71 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2ES

CONSTRUCTION METHOD STATEMENT
DISCHARGE OF CONDITION 3
APPLICATION NO: F/23/96117

15.10.2024 | Rev D

STUDIO
FIFTY FOUR

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1.0 DEMOLITION AND CONSTRUCTION WORK

1.1 DEMOLITION PLAN

There are a number of outbuildings on the site that will require careful demolition, including a garage, a greenhouse, and a UPVC conservatory attached to the existing building. The demolition process will involve methodically dismantling these structures to ensure safety and compliance with environmental regulations. Each structure will be assessed for potential hazards, and appropriate measures will be taken to manage any risks.

DEMOLITION PROCEDURES:

- The condition of the structures and any potential hazards must be identified.
- The demolition site will be secured with appropriate barriers and signage to ensure safety.

ASBESTOS MANAGEMENT PLAN:

Incase asbestos is found during demolition, it will be managed in accordance with the 'Control of Asbestos Regulations CAR 2012'. The following steps will be taken:

- Health and Safety Executive (HSE) will be notified of the presence of asbestos and the planned removal procedures.
- Licensed asbestos removal contractors will be employed to safely remove and dispose of all ACMs. All removal work will be carried out under controlled conditions in line with Control of Asbestos Regulations CAR 2012, to prevent the release of asbestos fibers.
- A clearance certificate will be obtained from a qualified asbestos consultant to confirm that the site is free of asbestos contamination before proceeding with further demolition.

DEMOLITION OF STRUCTURES:

The outbuildings on site will be dismantled methodically, with materials separated for recycling where possible and waste disposed of appropriately. Reusable materials such as glass panels and metal frames will be salvaged when possible, and all UPVC components will be removed in sections and disposed of in accordance with environmental regulations.

DEBRIS REMOVAL AND SITE CLEAN-UP:

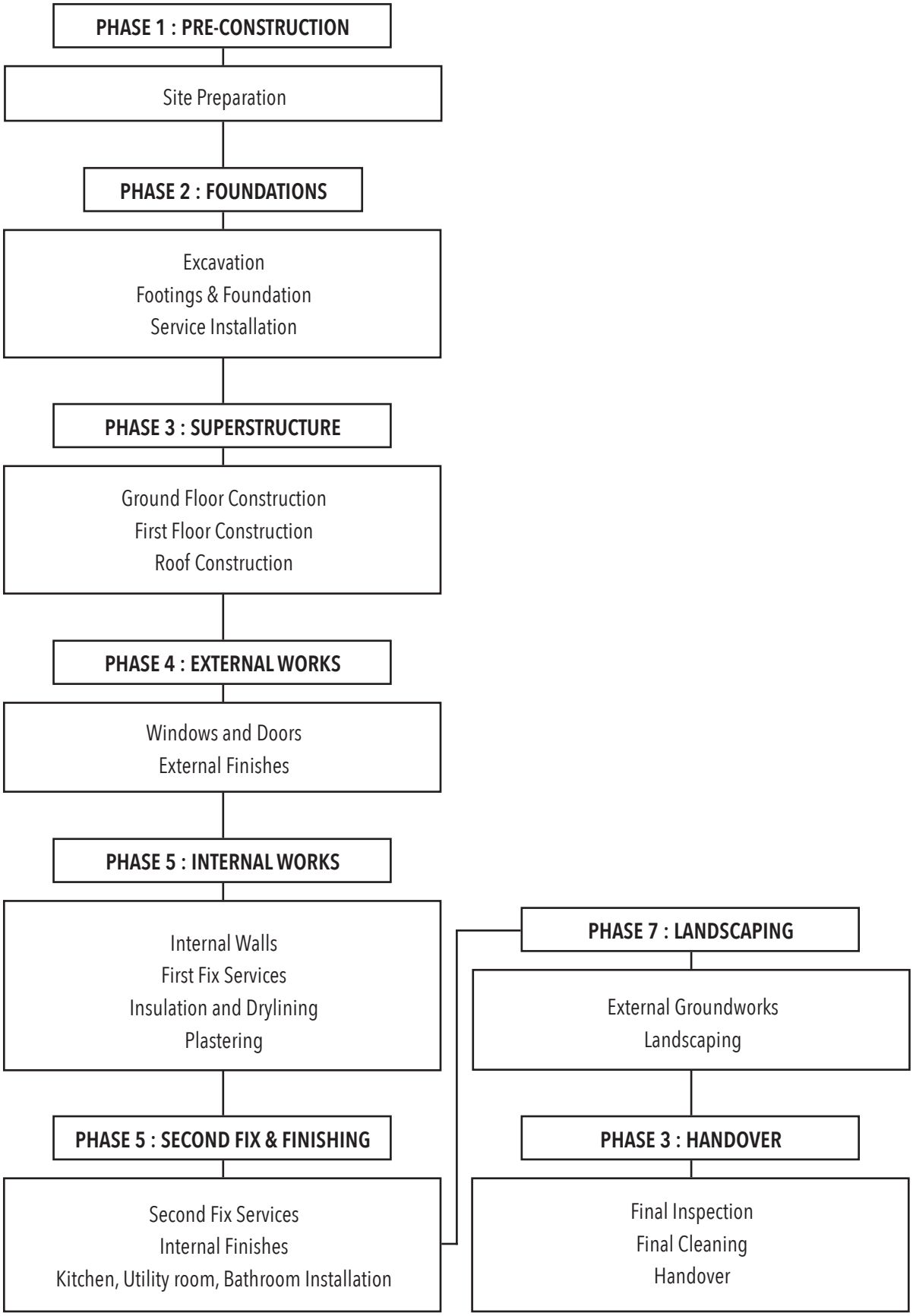
All demolition debris will be promptly removed from the site and disposed of at a licensed waste facility. The site will then be thoroughly cleaned to ensure it is safe and ready for the next phase of construction.

SAFETY AND ENVIRONMENTAL CONSIDERATIONS

- Safety: All demolition activities will be carried out in compliance with relevant health and safety regulations to protect workers and the public.
- Environmental: Efforts will be made to recycle as much material as possible and to minimize dust and noise pollution during the demolition process.

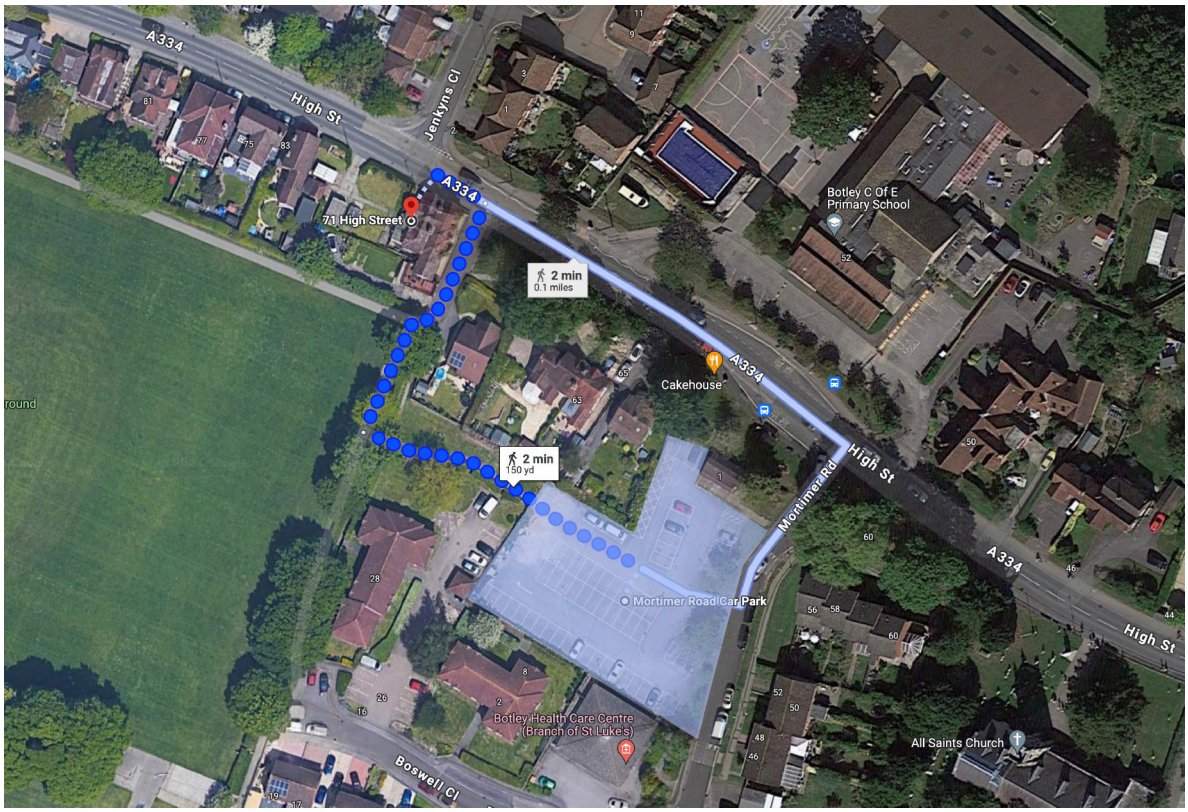
1.2 CONSTRUCTION PLAN

A preliminary construction plan has been developed for the building of a three-bedroom, two-storey detached house, including associated parking and access modifications.



2.0 CONTRACTOR PARKING

Due to space constraints at the construction site at 71 High Street, Botley, off-site parking solutions will be implemented to accommodate all contractor vehicles at Mortimer Road Car Park, just a one-minute walk from the site. This strategy will help maintain safety and efficiency at the construction site while mitigating the impact on neighboring properties and local traffic



3.0 DELIVERIES/WASTE COLLECTION HOURS

To minimise disruption during construction at 71 High Street, Botley, a carefully planned delivery & collection schedule will be implemented. Deliveries and collections will be scheduled during off-peak hours, typically early mornings and late afternoons*, to avoid interfering with local traffic and peak pedestrian times. Delivery routes will be predetermined to ensure the most efficient and least disruptive paths are taken, avoiding residential areas and busy streets where possible. All delivery vehicles will be instructed to use designated loading and unloading zones to prevent congestion around the site. Additionally, a site coordinator will be on hand to manage and oversee the delivery process, ensuring that materials are promptly moved to secure storage areas and that the site remains organised and accessible.

**No construction, demolition, or deliveries to the site shall take place except between the hours of 0800 to 1800 Mondays to Fridays, or 0900 to 1300 on Saturdays, and not at all on Sundays or Public Holidays. Additionally, no deliveries to the site shall take place during the term time of Botley C of E Primary School, except between the hours of 0900 to 1430 and 1600 to 1800 Mondays to Fridays, or 0900 to 1300 on Saturdays, and not at all on Sundays or Public Holidays. By coordinating delivery times and routes effectively, we aim to maintain smooth traffic flow and reduce any potential inconvenience to the local community.*

3.1 COMPLAINTS

A designated site coordinator will serve as the primary contact for any complaints, with contact information provided to nearby residents before construction begins. A complaint log will be maintained on-site to record all complaints, actions taken, and resolutions, which will be available for review by the planning officer if required. All complaints will be addressed within 24 hours, with immediate action taken to mitigate any issues raised. Additionally, follow-up communication will be made with the complainant to ensure their satisfaction, and recurring issues will be reviewed with the project team to prevent future occurrences. Furthermore, nearby residents will be notified in advance of the construction schedule, demonstrating a proactive approach to minimizing concerns and maintaining positive community relations.

ACCESS AND EGRESS FOR PLANT AND MACHINERY

Ensuring safe and efficient access and egress for construction equipment and machinery is crucial for maintaining productivity and safety. The following measures will be implemented to facilitate the smooth movement of plant and machinery:

Designated Access Points:

- Clearly marked access points will be established for all plant and machinery. These points will be located to minimise disruption to surrounding areas and ensure safety.
- Access points will be wide enough to accommodate the largest machinery used on-site.

Site Security and Management:

- Site security measures will be implemented such as gates, fencing, and security personnel to control and monitor the machinery.
- Use a site coordinator to manage the entry and exit of all plant and machinery

Traffic Management Plan:

- A comprehensive traffic management plan will be developed that includes routes for plant and machinery within the site to avoid congestion and ensure safe operations.
- Signage and barriers will be installed to guide operators and prevent unauthorized access.

Loading and Unloading Zones:

- Specific areas within the site will be designated for loading and unloading materials and equipment.
- These zones will be kept clear of obstructions and are easily accessible at all times.

Maintenance of Access Routes:

- Access routes will be maintained regularly to ensure they are free from debris, mud, and other hazards that could impede the movement of machinery.
- Reinforced surfaces will be used if necessary to support the weight of heavy machinery.

Coordination with Other Site Activities:

- The movement of plant and machinery will be coordinated with other construction activities to prevent conflicts and ensure that machinery operations do not interfere with ongoing work.

Emergency Access:

- All access routes are designed to allow quick and unobstructed access for emergency vehicles and equipment if required.
- lear emergency access routes will be maintained at all times and communicate these routes to all site personnel.

Implementing these measures ensures that construction equipment and machinery can enter and leave the site safely and efficiently, minimising disruption and maintaining a high level of safety for all site personnel and the surrounding community.

5.0 PROTECTION OF PEDESTRIAN ROUTES DURING CONSTRUCTION

Ensuring the safety of pedestrians around the construction site is a top priority. The following measures will be implemented to protect pedestrian routes and ensure safe passage:

Temporary Footpaths:

- Temporary footpaths will be constructed around the perimeter of the construction site to provide safe and clear routes for pedestrians.
- The temporary footpaths will be well-lit and clearly marked with appropriate signage to guide pedestrians safely around the site.
- Durable, non-slip materials will be used for footpaths to ensure safety in all weather conditions.

Barriers and Fencing:

- Robust barriers and fencing will be erected around the construction site to prevent unauthorized access.
- High-visibility barriers and fencing will separate construction activities from pedestrian areas and ensure they are easily seen, especially in low-light conditions.

Signage:

- Clear and informative signage will be installed to direct pedestrians to safe routes around the construction site.
- Warning signs will alert pedestrians to potential hazards and indicate active construction areas.

Regular Monitoring and Maintenance:

- Pedestrian routes will be regularly inspected to ensure they remain safe and free from obstructions.
- Any issues, such as debris or damage to barriers, will be promptly addressed to maintain a safe environment for pedestrians.

By implementing these comprehensive measures, pedestrian routes around the construction site will be protected, ensuring the safety and well-being of the local community throughout the construction period.

6.0 DIRT PREVENTATION

Ensuring that dirt is not transferred from the construction site onto the highway is essential to maintaining safety and cleanliness in the surrounding area. The following measures will be implemented to prevent and mitigate dirt transfer:

Site Surface Management:

- Surface management practices such as compacting loose soil and covering exposed areas with temporary surfaces like mats or gravel will be implemented to minimize dust and dirt.

Mechanical Road Sweepers:

- Deploy mechanical road sweepers to clean the highway around the site regularly, especially after periods of heavy vehicle movement.
- Schedule sweeping activities to occur during off-peak hours to minimize disruption to traffic.

Monitoring and Inspection:

- Regular inspections of the site exits and surrounding roads will be conducted to identify and address any dirt transfer issues promptly.
- A log of inspections and cleaning activities will be kept to ensure accountability and continuous improvement.

By implementing these dirt prevention and mitigation measures, the construction site will minimize the transfer of

TEMPORARY SITE BUILDINGS AND STORAGE

Site Offices:

- Office space will be provided in a rented part of the house at 69 High Street, as arranged with the property owner. This space will house the necessary administrative functions and provide a space for meetings and planning.

Tool Storage:

- Tools will be securely stored in the garage at the back of 69 High Street, ensuring they are kept safe and organised.

Material Management:

- Due to limited space on-site, materials will be purchased as needed and delivered to the site on the required date to avoid the need for on-site storage.

Heavy Machinery Parking:

- Heavy machinery and plant equipment will be parked at the back of the site, away from pedestrian pathways and main work zones to ensure safety.

Welfare Facilities:

- Welfare facilities, including portaloos, will be located at the back of the site to ensure accessibility while maintaining safety and hygiene for all workers.

This arrangement optimises the use of available space and ensures that the construction site remains organized and efficient. By coordinating deliveries and utilizing off-site storage, smooth construction activities are maintained while minimizing disruption to the local community and ensuring the safety and efficiency of the project.

8.0 PROTECTING HEDGEHOGS AND AMPHIBIANS

- Before starting any ground clearance or excavation, site workers shall visually inspect the area for potential wildlife habitats, such as leaf piles, hedgerows and in the unlikely event that great crested newts are found, all work must stop immediately, and Natural England must be contacted for advice.
- Open excavations should be covered at the end of each workday or fitted with escape routes, such as planks, to allow trapped animals to exit, while construction materials, especially hollow items, should be stored off the ground or covered to prevent animals from using them as shelters.
- Daily checks by site personnel will ensure that these protective measures are effective. In the unlikely event that great crested newts are found, all work must stop immediately, and Natural England must be contacted for