Peter Withey
Architectural Designer

Construction Method Statement

Project: Proposed dwelling to replace existing garaging and store at Well House, 55-56 Potters Hill, Crockerton, Warminster, BA12 8AD
For: Mr & Mrs D Judd
December 2023

1.1 INTRODUCTION

The works involve the construction of 1 No. new residential dwelling, proposed access is through an existing driveway off Little Hill requiring the demolition of an existing garage. The following Construction Method Statement (CMS) responds to planning condition 11 (of planning permission PL/2023/04797).

The proposed site plan, see attached.

The contractor shall adhere to the requirements as set out below.

1.2 THE PARKING OF VEHICLES OF SITE OPERATIVES AND VISITORS

All contractors' vehicles will park within the site area in the designated area (refer to Site Plan)

1.3 MEANS OF ACCESS FOR CONSTRUCTION TRAFFIC

Access to the site will be via an existing driveway to Well House, 55-56 Potters Hill, Crockerton, off Little Hill. The formation of this access includes the demolition of an existing garage in the site set-up stages. Little Hill is a single-track road, a short distance off Potters Hill, not suitable for articulated vehicles. A turning area will be provided for contractor's vehicles.

1.4 LOADING AND UNLOADING OF PLANT AND MATERIALS

A banksman will see delivery lorries onto and off site. On placing of material orders, the supplier will be instructed to send no vehicle larger than a rigid, articulated lorries will not be accepted. Depending on the load, the vehicles may be required to reverse in off Little Hill, or turn around within the site compound – this will be under the instruction of the site foreman/banksman and communicated to the supplier on placing of orders. Whenever possible loading/un-loading will take place within the site. Deliveries will be accepted between the hours of 07:00 and 17:00 (refer to item 1.9) and where possible arranged to avoid the local primary school drop-off and collection time. Material deliveries will also be consolidated whenever possible. Should the highway become contaminated, any debris will be removed by shovel and/or power washer.

1.5 STORAGE OF PLANT AND MATERIALS USED IN CONSTRUCTING THE DEVELOPMENT

Materials will be stored in the designated area (refer to Site Plan), within the site compound. The programme of works will utilise the principle of 'just-in-time', to not store materials for longer than is necessary. Materials will be stored in the correct manner, in accordance with any supplier recommendations (this applies to all materials whether inert/active/bio/hazardous/non-hazardous). Construction plant will be isolated (with any keys removed) when not in use.

1.6 MEASURES TO CONTROL THE EMISSION OF DUST AND DIRT DURING CONSTRUCTION

The cutting of materials on site will be kept to a minimum and the areas will be dampened down to control the emission of dust and dirt within the site.

1.7 SCHEME FOR RECYCLING/DISPOSING OF WASTE RESULTING FROM DEMOLITION AND CONSTRUCTION WORKS

In order of importance, the aim is to reduce, reuse, recycle and dispose. Attention will be given from the outset to minimise waste. Accurate material take-offs to minimise over ordering. Consolidating material deliveries will minimise fuel consumption, whilst ordering materials 'just-in-time' will minimise the risk of the materials becoming damaged thus having to order more. Waste resulting from site set-up, including the demolition of garage, will be salvaged (such as crushed concrete or soil re-used for landscaping) - where possible excess waste will be transported to other on-going building sites to be re-used in the same way. Where it is not possible to be re-used, waste will be stored correctly and disposed of through skips/licensed waste removal in accordance with all relevant statutory requirements.

1.8 MEASURES FOR THE PROTECTION OF THE NATURAL ENVIRONMENT

As per the arboretum report, fencing will be erected to protect both the existing tree and hedging with materials and equipment stored away from them. All as set out in section 6 of the approved Arboricultural Impact Assessment by Acer Tree Surgeons Ltd dated May 2023. This also complies with Condition 10 (of planning permission PL/2023/04797)

1.9 HOURS OF CONSTRUCTION, INCLUDING DELIVERIES

Monday to Friday: 07:00 – 17:00
Saturday: 07:00 – 13:00
Sunday & Bank Holidays: No working

123 Clay Street, Crockerton
Warminster Wiltshire BA12 8AG

Telephone: 01985 841111
E-mail: witheydesign@btconnect.com