

BUILDING WORKS METHOD STATEMENT

Former Chamber Bus Depot,
Bures St Mary



REPORT NUMBER 1
DATE: December 2023
JOB NUMBER: J450

ROSE

BUILDING WORKS METHOD STATEMENT

Introduction

This Building Conversion Method Statement relates to the former Chambers bus depot site in Bures St Mary. Planning permission for the redevelopment of the site has already been granted. The redevelopment plans comprise partial demolition of the bus depot and associated buildings. The full extent of demolition is shown in the drawings submitted to discharge the relevant condition of this original consent. Part of the demolition strategy identifies a single storey building (“the single storey building”) at the northernmost element of the street frontage. It states “existing shopfront to be carefully removed, overhauled and reinstated. Method statement required for dismantling, salvaging and reuse”. This document serves as this method statement.

Background

The site is located in the Bures Conservation Area. The single storey building and other parts of the site are deemed to be considered as Non-Designated Heritage Assets (NDHAs). A condition survey by Richard Jackson Ltd (January 2023) identifies that the existing timber is in poor condition and the brickwork is a mixture of poor and acceptable. A Phase 2 contamination and remediation report by Compass Geotechnical Ltd (June 2022) has discovered the presence of made ground with various contaminants in this part of the site and how best to make the site safe. A further accompanying structural statement from Robert Leeds (July 2023) discusses the practicalities of how building work to and near this single storey building could actually take place, bearing in mind the difficulties and risks involved with underpinning.

Construction Method

The process of demolition and where appropriate salvaging/reuse will take place as follows:

Roof

As identified in the demolition strategy, the existing roof materials will be removed. Notwithstanding the demolition strategy, any slates which are salvageable will be retained.

Brickwork

The existing brickwork will be carefully taken down by hand to minimise damage to the bricks. Any bricks which are capable of being reused will be carefully cleaned, prepared and stacked on site in advance of being re-laid. Replacement reclaimed bricks will closely match existing and/or be tinted to match.

Timber

As set out in the condition survey, the existing shop front and panelling have signs of rot and should be removed. If any elements are reasonably salvageable then they should be retained and prepared for reuse. However, it is unlikely that any such timber will be practical for re-use given the reported condition and future guarantees of workmanship.

Foundations

Existing foundations are minimal and would not comply with current building standards and best practice. As the superstructure will be temporarily removed, it allows the foundations to be carefully removed as set out in the structural statement by Robert Leeds. Careful removal is essential to minimise any unintended damage to adjacent buildings.