

Demolition Methodology for 50 Mount Pleasant, Reading

Scope of Works

The approved development comprises the demolition of the existing twentieth-century single-storey rear extensions together with associated non-original internal alterations, followed by the reconstruction of replacement rear extensions in accordance with the approved planning drawings.

The principal historic building shall be retained throughout the works.

The demolition works relate only to the modern rear additions and associated non-original fabric identified on Drawing **2787 201P5 – Existing Plans with Alterations to Existing Fabric**.

The rear extensions have been partially demolished previously following a structural collapse, with temporary works installed to maintain site safety pending redevelopment. The remaining sections of the extensions are lightweight single-storey construction and will be carefully dismantled.

Demolition Sequence

The demolition works shall be undertaken in the following sequence:

1. Erect site hoarding and establish exclusion zones.
2. Disconnect and isolate all services serving the areas to be demolished.
3. Carefully remove remaining roof coverings by hand.
4. Remove roof timbers sequentially using hand-held tools.
5. Remove wall finishes and lightweight construction materials.
6. Carefully dismantle masonry walls by hand from the top down.
7. Remove foundations only where required by the approved construction drawings.
8. Remove all demolition arisings from site as work progresses.
9. Inspect the retained building following completion of demolition.
10. Commence reconstruction of the replacement rear extension.

Method of Demolition

No mechanical demolition plant will be used.

All demolition works shall be undertaken manually using hand-held tools including:

- hand breakers;
- masonry saws;
- reciprocating saws;
- small electric breakers were necessary;
- crowbars;
- hammers;
- manual lifting equipment.

Materials shall be dismantled progressively rather than pushed or pulled down.

No uncontrolled collapse of any part of the structure shall be permitted.

Demolition materials shall be lowered manually to ground level and removed from site in covered skips.

Structural Stability

The works have been designed so that demolition is limited to modern single-storey rear additions.

The principal historic building will remain structurally independent throughout the demolition process.

At no stage shall demolition proceed in a manner that removes support to the retained building.

The retained masonry walls shall be inspected continuously during demolition.

Should any evidence of movement, cracking or instability be observed, demolition works shall cease immediately until inspected by the Project Structural Engineer.

Temporary support shall be provided where necessary by the Structural Engineer during the works.

Protection of Retained Historic Fabric

The following elements shall be retained and protected throughout the works:

- original masonry walls;
- retained structural openings;
- original timber doors identified for retention;
- original architraves;
- decorative timber joinery;
- retained historic fabric identified on the approved drawings.

Protective boarding shall be installed where demolition takes place adjacent to retained masonry.

No demolition debris shall be stored against retained walls.

All retained architectural features shall be protected from accidental damage throughout construction.

Dust, Noise and Vibration

As demolition is being undertaken manually, vibration will be minimal.

Dust shall be controlled by:

- damping down demolition materials with water;
- regular site cleaning;
- immediate removal of debris;
- covered skips.

Noise will be limited by using electrically powered hand tools wherever practicable.

Relationship to the Approved Drawings

The demolition works have been prepared directly from the approved planning drawings, including **Drawing 2787 201P5 – Existing Plans with Alterations to Existing Fabric**.

Only the modern rear extensions and other non-original elements identified for removal on the approved drawings shall be demolished.

All retained original fabric shall remain in situ and be protected throughout the demolition and reconstruction phases.

No additional demolition shall take place without the prior written approval of the Local Planning Authority.

Compliance

The demolition works shall be carried out strictly in accordance with this Method Statement and the approved drawings.

The retained historic building shall remain stable throughout the demolition and reconstruction process.

Any unforeseen structural issues encountered during demolition shall be reported immediately to the Project Structural Engineer and works shall not re-commence until appropriate remedial measures have been agreed.