Construction Method Statement

Demolition of existing buildings and erection of 1 no. detached dwelling; with associated parking, turning, landscaping, private amenity space and access.

AT

Cross Keys Inn, Upper Chute, Hampshire SP11 9ER

November 2023

REV A

REV B 23.01.2024

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INTRODUCTION

This Construction Method Statement (CMS) is prepared on behalf of Drs. Simon & Anna Moore and relates to the 'Demolition of existing buildings and erection of 1 no. detached dwelling; with associated parking, turning, landscaping, private amenity space and access' at the Cross Keys Inn, Upper Chute.

The CMS is required by planning condition 8 attached to planning permission reference PL/2023/00207. It states that:

"No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

a) the parking of vehicles of site operatives and visitors;
b) loading and unloading of plant and materials;
c) storage of plant and materials used in constructing the development;
d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
e) wheel washing facilities;
f) measures to control the emission of dust and dirt during construction;
g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
h) measures for the protection of the natural environment.
i) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period.

The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase".

CONSTRUCTION OF NEW RESIDENTIAL UNIT

The new dwelling will be constructed using traditional materials. Footings will be constructed of mass concrete, and walls will be constructed using a cavity wall

method, with facing brickwork to the outer skin, and insulating concrete blocks to the inner skin. The ground floors will be constructed using beam and block floors and first floors will be constructed using timber joists. The roofs will be clad in plain clay roof tiles over timber rafters.

At this stage the timescale for the construction of the new dwelling and associated works is anticipated to commence early 2024.

Access to the construction site will be directly from the existing vehicular access off Malthouse Lane, Upper Chute to the south of the site. The contractor's secure work compound, which will have a temporary hardcore base, will be positioned to the North east of the site within the ownership of the Applicants.

SITE PLAN AND LOCATION

Please see below a Location Plan and Site Plan for the development:

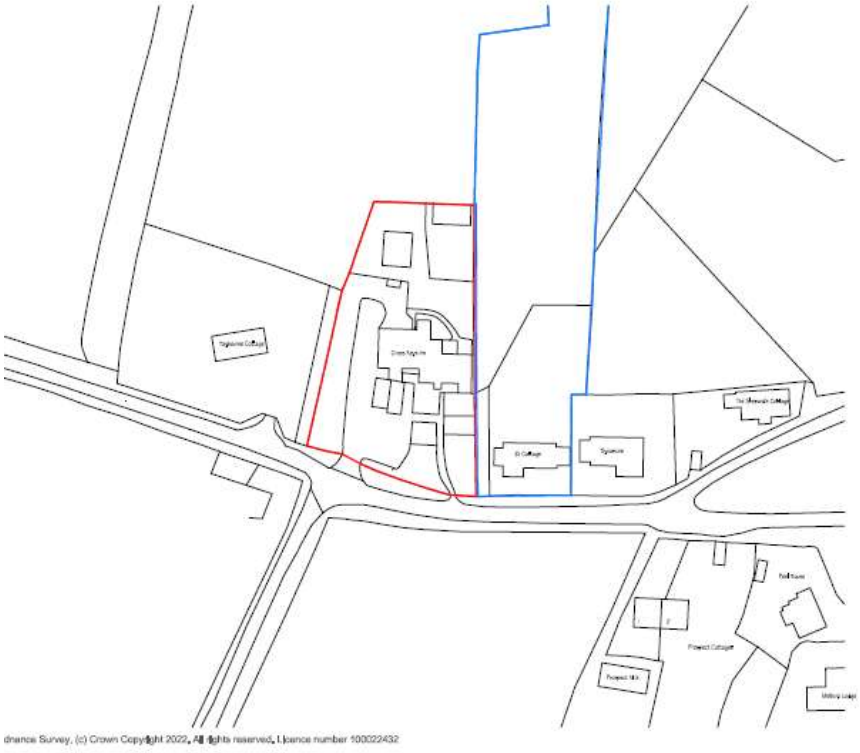


Fig. 1 Location Plan

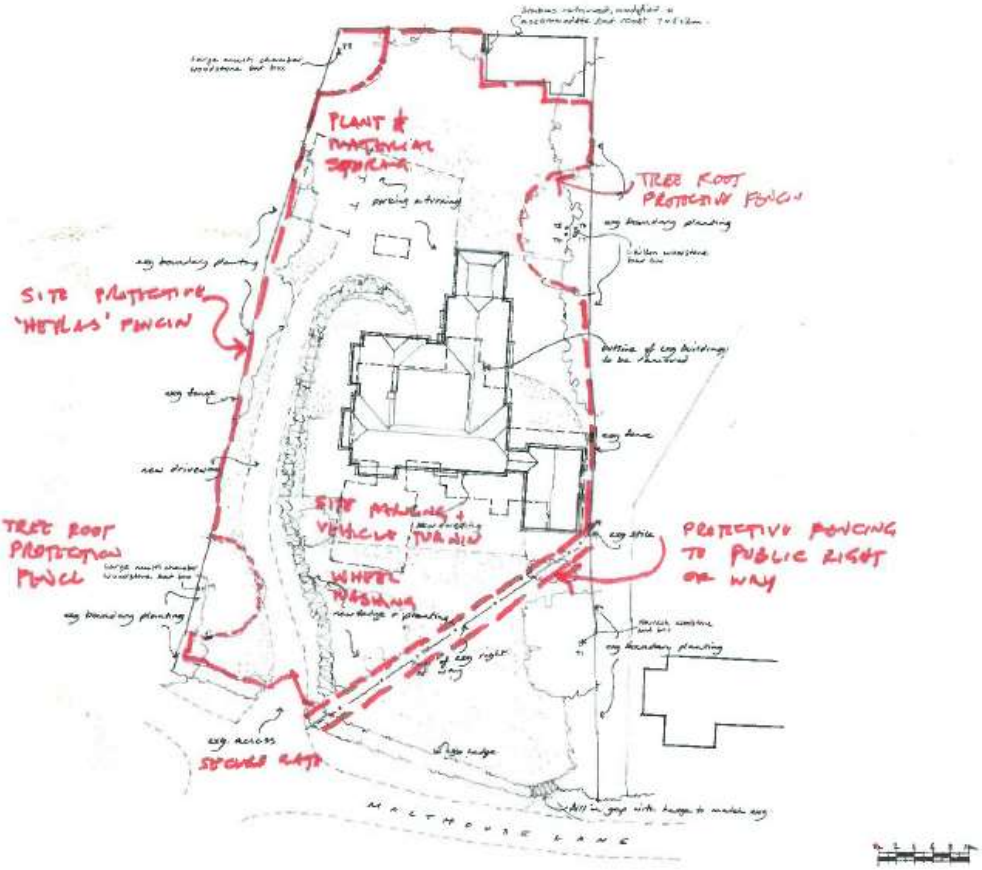


Fig. 2 Site Plan

PUBLIC RIGHT OF WAY
Existing Public Right of Way is to be fenced off to provide any members of the public using the recognised footpath full access for the duration of the building contract, with appropriate metal screen fencing well secured and safe for public use and associated Health and Safety notices

THE PARKING AND TURNING of VEHICLES of SITE OPERATIVES AND VISITORS
(to be established within 1 week of the commencement of development)

The parking and turning of vehicles will take place within the contractor's compound located to the south and west of the site within the ownership of the Applicant. A temporary hardcore base will be provided and maintained to this area for the duration of the works.

LOADING AND UNLOADING of PLANT AND MATERIALS

Deliveries of plant and material can be accommodated within the contractor's compound referred to above. The contractor will ensure that larger items requiring craning to install construction elements directly in place are either delivered at time of installation or can be held temporarily within the secure compound.

Delivery vehicles will use the existing access from Malthouse Lane

STORAGE of PLANT AND MATERIALS

The contractor will store plant & materials in a secure and safe manner within the contractor's compound and within retained structures where required and agreed with the employer. Bulk materials will be covered to reduce the risk of pollution arising from surface water run-off.

WHEEL WASHING FACILITIES

The contractor will be responsible for ensuring measures are in place to prevent mud and debris being carried onto the access road via construction traffic and visitors' vehicles. For example, hosing down of construction traffic leaving the site within the site boundary when necessary and regular brushing off of asphalted surfaces affected by any build-up of mud.

ERECTION AND MAINTENANCE of SECURITY HOARDING

Due to the nature and location of the site security hoarding, decorative displays or public viewing galleries will not be required but secure fencing is to be provided to the contractor's secured compound and the contractor will ensure all necessary fencing and gates are maintained and updated as the work proceeds. Temporary security fencing and coverings will be installed by the contractor in accordance with the relevant regulations to prevent falls into open excavations or protect from falling debris.

CONTROL of EMISSION of DUST AND DIRT DURING CONSTRUCTION

The contractor shall take all necessary steps to control the emission of dust and dirt during demolition and construction activities by taking measures to damp down works prior to demolition by mechanical plant if required and have regard for weather conditions pertaining at the time. Storage of bulk material is also to be covered to control dust and dirt.

On this particular site, there are a number of identified conditions that may require the use of dust suppression measures. These include:

- Where dry surfaces/mud/debris may be present;
- Open areas of the site that could be disturbed during windy conditions;
- Where stockpiles of materials/earth/waste are left without suitable coverings;
- Where materials may need to be cut or crushed.

With this in mind, the following measures will be put into place on site:

- Water based suppression equipment, including a hosepipe, pressure washer and mobile water sprayer, will be made available for use on site at all times

throughout the construction process in order to suppress dust during periods of dry weather or dust emitting operations are being carried out.
- Weather conditions, particularly wind speed and wind direction, will be taken into account when organising daily site activities so as to minimise any dust issues.
- All site operatives will be made aware of the dust mitigation strategy and will be expected to fully comply with its recommendations.

Further specific controls will include:

- All plant and machinery will be operated so as to minimise the opportunity for dust to be emitted. This will include regularly dampening wheels, etc. with water so as to limit the disbursement of loose particles.
- Drop heights into and out of vehicles, excavator buckets, etc. will be minimised so as to limit the generation of dust.
- Water based suppression equipment will be used when necessary to control dust emanating from any material or soil/waste stockpiles created on site.
- Access between the site and the highway will be regularly inspected before, during and after deliveries so as to ensure appropriate suppression methods can be employed.
- Vehicles entering and leaving the site will be inspected and will undergo appropriate wheel washing to ensure that dust and dirt is minimised and that such dirt and detritus is removed to prevent fouling of the highway adjacent to the site.
- The highway shall be inspected daily and cleared of any dirt and detritus that has fouled the verges and highway surface.
- A maximum speed limit of 5mph over the site will be enforced in order to minimise disturbance.
- The site manager will be responsible for ensuring all personnel and operatives are fully aware and appraised of the dust mitigation measures and the need to minimise dust during their activities at the site. The site manager will also be responsible for ensuring that all dust suppression measures are fully operational during site hours and will be responsible for dealing with any complaints that may be received.
- If an activity at the site should result in the generation of unacceptable levels of dust, that activity shall cease until such time as appropriate mitigation measures have been put into place. The site manager will be responsible for the implementation of such measures.

WILD LIFE PROTECTION AND ENHANCEMENT STRATEGY

This document to be linked to the Wildlife Protection and Enhancement Strategy dated October 2023 (Updated January 2024) prepared by LC Ecological Services in regards to condition 7, which is also under consideration to avoid any potential conflict between the two documents.

The works will also include measures to protect the natural environment e.g., identifying the locations of bat roosts which are areas where artificial lighting and noise should be kept to a minimum during construction.

APPENDIX II: DESIGN PROPOSALS

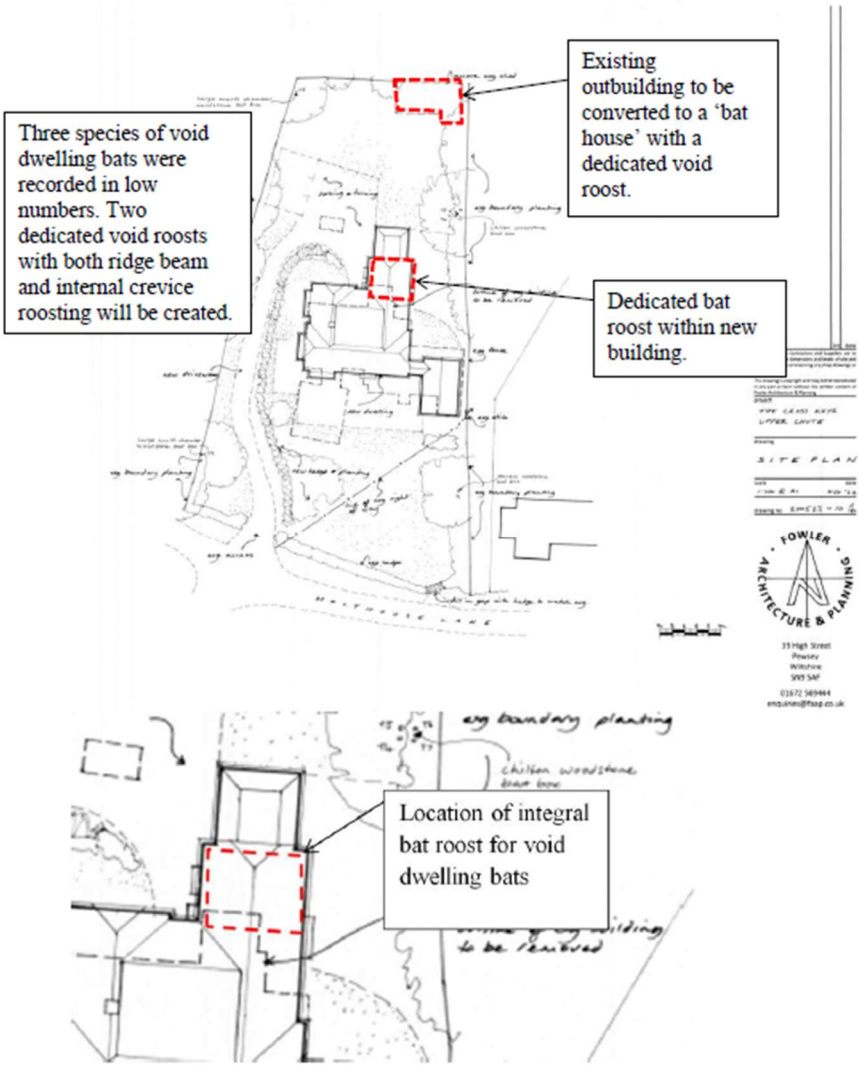


Fig 3 Ecological measures

APPENDIX I: Ecological enhancement plan

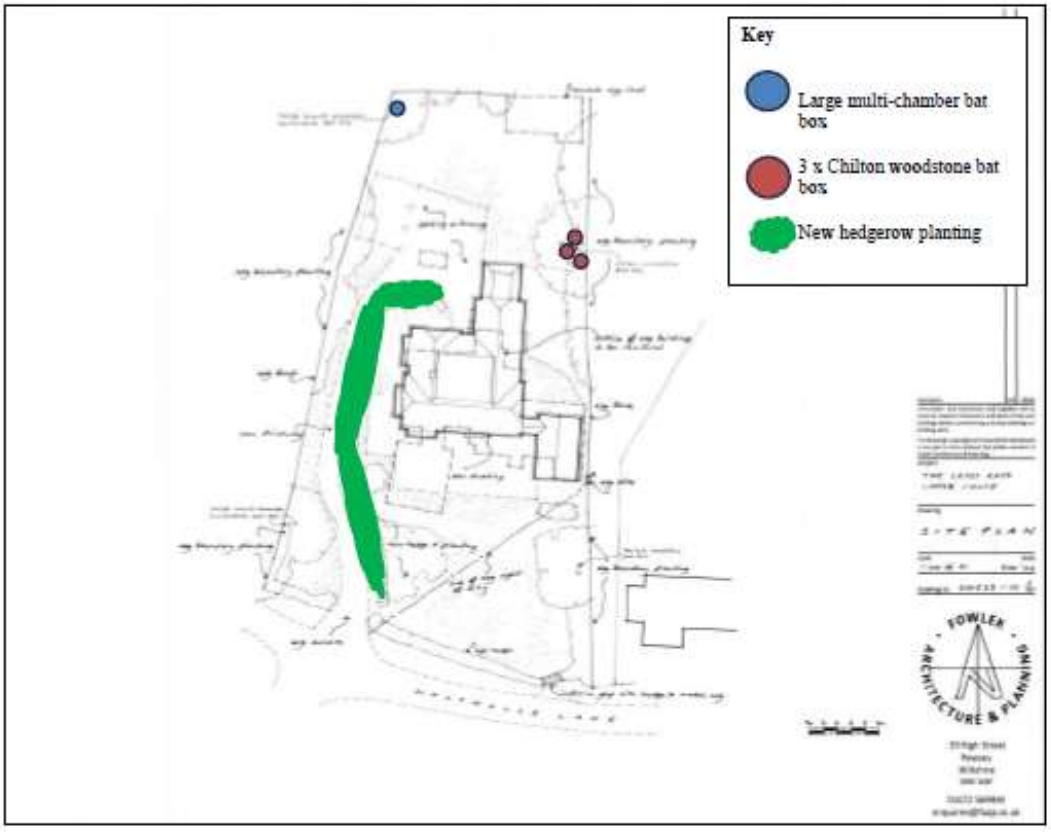


Fig 3 Ecological enhancement plan

RECYCLING AND DISPOSING of WASTE RESULTING FROM CONSTRUCTION WORK

The contractor is responsible for developing a Site Waste Management Plan including details of the types and quantities of waste that will be generated, resource management options for these wastes including proposals for minimisation/reuse and recycling. The plan shall also include arrangements for the use of appropriate and licensed waste management contractors, record keeping procedures, and waste auditing protocols.

MANAGEMENT AND COORDINATION of DELIVERIES of PLANT AND MATERIALS AND THE DISPOSING OF WASTE SO AS TO AVOID UNDUE INTERFERENCE WITH THE OPERATION of THE PUBLIC HIGHWAY

The contractor is responsible for programming and control of the works such that deliveries of plant and materials and the taking away of waste is coordinated so as to prevent avoidable interference with the operation of the public highway. The management and coordination of deliveries of plant and materials and the disposing of waste shall be so as to avoid undue interference with the operation of the public highway, particularly during Monday to Friday AM peak (08.00 to 09.00) and PM peak (16.30 to 18.00) periods)

COMPLIANCE WITH THE CONSTRUCTION DESIGN MANAGEMENT (CDM) REGULATIONS 2015

This document has been prepared to ensure that the construction process is undertaken in a safe and convenient manner that limits impact on local roads and the amenities of nearby occupiers and the area generally and in the interests of highway safety in accordance with relevant local and central government documents and legislation.

PUBLICATION OF THIS DOCUMENT

This Construction Method Statement forms part of the tender package to be provided to each potential contractor working on the site. A copy will also be kept in the site office, along with other health and safety files relating to the construction of the replacement house and associated works.

IMPLEMENTATION OF THIS METHOD STATEMENT

It will be the responsibility of the Contracts Manager to ensure that the Method Statement is implemented.