

**Demolition of Existing Buildings  
at  
Mill Farm, Hoxne Road, Denham  
Demolition Method Statement – July 2023**

**1. Introduction**

Set out below is a brief overview of the systems and procedures we intend to use in controlling the demolition operations on site at the above address, in the interests of the neighbours, demolition personnel, the client and all other third parties.

**Site location/Access**

The site is located on the west side of Hoxne Road in Denham village, and is accessed via a driveway that is situated between Mill Farm Bungalow on the north side and Manor Farmhouse (grade II listed) on the south side.

**Outline of Scheme**

The 6no. highlighted poultry house buildings, feeding tanks and hard-standing within the site boundary are to be demolished, and the land will be levelled ready for development. Note the front 2no. poultry houses to be retained, as shown on the site plan.

**2. Welfare accommodation**

This will be located in a suitable area of the site to be agreed with the client, and located in a position where it will not conflict with the movement of vehicles through the site.

**3. Working hours**

Normal site working hours will be as follows:

Monday - Friday 08.00 – 18.00

Saturday 08.00 – 13.00

Sundays and Bank Holidays Site closed

**4. Services**

The client will make arrangements for the disconnection of any services to the buildings to be demolished. A CAT detector will be used by the site supervisor to test for live underground electric cables, prior to commencement on site and highlighted using spray marker.

**5. Health and Safety**

Every effort will be made to minimise risk and control exposure to hazards; H&S will be diligently monitored throughout the project.

Appropriate safety clothing and protecting equipment will be used at all times.

The Site Foreman will ensure that specific safety measures are in place for each task.

First Aid, An appropriate First Aid kit will be maintained on site at all times.

Noise and Hearing Protection zones

Careful planning and use of appropriate plant and equipment will keep these requirements to few and very short periods.

**Induction / Site rules /consultation**

Every person who works on site will receive a specific project induction before they are allowed to commence work on site. This will be provided by the Site Foreman or the Project Manager.

Induction talks will include site rules:

Behaviour toward others on site and nearby

Drugs and alcohol

Smoking areas  
PPE and safety issues  
Welfare facilities and use of  
Security issues  
Emergency procedures  
Good and bad practice  
Waste management

## **6. Site Establishment**

The buildings will be situated within a secure site boundary made up of Heras fencing, to enclose the working areas/exclusion zones within the site.

Warning signs (see below) will be displayed at the appropriate points around the perimeter of the site:

- Danger Demolition in Progress
- Danger Demolition Keep Out
- Personal Protective Equipment requirements
- Warning to Children

All visitors will be asked to sign in within the site office and will wear the required PPE.

## **7. Asbestos Removal**

Prior to demolition, an asbestos survey will be carried out. If asbestos is found, a suitably approved licensed Asbestos Removal Contractor will be appointed to carry out the removal of all asbestos containing products.

No follow on activities will be carried out until air clearance certificates/certificates of re-occupation from the asbestos removal supervisor have confirmed that the areas are safe to enter.

## **8. Cable Stripping**

Any electrical cabling will be removed for recycling prior to soft stripping and the demolition of the structures. No cable stripping will commence until the electrical supplies to the buildings have been irreversibly isolated.

All waste generated by the cable-stripping is to be disposed of appropriately, i.e. sheathing to be placed in general waste skip.

## **9. Soft Stripping**

An internal soft strip of the buildings will be carried out by demolition operatives to remove as much of the waste materials from the buildings ahead of the demolition works, including doors, frames etc.

Any clean, unpainted constructional timber will be segregated from the general waster, and where free of nails, screws, hinges etc will be recycled by a specialist company.

Where possible, materials will be loaded by hand into skips and removed from the site. All waste materials unsuitable for recycling will be transported from the site where it will be taken to landfill facilities.

## **10. Working at height generally**

Working at height will be restricted to a minimum, with the majority of high level demolitions being carried out by mechanical means.

The main area where working at height will be carried out will be to remove roofing materials (note the buildings are single-storey). All non-asbestos roof and walls sheets will be removed by mechanical means.

### **11. Demolition of buildings generally**

The buildings to be demolished are shown on the proposed site plan and photo below. The buildings are single-storey former poultry houses and feeding tanks.

Prior to any structural demolitions taking place, the site supervisor and plant operatives will walk the buildings to familiarise themselves with the buildings to be demolished and those to be retained, and any potential issues.

Buildings to be demolished will be soft stripped as described above. Metal roof cladded sheets will be removed by use of a demolition excavator fitted with a grapple type attachment. All such sheeting will then be loaded mechanically into skips and transported from site for disposal. The buildings will then be systematically knocked down and sections lowered to the ground. The process will be repeated until the demolition of the buildings is completed. Any steel will be removed from the site in suitable skips that will be transported from the site for disposal.

### **12. Prevention of pollutants entering surface watercourse**

Prior to removal of the roof structure it is proposed to pack with straw all drainage/surface water gullies surrounding the perimeter of the structures.

### **13. Restoration of the site**

Following the complete demolition of the highlighted buildings, the ground will be levelled and made ready for development.



**Photo 1 – View of the buildings/tanks to be demolished (front 2no. poultry houses being retained).**