CONSTRUCTION METHOD STATEMENT

JUNE 2023

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1.0 INTRODUCTION

This method statement has been prepared to satisfy Condition 11 of Planning Consent *Variation of Conditions (ASHP) to Approval 20/03841/*dated 20th January 2022 and provides details on the management of the demolition and construction phases of the project.

2.0 PLANNING CRITERIA

Condition 11 is worded as follows:

No works shall commence on site until a construction method statement has been submitted to and approved in writing by the local planning authority, which should include details of the following:

i. the parking of vehicles of site operatives and visitors;
ii. loading and unloading of plant and materials;
iii. storage of plant and materials used in constructing the development;
iv. measures to control the emission of dust and dirt during construction;
v. a scheme for recycling/disposing of waste resulting from demolition and construction works;
vi. hours of construction, including deliveries.

The works shall be carried out in accordance with the approved construction method statement and shall be complied with throughout the construction period.

REASON: In the interests of visual and neighbour amenity.

3.0 SITE LOCATION AND DESCRIPTION

3.1 St Mary the Virgin, Devizes is a Grade I Listed church which stands at the heart of the town of Devizes and is set back from the New Park Street behind The Castle Hotel to the southwest, and a block of residential flats to the southeast.

3.2 Address of site: Church of St Mary the Virgin, New Park Street, Devizes, Wiltshire, SN10 1DS

3.3 The church is surrounded on all sides by the churchyard and is bounded by a high brick wall to the northwest with commercial, office and residential buildings beyond, a rendered masonry wall dropping down to the pavement of Commercial Road to the northeast, and railings to the southeast. The Castle Hotel and other buildings are located on the southwest perimeter. Vehicular access to the site is very limited at present. There is space for a couple of vehicles to pull on to the pavement adjacent to the roundabout between the residential flats and the Castle Hotel at the south gate and deliveries may be made to this point. General parking in this area is not permitted. However, there is a 'Pay & Display' car park across New Park Street and others in the vicinity.

3.4.1 Pedestrian access is via the main south gate, on the southern boundary of the church yard and a west side gate, and entry into the church is through the south porch and west entrance under the tower. There is also a small door giving access through the existing vestry to the north and into the Chancel. There is also pedestrian access along the footpath adjacent to the residential block to the east, separated from the church yard by a fence, with access at both the north end via several steps up from Commercial Road and at the south ends from the paved area on New Park Street.

3.5 HEALTH AND SAFETY HAZARDS

- General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up. However the following hazards are or may be present:
  - External graves below the ground
  - Internal vaults, tombs, coffins, etc.: below the floor.
  - Information: The accuracy and sufficiency of this information is not guaranteed by the Employer or the Employer's representative. Contractor to ascertain if any additional information is required to ensure the safety of all persons and the Works.

- Site staff to draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.

4.0 PROPOSALS

- Reordering works to the Nave, north and south aisles, west entrance and south entrance. Alterations to east wall of north aisle, the introduction of a mezzanine floor and staircase within tower, relocation of the organ, repairs and installation within boiler room
- Extension to the northeast with new facilities including office, WCs and kitchen
- Landscaping to the north, west and south of the church

5.0 PHASING OF WORKS

Due to the nature of the property, the community use of the building and the funding arrangements, it is necessary for the works to be split into two distinct phases starting with initial enabling works to activate the planning approval:

- Enabling works – to include laying of service runs and drainage within churchyard, relaying of south path, removal of south gates for repair offsite and demolition of vestry.
- Phase 1 – landscaping to outside of west and south entrance doors, and reordering work inside the existing church to include removal of pews, raising of floor, installation of new heating systems and other services, adjustments to doors and installation of temporary WC and servery facilities
- Phase 2 – to include forming of new opening below window at east end of north aisle, construction of new extension facilities and completion of new hard and soft landscaping to north of church.

The complete programme will also include a detailed archaeological investigation of internal and external areas affected by the works. The Written Scheme of Investigation relating to the entire project is also being submitted by the archaeologist for approval.

6.0 SITE ACCESS

6.1 Access and Parking for site operatives and visitors

There is limited vehicle access into the site and no parking for general vehicles as a whole. There are public 'pay and display' carparks in the vicinity of the church. There is a paved area adjacent to the roundabout outside the south gates and deliveries may be made through at this access point. General parking in this area is not permitted. Deliveries and general coming and going may be made through the south and west entrances.

Proposal to remove south gates for repair during the works, to allow wider access for selected vehicles. South path to be fully protected from damage and Site Manager to carefully control access and safety at all times.

6.2 Visitor Access/Open Days

To allow for managed visitor access to within pre-determined areas of the working site to allow local/visitor/school groups to view works in progress. Contractor to allow for all necessary temporary secure boarding (floor) and low-level barrier fencing to mark defined routes for visitors. These visits will be managed and attended by Employers representatives and will typically be coordinated with the archaeological works of interest and potentially traditional/artisan crafts being carried out such as stonemasonry, lime plastering etc. (Visitor high-viz vests and hard hats will be supplied by the Employer). Access by foot only – there will be no parking on the site by visitors.

6.3 Loading and Unloading of Materials

All Contractors will be issued instructions at the outset to ensure that the route for delivery vehicles is known prior to attending the site. The deliveries will be via the South access off New Park Street. Materials will be delivered between working hours of 8:00-17.00 Monday to Friday.

There is a hard standing area off the roundabout in front of the south gates for unloading and loading only. Contractor to manage this safely and efficiently with clear signage to public pedestrians and traffic to avoid congestion.

Soft-wheeled trolleys or small electrical powered wheelbarrows or trolleys may be used to assist in the movement of materials from the off-loading point at the south gates off New Park Street, and access through the west and south doors into the church. There are a small number of existing steps from the west gates to the west door.

Large and bulky components such as steel sections for the extension in Phase 2 are to be hoisted into the site from a road crane positioned in Commercial Road beyond the northeast boundary by prior agreement with relevant authorities, onto a temporary secure platform within the churchyard adjacent to the extension – exact location to be confirmed by contractor. Access via the vestry door to the Chancel should generally be avoided especially when carrying bulky materials.

6.4 Storage of plant and materials

Materials to be procured and delivered in accordance with the programme of works so as not to store materials on site unnecessarily and too far in advance of the related works for which the materials are intended.
These materials will be securely stored within secure site hoarding for Phase 2 works, or within the church itself where possible during Phase 1 reordering. All to be confirmed by Contractor.
There will be elements of plant that will be parked within the confines of the site (and on the road adjacent to the northeast boundary with regard to the temporary crane for steel deliveries with prior agreement organised by contractor), but only for the duration of the works that they are associated with.
At all times, the main site access to the south to be kept free from the storage of any plant or materials.

6.5 Site enclosure

Phase 1 will require site welfare facilities located in a site cabin potentially lifted from North boundary Commercial Road and positioned to the East of the church, with ground protection. Final position subject to agreement with CA and client once contractor appointed.
Phase 2
The contractor can establish a site compound area to the northeast of the church welfare facilities can be established just inside the south gate of the church or where it is most suitable for delivery and collection of portable WCs etc. The site compound should be enclosed with 'HERAS' type fencing and secured to prevent unauthorised entry. Final locations to be agreed with client and CA prior to commencement of works.

The perimeter will be regularly inspected and reinforced where necessary. HProtective fencing will be erected across the access and along the boundary to separate all areas of work from public access areas.
The vehicular and pedestrian accesses will be closely monitored by the Contractor at all times.
A sign clearly noting the Site Managers name and Contact number to be displayed adjacent to the access at all times.
During Phase 2 works, public access across site will be maintained by directing pedestrians along the existing path to the east of the east perimter fence.

6.6 Inductions, briefings and record keeping

All persons on site will attend a site specific induction by Site Manager to include site rules to be adhered to
Daily activity briefings (DABS) will be conducted by the Site Manager to the whole of the site team, including the asbestos team when on site.
The Daily Activity Briefings will consist of the following:

- Proposed activities for the day.
- Access/ egress routes.
- Emergency routes and procedures.
- Review of risks and mitigation measures to be applied

All details to be confirmed by contractor prior to start on site, in conjunction with Construction Phase Health and Safety Plan specific to the phased proposals.

7.0 MEASURES TO CONTROL THE EMISSION OF DUST AND DIRT

Care will be taken to maintain dust emissions at a practicable minimum level. Best practice mitigation would be required during dry conditions. By using effective dust mitigation techniques, including good site planning, the potential for dust emissions to arise at a construction site and impact surrounding receptors can be minimised. Dust reduction measures would include:

- Careful management of earth stockpiles
- Sheeting of vehicles transporting materials to and from the site
- Provision of wheel washing facilities at access points into local roads when required (to prevent mud from getting on the public highways)
- Sweep public roads regularly when potential traffic movements containing soil, spoil, hardcore, concrete etc. are being taken in or out of the site

The potential for dust to arise during the ground breaking, earth moving and excavation stage of the construction is highly weather dependent. If carried out in dry weather, increased water spraying may be required to ensure the surface material remains damp. In wet weather greater attention would be paid to vehicle cleaning to ensure significant quantities of mud are not trafficked onto local roads, which once dry can become a significant source of dust.

Throughout the construction period, care will be taken to ensure the adequate control of dust from vehicles delivering and removing materials to and from the site.
Drop heights, when loading and unloading materials, will be minimised. All dusty loads will be sheeted appropriately.
Dried mud and dust carried onto roads by loading vehicles and other machinery can be a significant source of dust.
The Site Manager to ensure that the hard surfacing of heavily used areas and adjacent public roadways are regularly cleaned particularly the paved area outside the south entrance gates and immediate surroundings.
Certain construction activities that are inherently dusty may require additional controls e.g. stone or block cutting. Such activities may require local screening or the activities may be limited to certain areas or time periods in order to limit impacts.

Specific measures to prevent dust would include the following practices:

- The provision of brushes and adequate water supply for cleaning machinery particularly if leaving the site
- The regular cleaning by brushing and water spraying of hard surfaced area inside and outside south gates
- Dusty materials stockpiles and dusty activities such as stone cutting and grinding to be sited away from the site boundary and/or effectively screened where practicable
- Plant and equipment to be selected to minimise the generation of dust
- Construction methods will be reviewed to limit the generation of dust i.e. wet cutting in lieu of dry cutting where practicable
- Store materials as far away as possible from sensitive boundaries, whenever possible, particularly north west boundary to residential properties.
- clean internal work areas using vacuum cleaners rather than brushing. alternatively, dampen areas with water before dust collection.
- Limit the time of exposure of workers in dusty areas and provide masks.

8.0 DEMOLITION

8.1 Protection of Existing Structures

- Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.
- Supports - provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining, that may be endangered or affected by the Works.
- Do not remove until new work is strong enough to support existing structure.
- Prevent overstressing of completed work when removing supports.

- Adjacent structures: Monitor and immediately report excessive movement.
- Standard: Comply with BS 5975.

8.2 Demolition

The structure including vestry and works to NE door opening during Phase 2 will be demolished in accordance with BS: 6187: 2011 throughout.

- Any areas of demolition in all phases of work to be securely fenced off to prevent public access.
- No unsafe structure will be left overnight or during a weekend period
- The site operatives will be taken into the structures by the site manager to identify the key structural components of the buildings, the structures to be retained and the intended methodology for safe demolition – particularly the vestry and area of new NE door opening.
- The operatives will read the method statements and risk assessments and make further comments or suggestions if required. Any comments or suggestions made, after review, that add value then the RAMS will be amended and issued to the project manager for approval.
- Following a final review and daily activity briefing session with the whole team – demolition activities will commence with full approval including from structural engineer.

9.0 NOISE CONTROL

Comply generally with the recommendations of BS 5228-1, clause 9.3 to minimize noise levels during the execution of the Works.

Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.

Restrictions: Do not use:

- Pneumatic drills and other noisy appliances without consent.
- Radios or other audio equipment externally (without consent) or within the confines of the church.

10.0 WASTE MANAGEMENT

Prior to demolition any Asbestos identified in the Asbestos Management Survey Report and any subsequent Refurbishment and Demolition Survey and shall be removed by a licenced contractor and disposal of Asbestos Containing Materials (ACM's) shall accord with the Control of Asbestos Regulations 2012.

Report immediately any suspected materials discovered during execution of the Works and:

- Do not disturb.
- Agree methods for safe removal or encapsulation.

Following the Asbestos Removal of the building:

- The area will be swept and left clean and tidy.
- All disposable coveralls must be bagged and disposed of as asbestos waste.
- All hand tools must be cleaned before re use.
- Remove all asbestos waste from site.

- Material arising out of demolition such as stone will be stored carefully and re-used where possible. Metals will be removed from site for recycling and any other unsuitable materials will be removed from site.
- Domestic type refuse bins will be provided within the site and within welfare facilities for use by all site operatives and contractors. The bins will be emptied on a regular basis into a secure bin for collection on either a weekly or fortnightly basis. All site operatives will be required to dispose of waste and litter pick as required.
- The site manager will inspect and monitor the site on a regular basis.
- All Plasterboard and soft packaging waste is to be disposed of in to designated skips and collected by contractor or a waste management company and taken to a material reclamation facility.

- All timber waste is to be disposed of into designated skips and collected by contractor or a waste management company and taken to a recycling facility. Timber is to be re-used or recycled wherever possible.
- All other general waste is to be disposed of into designated skips and collected by the contractor or a waste management company and taken to a material reclamation facility.
- There is to be no burning of waste.

11.0 HOURS OF CONSTRUCTION AND DELIVERIES

- Hours of construction work on site will be: Monday- Friday 08.00-5.00
- No major demolition or construction works to take place before 09.00
- No work on Saturdays, Sundays or Bank Holidays
- Throughout the construction period there maybe times that operations have to be carried out before or after the above times. For example Highways may require the crane for the steelwork delivery to be off the main highway routes before a certain time in which case the crane must be off loaded adjacent to site. Weather conditions may delay the pouring of concrete that must be done in one process.
- Should works be delayed for any reason the contractor will inform residents where possible.

12.0 GENERAL BEHAVIOUR

To avoid offence to members of the public, the contractor will be responsible for seeing that operatives working both outside and inside the church behave in a seemly manner, remove their hats, except where the nature of the work requires hard hats to be worn, and do not smoke, shout, eat food or play radios or tape/MP3 players etc. whilst in the building.