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Technical note:
Werrington Farmhouse Proposed Demolition Works

1. Introduction

Wood Environment and Infrastructure Solutions UK Ltd (Wood), on behalf of Homes England, is submitting a prior notification for demolition of the former Werrington Farmhouse to facilitate redevelopment of the wider site for residential use. A planning application has not yet been submitted for the site's redevelopment.

The location of the site is:

Land south of the A52 Ash Bank Road, Werrington, Stoke-on-Trent, ST9 0DX. A Site Location Plan is included with the submission.

A site notice will be fixed to the electricity pole adjacent to the proposed demolition site on Ash Bank Road shown in Figure 1.1 below.

Figure 1.1 Location of Prior Notification display.



2. Buildings to be demolished

The former Werrington Farmhouse and storage shed constructed in the 1970's to include removal of all building substructure and superstructure. It is anticipated that contractor mobilisation will begin in the first week of August 2019 with the contract lasting 5 weeks.

3. Why demolition is required

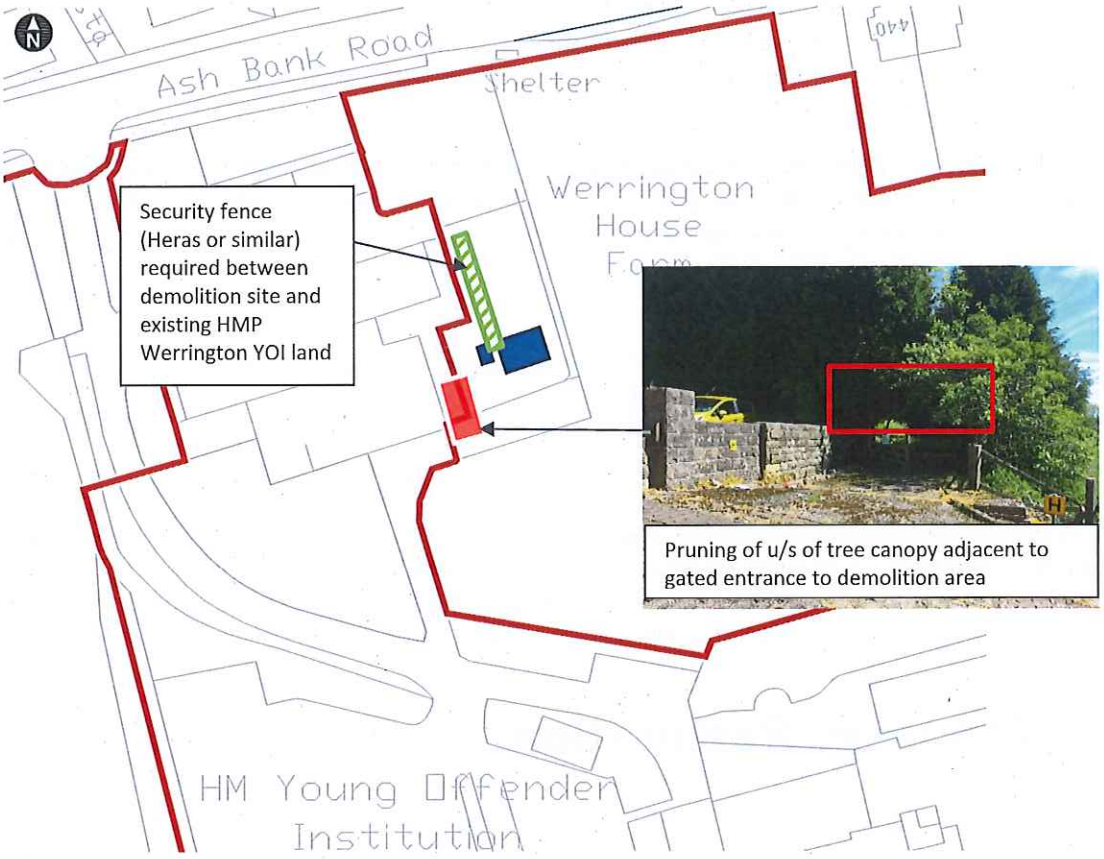
Demolition needs to take place to prevent unauthorised access to the structures resulting in anti-social behaviour, material theft causing the structure to become unsafe and to generally reduce occupiers' liabilities. Unsolicited entry to the building has been previously reported.

4. Demolition method statement

Homes England is in the process of appointing a contractor to undertake the demolition works. The proposed method of working for the demolition contractor is summarised below:

- Security fencing (Heras or similar) will be required along the boundary with HMP Werrington to the north-east of Werrington Farmhouse as shown in Figure 4.1.
- To enable demolition of the two buildings, the surrounding area will need to be subject to vegetation clearance. This may need to be undertaken in the presence of a licensed ecologist dependant on the outcome of ongoing ecology surveys;
- To enable access for demolition plant, pruning of the underside of tree canopies at the location shown in figure 4.1 below will be required. Trees in this location are deemed as Retention Value B2 according to the Tree

Figure 4.1 Tree pruning and security fencing location (Werrington Farmhouse shaded blue)



- Asbestos removal prior to demolition taking place. At this stage, there are not any incidences of asbestos identified within an asbestos management survey, however, a refurbishment and demolition survey is yet to be undertaken;
- Soft stripping to remove doors, glass, plasterboard, hazardous light fittings, fire detectors, floor coverings, furniture and fittings;
- Mechanical demolition of the building superstructure and processing of waste for reuse, recycling or disposal to a suitable waste facility, using 360° tracked excavators converted for demolition activities and Local Authority approved mobile crushing plant;
- Mechanical demolition by a 360° tracked excavator will need to take place from the southern side of the building where there is a flat, gravelled parking area. This will enable access to close-quarter demolition by skid-steer or hand-demolition.
- Removal of ground floor slabs and foundations up to 2m deep;
- Segregation of metals for recycling;
- All concrete and brickwork arising from the demolition of the superstructure and foundations will be processed on site to produce an aggregate suitable for filling of voids created by the removal of foundations and any other subsurface feature.

Disposal of Materials

Brick and concrete type rubble will be processed on site to produce an engineered aggregate suitable for reuse in filling voids due to demolition and for use by the new site-wide development. Any surplus aggregate will be stockpiled on site for future use. This will be stored on the demolished structures previous footprint not exceeding 4m in height.

All other arisings from demolition will be segregated and disposed of at suitable licensed off site facilities that are able to recycle materials such as glass, timber, metals etc. Remaining materials will be disposed of in licensed landfills according to the material and its hazardous nature. i.e asbestos containing materials.

Working Hours

Working Hours will be restricted to 0800hrs – 1800hrs Monday to Friday and 0900hrs – 1300hrs on Saturdays. No work will be permitted on Sundays or Bank Holidays.

Section 80 Demolition Notice

Prior to commencing demolition activities, the Section 80 demolition notice will be served on all residents and occupiers immediately surrounding the site. The notice will be served at least six weeks prior to commencing works to ensure the six-week statutory period is complied with. It is anticipated that physical demolition will begin in early August 2019 lasting 3-4 weeks with a two-week period of enabling works prior to this.

5. Proposed Restoration

It is proposed that the restoration works will include the following:

- Surplus site-produced aggregate will be stockpiled on site within the demolished building footprint not exceeding 4m in height;
- Boundary of demolition area will be secured with existing security gates and fencing. Additional security fencing to boundary with HMP Werrington land shown in Figure 4.1 to remain or be replaced with permanent boundary fence;
- Site will be cleared of all remaining demolition debris;
- Site will subject to planning for redevelopment as a residential access road.

Issued by	Approved by
.....SAM DAVY.....	.....TOM MITCHELL.....

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