

Demolition Method Statement

**Outbuildings at Castle Shaw, Wrotham Road, Istead Rise, Kent,
DA13 9EG**

Introduction

1. This Demolition Method Statement sets out the method for the demolition works in relation to the two outbuildings to be demolished at Castle Shaw, Wrotham Road, Istead Rise, Kent, DA13 9EG.
2. Castle Shaw is located on the eastern side of Wrotham Road, near to the junction with Lewis Road, on the outskirts of the village of Istead Rise. The dwelling is a large-detached property which was extended by two storeys in 1990. The two outbuildings (referred to as Building A and Building B) are located within the curtilage of Castle Shaw, to the south of the main house.
3. Building A is an existing barn and garage building, comprising a simple rectangular building. The building is constructed of a traditional cavity wall (an inner leaf of concrete blocks with an outer-facing brick wall) and a pitched roof (but, in this case, with clay tiles). There is an 'up and over' door on the northern elevation and two side-hung doors on the eastern elevation, as well as two single-glazed sash-style windows. The building has uPVC drainage pipes.



Building A



Building A (centre). Building B is on the right-hand side and Building C (not proposed for demolition) is on the left-hand side

4. Building B is an existing stable block, comprising a simple rectangular building constructed of a single skin brick wall and a pitched roof overlaid with corrugated metal roofing sheets. There is a 'step' in the roof halfway along the length of the building to reflect the change in ground levels. There are two doors (one being an 'up and over' door) and three rectangular, single-glazed, windows. The building also has uPVC drainage pipes.



Building B

Demolition Method

5. The method for the demolition works has been split into two stages – preparation and demolition.

Preparation

6. This stage assumes that the buildings will have already been emptied of their contents by the applicant. A preparatory survey will then be undertaken to:
 - identify any services to then be isolated and / or disconnected and / or made safe; and
 - remove any asbestos or other hazardous material¹.
7. An exclusion / safe zone will also be established as well as a designated area for the sorting and storing of waste.

Demolition

8. The demolition will then be undertaken using the following sequence:
 - i) the interior of the buildings will be soft-stripped to remove all loose fixtures and fittings;
 - ii) all internal structures, ceilings, floor finishes, doors, windows and partition walls will be removed;
 - iii) an excavator² (with necessary attachments) will then be used to demolish the buildings (with Building B first, followed by Building A) by section (likely to move in both cases from the north to south elevations). Where possible the buildings will be 'toppled-in'; and
 - iv) the floor slabs will then be broken and returned to bare earth ahead of the construction of new outbuildings.
9. All materials will be separated / segregated based on type and removed off-site (typically using roll-on / roll-off skips) by a licensed individual to a licensed recycling or landfill site.
10. All access will be via the existing driveway (from Wrotham Road) and noisy works will take place during normal working daytime hours.

¹ No asbestos or hazardous material has been identified in the preparation of this document, but if any asbestos is found then it will be removed and disposed of by an accredited individual in accordance with the Control of Asbestos Regulations (2012). Any other hazardous material – if found – will also be disposed of in accordance with the relevant regulations, guidance and good practice.

² Hand dismantling works will also be utilised where required and safe to do so.