

Construction Method Statement – 8 Nichol Road

Sequence of Construction Works

The following order of works are proposed to ensure the retained trees are not adversely impacted upon by the development:

1. Install perimeter temporary fencing and Tree Protection measures in line with this method statement and in the position detailed on the Tree Protection Plan. This will be retained throughout all site works associated with the planning permission, with the exception of the driveway that crosses the RPA. See Driveway Construction.
2. Construct the foundations and drainage/services diversions
3. Construct the walls to the extensions, install suspended ground floor slab then build walls up to first floor level
4. Demolish roof and gable walls to first floor level and remove waste materials from site.
5. Erect timber frame structure forming the first floor internal walls and roof, including dormers. Install roof coverings.
6. Internal works and window installation
7. Removal of all building materials, spoil and equipment
8. Removal tree protection measures
9. Construction of the driveway over the RPA.
10. Erect the car port
11. Demolish the existing garage and remove waste material
12. Erect boundary fence to the rear garden and plant hedging.
13. Landscaping to rear garden.

Site Access

All access to the site for plant and machinery, personnel and materials will be via the existing access on Gordon Road as shown on the drawing. Heras vehicle access gates will be provided at this location.

Material Storage

Materials will be delivered to the site access on Gordon Road and will be stored within the site boundary, mainly within the area to the east of the existing house. All such locations will be outside of the root protection areas and avoid areas where 'run off' of chemicals may flow into root protection areas.

Contractor parking

Contractor parking will be on the existing driveway off Gordon Road and additional parking in Nichol Road and Gordon Road when necessary. No revisions to the highway for construction traffic will be necessary. No parking on the verges will be permitted or should be necessary due to the width of the road being adequate.

Site Facilities

No site office is necessary.

There will, however, be a temporary mobile home located on the site providing accommodation to the owners whilst the house refurbishment is underway. This will be located as shown on the drawing.

A functioning toilet and washing facilities will be available within the house for use by contractors. If this becomes unavailable for any reason, a 'Portaloos' or similar will be provided on site.

Protection of Public

The site will be secured using Heras anti-climb fencing set back onto the site so not to encroach onto public footway.

Vehicle access gates are located at the site access and will swing inwards for delivery of materials and plant/machinery access to site. When deliveries of materials or plant are occurring, a 'banksman' will be available to provide direction to any pedestrians or vehicles to ensure their safety during the operation.

Deliveries will be scheduled to be outside of the local school drop off and pick up times during term time.

Collection of Waste

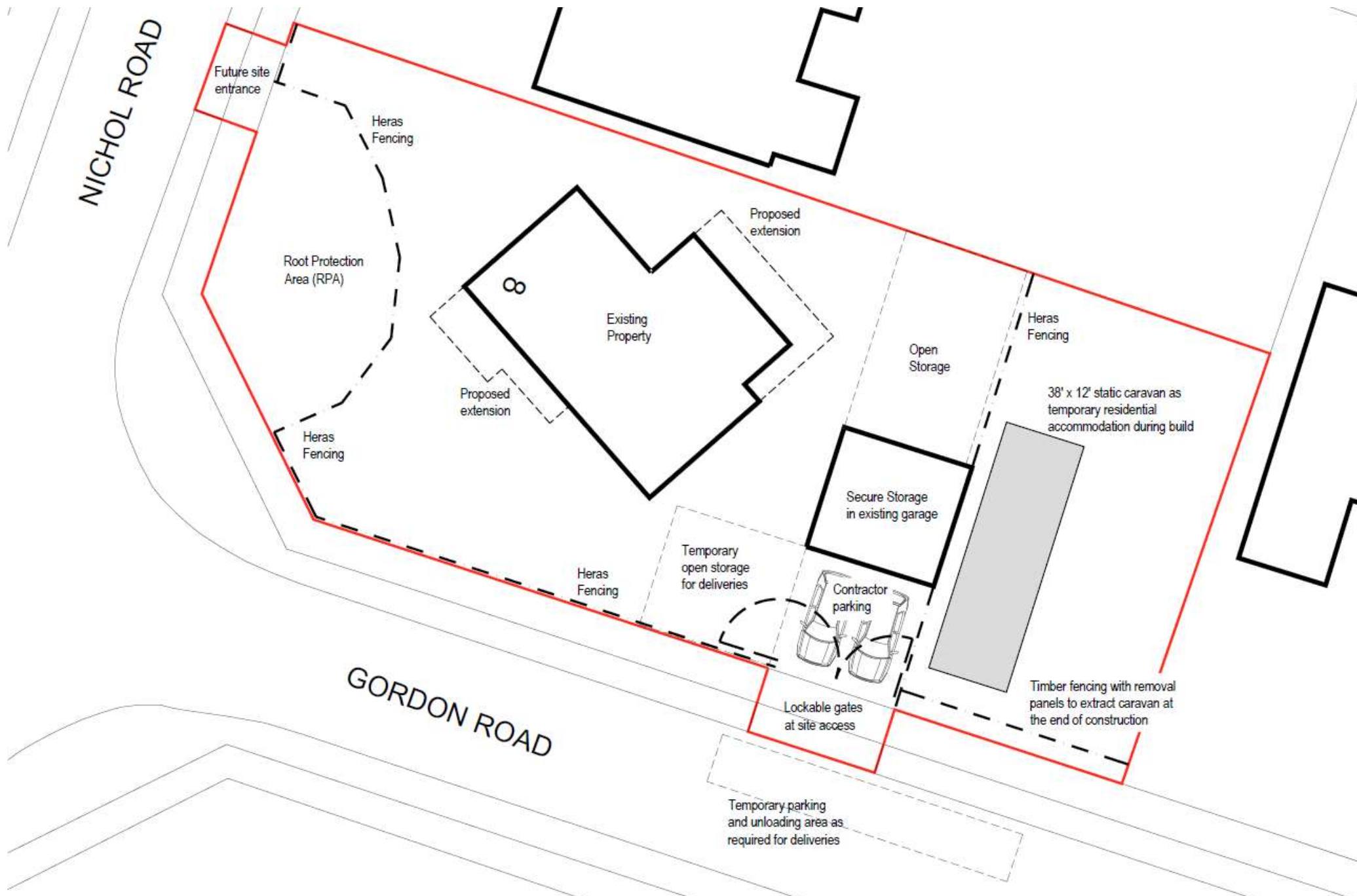
Waste material will be disposed of using skips or a grab lorry. Skips and waste material to be collected by grab will be stored within the site boundary

Mud on Road

Due to the nature of the work, and use of existing compacted gravel access to the garages it is considered low risk for vehicles to leave the site with excessive dirt that could be transferred to the highway. Any plant that access's the site will be inspected, and any mud/dirt removed prior to leaving site.



Contractor parking area



Construction Management Site Plan