**Nuisance**
11.01	Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes. Surface water: Prevent hazardous build-up on site, in excavations and to surrounding areas and roads.
12.00	**Pollution**
12.01	Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes. Surface water: Prevent hazardous build-up on site, in excavations and to surrounding areas and roads.
13.00	**Asbestos Containing Materials**
13.01	The Employer has engaged others to carry out all asbestos removal works prior to the commencement of this contract In the event of materials suspected of containing asbestos being found on the site the Contractor shall (a) use his best endeavours not to disturb the materials and shall cease work if and insofar as the continuance of work would put operatives at risk. (b) take all steps which may be necessary to preserve the materials in the exact position and condition in which found. (c) inform the Contract Administrator of the discovery and precise location; and (d) comply with any Contract Administrator's instructions in regard to what is to be done concerning its removal.
14.00	**Fire Prevention**
14.01	Duty: Prevent personal injury or death, and damage to the Works or other property from fire. Standard: Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by the Construction Confederation and The Fire Protection Association (The 'Joint Fire Code').

15.00	Rubble and Demolition Waste Disposal
15.01	Waste Identification & Estimation Before works commence, the types and estimated volumes of rubble will be identified to ensure appropriate disposal routes: - Inert Rubble: Concrete, bricks, tiles, ceramics and stone - Mixed Rubble: Tarmac asphalt, or concrete bound with bituminous mixtures - Hazardous Rubble: Any masonry or concrete contaminated with hazardous substances (eg asbestos, oils, chemicals). **Note:** if suspected, specialist testing will be conducted.
15.02	On-Site Management and Segregation - Segregation at Source: Dedicated, clearly labelled skips or containment areas will be established specifically for clean rubble to prevent cross-contamination with timber, plastics or general waste. - Storage Location: Storage areas will be located on hardstanding ground within the site boundary, positioned away from surface water drains and boundary fences to prevent dust and runoff. - Dust and Noise Suppression: water suppression (damping down) will be used during demolition or moving activities to control dust. Skips will be covered during periods of dry or windy weather.
15.03	Transportation and Removal - Licensed Carriers: All rubble will be removed from the site exclusively by waste carriers registered and licensed with the Environment Agency. - Vehicle Safety: All vehicles transporting rubble will be appropriately sheeted or tarped before leaving the site to prevent debris from falling onto public highways. - Wheel Washing: Vehicle wheels will be checked and cleaned before exiting the site to ensure no mud or debris is tracked onto public roads.
15.04	Final Disposal and Recycling Destinations In line with sustainable development goals, priority will be given to crushing and reusing rubble on-site or transferring it to a licensed recycling facility. - Primary Route: Transfer to a local, permitted aggregate recycling facility to be crushed and reused as secondary aggregate. - Secondary Route: Disposal at a permitted inert landfill site only if recycling is not commercially or technically viable.
15.05	Documentation and Record Keeping To prove compliance to the planning authority and building control, a complete paper trail will be maintained: - Waste Transfer Notes (WTNs): A WTN will be generated, signed and kept for every single load of rubble leaving the site. - Consignment Notes: Used is any hazardous rubble (eg tarmac containing coal tar) is identified. - Retention: All records will be kept on file for a minimum of 2 years (3 years for hazardous waste) and made available to the Local Planning Authority upon request.

16.00	Site Restoration
16.01	Existing Site Area The existing site is hard paved with stone or concrete slabs to the buildings. All existing hard standings are concrete paving or in situ concrete. No existing areas of topsoil, sub soil or landscape features or trees are present.
16.02	Proposals All existing concrete floor slabs, existing paving and hard standing are to be retained. Buildings will be carefully demolished down to ground levels and no excavation or removal of foundations are proposed.