

CONSTRUCTION METHOD STATEMENT

**Demolition of the existing dwelling and erection of a replacement dwelling at
25 Hocombe Road, Chandlers Ford, SO53 5SN**

CONTENTS

1.0 INTRODUCTION

2.0 METHOD STATEMENT

1. INTRODUCTION

Planning permission was granted under F/25/100445 with Eastleigh BC for the demolition of existing dwelling and erection of a replacement dwelling.

The purpose of this statement is to satisfy Condition 5.

This statement has been prepared in order to discharge the pre-commencement planning condition, as outlined above.

This statement illustrates how the construction of the approved scheme will be approached efficiently, under controlled environmental conditions and provides details of all measures to be taken to minimise the impact of the construction phase on both the neighbouring properties and local traffic.

2. METHOD STATEMENT

Demolitions

Prior to any building work, an experienced, reputable local demolitions company will clear the existing dwelling and relevant parts of the site. Any waste materials on site from the works including timber, metals, felt, chemicals/oils and preservatives will be stored on site in appropriate containers and then safely removed and disposed of at an approved disposal site. Waste Management is to be dealt with carefully on site in order to reduce landfill and avoid waste. There are to be no fires on site.

Site Set-up

- The management of the construction phase of this project will require a site set-up comprising a small site office.
- The site office will be located in a temporary compound to the front of the site on the north boundary indicated on the proposed site plan.
- Separate provision for the storage and delivery of materials will be also located on the site as indicated on the proposed site plan.
- Parking for site staff will be found on the site indicated on the proposed site plan.
- No local traffic management measures for site access are anticipated, but if required will be agreed with the local authority.

Construction Vehicle Movements / Deliveries

- Goods vehicle movements during the construction phase will be monitored closely. The management of site logistics is key to the success of the project and will require a member of the team to control and manage the site.
- The set up of the site provides adequate room for storage of materials, however it is expected that major components such as steelwork will be programmed to arrive just-in-time. A delivery zone is located on the proposed site plan.
- The scale of the proposed development is such that the provision of an off-site holding area for vehicles will not be allowed.

- In view of the location of the site and to minimise the impact of the construction phase of the project on local traffic, the site agent will be responsible for communication with the local highway authorities with regards to traffic issues and planned large deliveries.
- All large vehicles will be directed to and from site.
- Deliveries to site must be within working hours although suppliers are requested to avoid congestion traffic and hours which may affect community facilities.

Public Relations / Complaints Procedures

- The site agent will deal with all complaints and enquiries. This individual will be named at the site entrance, with a contact number.
- Any complaints will be logged on-site, fully investigated and reported to the owner as soon as possible. The complainant will be informed as to what action has been taken.
- In the event of unusual activities or events, the developer and other relevant third parties (i.e. statutory and non-statutory bodies) will be notified in advance of the work being carried out.

Wheel washing / Road Cleanliness

- During construction works an appropriate wheel-washing system shall be provided to remove mud, stones and any other extraneous materials from the wheels and chassis' of construction vehicles exiting the site and all loads of excavation spoil or other such matter shall be fully covered.
- The exit from the wheel washing system shall be constructed from a hard surfacing material and sited as far away from the exit to the highway as is possible, given the constraints of the site, and the surface beyond shall be kept clean at all times.
- Waste water discharged from the wheel washing system shall be disposed of on site and shall not be discharged into the public sewerage system without prior removal of soil, stones and any other suspended material.
- The wheel wash will prevent soiled water being discharged onto the highway.
- Suitable measures to minimise dust nuisance caused by the operations and to ensure that no dust or other debris is carried on to the adjoining properties shall also be provided.

Noise Minimisation / Dust Suppression Measures

- It is expected that the proposed development will adhere to the relevant Code of Practice during construction.
- On-site good practice procedures will be followed in order to mitigate noise, vibration and air pollution impacts under the Considerate Contractors Scheme. Measures currently planned include:
 - The site manager must monitor noise generally throughout the day to ensure unnecessary nuisance, and this would include shouting, bad language, radios and out of hour's deliveries;
 - Hydraulic construction to be used in preference to percussive techniques;
 - Off-site pre-fabrication to be used, where practical;

- All plant and equipment to be used for the works to be properly maintained, silenced where appropriate, and operated to prevent excessive noise. To be switched off when not in use;
- Plant will be certified to meet relevant current legislation and British Standards;
- Loading and unloading of vehicles, dismantling of site equipment such as scaffolding, or moving equipment or materials around site will be conducted in such a manner as to minimise noise generation;
- Deviation from approved method statements to be permitted only with prior approval from the Main Contractor and other relevant parties;
- Burning of wastes or unwanted materials will not be permitted on-site;

- As far as possible, construction works will be carried out using methods that minimise noise. In some specific cases, there is little reasonable choice other than to use percussion tools in one form or another. Quieter types of machinery will be used for works where possible.

- Best practicable means of preventing, reducing and minimising dust will be adopted.

- The basic precautions that will be taken to minimise dust generated on the site include covering waste skips, water suppression, segregation and exclusion using impermeable barriers, and avoidance of allowing equipment to run unless engaged in operation.

Site Security

- Heras fencing will be erected at the boundary of the site compound / welfare areas and as necessary during works for the project. The fencing will be left in place for the duration of the build as works progress, where possible.

- Safety is paramount in the construction industry and occupies a large part of the site management daily routine.

- As such, all necessary protection, hoardings, covers and protected walkways will be put in place as and when required. There will be controlled access to the site, for both security and safety reasons.

- Pedestrians walkways will not be blocked or obstructed during the planned works – to avoid workers and members of the public stepping onto the vehicle route.

- At night the site compound and offices will be kept locked and the office alarmed.

- Construction sites are a “magnet” for children, as such physical barriers, hoardings and screens will be installed to ensure that the site is kept secure.

- Furthermore, appropriate measures will be provided to mitigate against pollution and the dangers of the removal of hazardous substances and materials.