

THORNBERS, SLAIDBURN ROAD, WADDINGTON BB7 3JJ



DEMOLITION METHODOLOGY

TIMBER CART SHED

Project Ref: 26.10
Client: Mick and Katy Frankish
Date: July 2026

DEMOLITION METHODOLOGY: TIMBER CART SHED

1 Overview

This methodology describes the proposed sequence and precautionary measures for the safe demolition of the timber cart shed at Thornbers, including the management of suspected asbestos materials, protection of the adjacent listed building and trees, ecological mitigation, and the controlled partial exposure of the culverted stream beneath. The methodology should be read alongside the submitted drawings (Drg.Nos. 2610/ex.00-01 and PL.01-02), the Arboricultural Impact Assessment, and the Asbestos R&D Survey (to be provided prior to works commencing).

2 Pre-Works: Surveys and Consents

The following surveys and consents must be obtained before any demolition activities commence: -

i. Asbestos Refurbishment and Demolition Survey

A Type 3 R&D Survey is to be completed by a UKAS-accredited surveyor. The survey report and associated asbestos management plan shall be in place before any works start on site. All asbestos-containing materials (ACMs) identified are to be removed by a licensed asbestos contractor prior to structural demolition. HSE notification to be submitted as required. All ACM waste is to be double-bagged, labelled and disposed of at a licensed facility with waste transfer notes retained.

ii. Bat Survey - Preliminary Roost Assessment

A Preliminary Roost Assessment has been conducted by a suitably qualified ecologist and accompanies this methodology. If potential roost features are confirmed, emergence/re-entry surveys are to be undertaken in the appropriate season, and a European Protected Species licence obtained from Natural England before demolition if required. Works shall not commence until any necessary licence is in hand.

iii. Photographic Building Record

A full photographic record of the cart shed (including exterior elevations, interior, structural details and any surviving fabric) shall be completed and archived before demolition. This record can be submitted to RVBC if required by any planning condition. Photographs should be taken on a clear day and supplemented with a brief written description of materials, construction method and condition.

iv. Tree Protection Installation

Tree protection measures in accordance with the B and Tree Protection Plan (TPP) shall be installed/ approved by the project arboriculturalist before any plant or machinery enters the site. Tree protection fencing (e.g. Heras, minimum 1.2m) shall be erected at the RPA boundary of all trees to be retained as a minimum, and shall not be moved or breached during demolition works without written approval from the arboriculturalist. No materials, plant, spoil or fuel shall be stored within protected areas.

3 Sequence of Demolition Works

Phase 1 - Isolation and Preparation

1. Erect site hoarding / temporary barriers along the road boundary and around the cart shed perimeter prior to any works. Ensure adequate clearance is maintained from Slaidburn Road;
2. Install tree protection in accordance with approved TPP (see 2.2.v above);
3. Notify all relevant parties: e.g. RVBC planning (conditions), HSE (asbestos);
4. Map out route of culvert and protect as required;
5. Confirm all utilities serving the cart shed (if any) are isolated or diverted. Check for any live services running through or beneath the structure.

Phase 2 - Asbestos Removal

1. Licensed asbestos contractor to mobilise. Exclusion zone to be established around the cart shed;
2. All asbestos sheet cladding to be carefully removed by hand, dampened to suppress fibre release where appropriate. No mechanical plant to be used during this phase;
3. ACM waste to be double-bagged in heavy-duty polythene, clearly labelled, and removed from site to a licensed disposal facility. Waste transfer notes to be obtained and retained;
4. Asbestos contractor to issue completion certificate before structural demolition commences.

Phase 3 - Structural Demolition of Cart shed

1. Structural demolition to be carried out by hand where within 3m of the listed building, tree RPAs, or the culvert line. No heavy plant within these exclusion zones;
2. Commence demolition from the ridge downward: roof coverings first, then purlins and rafters, then structural frame, then foundations if any;
3. Materials to be carefully lowered - no dropping or throwing of debris. Temporary dust suppression (water misting) to be used throughout;
4. All demolition arisings to be segregated on site: timber (for reuse or disposal), ferrous metal (to recycling), concrete/masonry (to licensed facility or crushed for hardcore on site if approved), general waste to skip;
5. Foundations to be broken out only to the depth required to accommodate new groundworks. If there is a discovery of any unexpected materials (oil contamination, unexpected structures, archaeological features) works to be paused pending investigation;
6. Once structural frame is removed, perimeter walls (if any) to be taken down to below finished ground level.

Phase 4 - Site Clearance and Handover

1. All demolition waste and temporary works to be removed from site.
2. Ground surface to be made safe and level in readiness for garage groundworks.
3. Tree protection to remain in place throughout the subsequent construction phase.
4. Arboriculturalist to inspect tree protection and condition of retained trees following demolition before new construction commences.
5. Contractor to carry out condition survey of the listed building adjacent wall / surfaces, noting any demolition-related disturbance and make good as necessary.

4 Protection of the Listed Building

The listed building lies in close proximity to the cart shed. The following measures are specifically required to protect it during demolition: -

- No mechanical plant to operate within 3m of the listed building's external walls;
- A physical buffer (Heras fencing minimum) to be maintained between working areas and the listed building wherever practicable;
- All arisings to be directed away from the listed building;
- Should any works inadvertently affect the listed building fabric (including mortar disturbance, vibration cracking, or damage to any historic material) the works shall be halted pending assessment;
- Dust suppression to be maintained to avoid particulate deposition on the listed building's stonework and window openings.