SITE survey. APP

SITE SURVEY REPORT

Demolition Planning Record

Prepared for	Lakeland Estates Ltd
Date	24 Sep 2026
Site	Former dairy depot, Mill Lane, Kendal
Prepared by	R. Sutcliffe

FORM

Demolition Planning Record

1. Record details and scope

Project	Former dairy depot, Mill Lane, Kendal: demolition planning (completed example)
Site or premises address	Former dairy depot, Mill Lane, Kendal
Client or organisation	Lakeland Estates Ltd
Record date	24 Sep 2026
Person completing the record	R. Sutcliffe, contracts manager, Fellside Demolition Ltd

This organises planning evidence. It is not a demolition design, structural survey, asbestos survey, method statement or authorisation to start demolition.

2. Structure and information

Structure and extent of proposed demolition	Single-storey steel portal frame depot (about 40 m by 18 m) with brick infill, loading canopy and attached two-storey office. Full demolition to slab level; slab retained.
Competent demolition designer or engineer	H. Marsh, temporary works and demolition engineer, Kentmere Consulting
Structural, asbestos and other survey references	Structural appraisal KC-DEM-01 rev A. Demolition asbestos survey ASB-0926-DD (removal of cement sheet roof scheduled first). Utility drawings from the client pack PCI-LE-03.
Adjacent buildings, public interfaces and services	Terraced houses 6 m from the east gable. Public footpath along Mill Lane. Overhead telecoms line on the north boundary.

3. Sequence and controls

Demolition stage 1: Stage 1, licensed and non-licensed asbestos removal, drawing DEM-01

Stage and drawing reference	Stage 1, licensed and non-licensed asbestos removal, drawing DEM-01
Engineered sequence and stability assumptions	Remove asbestos cement roof sheets by hand from the canopy and depot before any structural work.
Exclusion, support, plant and dust controls	Exclusion zone to the asbestos contractor's plan. Roof access by MEWP only. No sheets broken.

Hold point and person authorising progression	HP1: four-stage clearance and reoccupation certificate, released by R. Sutcliffe

Demolition stage 2: Stage 2, office block soft strip and demolition, drawing DEM-02

Stage and drawing reference	Stage 2, office block soft strip and demolition, drawing DEM-02
Engineered sequence and stability assumptions	High-reach excavator from the west, working top down. Party wall to depot left standing until stage 3 per engineer's sequence.
Exclusion, support, plant and dust controls	Exclusion zone 1.5 times the building height, dust suppression by water cannon, footpath closed under licence.
Hold point and person authorising progression	HP2: engineer's check of the exposed depot gable, released by H. Marsh

Demolition stage 3: Stage 3, depot portal frame, drawing DEM-03

Stage and drawing reference	Stage 3, depot portal frame, drawing DEM-03
Engineered sequence and stability assumptions	Remove canopy first, then frames bay by bay from the east gable towards the west. Engineer assumes frames rely on roof bracing; bracing kept until each bay is felled.
Exclusion, support, plant and dust controls	East gable pulled inwards, away from the houses. Temporary props to the east gable as TW-K-02.
Hold point and person authorising progression	HP3: temporary works permit to load TW-K-02, released by the temporary works coordinator

4. Readiness

Service disconnection and verification references	Electricity and gas disconnection letters ref DISC-ML-01 and DISC-ML-02; water capped at boundary, verified by CAT scan 2026-09-22
Temporary works design and check references	TW-K-02 east gable props, design KC-TW-02 rev B, category 2 check by Kentmere Consulting
Material segregation and hazardous waste arrangements	Brick and concrete crushed off site, steel to recycler, timber skip, asbestos to licensed disposal under consignment notes.
Emergency and unintended movement response	Unplanned movement: stop all work, clear the exclusion zone, call the engineer. Neighbours' contact numbers held by the site supervisor.

5. Review and changes

Information gaps and restrictions	No drawings for the office floor slab; engineer's assumption is that it is a timber floor. Stage 2 cannot be reviewed until a trial hole confirms this. Owner: R. Sutcliffe.
Separate approved method and review references	Method statement MS-DEM-ML rev 1 and engineer's review KC-DEM-RV1, held separately

Change-control and briefing arrangements	Any change to sequence goes back to H. Marsh in writing before work. Changes briefed at the morning meeting and signed for.

6. Actions and review

Are further actions required?	Yes

Further action 1: Trial hole in office first floor to confirm floor construction

Action and evidence reference	Trial hole in office first floor to confirm floor construction
Person responsible	R. Sutcliffe
Target date	30 Sep 2026
Action status	Completed
Completion evidence	Timber joists on steel beams confirmed 29 September, photos sent to H. Marsh, ref KC-DEM-Q3.

Further action 2: Write to the Mill Lane residents with the programme and contact number

Action and evidence reference	Write to the Mill Lane residents with the programme and contact number
Person responsible	Lakeland Estates Ltd
Target date	5 Oct 2026
Action status	Open
Outstanding limitations and information to pass on	This record organises the planning information. It is not authorisation to start; each stage needs its hold point released.
Record status	Ready for review
Reviewed by	H. Marsh
Review date	1 Oct 2026
Author signature	

Signing records the information entered. It does not itself certify legal compliance, remove a limitation or authorise unsafe work.