

Construction Method Statement
For
Erection of 18no. Flats at Regal Buildings, Market Street,
Eastleigh, Hants, SO50 5RL

The following construction method statement should be read in conjunction with site layout construction method plan:

Planning Condition

The construction method is provided to planning consent F/22/92939.

Condition 4,5,6,9,10 of Planning Approval.

The Scheme

Conversion of existing building to 18no. Flats and 1no. retail unit.

Site Working Hours

Site working hours are between 8am and 6pm Monday to Friday and 8am to 1pm on Saturday and 10am to 4pm on Sundays or public holidays.

Responsible Persons

Our Site Manager will be the person responsible for the implementation and maintenance of all our site base safety, health and environmental procedures. Our contracts manager will review performance periodically and initiate any improvement measures. Our contractors and suppliers will be made aware of all our health and safety and environmental procedures during the contract stage and again during the site-based induction.

Emergency Services

The Site Manager will insist that all staff and subcontractors are made aware of all emergency procedures during the construction phases in accordance with the company health & safety plan. This will include safe and tidy access throughout the development, clear signage of exit routes, regular updates and reviews with site staff and subcontractors. This will be reviewed throughout the construction programme until completion.

Site operative and visitor parking

Site operatives and construction visitors will access and egress the site via the entrance shown. On site parking will not be available. Site operatives and construction visitors will park on the local highways network where permitted or public car parks.

In due course, visitors to our flats will access and egress the site via the same access point.

Site Welfare facilities

W.C and rest room will be provided at the earliest opportunity in compliance with the current statutory regulations.

Should welfare facilities not be available then a suitable oasis type cabin will be provided.

Delivery, Loading and unloading of plant and materials

Due to the restricted access along Market Street, deliveries of plant and materials to the site will be planned to be made only between the hours of 9am to 4pm Monday to Friday and where necessary 9am to 1pm on Saturdays. Thus, providing unimpeded access outside these hours. Plants and materials will access and egress the site via the same entrance and will be directed to the materials and plant storage area as indicated on Plan RB06 for offloading from the service road at the rear of the building, through the shutter door.

Storage of plant and materials

Plant will be stored inside the building and will be secured at night, if necessary, plant will be disabled outside of normal working hours. Materials will also be stored inside the building either in lockable steel containers for high value items or palletted loose materials for forklift distribution.

Security Hoarding

No fencing is necessary as all the work is internal, if temporary fencing is needed this will be Heras fence panels.

These perimeter arrangements will be left in place as long as possible and will only be removed as areas of the site become occupied by residents. As works progress internally and residents move in segregation and security will be by way of 2m high Heras panels. Public access to our flats will be maintained at all times but measures to restrict unauthorised access to the construction area will be strictly maintained.

Wheel washing facilities

Not necessary on this site.

Control measures for minimising dust

The site manager will monitor any operations which have the potential to cause nuisance dust on the site; works will be reviewed and if necessary, stopped until mitigation measures are fully implemented.

However, by using the existing tarmacked running areas and ensuring that plant does not work outside this area we are confident dust will be kept to a minimum.

Plant and delivery vehicles;

All vehicles will travel on main service roads to minimise the risk of raising dust. If site operations require machinery to go off road the machine drivers will be required to assess the situation and take the precautionary measures if dust is likely to be a nuisance.

Inclement weather conditions;

During the course of the works there may be periods of inclement weather which may have an effect on the control of dust. This could be due to long dry spells or periods of strong winds or both. If such conditions are encountered and have an effect on air quality the site manager may temporarily suspend site operations until the conditions improve.

Site Waste Management Plan

All waste will be taken away by skip or grab lorry to a recycling centre.