

Method Statement

PRIOR APPROVAL FOR THE DEMOLITION OF 2NO. OFFICE BUILDINGS AT SPALDING ACADEMY

Spalding Academy, Neville Avenue, Spalding, PE11 2EJ

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1.0 Introduction

- 1.1 Evans McDowall Architects have prepared this document in support of an application for Prior Approval for the demolition of 2no single-storey buildings at Spalding Academy.
- 1.2 The proposed site is located on the premises of Spalding Academy, off Neville Avenue in the town of Spalding and within the South Holland District of Lincolnshire, approximately 19 miles Northeast of the City of Peterborough and 31 miles Southeast of the town of Grantham. The site can be located through National Grid Reference TF 25691 22578, and postcode PE11 2EJ. The proposed site boundary is indicated on the drawing below.
- 1.3 The proposal relates to the 2no. single-storey buildings (currently utilised for storage and office accommodation) located to the North of the site adjacent to the internal access road from Neville Avenue, with those indicated on the drawing (B1 & B2) being those to be demolished. The buildings identified are in a poor state of repair and are no longer fit for purpose, with future plans for new office accommodation that will be the subject of a separate full planning application.
- 1.4 The location of the Site is indicated on the below aerial photograph and on the accompanying Site Layout Demolition Plan (DM001)



Figure 01. Aerial view showing the location of the site.

2.0 Site Photographs [B1]



2.0 Site Photographs Cont. [B2]



3.0 Method Statement

Scope of Work

- 3.1 The work involves the demolition of 2no. single-storey buildings of masonry construction with profile sheet roofing. The demolition process is to include, but not limited to;
1. Pre-demolition Preparation and Surveys.
 2. Controlled Demolition (Manual Dismantling)
 3. Segregation of Materials and Site Clearance
- 3.2 The statement sets out the proposed sequence of works, control measures, and arrangements for health, safety, environmental protection, and waste management. The demolition will be undertaken in accordance with:
- The Construction (Design and Management) Regulations 2015 (CDM 2015)
 - The Control of Asbestos Regulations 2012
 - HSE Guidance including HSG150 and HSG264

Pre-Demolition Surveys

Asbestos Management

- 3.3 An Asbestos Demolition Survey (Ref: N-01897, BESA Property Services Ltd, dated January 2026) has been undertaken prior to demolition. The survey identified the following ACMs, all containing chrysotile (white asbestos) with a very low material risk score, all other sampled materials were confirmed as non-asbestos:
- Asbestos cement profiled roof sheets
 - Asbestos cement pipework
 - Asbestos cement panels beneath rainwater troughs

Asbestos Removal Strategy

- 3.4 All identified ACMs will be removed in full prior to general demolition. Removal will be undertaken by a competent asbestos contractor in accordance with the Control of Asbestos Regulations 2012. Suitable method statements, risk assessments, and notifications (where required) will be in place.
- 3.5 ACMs will be carefully removed intact, dampened where appropriate, double-wrapped, labelled, and transported to a licensed disposal facility. Clearance inspections and waste consignment notes will be retained.
- 3.6 No demolition works will commence until all ACMs have been removed and the areas declared safe.

Controlled Demolition (Manual Dismantling)

Site Setup and Security

- 3.7 Contractor is to establish a secure site compound and fencing to segregate demolition works from occupied areas with suitable warning signage in place. All existing services will be isolated and disconnected prior to the commencement of works.

3.8 Soft Strip

Removal of fixtures, fittings, ceilings, internal partitions, and non-loadbearing elements.

Roof Removal

- 3.9 Following asbestos cement roof removal, remaining roof structure will be dismantled using hand tools and small mechanical plant with works carried out progressively to maintain stability

Structural Demolition

- 3.10 Masonry walls are to be demolished using a mechanical excavator fitted with appropriate attachments with demolition undertaken in a controlled top-down sequence. Dust suppression (water spray) is to be used as required.

Slabs and Foundations

- 3.11 Ground bearing slab and foundations are to be retained and reused.

Dust and Air Quality

- 3.12 Continuous monitoring of visible dust is to be undertaken throughout with works halted if unacceptable dust migration occurs

Noise and Vibration

- 3.13 Works are to be limited to agreed working hours with no percussive works outside normal daytime hours.

Waste Management

- 3.14 Materials are to be segregated for reuse, recycling, or disposal. All waste is to be removed by licensed carriers with duty of Care documentation maintained. All materials will be recycled where possible and any non-recyclable materials will be disposed of at local sites in accordance with the local regulations, or if possible, repurposed. Records of waste transfer are to be maintained for audit purposes.

Health and Safety

- 3.15 Site-specific Construction Phase Plan is to be in place prior to commencement of works with RAMS briefed to all operatives. All operatives are to be trained and competent. PPE including helmets, gloves, eye protection is to be worn at all times.

Site Restoration

- 3.16 The overall duration will be short-term and coordinated to minimise disruption to the surrounding site. Once demolition is complete, the site will be cleared of any remaining debris, hazardous materials, and equipment to ensure it is cleared and safe for future use.

Summary (Sequence of Works)

3.17 Pre-demolition Preparation and Surveys

An Asbestos Demolition Survey (Ref: N-01897, BESA Property Services Ltd, dated January 2026) has been undertaken prior to demolition. No demolition works will commence until all ACMs have been removed and the areas declared safe.

3.18 Controlled Demolition (Sequencing)

1. Asbestos Removal
2. Soft Strip
3. Removal of Roof Panels
4. Demolition of Masonry Structure

3.19 Segregation of Materials and Site Clearance

All materials will be sorted into categories and recycled where possible - any non-recyclable materials will be disposed of in line with local regulation. Site will be cleared of any remaining debris, hazardous materials, and equipment to ensure it is cleared and safe for future use.

4.0 Conclusion

- 4.1 Evans McDowall Architects have prepared this document in support of an application for Prior Approval for the demolition of 2no. single-storey office buildings at Spalding Academy.
- 4.2 An Asbestos Demolition Survey (Ref: N-01897, BESA Property Services Ltd, dated January 2026) has been undertaken prior to demolition.
- 4.3 Further, the contractor is legally required to provide and implement a Risk Assessment (RA) before beginning demolition activities. This document identifies potential hazards, evaluates the risks associated with those hazards, and specifies measures to mitigate or eliminate risks.
- 4.4 This method statement demonstrates that the proposed demolition can be undertaken safely, with appropriate control of asbestos, dust, noise, and waste. The works will not adversely affect neighbouring uses and comply with all relevant health, safety, and environmental legislation.
- 4.5 By adhering to the above outlined safety, ecological, and operational measures, the project can be completed efficiently, safely, and with minimal impact on the surrounding rural context.