



## **Planning condition 45 – Method statement**

### **Protection of the listed wall on the Dreamland site:**

This document is in support of an application for partial discharge of condition 45 of planning approval granted under Planning Appeal reference APP/Z2260/A/11/2163595. It should be read in conjunction with DLA marked-up drawing number 2016/019-SK02.

The condition states as follows:

“No development shall take place, including any works of demolition, until a method statement has been submitted to and approved in writing by the local planning authority to ensure protection of the Listed wall on the Dreamland site adjacent to the south-east corner of the application site during the course of demolition and construction. Demolition and development shall be carried out in accordance with the approved method statement.”

This application seeks partial discharge of the condition since only partial demolition of buildings on the adjoining site is proposed at this time. This Method Statement explains the relationship of the buildings to be demolished with the Listed wall, including their remote location and the fact that they form part of a separate structure to the decked car park adjacent to the Listed wall. It explains how the demolition works will be undertaken. Due to aforementioned factors, the current proposed works therefore will not impact on the Listed wall and no specific measures are required to protect it.”

### **Extent of the works:**

It is proposed to demolish units 4-12 Arlington Square, and the adjoining glazed canopy, which is supported on the structure of units 30-34 and 3-7. Units 4-12 are a part of a free-standing structure which includes units 4-18. These units are independent of the reinforced concrete car park structure which abuts the Dreamland site. There is therefore no risk that the proposed demolition will impact the listed wall. The canopy is supported by the roof structure of the units either side of Arlington Avenue, and similarly are remote from, and structurally independent from the listed wall. Demolition materials will be sorted in the Arlington Square area and removed by vehicle via the entrance gate onto All Saints Avenue. All as shown on drawing SK02.

### **Location of the listed wall:**

The location of the listed wall is also as shown on SK02, and as can be seen is remote from the proposed work and activity areas.

### **Demolition method:**

The demolition method will be as per the Demolition Method Statement submitted for partial discharge of condition 26. It is proposed to use predominantly hand demolition techniques, vibration will therefore be minimal. The demolition works will not affect the listed structure.

- Ends -