

PROTECTION OF ADJACENT BUILDINGS DURING DEMOLITION

Property: Sweepers, Shipley, West Sussex

Local Authority: Horsham District Council

Location: Shipley Conservation Area

Access: Saucelands Lane

Adjacent Properties: Broomers Cottage and Sarsens

1. Purpose of Statement

This statement sets out the measures that will be implemented during the demolition of **Sweepers** to protect adjacent buildings, structures, boundaries and surrounding property from damage, instability, vibration, falling materials, dust and other effects associated with demolition.

Particular consideration will be given to the neighbouring properties

Broomers Cottage, a Grade II listed building, and **Sarcens**.

The demolition will be undertaken as a controlled and progressive operation.

No uncontrolled collapse of the building will be permitted.

The demolition arrangements will be recorded in writing before work commences, consistent with the requirements for planned demolition and dismantling under the Construction (Design and Management) Regulations 2015. HSE guidance also requires the structural condition and nearby buildings to be considered when determining the demolition method and sequence.

2. Site and Surrounding Properties

Sweepers is a detached, single-storey, brick-built building situated within the **Shipley Conservation Area**.

The proximity of neighbouring properties means that the demolition will be carried out with particular care to avoid transmitting excessive vibration, imposing loads on neighbouring structures or allowing demolition materials to fall outside the controlled working area.

The principal neighbouring properties identified for specific consideration are:

- **Broomers Cottage** – Grade II listed building.
- **Sarcens** – neighbouring property requiring protection from the demolition operations.

The precise relationship between Sweepers and each neighbouring structure will be confirmed by the demolition contractor before works commence.

3. Pre-Demolition Inspection

Before demolition starts, a competent person will inspect the existing building and its relationship with the surrounding structures.

The inspection will consider:

- the construction and condition of Sweepers;

- the condition and construction of Broomers Cottage;
- the condition and construction of Sarsens;
- boundary walls, fences and other structures;
- existing cracks or defects;
- roof junctions and abutments;
- chimneys and projecting masonry;
- foundations and ground conditions;
- any shared or interconnected structural elements;
- any structural restraint provided by neighbouring structures; and
- the proposed locations and operating areas of demolition plant.

Where reasonably practicable and with appropriate agreement, photographic records will be taken of the condition of Broomers Cottage, Sarsens and other immediately adjoining structures before demolition.

Any existing defects that could be relevant to the demolition works will be recorded before work begins.

4. Protection of Broomers Cottage

As Broomers Cottage is a **Grade II listed building**, particular care will be taken to prevent physical damage to its historic fabric and structure.

Demolition activities will be arranged so that masonry, roof materials, plant or demolition debris cannot fall or be deliberately directed towards Broomers Cottage.

No part of Sweepers will be deliberately collapsed towards Broomers Cottage.

A suitable exclusion zone will be maintained between demolition operations and the neighbouring property.

Where the assessment identifies a risk of falling debris or other physical damage, suitable temporary protection will be provided.

Any temporary protection will be designed and installed so that it does not impose damaging loads upon Broomers Cottage.

Standard scaffolding will not be relied upon as structural restraint. Where temporary works are required to provide restraint, support or protection, these will be appropriately designed by a competent person. HSE specifically advises that standard scaffolding should not be assumed to restrain a building during demolition.

5. Protection of Sarsens

Sarsens will be treated as an adjacent property requiring protection throughout the demolition operation.

Before demolition commences, the relationship between Sweepers and Sarsens will be inspected to identify any potential risk arising from:

- falling materials;
- vibration;

- movement of the ground;
- removal of structural elements;
- plant movements;
- dust and debris;
- temporary weather exposure; and
- excavation or removal of foundations.

The demolition sequence will be arranged so that demolition forces are directed into the controlled site area and away from Sarsens.

No structural element will be removed in a manner that could transfer uncontrolled loads or movement to Sarsens.

Where necessary, suitable temporary screening, protection, hoarding, debris protection or other measures will be installed.

If any unexpected structural connection, shared construction, foundation or other condition is discovered, demolition in the affected area will stop until the condition has been assessed by a competent person.

6. Structural Stability

A competent person will assess the existing building before demolition to establish the appropriate demolition sequence.

Particular attention will be given to the changing stability of the building as the roof, walls and other structural elements are progressively removed.

No structural element will be removed where it is suspected of providing support or lateral restraint to an adjoining building until its function has been assessed.

If temporary propping, shoring or bracing is required, it will be designed by a suitably competent person and installed, inspected and maintained in accordance with the design.

Temporary supports will be capable of resisting foreseeable loads and will remain in position until they are no longer required.

HSE guidance requires temporary supports to be properly designed, installed and maintained and requires demolition arrangements to prevent uncontrolled structural collapse.

8. Control of Demolition Plant

Demolition plant will remain within the designated working area.

Plant will be operated progressively and without unnecessary impact loading.

Where plant operates close to an adjoining property, a competent banksman will assist with positioning and movements.

The operator will maintain the required exclusion distance from Broomers Cottage and Sarsens.

Demolition forces will be directed towards the controlled site area and away from neighbouring properties wherever reasonably practicable.

9. Vibration Control

The demolition methodology will be selected to minimise vibration transmitted to neighbouring structures.

Where practicable, controlled pulverising will be used in preference to high-impact demolition techniques.

Particular care will be taken when working close to Broomers Cottage and Sarsens.

The condition of neighbouring buildings will be visually monitored during demolition.

If significant new cracking, movement, settlement, distortion or other evidence of structural distress is observed, demolition will immediately cease in the affected area.

Work will only recommence following assessment by a competent person.

10. Falling Materials and Debris

No demolition materials will be deliberately thrown from height.

Materials will be lowered or mechanically controlled wherever practicable.

An exclusion zone will be established around the demolition area.

Temporary hoarding, screening or debris protection will be provided where required to prevent materials escaping the controlled working area.

Demolition debris will be removed progressively and will not be permitted to accumulate against Broomers Cottage, Sarsens, boundary structures or other neighbouring property.

11. Dust Control

Water suppression will be used where necessary to control dust.

Water application will be controlled to prevent excessive run-off or the introduction of water into neighbouring buildings, foundations or drainage systems.

Dust-generating operations will be minimised during periods of unsuitable weather where this could result in dust affecting neighbouring properties.

12. Protection from Vehicle Movements

Access to the site will be via **Saucelands Lane**.

Vehicle movements will be controlled to minimise disturbance and risk to neighbouring properties and road users.

Where visibility is restricted, a competent banksman will assist with vehicle movements.

Plant and delivery vehicles will remain within the designated site area wherever practicable.

Reasonable measures will be taken to prevent mud, dust and demolition debris being carried onto the highway.

13. Temporary Weather Protection

Where demolition exposes an adjoining structure or creates an exposed junction, suitable temporary weather protection will be provided.

The demolition sequence will minimise the period for which any neighbouring structure is exposed to weather.

Temporary coverings will be securely fixed and maintained.

Where sheeting or scaffold is used, its wind loading and relationship with the building will be considered as part of the temporary works design.

14. Monitoring and Stop-Work Procedure

The demolition supervisor will continuously monitor the stability and condition of the demolition area and surrounding structures.

Demolition will stop immediately in the affected area if any of the following occur:

- unexpected movement of Broomers Cottage, Sarsens or another neighbouring structure;
- new or significantly enlarged cracks;
- settlement or distortion;
- unexpected structural connections;
- movement of foundations or ground;
- excessive or unexpected vibration;
- uncontrolled movement of demolition debris;
- failure or displacement of temporary protection;
- failure or movement of temporary supports; or
- any condition materially different from that anticipated by the method statement.

The demolition contractor will not recommence work in the affected area until the condition has been assessed and the demolition method amended or additional protection provided where necessary.

15. Conservation Area Considerations

As Sweepers is situated within the **Shipley Conservation Area**, the works will be carried out with particular regard to the surrounding environment and the visual and physical impact of the demolition.

The site will be securely fenced or hoarded and kept in a clean and orderly condition.

Demolition materials will be removed progressively.

Noise, dust and vibration will be controlled so far as reasonably practicable.

No burning of demolition materials will take place on site.

The works will comply with any relevant planning permission, conservation-area requirements or planning conditions applicable to the demolition.

16. Protection of Services and Drainage

Before demolition, existing gas, electricity and water services will be identified and appropriately disconnected or isolated.

Drainage associated with the building will be dealt with in accordance with the requirements of Building Control and the approved demolition arrangements.

Horsham District Council specifically requires confirmation concerning the termination of gas, electricity and water supplies and the sealing of drainage as part of its demolition requirements.

17. Completion of Demolition

Following completion of the demolition:

- all loose materials will be removed;
- demolition debris will be cleared from the site;
- remaining walls and structures will be left stable;
- excavations will be made safe;
- affected drainage will be dealt with appropriately;
- the site will remain securely fenced or hoarded; and
- the condition of adjacent buildings will be visually inspected.

Particular attention will be given to Broomers Cottage and Sarsens to identify any apparent damage or movement associated with the demolition.

18. Competence and Compliance

The demolition works will be planned, supervised and undertaken by suitably competent persons.

The demolition contractor will ensure that the agreed sequence and protection measures are followed throughout the works.

Where conditions encountered on site differ from those anticipated, the demolition method statement will be reviewed and amended as necessary before proceeding.

The works will be undertaken in accordance with the **Construction (Design and Management) Regulations 2015**, relevant HSE guidance, the requirements of **Horsham District Council Building Control**, and any applicable planning, conservation-area and Party Wall requirements. Horsham District Council states that demolition approvals can include requirements for adequate shoring, repair and weatherproofing of adjacent buildings, removal of demolition materials and minimisation of effects on adjoining properties.

Statement of Intent

The overriding objective of this method statement is to ensure that the demolition of Sweepers is undertaken in a **planned, controlled and progressive manner**, preventing uncontrolled collapse and protecting the structural stability and condition of **Broomers Cottage, Sarsens and all other adjacent buildings and structures** throughout the demolition process.