

METHOD STATEMENT

FOR THE DISMANTLING OF AN EXISTING BOUNDARY WALL AND STONE SHED

AT

THE OLD STABLES

LOWERGATE

CLITHEROE

LANCASHIRE

BB7 1AD



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

www.sunderlandpeacock.com

Sunderland Peacock and Associates Ltd.
Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG
www.sunderlandpeacock.com
Tel: 01200 423178
Email: Info@sunderlandpeacock.com

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This document is for the purpose of obtaining planning permission and listed building consent only and must be read in conjunction with all other planning documents.

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1.0 GENERAL

- 1.1 This document has been prepared in support of applications for planning approval and listed building consent for the dismantling of the existing boundary wall at
- The Old Stables
Lowergate
Clitheroe
Lancashire
BB7 1AD
- 1.2 The development proposals consist of the dismantling of the existing boundary wall and adjoining stone shed, and the subsequent reconstruction of the boundary wall.
- 1.3 This document should be read in conjunction with all other application documentation and should not be read in isolation.
- 1.4 All works to the building are to be undertaken to minimise the loss of, and permanent scarring to historic fabric.
- 1.5 All building work is to comply with the current edition of the Building Regulations and carried out in accordance with the relevant codes of accepted building practice. All materials and fittings used are to be fit for their purpose and to the relevant British Standard, 'CE' marked and covered by a current BBA agrément certificate.

2.0 ASBESTOS

- 2.1 Prior to commencement of the works a full demolition and refurbishment asbestos survey should be commissioned and undertaken by a competent, qualified and licensed asbestos contractor to identify all potential asbestos containing materials. In the event that any asbestos containing materials are found, the Client, Architect and Principal Contractor are to be informed immediately. All asbestos containing materials should be removed in full by a competent, qualified and licensed asbestos removal contractor and be as per the recommendations of the asbestos survey report and disposed of correctly.

3.0 ACCESS SCAFFOLDING

- 3.1 Appropriate scaffolding is to be erected as / where required externally by a licensed and competent scaffolding contractor to facilitate safe access and undertaking of the works. The design of all scaffolding will be the responsibility of the Principal Contractor and is to be in accordance with the recommendations of BS EN 12811-1:2003 'Temporary Works Equipment: Scaffolds: Performance Requirements and General Design'. Compliance with the various Acts and regulations listed within the relevant standards is the responsibility of the Principal Contractor. Compliance with all aspects of Health and Safety during erection, using and dismantling is the responsibility of the Principal Contractor. The design of the scaffold is to take account of the requirements of all trades which will require access, use as a working platform or storage.
- 3.2 Extreme care must be taken when the scaffolding is erected, altered and dismantled in order to protect existing historic fabric from any damage that could be caused by the scaffolding poles and boards. All scaffolding is to be designed so as to be free standing and under no circumstances is the scaffolding to be fixed to the fabric of the building. Under no circumstances will putlog scaffolding or any other mechanically fixed scaffolding be considered as acceptable. All scaffolding poles and boards must finish at least 50mm away from the walls of the building and be fitted with plastic end caps to reduce the risk of damage. All scaffolding is to be seated on timber pads.

4.0 EXISTING SERVICES

4.1 The Principal Contractor will be responsible for undertaking the following:

- Obtaining all necessary under / above ground service information from statutory authorities and the client (if not already provided) to ascertain the existence and location of any live services and drainage routes prior to commencement of the works.
- Carefully CAT scanning all necessary areas of the site and for hand excavating to safely determine any existing underground services prior to commencement of the works.
- Carefully redirect / protect any existing underground services during the course of the works ensuring that their locations are clearly marked at all times and any safety signage provided to denote locations and any potential dangers. The Client and Project Architect is to be immediately informed of any unknown live services which are found during the course of the works.

5.0 DISMANTLING OF EXISTING BOUNDARY WALL AND ADJOINING STONE SHED

- 5.1 Prior to any works being undertaken, the main contractor is to install appropriate means of temporary support throughout as / where required to allow for the dismantling of the boundary wall. The Principal Contractor is to ensure that the structural stability of the wall is maintained throughout the entire duration of the works. Any defects or evidence of movement / instability found to have occurred during the undertaking of the dismantling works are to be immediately reported to the Client and Project Architect / Project Structural Engineer.
- 5.2 All plants and organic growth present to the wall and storage shed are to be removed including all root matrices.
- 5.3 The boundary wall is to be dismantled by hand from the top working downwards. No mechanical means of dismantling the walling i.e. plant or power tools, is permitted for use. No 'pushing over' of the wall masonry is permitted. The walling is to be dismantled progressively in small sections whilst maintaining structural stability at all times. Materials are to be lowered safely to ground level. Wall foundations to be removed with care taken not to undermine the existing buildings.
- 5.4 the stone storage shed is also to be dismantled by hand from the top working downwards, starting with the stripping of the roof covering and structure.
- 5.4 All stonework is to be assessed during dismantling for retention and reuse and is to be cleaned down of all debris and mortar and stacked on pallets. All stonework is to be securely stored and protected from the weather.
- 5.5 There is not expected to be any substantial discoveries relating to hidden / unknown features of historic and / or architectural and archaeological significance, but should this occur then works are to stop immediately and further advice sought before proceeding.

6.0 SEDIMENT CONTROL METHODS

- 6.1 It is not anticipated that major sediment control will be required. However, this will be closely monitored throughout the project and should circumstances change, the fibre roll method will be immediately implemented at 1m from the construction boundary as well as around nearby drains / gullies.

7.0 NOISE POLLUTION CONTROL METHODS

- 7.1 Noise pollution is an important consideration during works on site. Due to the minimal excavations and minimal use of heavy plant and machinery, noise emissions are expected to be minimal, however should any heavy plant and machinery be required, the use of such plant and machinery will not take place between the hours of 6pm – 8am.

- 7.2 Stationary noise sources will be located away from adjacent properties and be of a silenced type.
- 7.3 Also, alternative methods will be in place to ensure noise is kept to a minimum throughout the project;
- Plant and machinery will be well maintained and properly serviced, which helps to reduce noise by up to 50% in comparison to old, unmaintained equipment.
 - For any jobs requiring additional noise protection, plywood-clad frameworks will be erected that will surround the areas of works, which will significantly reduce noise emissions off-site.
- 7.4 Specific tasks which will generate noise above threshold levels will be assessed in advance and noise suppression / PPE / exclusion zones developed.

8.0 PARKING FOR VEHICLES AND SITE OPERATIVES

- 8.1 Vehicle parking will be available throughout the project in designated areas, which will be laid out based on requirements established at the detailed design stage. Parking areas will be cordoned off and clearly marked.

9.0 LOADING AND UNLOADING OF PLANT AND MATERIALS

- 9.1 Loading and unloading of plant and materials to be carried out on site. All plant and materials to be unloaded / loaded into the designated fenced site area.
- 9.2 No deliveries are to be made before 9.00am and after 3.00pm to avoid conflict with traffic (vehicular or pedestrian) during busier times. Contractor to organise all deliveries when sufficient labour is on site to efficiently off load materials directly onto hardstanding area on site.
- 9.3 The Principal Contractor is to ensure delivery vehicles do not impede on neighbouring properties or present a hazard to road users and members of the public.
- 9.4 Delivery drivers will be instructed to call site a minimum of 10 minutes before their arrival to allow for preparations. Upon arrival the site manager/banksman will aid them in entering into site, where they will be safely offloaded away from traffic. Following delivery, the site manager/banksman will also watch them out and ensure a safe delivery is undertaken.

10.0 ON SITE STORAGE FOR PLANT AND MATERIALS

- 10.1 All deliveries to be planned 'Just in time' to alleviate long term storage on site where possible.
- 10.2 All plant and materials are to have designated storage areas. Materials are to be securely stored within the building or within the site compound in a clearly designated and marked area. Any materials and fittings of high value are to be stored securely within the building or in a separate lockable container.
- 10.3 The storage of hazardous and flammable materials or fuel should not be on site but if required then must be kept to a minimum. Any hazardous and flammable materials and fuels that are required to be stored on site are to have individual storage areas i.e. lockable proprietary vessels designed for this specific purpose and must be protected from accidental ignition – this is to be regularly monitored and reviewed throughout the works.
- 10.4 Site fuel tanks and oil storage areas will include purpose made bunding arrangements. Operatives will be briefed on the correct procedures for use of tanks, spill kits and actions required should more significant spills occur.
- 10.5 Materials to be stored as close to their place of work where possible in a clearly marked and designated area.

10.6 All pedestrian routes are to be kept clear of all stored materials, plant and machinery.

11.0 ERECTION AND MAINTENANCE OF SECURITY HOARDING

11.1 Site security is essential to prevent access to site by unauthorised persons, thereby keeping them safe from harm and also preventing theft and/or damage to the site.

11.2 From commencement, the site will be encircled in a robust, proprietary, anti-climb fencing system min 1.8m high, which is suitably clipped and braced to resist wind loading and vandalism. Warning signage and emergency contact numbers will be displayed on the site perimeter. The proposed fencing is to incorporate a lockable access gate.

11.3 The hoarding will be examined at the end of every day to ensure its integrity.

12.0 PROVISION OF WHEEL WASHING FACILITIES

12.1 From the onset, site access roads and vehicle parking and delivery areas will be formed and maintained in clean, free draining stone. These will ensure that contractors and delivery vehicle wheels remain clean whilst on site.

12.2 Excavated material requiring cart away will be loaded directly into tipping wagons.

12.3 The site will be equipped with a jet wash, and all vehicles will be inspected when leaving site for contamination, cleaning if necessary. In addition, a road brush will be provided on the adjacent highway in the event of minor deposition of material arising from wet tyres.

13.0 CONTROL OF DUST AND DIRT EMISSIONS

13.1 From the onset, site access roads and vehicle parking and delivery areas will be formed and maintained in clean, free draining stone. These will ensure that contractors and delivery vehicle wheels remain clean whilst on site.

13.2 Excavated material requiring cart away will be loaded directly into tipping wagons.

13.3 The site will be equipped with a jet wash, and all vehicles will be inspected when leaving site for contamination, cleaning if necessary. In addition, a road brush will be provided on the adjacent highway in the event of minor deposition of material arising from wet tyres.

14.0 WASTE DISPOSAL

14.1 A Site Waste Management Plan will be developed pre-commencement and shared with contractors so that waste generation can be mitigated at source, and residual waste properly segregated at site.

14.2 There will be no burning of waste on site.

14.3 Waste disposal units will be provided on site, and all materials / waste will be split and separated between various skips which will be removed from site by a competent company once full. Waste disposal units will be kept within the site compound.

14.4 Rubble chutes are to be safely utilised where required.

14.5 Any potential flammable waste is to be cleared away regularly to reduce fire risks.

15.0 HEALTH, SAFETY AND WELFARE

- 15.1 All contractors will be required to have a site-specific induction given by the site team, which will include all information about the development at that point of time, site rules and regulations, site-specific hazards, briefing on the traffic management plan, site fire safety plan and a review of the Construction Management Plan to fully inform them of what they need to comply with to carry out their work on site – as part of this process an induction form will be completed and signed off by contractor and site staff to confirm that they have been inducted.
- 15.2 Arrangements for Welfare Provision - The Principal Contractor will arrange for on-site welfare facilities to comply with the CDM Regulations 2015 Schedule 2.
- 15.3 Contractor to provide and regularly monitor and update all risk assessments and method statements for all construction work and activities and be responsible for all on site health and safety. All risk assessments and health and safety files are to be stored on site throughout the duration of the works.
- 15.4 No eating or drinking is permitted in the storage or construction areas of the project.
- 15.5 No smoking of cigarettes, cigars or vapes is permitted on site at all times.
- 15.6 A good standard of general tidiness and housekeeping is to be maintained on site at all times.
- 15.7 All necessary personal protective equipment (PPE) to be worn at all times whilst on site.