

DEMOLITION METHOD STATEMENT

FOR

Demolition of former Whalley Motor Services building and erection of

new offices at 18 Accrington Road

Whalley BB7 9TD



DATE: OCTOBER 2025

VERSION: 1.0



Sunderland Peacock and Associates Ltd

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SCOPE OF DEMOLITION WORKS

This method statement has been prepared to accompany an application for planning approval for the demolition of the former Whalley Motor Services building.

This method statement relates only to the disused commercial building and will describe the extent of demolition and the method by which the building will be demolished.

EXISTING BUILDING

The Motor Services building is assumed to have been constructed in the late 20th century. The construction is course stone with profiled metal cladding above to the front elevation, along with elements of aluminum glazing and brickwork. The sides and rear walls are constructed in masonry with a render finish. The main roof comprises of profiled cladding supported by steel trusses on masonry piers. Elements of the building have flat roof construction with a bitumen flat roof felt finish.



Part front / Side Elevation, showing mix of materials.



Rear Elevation showing rendered masonry finish.



Internal photo of Ground Floor showing steel truss and purlins/ cladding rails supporting profiled roof cladding. Painted brickwork internally.

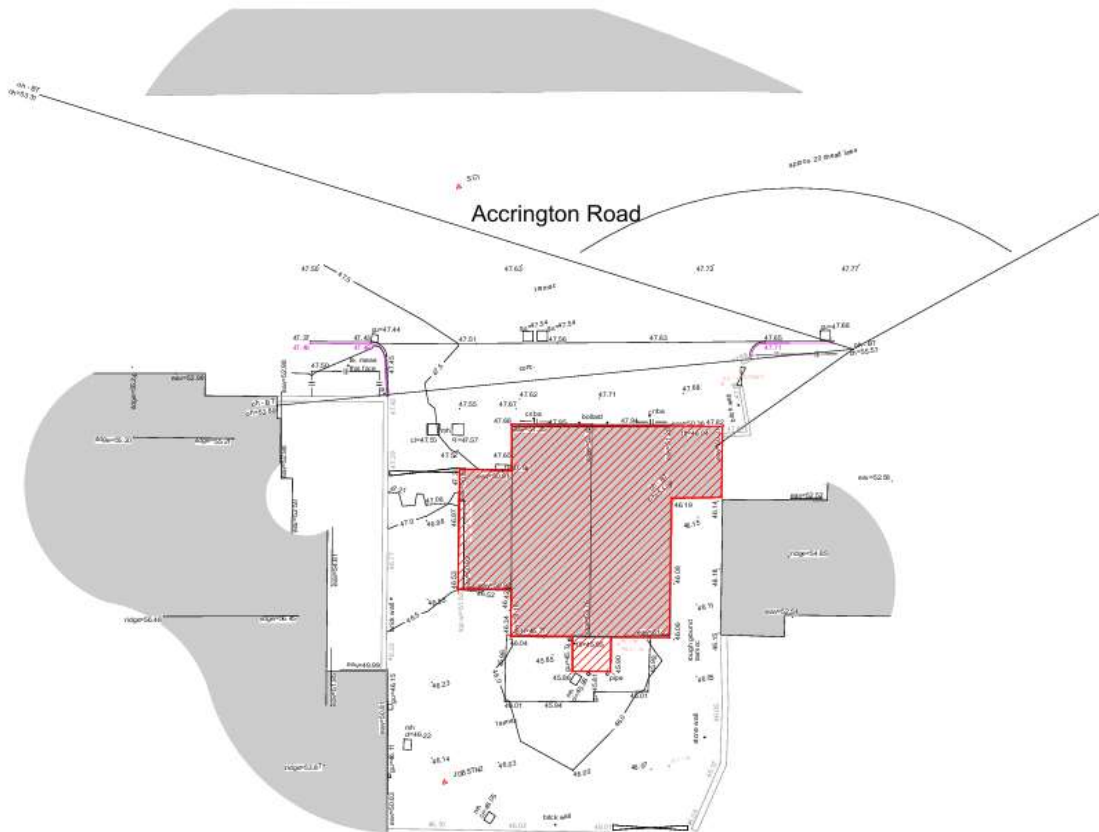


Internal photo of Lower Ground Floor. Floor constructed of steel beams with concrete floor supported between

DEMOLITION METHOD STATEMENT

The demolition of the building is to be carried out as in the following manner;

1. Existing services are to be fully disconnected or diverted where necessary. This will be carried out in relation to all water, gas and electrical supplies as well as both surface water and foul water drainage. All redundant pipework is to be capped off / sealed. All relevant systems are to be drained and pipework purged and certified as safe. All informative site safety is to be displayed at all site entrances and exits.



Indicative Demolition plan outlining the disused and dilapidated commercial premises to be demolished, areas hatched in red, drawing not to scale.

2. A full demolition and refurbishment asbestos survey of the building is to be carried out to identify any and all areas of asbestos containing materials within all areas of the affected building.

3. The site compound is to be set up ensuring that all fencing / hoarding, welfare facilities, muster / evacuation locations, site exits and entrances points are in place prior to the commencement of any works. The building to be demolished is to be secured to prevent unauthorised access. Protective measures are to be in place prior to demolition to prevent contamination of the existing site surface water drainage system during the works.
4. The removal of any asbestos from each area of the site is to be carried out in relation to the recommendations of the demolition and refurbishment. All asbestos removal is to be undertaken by a fully licensed and qualified asbestos removal contractor. No further works shall commence on site until a clean air certificate has been issued. At the same time soft strip-out works may be undertaken to removal deleterious materials in order to facilitate asbestos removal and to remove any obstructions relating to asbestos removal.
5. Following the completion of any asbestos removal and the provision of a clean air certificate, the flat roof additional element to the East near to the residential neighbour will be partially demolished by hand due to the close proximity the residential dwelling / curtilage. Once this element is demolished the remaining main building and Western and rear elements to be demolished by mechanical excavator, and high-reach excavator, with specialized attachments such as hydraulic breakers, shears, and grapples.



6. All ground slabs, foundations, buried redundant drainage / services are to be grubbed up and all material removed off site for recycling / disposal.
7. Should any temporary propping / structural support be required during the demolition it is to be designed by a Structural Engineer or specialist demolition Contractor.

SEQUENCE OF WORKS AND KEY NOTES

Building to be demolished:

- Removal of windows, doors and loading doors.
- Flat roof structure comprising of timber flat roof joists with assumed plywood over with flat roof membrane over.
- The main roof structure, comprising steel truss and steel purlins / cladding rails supporting profiled roof cladding.
- Lead flashings and linings to the roof abutments and lead gutters.
- Timber fascia / barge boards and fixings.
- Rainwater goods.
- Removal of masonry walls down to ground floor level.
- Removal of concrete ground floor and supporting steel beams.
- Removal of below ground walls at lower ground floor level.
- Grubbing up of lower ground floor slab and assumed concrete foundations.

The work should be undertaken by skilled and competent operatives with experience of working within residential village settings. A safe working platform is to be used to carry out all roof demolition and dismantling work i.e. temporary scaffolding or a mobile lift / elevating platform.

Notes:

1. All demolition workers and labourers on site to wear hi-visibility clothing at all times, full PPE equipment to be worn, including hard hats, heavy duty gloves, steel toe cap boots, goggles and appropriate dust masks.
2. Dust suppression system consisting of fine mist water spray to be used on site if required.

3. Due care and attention to be taken to throughout works with supervisor to observe work and be in visual contact with the excavator operator at all times.
4. All demolition work near to the neighbouring dwelling to be undertaken by hand.
5. The demolished materials to under go sorting and salvage once the building has been demolished. All waste products to be disposed of at a license recycling centre.
6. During the demolition phase the site management to ensure no portions of the building are left in an unsafe manner overnight. The site is to be inspected each morning before work commences.
7. Banks man to be present to oversee the loading of demolition materials / skips to ensure traffic management.



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