



DEMOLITION METHOD STATEMENT

Demolition of Existing Single Storey Garage and Shippon

Attached to the Existing Farmhouse

Site: Land at Little Gorsty Hill Farm, Tean

Prepared For:
Ashgreen Homes Ltd

Demolition Contractor:
Jim Wise Demolition Ltd

Date: August 2026

1. Introduction

This Method Statement has been prepared to describe the safe demolition of the existing single-storey brick garage and adjoining brick shippon attached to the retained farmhouse at Little Gorsty Hill Farm, Tean.

The structures comprise traditional masonry construction with pitched timber roofs covered in clay roof tiles.

Due to their attachment to the retained farmhouse and the ecological constraints associated with protected bats, demolition will be undertaken entirely by hand. Mechanical demolition plant will not be used on the structures.

The works will be undertaken by Jim Wise Demolition Ltd in accordance with:

- Construction (Design and Management) Regulations 2015
- Health & Safety at Work Act 1974
- Work at Height Regulations 2005
- Control of Dust and Noise Regulations
- Wildlife and Countryside Act 1981
- Conservation of Habitats and Species Regulations 2017 (as amended)

The demolition methodology has also been prepared to comply with the recommendations contained within the Evergreen Ecology Bat Report dated July 2025, which confirmed the presence of low conservation significance bat roosts within the roof structure.

2. Scope of Works

The demolition works comprise:

- Erection of independent scaffold.
- Isolation of all services.
- Installation of exclusion zones.
- Manual removal of roof tiles.
- Manual dismantling of timber roof structure.
- Careful dismantling of brick walls.
- Removal of foundations where required.
- Segregation and removal of demolition materials.
- Protection of the retained farmhouse throughout.
- Final clearance of spoil.

No demolition works shall commence until all statutory approvals have been obtained.

3. Existing Construction

The structures comprise:

- Solid brick external walls.
- Traditional timber roof construction.
- Clay roof tiles.
- Timber doors.
- Concrete floor slab.
- Brickwork physically connected to the retained farmhouse.

The retained farmhouse will remain occupied/standing throughout the demolition works.

4. Ecological Constraints

The Bat Report undertaken by Evergreen Ecology identified the building as supporting a low conservation significance summer roost for common pipistrelle bats together with a transitional roost for a myotis species. The report confirms that demolition must not proceed until the appropriate Natural England licence is in place and sensitive roof stripping is undertaken under the supervision of a licensed ecologist.

Accordingly:

- No roof coverings will be removed without the ecologist present.
 - Roof stripping will be undertaken entirely by hand.
 - The licensed ecologist shall inspect all voids as work progresses.
 - Works shall cease immediately if additional bats are discovered.
 - All instructions from the ecologist shall take precedence.
 - Demolition shall comply fully with the Bat Low Impact Class Licence (BLiCL) requirements described in the ecology report.
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5. Pre-Commencement Works

Prior to demolition:

- Site induction completed.
 - Demolition area securely fenced.
 - Warning signage erected.
 - Utilities disconnected.
 - Structural inspection undertaken.
 - Scaffold erected by competent contractor.
 - Welfare facilities provided.
 - Emergency arrangements established.
 - Ecology briefing undertaken by licensed ecologist.
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6. Demolition Methodology

Stage 1 – Site Establishment

The demolition area will be enclosed using Heras fencing.

Only authorised personnel will enter the demolition zone.

Pedestrian routes will be clearly identified.

Stage 2 – Scaffold Installation

An independent scaffold will be erected around the garage and shippon.

Scaffolding will:

- comply with TG20 guidance
 - include double guard rails
 - include toe boards
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- provide safe roof access
- be inspected weekly

No personnel will work directly from ladders.

Stage 3 – Service Isolation

Before demolition commences:

- Electricity disconnected
- Water isolated
- Drainage identified
- Gas confirmed absent or disconnected
- Telephone services removed where necessary

Isolation certificates shall be obtained where applicable.

Stage 4 – Roof Tile Removal

Working from the scaffold:

Roof tiles will be removed individually by hand.

Tiles shall be lowered safely to ground level.

No roof material shall be pushed from the roof.

Roof stripping will progress in accordance with ecological supervision.

Any bat roost features identified by the ecologist shall be carefully dismantled under their direction.

Stage 5 – Timber Roof Removal

Following removal of roof coverings:

- ridge boards removed
- rafters dismantled
- purlins removed
- wall plates dismantled

Members will be lowered manually. No uncontrolled collapse will be permitted.

Stage 6 – Brickwork Demolition

Brickwork demolition will commence from the highest level working downward.

Brickwork shall be dismantled manually using:

- hand tools
- club hammers
- masonry breakers where required

The wall adjoining the retained farmhouse shall be carefully separated to avoid damage to the retained building.

No mechanical excavator shall be used against the retained structure.

Stage 7 – Floor and Foundations

Following demolition above ground:

Concrete slabs shall be broken out.

Foundations shall be removed only where required by the new development.

Any foundations adjacent to the farmhouse shall be excavated carefully to avoid disturbance to retained foundations.

7. Protection of Existing Farmhouse

Throughout demolition:

- vibration kept to an absolute minimum
- no impact demolition machinery used
- temporary weatherproofing installed where required
- exposed masonry protected
- retained walls monitored daily

Any movement or cracking will immediately halt works.

8. Dust Control

Dust suppression measures include:

- water mist spray
- damping down masonry
- covered skips
- wheel cleaning where necessary
- no burning of waste

Works will cease during exceptionally windy conditions if dust cannot be controlled.

9. Noise Control

Noise will be minimised by:

- manual demolition techniques
 - restricted working hours
 - well-maintained equipment
 - no unnecessary engine idling
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10. Waste Management

Waste shall be segregated into:

- clean brick
- concrete
- timber
- roof tiles
- metals
- general waste

Where practical:

- brick will be crushed and reused
- timber recycled
- metals recycled
- inert materials diverted from landfill

Waste transfer documentation will be maintained.

11. Plant and Equipment

The demolition will primarily utilise:

- independent scaffold
- hand tools
- masonry saws
- wheelbarrows
- small breakers
- lifting equipment
- water suppression equipment

Heavy demolition excavators will not be used on the building itself.

12. Personal Protective Equipment

All operatives shall wear:

- safety helmets
- high visibility clothing
- steel toe boots
- gloves
- eye protection
- hearing protection
- respiratory protection where required

Harnesses shall be used where necessary.

13. Emergency Procedures

In the event of:

- structural instability
- discovery of bats
- injury
- fire
- gas escape

Works shall cease immediately.

The Site Manager shall take control and emergency services contacted where necessary.

14. Environmental Protection

Measures include:

- protection of retained trees
- pollution prevention
- spill kits available
- dust suppression
- controlled waste disposal
- ecological supervision

No contaminated water shall enter nearby watercourses or drainage systems.

15. Working Hours

Unless otherwise agreed:

- Monday–Friday: 08:00–17:00
 - Saturday: 08:00–13:00
 - Sundays and Bank Holidays: No works
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16. Completion

Following demolition:

- all debris removed
 - site graded
 - temporary fencing maintained
 - retained farmhouse inspected
 - site left clean and safe
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17. Conclusion

This demolition methodology provides a controlled, low-impact approach appropriate for a traditional farm building attached to a retained farmhouse. By employing manual demolition techniques, utilising scaffold access, avoiding mechanical demolition methods and carrying out sensitive roof stripping under the supervision of a licensed ecologist in accordance with the Bat Report, the works will minimise risks to the retained building, site operatives and protected bat species while ensuring compliance with current health, safety and environmental legislation.