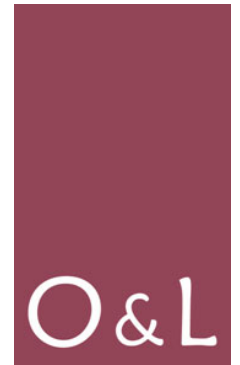


DEMOLITION STATEMENT



Oglesby & Limb Ltd

For

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PROPOSED REDEVELOPMENT OF THE STATION HOUSE SITE

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At

STATION HOUSE, KINGS ROAD, SPALDING

For

Director
A.J. Oglesby RIBA

MR OLIVER TOOKMAN

Associate
C.L. Silvester
MCIAT

Company Reg. No.
4419410

A1543

6TH August 2021

Demolition Statement

The redevelopment of the station house site requires demolition to facilitate the proposed building works. The site currently features a dwelling called Station House which is believed to date from the mid-19th Century. To facilitate the redevelopment, it will be necessary to demolish the entire building. This will include all superstructure above ground level, but it will also need to extend to the grubbing up of the existing foundations or footings and the removal of all associated redundant materials. The footprint area of the site will then need to be levelled and graded to allow appropriate excavation for the new foundations to the same footprint. The prior disturbance of the ground during the original construction in the 19th Century is likely to dictate the removal of previously disturbed soil, though in any case the new building will require a more substantial foundation to satisfy current regulations.

An R&D asbestos report will be carried out and any identified asbestos will be removed and disposed of in the appropriate way by an appropriately qualified contractor. The demolition will need to be undertaken in a controlled manner and there is a possibility of some materials salvage during the process. This is most likely to relate to non-perishable elements such as bricks and slates but could also include internal features if there are any of note.

Demolition at high level along the Sandtone Gardens elevation will be by hand and appropriate scaffolding and protection netting will be installed. At lower levels, a machine will carry out the remainder of the demolition works, including the grubbing out of the existing footings. The works will be carried out between 8am and 5pm on weekdays only. Necessary measures will be taken to minimise the creation of dust.

The process of demolition falls under the remit of the Construction Design and Management Regulations 2015 and as such there will be an obligation on the developer to appoint a Principal Designer and Principal Contractor to ensure that health and safety aspects of the demolition are correctly managed. In addition, there will be a requirement to serve a Section 80 Demolition Notice to SHDC Building Control and utility services providers etc. There are therefore a number of stakeholders involved in the demolition process to ensure that it is undertaken in a safe manner.



View of Station House from the West – The entire building is to be demolished.