DEMOLITION METHOD STATEMENT

FOR

DISCHARGE OF CONDITION 10 OF APPLICATION REFERENCE: PP/13/06834

AT

6 LANSDOWNE WALK LONDON W11
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1. **INTRODUCTION**

1.1 This statement seeks to provide sufficient detail in order to discharge Condition 10 of application reference: PP/13/06834.

1.2 No 6 Lansdowne Walk is to undergo a major refurbishment and the existing modern 1960s side extension is to be demolished (then replaced) together with the majority of the internal walls and floor.

1.3 The original sections of the front and rear walls are to remain and will be temporary propped with scaffolding while the house is being rebuilt.

1.4 The demolition of the house will start from the top down in a following standard industry practice. The house is traditionally constructed for the period and demolition will be carried out by hand using powered hand tools where necessary.

1.5 Where possible materials that result from the demolition will be re-used or recycled.

1.6 This statement is intended to be read alongside the Construction Method Statement (CMS) and Construction Traffic Management Plan (CTMP) submitted as part of the approved application. These documents have been re-submitted in order to help discharge this condition.

2. **BRIEF DESCRIPTION OF THE PROPERTY**

2.1 The property is to the Eastern end of Lansdowne Walk and is located on the southern side opposite the private gardens.

2.2 The house is the end of terrace property typical of the area. In the recent past a 3 storey side extension has been constructed that encloses on the flank wall of No.7.

2.3 Lansdowne Walk slopes down from East to West and No.6 is located towards the top of the slope. The site also slopes from North to South with the rear garden approximately half a storey lower than street level.

2.4 The properties either side both have lower ground floors at approximately the same level but at present neither have a basement.

2.5 The house is situated over 5 floors including the lower ground floor and the loft space.

2.6 The house is traditionally constructed for the period, with solid masonry load bearing walls with suspended timber floors. The internal load bearing walls are a mixture of solid masonry or structural timber. The cut timber roof and trusses have been modified in the past and the loft space is currently used as habitable space.
3. **SEQUENCE OF WORKS**

3.1 This section seeks to address the requirements of Part 1 of Condition 10.

3.2 A structural supporting scaffold will be erected prior to any demolition taking place. The scaffold has been designed by a qualified scaffold design company and is being erected and maintained by Q Scaffolding Company. A ‘Proposed Scaffold Works’ plan demonstrating how the retained building structure is to be protected has been submitted in order to discharge condition 11.

3.3 The sequence of demolitions will be the timber rafters and slate covering being removed carefully with the timbers de-nailed and the slates stored.

3.4 The flat terrace roof will be removed carefully and the debris removed in bags and placed into a skip located to the front of the property.

3.5 The side and rear extension will then be removed carefully with the bricks cleaned and palletted for resale to a reclamation yard.

3.6 The general approach to the demolitions is of a careful nature recycling materials wherever possible and avoiding any damage to adjacent neighbours by removing bricks by hand.

4. **MEASURES TO CONTROL THE EMISSION OF DUST AND DIRT DURING EACH PHASE OF DEMOLITION**

4.1 This section seeks to address the requirements of Part 2 of Condition 10.

4.2 The site will have a full scaffold with mono-flex sheeting to fully enclose the areas and in turn protect against weathering.

4.3 A front hoarding has been erected to give site security and assist in keeping dust to a minimum.

4.4 Site labour will regularly clean the front pavements and wash down with water as required several times a day.

5. **MEASURES TO LIMIT NOISE DISTURBANCE DURING DEMOLITION**

5.1 This section seeks to address the requirements of Part 3 of Condition 10.

5.2 As our chosen process for the demolitions is one of carefully removing to enable the materials to be reclaimed we envisage the demolition process to be no noisier than a normal building site.

5.3 The hoarding and screened scaffold will assist in keeping the noise levels down.

5.4 Chelsea Construction Co Ltd as part of the Considerate Contractors Scheme, does not allow radios on site and the workforce are trained to respect the community within which they work and to work in a professional manner without raising voices unnecessarily.

5.5 It should be noted that in addition to this, neighbours will be kept updated as to the timetable and schedule of the works out of courtesy.
6. **METHOD OF REMOVING RUBBLE AND SPOIL FROM THE SITE**

   6.1 This section seeks to address the requirements of Part 4 of Condition 10.

   6.2 We plan to have 2 suspended bays and park a skip full time to the front of the property this will be for general demolition rubble.

   6.3 The main bricks are to be cleaned up for reclamation so will be collected by a reputable reclaim company as soon as possible after removal.

   6.4 After the demolitions are completed the spoil from the basement dig will be moved by conveyor into a skip and then removed in muck away lorries as identified on our earlier CTMP.

7. **STORAGE OF PLANT AND MATERIALS USED IN DEMOLITION AND CONTRUCTION FOR THE DEVELOPMENT**

   7.1 This section seeks to address the requirements of Part 5 of Condition 10.

   7.2 The scaffold allows for a site storage area to the front of the building. This will be in the form of a lockable site container.

   7.3 Additional storage will be in lock boxes inside the property and an area on the ground floor will also be used for additional material storage for the first phase of demolitions.

8. **ERECTION AND MAINTAINANCE OF SECURITY HOARDING INCLUDING DECORATIVE DISPLAYS AND FACILITIES FOR PUBLIC VIEWING, WHERE APPROPRIATE**

   8.1 This section seeks to address the requirements of Part 6 of Condition 10.

   8.2 A hoarding of softwood and WBP plywood has been erected to the front of the property. The structure has been properly constructed with a single door to the front entrance with a combination lock and 2 large gates to access the front garage.

   8.3 The structure has been painted in a colour that is pleasing to the eye as well and provides safety and security to the public.

   8.4 The hoarding will Considerate Constructors Scheme details as required by Condition 7.

9. **WHEEL WASHING FACILITIES**

   9.1 This section seeks to address the requirements of Part 7 of Condition 10.

   9.2 There will be labour and hosepipes available at all times to enable any wheel washing requirements with stiff brushes and water.

   9.3 In addition, the road and pavements will be maintained with regular washing and cleaning from the site operatives.
10. **A SCHEME FOR RECYCLING / DISPOSING OF WASTE RESULTING FROM DEMOLITION**

10.1 This section seeks to address the requirements of Part 8 of Condition 10.

10.2 We are removing the roof and outer bricks carefully as it is our intention to salvage as much of the material as possible. Any bricks that are not salvageable will be sent to a reclamation yard.

10.3 Any sound timbers will also be recycled in the same manner.

11. **WORKING HOURS**

11.1 We are aware that construction and demolition work is controlled by the Council under Section 60 and 61 of the Control Pollution Act 1974.

11.2 The working hours will take place as outlined in the Informative 13 of the Decision Notice. To be clear this will be from 08.00 to 18.30 Monday to Friday; 08.00 to 13.00 on Saturdays. No noisy work at all will take place on Sundays or Bank Holidays.

12. **ACCESS**

12.1 The construction traffic route in and out of the site is noted in the CTMP.

12.2 Information on the location of hoarding, conveyor route, and location of suspended bays for delivery and muck away trucks can also be found at the back of the CTMP.

13. **CONSIDERATE CONTRACTORS SCHEME**

13.1 As noted, Chelsea Construction Co Ltd is part of the Considerate Contractors Scheme and therefore operates by the code of considerate practice. In line with the code, Chelsea Construction Co Ltd will ensure that:

- The site remains professional and well managed;
- Utmost consideration will be given to the community in terms of impact on neighbours and the public;
- The environment will be protected and enhanced through the works by identifying, managing and promoting environmental issues as well as minimising waste, carbon footprint and resource. Furthermore, the impact of vibration, air light and noise pollution will be minimised.
- Safety will be secured so the highest levels of safety performance are attained.
- We will provide a supportive and caring working environment for our workforce promoting training, caring for our workforces well-being and maintaining high standards of welfare.
14. CONCLUSION

14.1 The demolition of this traditional constructed house can be carried out safely and by proven demolition methods and sequencing similar to many building project in the borough.

14.2 Sections of walls that are to retained will be supported by a scaffold frame designed and installed by a specialist company.

14.3 All material that cannot be re used in the project will be recycled where possible.

14.4 Dust, debris and noise will be kept to acceptable levels to ensure good neighbourly relations are maintained during the demolition and construction works.