

ST JAMES RD

146 St James Road. Southampton S015 5LZ

Demolition Statement



Introduction

With the submission of this Demolition Statement and additional Structural Report and Plan , supporting the submitted Non- Material Amendment application we seek approval for demolition of the existing property @ 146 St James Road Southampton.

Purpose to address demolition only for approved planning application 22/00228/FUL: *Redevelopment of the site. Erection of a 3-storey building containing 6 x 2-bed flats following demolition of existing building.*

The scheme has been designed by Dot Architecture.

Policy

Method

The property owner already has planning approval for '*Redevelopment of the site. Erection of a 3-storey building containing 6 x 2-bed flats following demolition of existing building*' under application 22/00228/FUL. The site is currently uninhabitable and has frequently been the subject of vandalism and anti-social behaviour which has been detrimental to the visual amenities and local residents. The building has become unsafe. Demolishing the building will also prevent further vandalism and the opportunity for squatters.

The proposed method of demolition will be to strip out the internal fixtures and fittings by hand and using hand tools, all carpets, doors, skirting, kitchen units etc shall be removed and debris placed into skips. Scaffolding shall be erected around the building with safety boarding and netting to prevent debris falling to the ground and endangering personnel on the site or the adjacent highway. Roof tiles shall be manually removed and placed into the skip. A bat survey undertaken by an ecologist has confirmed that there are no bats at the site. The external walls shall be removed by use of the excavator, used by trained operating professionals.

Dust arising from the demolition of the building will be suppressed by way of an operative spraying the demolition area with hosepipes.

The voids created by the removal of the foundations will be filled using spoil from the site. The footprint of the building shall be levelled. Once the building has been demolished to ground level, an excavator bucket shall be used to load rubble and remaining material into skips and will be removed in a safe, sustainable and responsible manner by a licensed contractor.

Conclusion

Material Considerations

Having previously submitted a Prior Approval for Demolition. Subsequent communication with the planning officer Stuart Brooks and his liaison with legal advised that the best course of action to allow Demolition only and not trigger CIL was to submit an NMA application. Therefore splitting the approval into 2 phases:

Phase 1) Demolition only, no below ground works.

Phase 2) Development of Works on the planning approval.

Reason:

1) Demolition only, to allow current owner to clear and make site safe as supported by structural engineers report confirming existing building unsafe.

2) Development of Works on the planning approval, to allow this to be addressed by new owner once sale of property completes - CIL and Conditions to only be triggered at this Phase 2 stage and not at Phase 1 demolition stage.

Conclusion

The method of demolition is acceptable and the NMA application should be approved.