



brenmar

Total workspace fit-out & refurbishment

TOTAL WORKSPACE & INFRASTRUCTURE SOLUTIONS

From concept to
completion

Unit 1, Strategic Park Hedge End Planning Method Statement

Change of Use, Alterations &
External Works

- Planning Condition 3 -

March 2024

Demolition & Construction Works Methodology - F/23/96253

Control of Dust & Dirt

The majority of the works for this project are being undertaken internally. There is a small block wall that requires demolishing internally, replacement doors, new cladding and minor paving works to be undertaken externally. The works also include the installation of external plant and acoustic fencing. All works are located on existing hardstanding areas.

During demolition works internally, there will be suitable LEV extraction routed outside to force fresh air into the working area. The block wall shall be carefully dismantled using hammer and bolster. Operatives shall wear impact resistant goggles and FFP3 masks. All operatives are face fit tested annually.

Water suppression shall be used where possible.

For external cladding modifications and when installing the replacement loading doors, any cutting will be undertaken outside which causes a minor amount of swarf and dust.

For any paving works and modifications, operatives shall use a petrol cutter with water suppression attachments. This shall be monitored and ensure compliance in accordance with a task specific risk assessment and method statement.

There are no works which cause any transgression of mud onto the public highway.

Noise & Vibration

The nearest residential buildings are located just south of the site. These houses are screened from the site naturally via existing warehouse building, the raised mound and mature vegetation. The acoustic fence was previously consented by another planning application associated with Unit Two and this has since been installed providing additional protection to nearby residential dwellings. The site compound will be created within the existing yard area ensuring noise is contained, with the added protection of the acoustic fence being in place.

The installation and external works will take place during the day, during normal working hours and noise will be limited to use of handheld pneumatic tools, battery powered tools and a petrol cutter. It is not considered that there will be a significant noise impact on the nearest residential dwellings due to the low level of noise expected and screening present. Noise levels shall be monitored, and should excessive noise be determined, then acoustic cutting screens shall be installed to minimize noise as far as possible.

There will be no significant tools in use causing vibration that will affect the surrounding wildlife and residential buildings. Vibration shall be from power tools which will have individual HAV Assessments undertaken. Should the ELV be reached, then rotational shifts shall be undertaken. Should the EAV be reached, then all tool operations shall stop until the following day.

All works will be carried out using Best Practicable Means according to the Control of Pollution Act 1974 including for noise and vibration according to the British Standard "BS5228 Code of Practice for noise and vibration control on construction and open sites". **Works shall be carried out within the hours of 0800 to 1800 Monday to Friday, 0900 to 1300 on a Saturday and not on a Sunday or Public Holiday** in accordance with planning condition 9.

Demolition & Construction Works Methodology

Deliveries

During the construction period, heavy goods vehicles (HGV) movements will be required to deliver materials and equipment to the staging area. This will be located in the existing yard area. It is estimated that HGV visits will be required over the estimated 16-week construction period, plus cars and vans belonging to construction personnel.

A delivery management plan will also be developed in close conjunction with the client and the site management team to ensure deliveries are staggered to limit congestion at the site and disruption to other site operations during the period.

Delivery of the components shall be made directly to the site via Charles Watts Way and Comines Way, just off exit 7 of the M27.

Given the site's existing use as an industrial estate, and that Unit 2 is currently unoccupied and minimal staff within Unit 1, it is not expected that these construction works will cause an increase in the normal level of traffic activity around the site.

Access for construction vehicles utilises the direct access from Charles Watts Way to Strategic Park, given the sites use as an industrial estate, it is considered that the road infrastructure will be suitable to support the vehicles using these access routes during the construction of the project.

The site and all the access routes and turning spaces are existing asphalt construction, so it is not expected that there will be any mud transferred from the site to the local road network.

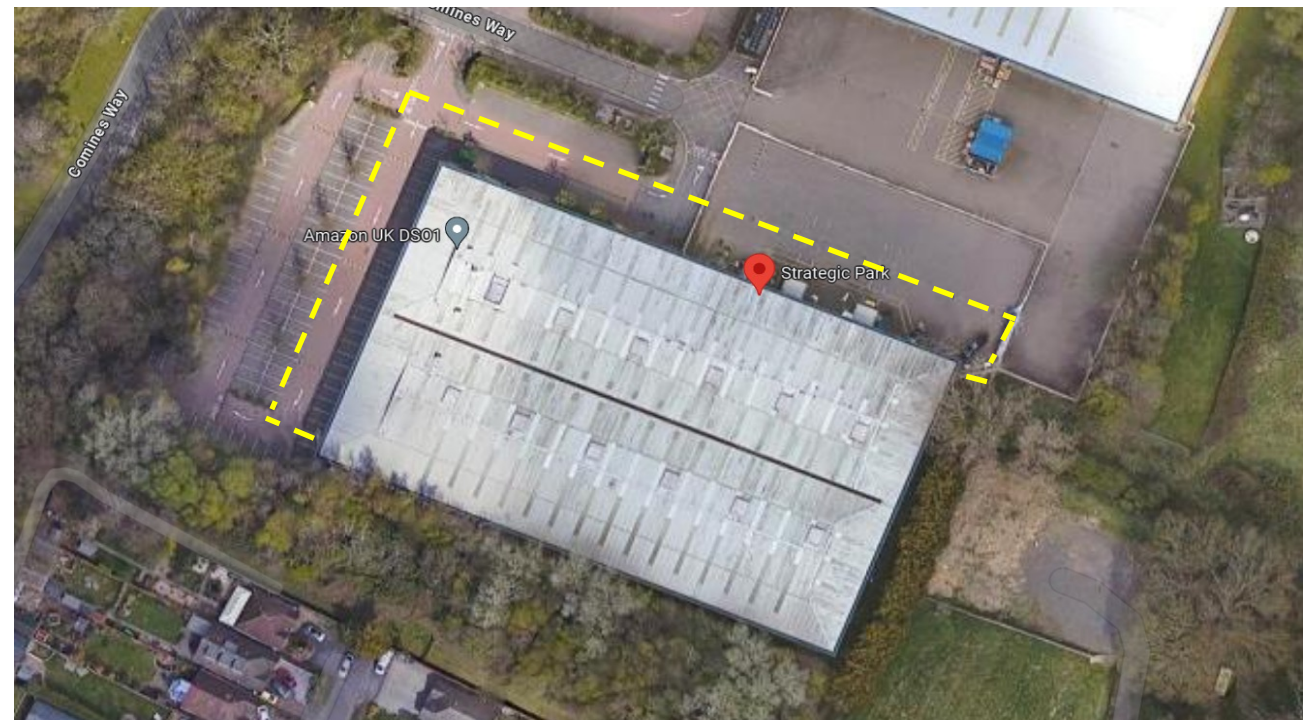
Wildlife

During the construction phase, the majority of the works are internal to Unit 1. Where external works are to be undertaken, this is along the elevations to the building.

The works will be undertaken away from the existing woodlands area and will not impact the local flora, fauna and wildlife / wildlife habitats.

The submitted and approved Biodiversity Enhancement Plan (230010-A-PL-017-Rev C) and Ecological Impact Assessment (GS255.Unit1StrategicParkEclA.v1) shall be accorded to in full with all recommended ecological enhancements (section 8) implemented during the works. Prior to commencement of works, a breeding bird check shall be carried out by a suitably qualified ecologist, South Downs Ecology and liaison with them will continue during the refurbishment works.

Boundary of External Works



Certification



THANK YOU