

Project-Specific Amendments

2. Project Details

Project: Demolition of Existing Detached Dwelling

Site Address: Sweepers, Saucelands Lane, Shipley, West Sussex, RH13 8PS

Client: Chris Broadhead and Anna Lovgren

Principal Designer: Folkes Architects

Principal Contractor: Mark Peart

Site Manager: Mark Peart

Prepared by: Chris Broadhead

Date: 30/07/2026

3. Project Description

The works comprise the complete demolition of the existing detached, single-storey brick-built dwelling known as **Sweepers**, located on Saucelands Lane, Shipley, West Sussex, RH13 8PS.

The site is bordered by neighbouring residential properties, including **Broomers Cottage**, a Grade II listed building situated immediately adjacent to the site. Particular care shall therefore be taken to ensure that demolition activities do not adversely affect the structural integrity or historic fabric of neighbouring heritage assets.

The demolition works will consist of:

- Site establishment and security.
- Isolation and disconnection of all statutory services.
- Soft strip of the existing dwelling.
- Removal of any hazardous materials identified during the Refurbishment and Demolition Asbestos Survey.
- Controlled mechanical demolition of the brick-built structure.
- Removal of foundations where required.
- Segregation and recycling of demolition materials.
- Final site clearance ready for redevelopment.

6. Pre-Commencement Works

In addition to the standard pre-start procedures, the following shall be completed:

- Detailed photographic condition survey of Broomers Cottage and any adjoining walls, boundaries and external features.
- Photographic record of Saucelands Lane adjacent to the site entrance.
- Installation of vibration monitoring equipment where required by the Client or Structural Engineer.
- Confirmation that all planning conditions relating to demolition within the Conservation Area have been discharged.
- Confirmation that ecological surveys for bats and nesting birds have been completed where required.

7. Protection of Heritage Assets

Due to the immediate proximity of the Grade II listed **Broomers Cottage**, the following additional control measures shall be implemented:

- Demolition shall proceed progressively from the highest point of the structure downward.
- No deliberate collapse of structural elements will be permitted.
- Mechanical demolition plant shall work away from the listed building wherever practicable.
- A suitable stand-off distance shall be maintained between demolition plant and the shared boundary.
- Hydraulic pulverisers and selector grabs shall be used in preference to impact breaking where practicable to reduce vibration.
- Continuous monitoring shall be undertaken by the Demolition Supervisor.
- Dust suppression shall operate throughout demolition.
- Any indication of unexpected structural movement shall result in the immediate suspension of works pending investigation.
- Protective fencing shall remain in place around retained boundary features.

8. Site Access and Traffic Management

Access to the site will be gained directly from Saucelands Lane.

Vehicle movements shall be carefully controlled due to the narrow rural lane and the presence of neighbouring residential properties.

Control measures include:

- Banksman present during all deliveries and collections.
- Delivery vehicles scheduled to minimise disruption.
- Reversing vehicles supervised at all times.
- Delivery vehicles shall not obstruct Saucelands Lane.
- Mud and debris shall be prevented from reaching the public highway through wheel cleaning and road sweeping where necessary.

10. Demolition Sequence

Following completion of the soft strip and confirmation that the structure is free from asbestos-containing materials, demolition shall proceed as follows:

1. Establish exclusion zones.
2. Install dust suppression equipment.
3. Remove remaining roof coverings.
4. Demolish roof timbers and roof structure.
5. Remove masonry walls progressively using a hydraulic pulveriser.
6. Demolish internal walls.
7. Remove floor slab.
8. Excavate foundations where required.
9. Segregate demolition materials for recycling.
10. Remove all demolition arisings from site.
11. Grade and level the site.

The structure shall be demolished in a controlled top-down sequence at all times.

No structural element shall be undermined or allowed to collapse in an uncontrolled manner.

13. Environmental Controls

Additional environmental controls required for this project include:

- Continuous water suppression throughout demolition.
- Dust monitoring by the Site Manager during dry or windy weather.

- Suspension of demolition activities during periods of excessive wind if dust cannot be adequately controlled.
- Noise to be kept to the minimum reasonably practicable.
- Plant engines not to idle unnecessarily.
- Vibration minimised through the use of hydraulic demolition attachments.
- Daily inspection of neighbouring property boundaries.
- Immediate removal of any debris deposited on Saucelands Lane.

18. Site-Specific Information

Existing Building

The existing structure comprises a detached, single-storey brick-built dwelling known as **Sweepers**.

The building is of traditional masonry construction and will be demolished using conventional mechanical demolition techniques following completion of the soft strip.

Adjacent Properties

The site immediately adjoins **Broomers Cottage**, a Grade II listed building.

Protection of this heritage asset is a primary consideration throughout the demolition works.

The Demolition Supervisor shall continuously assess the effects of demolition operations and amend the sequence of work where necessary to ensure the listed building is not adversely affected.

Environmental Sensitivity

Accordingly, particular attention shall be given to:

- Dust control.
- Noise reduction.
- Vibration control.
- Protection of mature vegetation.
- Maintaining clean public highways.
- Maintaining good communication with neighbouring residents.

Monitoring

The Site Manager shall undertake and record daily inspections covering:

- Structural condition of adjacent boundaries.
- Dust suppression effectiveness.
- Noise levels.
- Vibration observations.
- Site housekeeping.
- Security fencing.
- Public safety measures.

Any significant changes shall result in an immediate review of this Method Statement and Risk Assessment before works continue.