

METHODOLOGY OF DE-CONSTRUCTION WORKS TO EXISTING BUILDINGS.

Re-Development of Existing Commercial/Industrial Storage Buildings

at

**Roecrofts Farm
Ulmes Walton Lane
Ulmes Walton
Leyland
Lancashire.
PR26 8LT.**

On behalf of

Mr C. & R. Barlow.

1. General Description of the Development.

- 1.1. The purpose of the re-development is to transform a collection of untidy deteriorating storage buildings into a pleasant clutch of residential units in a small courtyard type setting.
- 1.2. The re-development proposals for the site comprise the retention of Buildings 2 and 7, which are to be converted into residential units; Buildings 3, 4, 5, 6, 8 and 9 are proposed for removal and replacement with suitable residential units or garaging for the residential units.
- 1.3. The existing buildings are referenced on the existing site plan, drawing No. D410/P03A; the following Building number references are to those noted on the plan.
- 1.4. The following descriptions are the intended methodology for the de-construction and taking down of the buildings that are due for removal.

2. Building No. 1.

- 2.1. Building No. 1 is to be retained and re-furbished.
- 2.2. Part of the refurbishment will involve taking down minor parts of the building, mainly in relation to the roof; however, since the building is listed and has been found to provide potential bat roosts, any de-construction of the roof will be carried out by hand.
- 2.3. A full perimeter scaffold is to be erected and the roof slates taken off by hand and set aside for re-use; similarly any roof members will be removed by hand, set aside ready for reinstatement as appropriate.

3. Building No. 2.

- 3.1. Building No. 2 is to be retained and extended; the existing section of the building is to be refurbished.
- 3.2. The refurbishment works will involve the replacement of the roof; a scaffold is to be erected and the roof coverings, roof structure and associated items removed carefully by hand, lowered to the ground and set aside for re-use/recycling as appropriate.

4. Building No. 3.

- 4.1. Building No. 3 is a very small brick built outhouse, more than likely used originally as an external w.c.
- 4.2. The building will be taken down by hand as the bricks are to be salvaged and set aside for re-use on the brickwork repairs to Building No. 7.

5. Building No. 4.

- 5.1. Building No. 4 is basically a timber shed, which is to be de-constructed and removed.
- 5.2. The building is to be carefully taken down by hand, the various panels of the existing timber cabin are to be dismantled in sections and the panels set aside for collection and recycling.

6. Building No. 5.

- 6.1. Similarly, Building No. 5 is also basically a timber shed, which is to be de-constructed and removed.
- 6.2. The building is to be carefully taken down by hand the various panels of the existing timber cabin are to be dismantled in sections and the panels set aside for collection and recycling.

7. Building No. 6.

- 7.1. Building No. 6 is a steel frame building with lightweight cladding, which is to be carefully dismantled and removed.
- 7.2. The intention is to erect a suitable scaffold and utilise mobile work platforms as appropriate to dismantle the steel sheet roofing and cladding by hand, each sheet being lowered to ground level and stacked for disposal/recycling.
- 7.3. The steel frame of the building is to be carefully dismantled using mobile work platforms as appropriate together with a small lightweight crane to lower the various steel sections to the ground. The steel members are to be set aside on site for collection/recycling.

8. Building No. 7.

- 8.1. Building 7 will be retained and converted; however, the roof will be removed and replaced, some internal walls will be taken down and replaced.
- 8.2. A perimeter scaffold will be erected to the full building and together with mobile work platforms the roof sheets removed by hand and lowered to the ground for collection/recycling.
- 8.3. The timber roof members are to be carefully dismantled using mobile work platforms as appropriate, together with a small lightweight crane to lower the various timber sections to the ground. The timbers are to be set aside on site for re-use/collection/recycling as appropriate.
- 8.4. The internal walls are to be carefully taken down by hand as the bricks are to be removed, dressed, cleaned and set aside for re-use in the masonry repairs to the

outside of the building. A suitable scaffold will be erected to facilitate the dismantling of the internal walls.

- 8.5. The external masonry repairs will involve the careful removal of individual bricks to small sections of brickwork by hand, off the perimeter scaffold, and replacement with reclaimed salvaged bricks from other down takings.

9. Building No. 8.

- 9.1. Building No. 8 is a single storey building comprising part timber shed and lesser portion of brickwork; this building is to be de-constructed and removed.
- 9.2. The timber section of the building is to be carefully taken down by hand, the various panels of the existing timber cabin are to be dismantled in sections and the panels set aside for collection and recycling.
- 9.3. A scaffold will be erected to the brickwork section of the building and together with mobile work platforms the roof slates removed by hand, stacked and lowered to the ground for re-use/collection/recycling.
- 9.4. The timber roof members are to be carefully dismantled using mobile work platforms as appropriate, the various timber sections will be lowered to the ground by hand. The timbers are to be set aside on site for re-use/collection/recycling as appropriate.
- 9.5. The external brickwork walls are to be carefully taken down by hand as the bricks are to be removed, dressed, cleaned and set aside for re-use in the masonry repairs. A suitable scaffold will be erected to facilitate the dismantling of the external walls.

10. Building No. 9.

- 10.1. Building No. 9 is basically a timber shed, which is to be de-constructed and removed.
- 10.2. The building is to be carefully taken down by hand, the various panels of the existing timber cabin are to be dismantled in sections and the panels set aside for collection and recycling.

11. Conclusion.

- 11.1. The intended de-construction, dismantling and refurbishment works to the various buildings are to be carried out predominantly by hand with the aid of appropriate scaffolding, mobile work platforms and lightweight small crane, using hand tools in order to salvage the various materials for re-use or recycling.
- 11.2. Thus, the proposed works will not cause any significant vibrations of the ground in the vicinity of the gas main pipeline as no large plant is to be used and none of the structures are to be demolished in the manner where sections of any structure is allowed to fall to the ground.

11.3. Hence, it is proposed that no vibration monitoring is required in this instance having due regard to the intended method of de-construction and dismantling of the existing buildings.