

REVISED OUTLINE METHOD STATEMENT

Outline

The building will be systematically manually demolished in accordance with BS6187 and the Contractors Agreed Works Method Statement. The contractor will be applicant with over 46 years' experience of both haulage and demolition. All materials that can be recycled will be carefully stored on-site before being taken away to an appropriate destination.

The site

This document covers the demolition of the existing dwelling – Crynallt House, Crynallt Road, Cimla, Neath SA11 3RL.

The application site is located opposite 57, 59, 61 and 63 Crynallt Road Cimla,, Neath SA11 3RL.

The building is two storeys with roughcast render. The pitched roof is finished in Welsh slate. The windows and doors are a mixture of timber and Upvc.

Programme & Working Hours

Commencement Date: 17th September 2020

Expected Completion Date: 26th October 2020

Working Hours:	Weekdays	0830 - 1700
	Saturday	No work
	Sunday & Bank Holiday	No work

Legislation & Code of Practice

All work will be carried out in accordance with the current legislation listed below:
The building will be demolished manually strictly in accordance with BS 6187:2011 Code of Practice.

The development process will include: -

- The proper and effective management of demolition processes, including those forming part of structural refurbishment

- Maintaining structural stability, including through the provision of temporary structural support, where necessary*

- Managing deliberate structural collapse*

- Identifying and establishing responsibilities during all phases of the demolition processes*

- Acquiring a knowledge of the site, including its former uses*

- *Managing environmental issues*
- *Managing health and safety hazards*
- *Carrying out risk assessments and planning the work accordingly*
- *Establishing and managing procedures effectively*

Services

All services will be disconnected prior to the commencement of the demolition works.

Methodology

Site Perimeter

The perimeter of the site within 5 metres of the dwelling will be enclosed with a secure 1.80-metre-high fence. The applicant has a 14½ tonne tracked Hymac and this will be used in the demolition. Manual demolition will take place, however, adjacent to the applicant's adjacent cottage.

Hazardous Material

The applicant's aunt lived at the dwelling since the early 1900's and the applicant (nephew) has lived in the adjacent cottage for over 15 years. To the applicant's personal knowledge, no asbestos has been used in the construction/repair of the property. If asbestos is found, however, it will be removed by a specialist's company.

Traffic Management

There are no proposals to temporarily close any public highways.

Nearby residents

The contractor shall: -

- Ensure prior notice is given to nearby residents, and keep them informed about the intended schedule of works.
- Provide the nearest residents with a contact, in order for them to raise concerns/complaints immediately.
- Ensure that dust suppression is readily available on site and utilised.

Demolition of Structure

The contractor will liaise with the occupiers of the adjacent properties both prior to and during the period of the works. Special precautions will be undertaken with manual demolition where the building adjoins the applicant's property Crynallt Cottage, Crynallt, Neath.

The contractor is to provide and issue a Method Statement indicating his preferred method of working. This is to be issued to the Councils CDM officer for discussion and approval

However, the Contractor will ensure that adjacent properties will be protected against damage during the demolition of the dwelling.

A sign shall be displayed at the site entrance in a location which is visible to the public. The sign shall display the name and contact details of the contractor who shall be responsible for air quality and dust issues on the site boundary.

- Water should be used for dust suppression from demolition and handling of demolition materials.
- There should be an adequate supply of water for suppression.
- Drop heights should be minimised.
- Screens should be erected to be at least as high as stockpiles.

The contractor shall undertake daily on-site and off-site inspection during the days of demolition, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and window sills within 100m of site boundary, with cleaning to be provided if necessary.

The Site Log shall record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken. Any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation shall be recorded in the log book. The Site Log shall be available for inspection by NPTCBC during all working hours.

Wheel washing facilities will be provided if necessary, on site to prevent any vehicles leaving the site depositing dust or dirt onto the public highway.

Disposal of Material

All materials arising from the demolition will be separated and, where re-cycling is not possible, disposed off site to a licensed tip. However, all un-dressed masonry materials arising will be crushed and re-cycled as suitable hardcore for use on the proposed residential development proposed to be constructed later this year. All dressed stone and usable timber will be carefully stacked on-site for use in the above proposed properties.

The material will be transported from the site by 10 tonne lorries. The lorries will drive down the site access and turn left onto Bwlch Road. They will then take the first turning right staying on Bwlch Road until they meet the mini-roundabout on the B4287. Lorries returning to the site will do the route in reverse.

Reinstatement of Site / Final Finish

The footprint of the building will be levelled and graded in preparation for the construction of the proposed residential development to be constructed later this year after the grant of Full Planning consent by the LPA.

Bio-diversity

A bat survey has been undertaken which found evidence of bats and that an EPS license will be required and that all demolition works will be undertaken in accordance with the license requirements and methodology.

Please find attached a copy of the Bat Report. An EPS licence as stated in the comments by the Council's Biodiversity Section will be required before the building is demolished.

Road

The existing road access to the site will be used this has been edged in red on the attached drawing number: - CH/2020/04. The road will extend from south-western corner of the site to two large turning areas north-eastern corner of the site. These areas will be used for the storage of demolished materials.

Demolition, methods to suppress and the complaints procedure

The demolition of the dwelling house will be carried out by the applicant with his tracked Hi-mac after the removal of the: -

- Roof (slates to be taken off by specialist company by hand)
- Roof (timbers ditto)
- Flooring (joists ditto)
- Doors and door lining (ditto)
- Grate (ditto)
- Windows (ditto)

The external walls will be imploded into the structure and laid to rest until the mass of the walls is removed.

The complaints procedure is already explained in the above paras.

Stock piling of materials

After the building has been demolished the residue of the building will be piled in the existing to a maximum height of 0.50 metres above existing ground level. If no development proposals are submitted within 12 months of the date of this consent the waste material shall be removed from the site.

The stock pile will be on the site of the existing building only.