

Condition 6

CONSTRUCTION METHOD STATEMENT: PHASED BUILDING REMOVAL

Project: Warren Creek Residential Redevelopment (2026)

Site Reference: Warren Creek, The Warren, Caversham, RG4 7TQ Revision:

1.0

1. Introduction

This statement defines the phased approach to structure removal, ensuring the site remains safe and compliant throughout the construction lifecycle. The methodology follows the Health and Safety Executive (HSE) guidelines for small-scale demolition and BS 6187:2011.

2. Phase 1: Removal of Workshop Shed (Pre-Groundworks)

The workshop shed must be fully cleared before any excavation or groundworks for the new dwelling commence.

- **Service Isolation:** Any localized electrical circuits or water feeds must be disconnected and capped at the source.
- **Dismantling Sequence:** The structure will be dismantled manually from the top down. Roof panels and wall cladding will be removed first, followed by the primary timber frame.
- **Sub-structure Removal (Breeze Blocks):** The foundations, consisting of breeze blocks laid directly on soil, will be lifted manually or with light machinery.
 - Blocks will be removed in their entirety to prevent subsurface obstructions during future piling or trenching.
 - Intact blocks will be palletized for reuse or secondary site use (e.g., hardstanding), while fractured blocks will be processed as inert waste.
- **Soil Remediation:** Following block removal, the underlying soil will be inspected for contamination. The area will be levelled and compacted to ensure a safe working platform for the primary groundwork plant.

3. Phase 2: Removal of Existing House & Outbuildings (Post-Construction)

To satisfy planning conditions, the existing dwelling and remaining outbuildings will be removed only after the new house is structurally complete but prior to final occupation and planning sign-off.

- **Protection Measures:** A clear "demolition zone" will be established using Heras fencing to separate the newly completed residence from the demolition site. Pavement protection will be used to prevent damage to new driveways from heavy plant.
- **Service Termination:** Permanent "cut-offs" for all utilities to the old house will be certified by suitably qualified professionals.
- **Controlled Demolition:** The structure will be dismantled manually from the top down using hand tools. The process will be "inward-falling" to contain debris within the building footprint.
- **Foundation Excavation:** All concrete footings and redundant drainage runs will be excavated. Voids will be filled with top soil before seeding with grass..

4. Best Practice & Environmental Management

- **Waste Hierarchy:** In accordance with the UK Government Waste Management Plan, materials will be segregated (wood, masonry, metal) to achieve a minimum 90% diversion from landfill.
- **Dust & Noise Mitigation:** Water suppression will be used during masonry demolition. Work hours will be strictly limited to [08:00–18:00] Monday to Friday to minimize neighbor disturbance.
- **Final Clearance:** The site will be left in a "rake-clean" condition, with all redundant hardstanding removed, ready for final landscaping as per the approved site plan.

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