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DEMOLITION METHOD STATEMENT

Relating to
Proposed Residential Development
At: 31 Tankersley Lane,
Hoyland Common,
Barnsley. S74 0DS.

November 2013.

Applicants: Garry Greetham Associates Limited on behalf of
Client: Mr. Ben Dalton.

1 INTRODUCTION.

- 1.1 This is a brief method statement for the demolition of the existing property known as "31 Tankersley Lane, Hoyland Common", this being a standard height 2 storey structure to allow a future proposed residential development of 2 no. detached dwellings.

2 THE SITE AS EXISTING.

- 2.1 The site at present is a redundant residential property; in poor state with an attached flat roof single garage together with several mature conifer trees adjacent this property which requires removal.

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2.2 The site is reached by vehicles via an existing track known as Green Lane, this directly from the main Tankersley Lane. The existing site being fairly level however the site slopes slightly from the front adjacent Tankersley Lane to the rear.

3 PROPOSED DEVELOPMENT.

3.1 The eventual proposed development involves the erection of 2 no. residential detached dwellings, both 2 storey in height with integral garages to both and constructed of traditional materials.

4 METHODOLOGY FOR DEMOLITION.

4.1 Both the ingress and egress for the demolition contractor's plant / machinery will be from Green Lane then into the site from the rear therefore avoiding any direct access from Tankersley Lane.

4.2 The site will be totally fenced off from the public via 2.0m high "harris" security fencing adjacent the whole perimeter of the actual site referred to.

4.3 All the relevant statutory undertakers' services are to be disconnected as required prior to any commencement on site.

4.4 The contractor shall initially remove the existing trees; branches first – top to bottom; then remove the main trunk in sections for ease of handling; the base and roots will then be dug up fully and all items are to be removed from site for burning or to mulch on site – contractor choice.

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- 4.5 This will provide additional room to commence the actual demolition of the existing 2 storey dwelling, again working top to bottom – to remove the roof first which will then allow to demolish the external walling from the outside into the “shell” of this existing property.
- 4.6 The original foundations will also be removed fully during this exercise.
- 4.7 All the demolished materials will be removed from the site via 10 tonne trucks - these being positioned adjacent the original vehicular entrance of this site, and being filled by contractor’s plant and taken away into appointed landfill sites.

5 SITE IMPACT.

- 5.1 The above demolition works will leave this site clear of all demolition debris, effectively providing “clean site” and ready for the future residential development comprising of 2 no. detached dwellings.
- 5.2 All the original tree root and foundation excavations will be backfilled in 150mm well compacted layers to avoid heave later.
- 5.3 He appointed contractor to ensure that the adjacent Tankersley Lane is kept clean by use of road cleaners / sweepers at the end of each working day as necessary therefore ensuring no build up of mud / debris which could affect the adjacent properties and their occupants.

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