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Demolition Statement

Clay Hall Farmhouse, Darton Road, Cawthorne, Barnsley S75 4HY

Produced By:

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1 Introduction

1.1 Planning & Design Practice is a town planning and architectural design consultancy consisting of chartered town planners and an architectural design team. The practice operates across England and Wales and, with over 60 years combined experience in the team, the company has a long track record of success.

1.2 This statement has been prepared to accompany an application to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site. It details the proposal for the demolition of garages adjacent to Clay Hall Farmhouse, Darton Road, Cawthorne, Barnsley S75 4HY. Also submitted to accompany the application are the following:

- Site Location Plan
- Site Plan as Existing
- Site Plan as Proposed

1.3 A site notice will be displayed adjacent to the site and will remain in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority.



Figure 1 – Photo of the subject building

2 The Proposed Demolition

- 2.1 The proposal is for the demolition of the garages adjacent to Clay Hall Farmhouse, Darton Road. This is to allow for improved visibility for vehicles entering and exiting the site off Darton Road.
- 2.2 The location of the garage means that visibility is poor in the northeastern direction. As this section of Darton Road is under national speed limit restriction, the existing visibility is not considered to be safe.
- 2.3 The buildings to be demolished have a footprint of 66.6m².
- 2.4 Access to the site is via Darton Road, which is subject to national speed limit restriction. In this case, it is 60mph.



Figure 2 – Aerial photo of the site and the subject building in red



Figure 3 – Photo showing the building to be demolished and the existing access into the site, as well as the view up towards Cawthorne Lane

3 Method of Demolition

- 3.1 If any potential asbestos containing materials are suspected/found within the buildings, structures and sub floor structures, a suitably approved licensed Asbestos Removal Contractor will be contacted and all works suspended until the attendance of such a person.
- 3.2 Hand demolition to separate any structures which adjoin the structure to be demolished and that of the buildings that are to be retained.
- 3.3 Mechanical Demolition of the super structure down to ground slab level. The processing of all materials arising from this element of works which will be transported off site for recycling / disposal. There is space adjacent to the building for rubble to be stored temporarily before being disposed of site.
- 3.4 The building will be situated within a secure site boundary made up of Heras fencing, to enclose the working areas / exclusion zones within the site.
- 3.5 Warning signs (as described below) will be displayed at the appropriate points around the perimeter of the site:
- Danger Demolition in Progress
 - Danger Demolition Keep Out
 - Personal Protective Equipment requirements
 - Warning to Children
- 3.6 At all times the appointed demolition contractor will ensure a high standard of Health and Safety is carried out at all times on site.
- 3.7 All operatives on site must wear full PPE in accordance with HSE requirements including safety boots, hard hats and a high visibility vest or coat and LEP (Light Eye Protection) as standard. First Aid Kits and Eye Wash Bottles available on site.
- 3.8 'No smoking on site' policy will be adhered to at all times.



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