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Construction Method Statement

Planning Application F/16/79227

Principal Contractor:
Martin Williams Building and Refurbishment Ltd
24 Lower St Helens Road, Hedge End,
Southampton, SO30 0LW.

Site Location:
28 Lower St. Helens Road
Hedge End
Southampton
SO30 0LW



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Introduction

This Construction Method Statement has been prepared in accordance with the Eastleigh Borough Council Considerate Builders Advice Note to satisfy the requirements of Condition 4, 8 and 9 of the permit for application F/16/79227. This statement provides details of measures to control and reduce the impact on the locality of site works during demolition and construction phases. This will include methods for the control and where appropriate, reduction or prohibition of:

1. Emission of dust and dirt
2. Mud on the high way
3. Noise and vibration
4. Deliveries
5. Bonfires
6. Obstructions in the site entrance visibility splay

Site Location

The site is located within the plot of the existing dwelling at number 28 Lower St. Helens Road. Lower St. Helens Road is a through road in a residential area, comprising Upper and Lower St. Helens Roads. The plot is adjacent to the entrance to Nursery Grove which leads to a cul-de-sac containing residential properties.

An existing two storey detached dwelling currently stands on the corner plot. The site of the proposed plot is currently the garden to the side of the existing dwelling (indicated as a blue dot on the map below).

Description of Development

The proposed development is for the construction of a two-storey brick and block three-bedroom private dwelling to form a semi-detached pair with the existing dwelling. In addition, a three-meter depth single storey rear extension will be added spanning both existing and new dwellings.

The new development includes associated car parking, garden, bin and cycle storage.

Methodology

The general sequence of works is as follows:

- Installation of site Heras fencing to form a site perimeter and setup of site welfare facilities
- Site clearance and demolition of the existing lean to conservatory
- Construction of foundations
- All drainage within the confines for the structure will be connected in to the existing drainage system. The foul sewage is to be connected to the mains sewer.
- Construction of brick dwelling
- Erection of 3m depth rear extension with party wall
- Erection of front porch canopy
- Installation of pitch tile roof
- Internally:
    - First fix of all trades
    - Tacking and plastering of walls
    - Second fix all trades
    - Decoration
    - Finals and Commissioning
- Externally:
    - Drainage
    - Services
    - Hard landscaping
    - Soft landscaping

Traffic Management and Deliveries

Road links to the site are good with direct access to the M27 via Dodwell Lane. Deliveries to the site will be managed carefully to avoid nuisance to neighbours. The width of St. Helen's Road is such that vehicles may pass one another in the road way.

Deliveries & collections will be arranged, as far as practical, outside of the following peak hours, to avoid undue interference of the highway:

Monday to Friday AM peak (08.00 – 09.00) and PM peak (17.00 -18.00)

Vehicle deliveries to the site will be in the majority by heavy goods vehicles and offloaded by hiab or manual means. Building materials will be offloaded directly through the heras panel entrance into the designated site storage area. Vehicles will then continue down Lower St. Helens Road to exit back out on to the main road, therefore avoiding the need to reverse vehicles offsite.

Access to the driveways of the bungalows on Lower St. Helens Road, opposite the junction with Nursery Grove, will need to be maintained. As per the highway code, site vehicles will not park within 10 meters of a junction, so as not to impede vehicles turning in or out of Nursery Grove.

On street parking may take place on Lower St. Helens Road; however, it is anticipated that the requirement for this will be minimal. This is because of the limited number of persons working on site at one time and provision of off-street parking elsewhere.

The provision of two off street parking spaces has been provided at a neighbouring property which is under the control of the Principal Contractor. In addition, two off street parking spaces will be formed at the rear of the plot as part of the works.

Health and Safety Executive F10 Notification

The Health and Safety Executive requires notification of all construction work lasting longer than:

1. 30 working days with more than 20 workers working at the same time at any point on the project or;
2. exceeds 500 person days.

Because of the expected duration and limited number of persons on site, the project is unlikely to be notifiable.

Public Safety

Pedestrian pavement extends along both sides of Lower St. Helen Road. During deliveries, the footpath will be temporarily controlled to prevent pedestrians walking underneath loads that are being discharged from goods vehicles. At all other times the pedestrian foot path will be kept clear.

No overhanging structures or site equipment will be left obstructing the pedestrian pavement. Arrangements will be made to ensure that material cannot fall onto the pedestrian pavement from height (see scaffold section).

The risk of flying materials will be minimised by the solid perimeter fence line currently in existence on the boundary with Nursery Grove. Information on other public safety measures can be found in the sections below.

In the interest of highway safety, minimum visibility splays of 37 meters will be maintained along St. Helens Road, measured from the site entrance. No items over 0.6 meters in height will be placed in the visibility splays.

Notices will be placed on the exterior of the site fencing warning members of the public of the construction hazards within and to keep out.

Site Safety

The management of site safety is the responsibility of the Principal Contractor Martin Williams Building and Refurbishment Ltd.

Control of Mud

It is very important to limit and reduce the spread of dust, dirt and mud onto the highway from construction vehicle activity. The spread of such matter will vary depending on the weather and ground conditions.

Due to the proximity of the site to the public highway, delivery goods vehicles will not need to enter the site to offload. This will help limit the spread of dirt and mud as the vehicle will remain on the highway.

Mobile plant will be required for excavating the foundations and during the construction phase. Prior to the mobile plant leaving site, mud deposits will be removed from the plant. This will be removed in the first instance with manual means and if necessary low pressure wheel washing.

Control of Noise

A certain amount of noise and other inconvenience is to be expected from building sites however, persons carrying out building works have a responsibility to minimise nuisance noise and dust wherever possible.

Noise emanating from a building site would not usually be a statutory nuisance unless bad practice leads to unnecessary noise that affects a person's enjoyment of his or her property. The use of site radios will be kept to a minimum, and operated in a considerate manner.

During the demolition and construction works, nuisance noise will be reduced to the lowest levels practicable. Due to the limited amount of demolition and site clearance required, nuisance noise is expected to be minimal, as heavy breakers will not be required. At no time will the site generate noise which is of a sound level that could potentially cause damage to persons' hearing external to the site.

The site is adjacent to residential properties and the planning permit restricts working hours of all demolition, construction, and deliveries to the following hours:

- Monday-Friday 8.00am -18.00pm
- Saturday 9.00am -13.00pm
- Sundays/Bank Holidays Not permitted

Noise mitigation strategies

Should the action level of 85db(A) be reached, the Principal Contractor will decide what action will need to be taken.

Typical actions would be to:

- Remove the source of noise.
- Insulate equipment that is producing the noise, ensure that protective/insulating covers are in place and used.
- Employ an alternative method of working.
- Check equipment to ensure that it is functioning correctly.

The Company operates the following noise policy:

- Ensure all users of equipment obey any instructions regarding the wearing of ear protection in those areas designated.
- Ensure plant and equipment is selected and maintained to minimise noise.
- Keep all mobile plant engine covers closed during use.

- When necessary, ensure that operatives have been instructed in the use of equipment provided for their protection.
- Where possible, site noisy equipment away from working or public areas.
- If the noise level exceeds 80db(A) then ear defenders will be made available.
- If the noise level exceeds 85db(A) then ear defenders will be worn and that area clearly identified.
- Work should be planned to give operatives adequate rest breaks away from the noisy equipment.
- Ear protection supplied must be suitable for the conditions of exposure.
- Where possible consider alternative methods of work to eliminate or reduce possible noise levels.

Control of Vibration

The use of foundation piling has not currently been specified and the use of vibrating equipment for the breaking of concrete is expected to be minimal. Therefore, the emission of vibration is likely to be insignificant.

Control of Dust and Dirt

Because of the construction method selected, dust will occur predominantly during the minor demolition and the ground works stage.

Any stockpiles of materials such as sand, topsoil or gravel which are likely to give rise to windblown dust shall be sheeted, wetted or suitably located to minimise any potential nuisance.

During weather conditions that give rise to emissions of dust off site, dust control measures must be employed. Such measures will include; wheel washing and damping down of site.

Site Security

The site boundary with Nursery Grove is enclosed by a permanent solid fence of approximately 1.8 meters height. Additionally, Heras style panels will be installed to form a secure perimeter with front vehicular and rear pedestrian access entrance gates. The entrance gates will be locked out of working hours to prevent unauthorised access.

Bonfires

Because of the proximity to residential houses and the road way, bonfires, or burning of materials, will not be permitted on site under any circumstances.

Waste

Demolition waste is expected to be minimal as the structure designated for demolition is predominantly a wooden framed and glass lean to.

Excavated material should be retained within the proposed development on site, if possible, to minimise the generation of waste. However, because of the plot size, it will be necessary to remove the majority of spoil off site. It is likely that spoil would be classified as 'non-hazardous' waste due to the organic content of this material. However, if the soils include minimal organic materials they may be classified as 'inert' waste. Excavated material will be piled up and then loaded onto a muckaway type heavy goods vehicle for removal.

Site waste will be collected into suitable containers and protected with sheeting and collected by an authorised waste carrier. No hazardous waste is expected to be generated from the site. Waste transfer notes will be obtained for all disposed material.

The following control measures will also be used for minimising site waste:

- Not over-ordering materials.
- Ordering the materials in the size required to reduce off cuts.
- Designing the project to suit standard product sizes and to avoid site cutting.
- Not over excavating.
- Promoting employee awareness of environmental matters.

A spill kit will be kept on site in case there are any liquid spills or leakages.

Reducing Nuisance

If the Principal Contractor identifies any nuisance caused, we will take all reasonable steps to prevent or minimise it. To avoid causing a nuisance, we will:

- Check noise, odours, and other emissions at the boundary, and in the locality at various times of day.
- Ensure operations are managed in a controlled and consistent manner, and in accordance with all relevant permits and licenses.
- Keep the site clean.
- Tell operatives and sub contractors why they need to avoid creating a nuisance, and how they can do this.
- Check site for waste or evidence of vermin regularly.

We will ensure that nuisance events do not become persistent and maintain good relationships with neighbours. Neighbours will be informed of the construction activity and be provided with information about time scales and contact details of the principal contractor, so that problems can be efficiently communicated.

Dealing with complaints about nuisances

If we receive a complaint, we will:

- Keep a record of the complaint.
- Investigate the complaint, e.g. check the activity operation and the boundary of the site.
- Deal with it promptly and appropriately, and tell the complainer what actions have been taken.
- Record the results of investigations and any resulting actions.
- Use the information to improve our procedures and prevent further complaints.

Mechanical Plant and Equipment

Mechanical plant including excavators, dumpers, concrete pumps etc will be used during the construction phase of the project.

All plant and equipment will be suitably sited, operated and serviced to minimise noise, vibration, fumes, and dust. All plant will be turned off when not in use and the keys removed.

Disc cutters must only be used by trained personnel. Dust suppression attachments must always be used and cutters turned off when not being used. We will avoid using cutters for long periods of time. Dust suppression attachments will include either water suppression or vacuum extraction.

Personal Protective Equipment

Hard hats, high visibility jackets or waistcoats and safety footwear must be worn on site. Site operatives will maintain a respectable standard of dress. Other personal protective equipment may also be required dependant on the activity.

Fire Plan

The principal contractor will ensure the risk of fire during the project is minimised. First aid and firefighting equipment will be provided on site. A site emergency alarm, such as

an air horn, will be available on site. An emergency assembly point will be established and emergency escape routes will be maintained throughout the construction activity.

Site Supervision

Martin Williams will undertake the duties as Site Manager and will supervise all activity on site, including deliveries.

Site Welfare

Site welfare is provided within the existing premises adjacent to the site. In addition, a portaloo will be located to the rear of the site. It is the Site Manager's responsibility to ensure they are kept in a suitable condition.

Storage of Materials

An area to the front of the proposed plot is currently laid to gravel and will be available for storage of site materials. The rear garden area could also be used. Materials will not be allowed to be stored on the public highway or pavement at any time.

Scaffold

Working at height will be required and scaffolding will be provided for this purpose. The scaffold to the front and rear elevations will be contained wholly within the site. Scaffold to the side elevation, although contained within the site, will be in close proximity to the pedestrian footpath with Nursery Grove. Therefore, full consideration will be given to preventing materials falling from height. Such control measures will include the use of brick guards on the scaffold, not leaving materials or tools resting or hooked on scaffold tubes and, where appropriate, debris netting.

Tree Identification

No tree protection orders exist within the proposed site. The requirement for this development is a minimum of one newly planted tree which has been provided as per site landscape drawing.

Existing Services

The site will be provided with existing services (such as water and electric) from the adjacent property.

Temporary Services

Temporary services are not required.

Demolition and Site Clearance

The structures scheduled for demolition include the existing lean-to conservatory and shortening of the garage of the existing dwelling. The lean-to is predominately of wood and glass construction and the garage block construction. However, it is expected that hand tools will be adequate for demolition task and therefore the emission of dust, noise and vibration will be minimal for these activities.

During the excavation phase an existing narrow tarmac path will need to be broken up. This is of pedestrian grade so should require minimal activity to break up.

Excavations, Dewatering and Drainage

Conventional plant is considered appropriate for excavation works at this site. Excavations are expected to remain stable in the short term. A competent person will check the excavations daily at the start of the shift. Support will be provided, or the sides battered back to provide stable slopes if necessary. Where excavations are likely to extend below 1.5 m it may be necessary to carry out a trial excavation to assess the specific support requirements. Care should be taken to ensure that any drains encountered are rerouted to prevent water seeping through the drains and into any excavations. It is considered that conventional sump pumping would be appropriate to dewater excavations if required.

Foul Sewer Connection

Formal application and technical approval is being made to Southern Water to discharge the development's foul drains into the main sewer.

General Details

This completes the Construction Method Statement for 28 Lower St. Helens Road, Hedge End, Southampton, SO30 0LW.

Prepared by: Martin WilliamsBuilding and Refurbishment Ltd
Date: 01st December 2016