

OLD SAWLEY GRANGE

GISBURN ROAD, SAWLEY, NR CLITHEROE, LANCASHIRE, BB7 4LH

OUTLINE METHOD STATEMENT

FOR THE PROPOSED DEMOLITION OF AGRICULTURAL BUILDING ADJOINING THE REAR SOUTH FACING
ELEVATION OF SALWEY OLD GRANGE

DATE: MARCH 2019

REF: 5417

VERSION: 1.0

SCOPE OF DEMOLITION WORKS

This method statement has been prepared to accompany applications for both planning approval and listed building consent for the demolition of two agricultural outbuilding and the erection of a two-storey office building.

This method statement relates only to the agricultural building which directly adjoining the south facing rear elevation of Sawley Old Grange and will describe the extent of demolition and the method by which the building will be demolished.

EXISTING BUILDING

The affected building was constructed between 1949 and 1954 and consists of two phases of construction, the first phase being of brickwork construction and the second phase being of pre-cast panel construction.



PL01: View of the outbuilding to be demolished (first phase to the left and second phase to the right).

SEQUENCE OF WORKS

The most sensitive part of the demolition process will consist of the dismantling of the section of the building which forms an abutment with the rear south facing elevation of Old Sawley Grange. This element of the demolition works is to be carried out prior to the demolition of the remaining areas of the building in order to prevent harm to the historic fabric of Old Sawley Grange which adjoins the agricultural outbuilding. The fabric to be removed from the adjoining agricultural building consists of;

- The roof structure, mainly timber purlins which abut the existing historic fabric.
- Natural slate roof covering
- Lead flashings and linings to the roof abutments and lead gutters.

- Timber boards and fixings to the valley gutters.
- Rainwater goods
- A timber casement window.
- Section of brickwork walling to the west side of the adjoining outbuilding.

The work should be undertaken by skilled and competent operatives with experience of working within historically sensitive settings and all work is to be undertaken by hand, all to prevent damage and harm to the fabric of the listed building. Electrical power tools are not to be used to remove materials that abut the historic fabric of the listed building. A safe working platform is to be used to carry out all demolition and dismantling work i.e. temporary scaffolding or a mobile lift / elevating platform.

1. The natural slate roof covering and lead flashings to the affected area are to be carefully stripped off by hand including all nails and fixings and disposed of.
2. Following the exposing of the timber roof structure and valley gutters, all lead linings and timber boards are to be carefully removed, along with all nails and fixing and disposed of.
3. All timber rafters are to be carefully removed and disposed of exposing the timber purlins and ridge.
4. The Principal Contractor is to investigate and determine how the existing purlins and ridge beam are fixed to the roof and walls of the existing listed building in order to determine the most suitable and harmless way of removing these elements of the roof structure and prevent significant harm to existing historic fabric.
5. Once determined, the purlins and ridge board should be carefully disconnected from the existing fabric of the listed building and disposed of.
6. Following the removal of the affected areas of roof structure it will then be necessary to secure and water-proof the exposed area of roofing to the existing listed building in order to prevent damage and harm to historic roof fabric. This should be done immediately following exposing and should include the installation of any roofing underlays, timber battens and new natural slate roof covering to the affected area. New sections of rainwater goods should also be installed to removed surface water away from the listed building and prevent damage and dampness to the walling below.
7. The existing timber casement window to the west elevation of the adjoining building should be carefully removed along with all fixings and disposed of.
8. The Principal Contractor is to investigate and determine how the brickwork interfaces with the walling of the listed building in order to minimize harm and prevent significant damage to the listed building.
9. The existing brickwork abutment should be carefully removed by hand using hammers and chisels to carefully dismantle the brickwork. Care to be taken not to harm existing historic fabric. All brickwork and spoil to be disposed of at a licensed tip.