

Condition 6 on Decision Notice ref: 240694

1-2 COMPTON CLOSE EARLEY CONSTRUCTION METHOD STATEMENT

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CONSTRUCTION METHOD STATEMENT

This Construction Method Statement is being prepared in order to discharge Condition 6 on the Decision Notice ref: 240694

BRIEF PROJECT DESCRIPTION

Proposed 4No dwellings and 1No detached garage along with landscaping and access following demolition of the existing 2 No. dwellings.

PROJECT DETAILS

1. The project is to construct high quality, 4 numbers detached houses on 1 and 2 Compton Close following demolition of the existing buildings on site. Access and egress to the site will be from Compton Close and Station Road.
2. It is anticipated that the works will take around eighteen months to complete although it is hoped that this programme can be reduced.

ACCESS

1. There is an existing driveway from Station Close and Compton Close and these will be used as access to the site. The building materials and equipment would be carried through to the front and side of the site via the Station Road access.
2. These works will need to be carried out in strict adherence with the detailed Construction Method Statement.

PROPOSED ORDER OF CONSTRUCTION

1. Before any site works commence the tree protection fencing will be erected.
2. The existing access routes would be followed.
3. Since there are no protected trees on the site, no special tree protection measures will need to be carried out prior to the access works.
4. Next step would be erection and maintenance of security hoarding around the site. No part of hoarding or scaffolding would overhang any part of the public highway.

5. No other areas on the site, other than those in the approved scheme shall be used without the prior written permission of the Local Planning Authority.
6. The Garage Building for Plot 4 would be constructed towards the end of the project, after all other building works have been completed.

CONSTRUCTION METHOD STATEMENT

1. Notify local Building Control authority
2. Notify neighbours and all Utility services
3. Locate and terminate all on site supplies and provide all temporary builders supplies
4. Remove all site asbestos if any in accordance with the approved method statement
5. Undertake demolition of existing 2 houses, outbuilding and sheds.
6. Clear out site removing non-retained features, fences and walls.
7. Provide construction exclusion zones *by erecting security hoarding and maintaining them during the build.*
8. Provide contractor storage compounds where indicated. The site health and welfare facilities will be housed towards the nearest part of the existing building. Temporary portacabins will be required.
9. Erect signage to denote parking and delivery entrances.
10. Material supplies provided to front/side of site compound.
11. Begin construction of new houses.
12. Construction to comply with the designers Risk assessment and Contractors Health and Safety Plan as approved by the site COM Coordinator.
13. All works to comply with Building regulations and Health and Safety at work requirements
14. Provide all road closure notices and licences prior to any installation of new services or crossovers
15. On completion remove all site facilities and make good all surrounding surfaces disturbed by the construction works.

TRAFFIC MANAGEMENT PLAN

SITE ACCESS/EGREES AND PARKING FACILITIES

1. All site operatives, personnel and visitors are to be briefed prior to construction on the areas available for vehicle parking and the arrangements for delivery vehicles.
2. The existing access drive is to be retained for use during the contract.
3. Warning signs to pedestrians and road users will be posted identifying construction site entrances.

4. The area to the front of the site will be coned to prevent street parking and to ensure delivery vehicles have sufficient manoeuvring space.
5. Delivery vehicles will be required to reverse into the site under direction from trained site operatives ready for unloading.
6. Delivery Vehicles leaving the site will as necessary have wheels washed down and the foot path and road surfaces are to be brushed clean of any resultant debris.
7. Wherever possible small rigid axle vehicles are to be used to deliver materials to site and their arrival times should be co-ordinated to avoid peak traffic movements.

DEMOLITION WORK

1. Ensure all services are disconnected from building.
2. Soft strip and load material into skips or lorries and removed from site.
3. Erect a guardrail around front, sides and rear of property for the removal of roof tiles and timbers
4. Erect a secured tower scaffold as a working platform on ground floor.
5. Strip off tiles and roof timbers by hand using platform for handling materials.
6. Materials will then be loaded onto skips and removed from site. Recycled materials would be disposed of separately to designated recycle areas.
7. The Demolitions contractor will cease work and seek guidance if any suspect materials are uncovered that have not been identified within the report.
8. A dedicated skip is to be provided for the removal of Asbestos materials and if not removed from site at the end of the working day, it is to have a secured cover. Warning signs identifying the skip load as hazardous waste are to be placed in plain sight.
9. Hard Hats and Safety boots will be worn at all times.
10. Site will be left clean and tidy.

SITE OPERATIONAL ARRANGEMENTS

Site deliveries

1. Materials and plant will only be delivered to the site between 8.00am and 5.30pm on Monday to Friday. No deliveries will take place on Saturdays or Sundays.
2. All materials will be stored on site in designated storage positions ready to be used in the construction.

Contractors parking

1. The site has sufficient parking spaces and the space on the side of the boundary will be limited for materials storage, site welfare, and management. Contractor's vehicles will need to be parked on the front driveway in proposed parking spaces.

Vehicle Management

1. If for any reason a vehicle is not able to leave the site in a forward direction, a banks person will be used to allow the safe egress from the site.
2. Please refer to attached Site Layout Plan. (Appx A).

Appendix A (CMS_Site Layout Plan)

