

**CONSTRUCTION ENVIRONMENTAL MANAGEMENT
(CEMP) METHOD STATEMENT
(with Addendum)**

relating to a

**PROPOSED DETACHED THREE BEDROOM
THREE STOREY
REPLACEMENT DWELLING**

at

**25 SANDY BEACH ESTATE
HAYLING ISLAND
HAMPSHIRE PO11 9RG**

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Jeffrey Douglas Chartered Architect
60a Sinah Lane, Hayling Island
Hampshire PO11 0HH
Tel: 02392 468889
Email: jd@jeffreydouglas.co.uk

■ Jeffrey Douglas Chartered Architect



1.0 Introduction

- 1.1 This Statement is to accompany a full planning application with respect to a proposal to demolish the existing two storey detached two bedroom dwelling and to replace this with a three bedroom detached three storey replacement dwelling.
- 1.2 This document is to be read in conjunction with drawing no. 22203/206 indicating the proposed stages of construction and set up of temporary works. This plan has been developed to protect the adjoining properties at nos. 24 & 29 Sandy Beach Estate, other local residents and the preservation and protection of the nature reserve adjoining the eastern boundary of the site.
- 1.3 The site is very restricted with a high building to land ratio and therefore it is not possible to eliminate all of the possible sources of disturbance but these operations will be over a relatively short duration and are essential in order to regenerate this building at no. 25 which is in urgent need of replacement.

2.0 Construction Stages (to be read with drawing 22203/206)

Stage 1

- 2.1 Initially, minor operations would be carried out to remove the remains of the existing detached garage, the rear single storey addition which is constructed in timber together with the dilapidated timber open stair above. and the porch structure to the side entrance. The section of front wall and pier onto the estate road and the raised planter would also be removed to allow full access into the site. The ground slabs would be removed at the next stage. These minor operations can be carried out with hand tools using low impact methods and all debris would be removed from site prior to setting up for the main demolition work. Any items which the owners wish to retain from the house can be removed at this stage.

Stage 2

- 2.2 Existing water and electricity services would be isolated and stopped and temporary services set up in the locations indicated on the drawing referred to above. All arrangements would be made directly with the relative statutory undertaker. There are no telephone or gas services on this site.
- 2.3 Existing rainwater gullies and drain connections from the existing soil pipe and waste stack (after removal) would be sealed to avoid debris entering the existing drainage system.
- 2.4 The north and south boundary walls would be removed down to ground level including the piers on the road boundary to allow temporary Heras fencing to be erected along the north, south and west boundaries as shown on the drawing. This would include Heras gates for site access from the estate road. Full height scaffolding would be erected along the length of the north face of the existing house, including wrapping the corners (by strict arrangement with the adjoining owners). This scaffold would include full green netting protection to avoid dust and debris falling into the driveway of the adjoining property during demolition works. Heras fencing on the north and south boundaries would be fitted with plain green PVC covers to provide further protection to the adjoining properties.
- 2.5 The existing high chain link fence on the east boundary adjoining the nature reserve would be covered in full height protective green netting wired to the chain link to avoid dust and debris entering the reserve during all stages of construction.
- 2.6 The demolition of the existing building would be carried out by a specialist demolition contractor experienced in controlled safe demolition with fully self-contained clearance and material recycling on the principle of environmental best practices in this kind of operation.
- 2.7 Existing pavings to be grubbed up down to formation level except for an area at the front of the site where the existing concrete slab is to be retained for use as a materials storage area and hardstanding for delivery vehicles.

- 2.8 A quantity of clean broken brick and concrete may be set aside for re-use under the oversite concrete to the new ground floor slab.

Stage 3

- 2.9 Due to the restricted nature of the site, prior agreement would be sought from the Estate management to position the Portakabin site office on the communal green space directly opposite the site on the basis that any disturbance to the grassed area would be made good after removal on completion of the works.
- 2.10 The Heras fencing to the north and south boundaries would need to be realigned to provide working space for the construction stages. This would require prior agreement with adjoining owners and may be defined under the process prescribed by the Party Wall (etc) Act.
- 2.11 The protective scaffolding used during the demolition stage would have been gradually removed as demolition proceeded. This would need to be completely removed during Stage 3 and replaced by additional Heras fencing fitted with PVC covers as elsewhere along the northern boundary to allow working room for foundation excavations.
- 2.12 A materials storage area and hardstanding for delivery vehicles would be established on site using the existing concrete paving to the former parking area. and a Portaloo for the use of site operatives would be made available.
- 2.13 This stage would include excavations for foundations and drainage runs below the building with all dug material removed from site as work proceeds. Foundations would then be poured using Ready Mix concrete placed by dumper or via a pump and hopper. This would be followed by laying of drainage and construction of the substructure walls up the DPC level.
- 2.14 Hardcore reserved from the demolition would be placed and compacted in layers and blinded with sand followed by placing and tamping of the new concrete oversite slabs.

- 2.15 Once the oversite concrete is sufficiently cured it can be used to stack materials in preparation for the following Stage 4 below.

Stage 4

- 2.16 Remove part of the Heras fencing to the north boundary to enable erection of scaffolding for construction of the external walls including full protective green netting along the north side of the scaffold. Adapt and extend scaffold as work progresses to completion of the building envelope, doors & windows, external wall finishes and cladding, etc.
- 2.17 Secure building and continue completion of internal works and finishes.

Stage 5

- 2.18 Remove all scaffolding and adjust Heras fencing as necessary to maintain site security. Excavate and lay in new services and external drainage and make final connections. Remove temporary supplies.
- 2.19 Remove or reposition Portaloo as necessary to allow construction on new boundary walls, lay decking and erect screen fence to the courtyard garden, construct entrance ramp and raised planter, lay all external edgings & paving.
- 2.20 Complete all works, remove any remaining security fencing, clean down and remove any surplus items from site. Remove Portakabin and make good any disturbance to communal green space.

3.0 Working Times

- 3.1 Working times would be limited to 8.00am - 6.00pm Monday to Friday, 8.00am - 1.00pm Saturdays and not at all on Sundays and Bank or Public Holidays.

4.0 Site Amenity Lighting & Security

- 4.1 The external temporary lighting for construction outside of daylight hours will depend upon the construction period and whether winter period working will be necessary. This is yet to be determined.
- 4.2 A single PIR controlled LED floodlight would be mounted to light the area to the front of the site compound to provide a degree of security during night time hours when the site is shut. This flood light is not to face towards the nature reserve and is to be directed to low level and fitted with a shade to reduce unwanted light spill. No other fixed external lighting would be provided.
- 4.3 External work areas would employ portable task lighting only on a temporary basis as most external work would be carried out during daylight hours.

5.0 Pollution Control & Recycling

- 5.1 A wheel washing facility using a mains water standpipe and hose would be set up at the entry/exit point of the site so that any mud could be removed before it is carried onto the estate road and public highway.
- 5.2 Skips will be filled and emptied on a regular basis including separate skips for materials such as plasterboard or any lime based materials, etc. All skips would be emptied and sorted by the skip company including recovery of any recyclable materials as part of their contracted service.
- 5.3 The site would be kept clean and tidy on a regular basis to ensure that all working areas are free from waste, surplus material or trip hazards. All discarded packaging would be set aside where recyclable and other plastic waste placed in the skip provided.
- 5.4 Site management would ensure that there would be no burning of materials or waste on the site at any time. This provision would be rigorously monitored for compliance by all site operatives and subcontractors.

5.5 Any materials which could be re-used on site would be set aside for that purpose and operatives and subcontractors would be encouraged to keep waste to an absolute minimum.

6.0 Noise Nuisance & Disturbance

6.1 It would be impractical to avoid the use of mechanical equipment on site but measures would be taken to limit noise by the following measures:

- Use of percussive equipment to be kept to a minimum. There would need to be some use to break up existing concrete slabs using small pneumatic drills for short periods and for hand held nail guns which are preferred to repetitive hammering.
- The use of loud radios used externally would be avoided.

6.2 Site operatives would be encouraged to be courteous and considerate to adjoining owners and others living nearby on the Estate.

Addendum

The following information has been included in addition to that given above in response to the consultation with Natural England Reference 417996 dated 20 January 2023 on planning application reference APP/22/01210.

NB: The provisions below should be read in the context of these works being for a replacement dwelling and not a new build development. The residential use is therefore existing and the existing houses on the east side of this estate all have domestic gardens adjoining the SPA/Nature Reserve. There is therefore a high degree of human activity existing over many years.

List of defined potential impacts to the designated site:

1. The close proximity of the construction site and the adjacent SPA has potential for a degree of noise and visual disturbance to birds and other protected species.
2. Potential pollution from contamination from dust and debris deposition entering the SPA, particularly during the demolition phase.
3. Pollution from windblown dust and loose materials from the site into the SPA depending on wind direction.
4. Contamination of the ground water and drainage from machinery, fuel oils, building materials and other pollutants.
5. Light pollution during activities outside of daylight hours with potential disturbance to bats and other protected wildlife in the adjacent SPA.
6. Potential for encroachment onto the SPA and subsequent damage.

Details of methods for pollution control to ensure that no pollution (such as debris from dust or surface run-off) is able to enter the water, particularly during the demolition process.

7. Prior to work commencing, the nominated demolition contractor is to provide a Method Statement to demonstrate how dust control measures will be implemented on this site to limit and contain dust during demolition through low impact demolition procedures, dust containment including the use of chutes, controlled watering down and managed frequent removal of debris from site.

8. A designated person of suitable experience and competence is to be in attendance at all times during demolition to monitor the process and ensure compliance with the Method Statement.
9. Prior to any demolition or construction work commencing, all potential entry points into the drainage system are to be suitably sealed to ensure potential pollutants cannot enter the drainage system.
10. An effective bund is to be installed at the base of the chain link fence adjoining the nature reserve to prevent potential run-off from the site.
11. PVC covers fitted to perimeter site hoardings and fencing to be installed to provide shelter from winds and to contain low level dust. This includes the eastern boundary fence adjacent to the nature reserve.
12. During demolition, full height scaffolding is to be erected on the north and east sides of the existing building complete with dust proof netting secured across the whole of the outside face. Refer to drawing no. 22203/206A.
13. Ensure dusty material is not moved unnecessarily by limiting handling operations.
14. When loading vehicles with materials which may generate dust, keep drop heights to a minimum and damp down with water.
15. Methods and equipment should be in place for immediate clean-up of dusty or potentially dusty materials.
16. Strictly no burning is to be carried out on site at any time.
17. Employ equipment and techniques that minimise dust emissions using best available dust suppression measures.

Details on the storage and disposal of waste on site.

18. Powdery materials likely to be carried by wind are to be contained in sealed bags or containers and care taken to avoid spillage.
19. Heaps of loose material to be covered by tarpaulin or sheeting and not left open to weather.
20. Store loose material in bunded areas.
21. Do not store materials close to the eastern site boundary close to the SPA.
22. Materials should be removed from site as soon as practical avoiding long term storage on site with regular skip collection and replacement.

Details on how sediment/concrete/other debris that may be accidentally released during construction will be captured to prevent entering the water.

23. Ensure suitable equipment is available at all times to enable spillages to be cleaned up without delay. This would include a standby hose with sprinkler for controlled watering down, large squeegees for gathering up liquids, wide brooms, inflatable bunds to allow rapid containment, portable sump pump to collect liquid spillages, wet and dry vacuum cleaners, sand buckets to enable fuel spills to be contained and absorbed for rapid removal from site.
24. Wash down of vehicles leaving the site to be made available at all times to avoid deposition on roadway outside of the site.
25. Dry sweeping to be avoided. Damp sweeping with fine mist is to be the preferred method.

Details of biosecurity to ensure that all equipment brought onto site does not bring any contaminants such as invasive species onto the site and into the waters.

26. Hired equipment to be obtained only from authorised sources and equipment is to be certified by the hirer as clean and free of contaminants.
27. All other equipment is to be inspected for contaminants prior to bringing onto site and operatives and subcontractors are to be made aware of this requirement in advance. This includes boots and clothing brought onto site to be free of mud and other contaminants.
28. Suitably worded signage is to be fixed adjacent to the site entrance to advise visitors of biosecurity measures to be followed.

Noise/visual/vibrational impacts.

29. Percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) is to be avoided during the bird overwintering period (i.e. October to March inclusive). This would likely preclude demolition works during this period. The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site). NB: It should be noted that piling operations are considered to be unlikely to be required on this site. Subject to evaluation of subsoil conditions, it is anticipated that normal narrow strip trench fill foundations would be adopted.

30. Wherever practical, operating methods and equipment are to be employed to avoid excessive noise and vibration. Hand held equipment and tools are preferred where possible.
31. Machinery and equipment should not be left running for longer than absolutely necessary.
32. Some breaking equipment will be essential during the demolition process but this will be limited to hand held equipment wherever possible.
33. Hand held nail guns are preferable to more frequent and repetitive manual nailing and hammering.
34. The perimeter screening described above and shown on the site setup diagrams on drawing 22203/206A are designed to limit views into the site from the adjacent SPA as far as possible.
35. A single PIR controlled LED floodlight would be mounted to light the area to the front of the site compound to provide a degree of security during night time hours when the site is shut. This flood light would face away from the SPA and is to be directed to low level and fitted with a shade to reduce unwanted light spill. No other fixed external lighting would be provided.
36. Working periods would be limited to daylight hours only with a maximum period from 8.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays and not at all on Sundays and bank holidays.

Visual screening (for SPA birds).

37. The provisions noted above are considered reasonable and adequate to limit visual disturbance to SPA birds given the relatively small scale of the works.

Measures to ensure no materials, machinery, vehicles or works will encroach on the designated site.

38. It should be noted that there is no access for vehicles, personnel or equipment into the nature reserve from this site as there is a 2m high chain link security fence on the eastern site boundary adjacent. This boundary will be screened with opaque green PVC covers secured to the face of this fence and a temporary bund secured at the base of the fence for the entire width of the site as noted above (see Items 10 & 11).