

Construction Method Statement

Rev A: 18/02/25

Rev B: 19/02/25

New Private Dwelling 'Wildflowers'

Land adjacent to – Alma Cottage, Lodge Road, Hurst, RG10 0EH

(X (Easting) 479255, Y (Northing) 174315)

General

The site has sufficient area within its boundaries to securely receive, unload and store deliveries, materials, plant, equipment, welfare facilities and in-curtilage operative parking.

Minimal impact to public traffic is anticipated.

The main road will be cleaned of any debris as and when required.

The busiest phase of the development regarding large vehicles attending will be spoil removal and excavation works for new foundations to be set.

Consultation with the neighbouring properties throughout the construction phase will be in action when necessary.

See CMS Appendix A: Site Plan which supports this document.

Working hours

Monday – Friday **8am – 6pm**, Saturdays **8am-1pm**. Sundays & Bank Holidays: No site operations to be undertaken. **All operatives will be informed of these hours as part of their site induction.**

Delivery of materials

All deliveries will be scheduled to cause minimal disruption to local traffic, Broadwater Lane is at its busiest between 8-9am, so material deliveries will be avoided between these hours. All materials delivered to site will be assisted with our site banksman, this will achieve minimal disruption with traffic. **Site operative to be at ground level always to advise & guide public & vehicles.** At no time will any materials be stored on the curbside – the site has sufficient material laydown within its boundaries. **Deliveries will be offloaded by mechanical offload vehicles and by hand. Materials to be placed in a designated storage area before being distributed to the point of intended use.**

Deliveries are to be directed to approach site on the A321 (Broadwater Lane) from the south which avoids Twyford to the north of the site where road capacity becomes more rural.

Noise impact

Any noise will be strictly limited to the working hours and, where possible, noise impact work will start from 9am onwards. Cutting stations (wet cutting) will be used of which will minimise noise pollution.

Boundaries

The site is enclosed with existing 1.5m & 1.8m height perimeter wooden fences to the north and south (between neighbouring properties). **6ft close-boarded timber fence** will be used in the event

these heights are insufficient **however it is anticipated that the existing boundary treatments will be sufficient and are to be retained.** A 6ft **close-boarded** timber fence is **in position** to divide the build from Alma Cottage. The existing eastern boundary to the road is existing hedgerow and trees which are to be retained and secured further with Heras fencing if necessary. **Gates to the site are to be secure Heras specification formed as a continuation of the tree protection fencing.**

Dust impact

Excessive dust is not anticipated but in any event this will be wetted down throughout construction, we will also use wet cutting for the stone / blockwork / flagging within cutting stations.

Vibration

There will be minimal vibration to the neighbouring properties given the traditional nature of the works.

Vehicle Schedule

	Requirements	Vehicle
Site Setup	Welfare & Storage containers	Single Load Rigid Vehicle with Hiab (40ft)
	Scaffolding erection	LWB van 3.5 tonne
Structural works		
	Removal of spoil and waste material from demolition hard core and soft strip	Grab lorry- 16 tonnes unloaded, 32 tonnes loaded. 12 tonne skip, vehicle weight 17 tonnes
	Lifting and shifting building materials	Manitou Forklift (15m)
	Building material delivery	3.5 tonne to 18 tonne
External works		
	Window installation	LWB van 3.5 tonne
	Disassemble scaffolding	LWB van 3.5 tonne

N.B. It is expected that the 40ft LRV will attend site twice; at the start and at the end of the programme to deliver and collect the site cabin. Both occasions will be by scheduled appointment only to ensure safe passage of equipment and coordination of the visit. The vehicle will be able to fully enter the site on both occasions as gates will be open in line with the appointment schedule.

N.B. Where necessary, wheel washing will be done manually by site operatives to own vehicles before joining the public highway. This will take place in the 9.8m 'driveway' access between the highway and the site. This area falls away from the highway and towards the site which will avoid water running onto Broadwater Lane. Vehicles delivering need go no further than the 'drive' which will avoid mud and debris.

Use of Materials, Disposal of Waste & Recycling

Managing Materials

The purchasing and site management team will aim to minimise resource use and reduce the amount of waste sent for disposal by improving the management of materials and components at site level.

Better control will also reduce the likelihood of spillage incidents, contaminated materials from incorrect storage, less damage to building materials due to better storage, all which means less waste of raw materials.

Ordering Checklist:

- Order the correct quantity of materials at a time near to when they are needed, therefore reducing storage times. This is a must on sites with spatial limitations.
- Prior to order, check in what form the materials will be delivered so that the correct plant can be arranged.
- Make sure that the delivery is received by a representative of the company to supervise the delivery, carry out a quality inspection and to ensure the materials are delivered in the correct place.
- Store materials which are valuable in a secure lock up.
- Store materials away from vehicle movements where possible to reduce the risk of damage.
- Secure lightweight materials to protect them from wind damage.
- Ensure chemicals and hazardous substances are stored to comply with the manufacturer's instructions.

Earthworks

There is an acceptance that a number of environmental issues may be realised during the early stages of a project from earthworks, which would include foundations, reduce level digging, scraping of land to acquire correct levels and on occasion removing contaminated land (see specific section on Contaminated Land).

There are no specific requirements specific to earthworks. However, general environmental legislation will apply.

Points to consider prior to earthwork commencement: -

- The discovery of unforeseen contamination or voids. This may occur however good an investigation or treatment of contamination may have been.
- Temporary storage of spoil, disposal of excess spoil or importing of fill. Site managers should clarify what is waste material and what will be stored for reuse. All surplus material is defined as "controlled waste"
- Issues associated with groundwork's such as piling, noise or vibration, handling of chemicals such as bentonite and disposal of silt water from excavations.
- Issues associated with wind-blown dust, traffic management and mud on the roads.
- Consider proximity of local watercourses, streams and rivers to control run off.
- Include any environmentally sensitive areas in the induction and display prominent signs where appropriate.
- Plan for plant refuelling, storage of fuels and control of spillage.

Disposal of Waste & Recycling

The aim is to manage waste effectively on all sites with the focus being on the amount of materials that are wasted, the way in which wastes are handled and the best method of disposal.

The site managers will aim to effectively manage the waste by initially allocating sufficient space to store the waste. The space allocated will be assessed by identifying what types of wastes are being generated on site. The site manager will monitor the waste by:-

Assessing the quantities of raw material wastage

Assessing the quantities of each type of waste

The suitability of the waste storage areas

The cost of disposal for different types of waste.

The management will reduce waste initially by reducing the quantities ordered (avoid over ordering), ordering lengths of materials to size to reduce offcuts and arranging for delivery of materials at the appropriate time.

The next phase is to reduce the amount of waste going to landfill. The aim will be to minimise the disposal costs (landfill tax) by reusing and recycling wastes generated on site wherever possible.

If possible, the waste should be separated and stockpiled. The manager must assess what wastes could be recycled. Examples as follows: -

- Concrete – used as aggregate in new concrete
- Excavation spoil – used as fill or landscaping
- Timber – shuttering, hoardings etc.
- Topsoil – landscaping

Transporting of Waste & Recycling

Responsibility is accepted to dispose of waste arising from the project at an environmentally permitted site in line with the Environmental Protection (Duty of Care) Regulations 1991.

The site managers will monitor the waste being removed from site using the following check list: -

- Check the copy of the waste carriers' registration document and that it is still valid.
- Check that the waste carrier is authorised to carry that type of waste (hazardous waste etc.)
- The transfers notes and consignment notes should be completed in full and contain an accurate description of the waste.
- Copies of the waste transfer note must be kept for 2 years (3 years if classified as hazardous).

To ensure the waste management company are complying with their duty of care, spot checks will be carried out by following the waste vehicle to the disposal site at least once in every project or once every 50 load if bulk waste removal is taking place, such as demolition.

Waste Removal

- Sheets should be provided for skips or open top lorries when moving soils from the site.

Emergency Spill

Ensure that the site manager has details on the procedure to be followed in the event of an emergency. If the spill is significant, it should be reported to the Environment Agency on their pollution line 0800 807060.

A typical emergency plan will include: -

1. Employees to immediately report the pollution problem and the pollution source.
2. Stopping the flow of the source and switch off sources of ignition.
3. Avoiding the spread:
Stem the flow > Dam the flow with spill kits or sand > Divert from drainage and watercourses
4. Only use sand or absorbent pads to mop it up.
5. Shovel contaminated sand into sacks or skips.
6. Dispose of contamination appropriately.