

**CONSTRUCTION METHOD
STATEMENT**

Land South of Bartons Road, Havant

Outline approval APP/15/01435

Condition 5

To be read in conjunction with
Drawing CMP-01



1.0 Introduction

This Construction Method Statement (CMS) describes the proposed programme of construction works and the key activities that will be undertaken and should be read in conjunction with drawing CMP-01 which shows the proposed site set-up arrangements.

CMS documents form part of the overall project management strategy and as such, activities described will be integrated with other quality, sustainability, environmental and health & safety management processes.

Outline condition 5 states the following criteria which will be addressed in the statement

- (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
- (ii) The provision to be made within the site for a material storage compound(s) during site clearance and construction of the development.
- (iii) Construction traffic access, the turning of delivery vehicles and lorry routing.
- (iv) Provisions for removing mud from vehicles.
- (v) A programme of works.

a) Programme and phasing

Phase 1, construction of the Site access road as part of the S38 works. Phase 2, the site will then be constructed as shown on the build programme and will be built in a controlled sequence as illustrated on drg. No. CMP-01. The provision of affordable housing will be delivered in accordance with the S106 agreement Schedule 1, clause 1.5 & 1.6, which states that "Not to Occupy or cause or permit occupation of more than 50% of the Open Market Housing Units until 50% of the affordable Housing Units have been constructed and made available for Occupation". "Not to Occupy or cause or permit Occupation of more than 150 of the dwelling until all of the Affordable Housing Units have been constructed and made available for Occupation."

b) Provision of long term contractor parking

Designated onsite parking is shown CMP-01. ***All contractors and sub-contractors will be informed that no parking is allowed on Bartons Road and all surrounding roads.***

c) Arrangements for deliveries

Delivery arrangements for phase 1 will be coordinated by the ground workers with materials managed when delivered within the site boundary. The Site Compound will not be formed until Phase 1 is complete.

After Phase 1 is complete access to the site will be from the new entrance off Bartons Road and all deliveries will be directed along this route.

All delivery companies will be advised to make deliveries only within the agreed hours as set out below. Those that arrive early will be asked to leave and only return within the described times.

The proposed hours for construction work will be 0800 – 1800 Monday to Friday inclusive and 0900 -1300 Saturday, there will be no construction works outside of these days and hours or on any Bank/Public Holiday.

Signage will be erected at the site entrance off Bartons Road directing deliveries into the site.

See item “d” below for road cleaning facilities.

d) Methods of phasing of construction works

Methods

Traditional brick and block construction with varying façade styles with concrete foundations, beam and block ground floors, timber upper floors and prefabricated timber roof trusses.

Bellway Homes expect all contractors to provide written method statements for all works and will be vigilant that abnormal works require specific method statements.

Bellway Homes will directly employ a Site Manager to work fulltime overseeing the implementation of the construction works and is backed up by an Assistant. All site staff report directly to the Site Manager. Office staff attend site regularly to ensure progress meets the expectations of the Division and compliance of planning and building regulation obligations.

Phasing

Phase 1 to construct the site access road as part of the S38 works please refer to drg. No. C85850-D100. Phase 2 build sequence as illustrated on the CMP 01. Each plot is broken down into various trades to ensure a good standard and quality is reached, and these are listed as follows. All plots go through a rigorous quality inspection before being released for completion to purchasers.

- Preparatory ground clearance with removal or bunding of site material
- Foundations and ground floors
- 1st lift brickwork
- 1st floor joists
- 2nd lift brickwork
- Trusses
- Roofing
- 1st fix plumbing and electrics
- Dry lining
- 2nd fix plumbing and electrics
- Final externals

Wheel washing and road cleaning

Throughout the duration of the construction process, an effective method of wheel washing by way of a gateman with jet wash will be used to ensure that only clean vehicles re-enter the public highway. Excess water produced by such activity will not be allowed to enter the public highway, and will be diverted such that it remains on site.

Phase 1, to construct an adoptable standard road as part of the S38 works, the new road will connect to the existing sewer and Attenuation Tanks. The installation of drainage and connections will be one of the first operations carried out on site.

Protection of this system utilising straw bales and hessian covers will be in place. Regular inspection and cleansing of the gullies will be undertaken to keep the system in operation.

A road brush will be on call and will be regularly used by the groundwork's contractor to remove any mud etc. from the road.

The Site Manager will be responsible for ensuring that only clean vehicles are allowed to re-enter the public highway and that the public highway is inspected and is clear of mud and any other detritus contaminants.

e) Access and egress for plant and machinery

As with deliveries above, the same timings and restrictions will apply here. Where this differs from deliveries is that the majority of plant and machinery will be provided to site early in the programme and will remain on site for the duration (with the exception of replacement machines/plant for breakdowns). Access and egress will be from the new site entrance off Bartons Road. Phase 1 road construction will provide a number of temporary turning heads that will eventually form new routes to Phase 2.

f) Protection of pedestrians during construction

Pedestrian footpath access to the site and compound for construction personnel will be provided as indicated on the accompanying plan. The footpath will have barriered separation from the roadway.

There is an existing route for pedestrians around the NW corner of the site from Japonica Way to Bartons Road as illustrated on drg. No. CMP-01. This route will require protection during the course of site construction.

Upon occupation full pedestrian access routes will be in place in accordance with the approved plans. Both to and from the particular dwelling. As more of the development becomes habitable so footpaths and roads will be made to the correct standard.

g) Location of temporary site buildings, compounds, construction material and plant storage areas

The above locations are shown on drawing CMP-01

Control over dust, noise and vibration

The following measures will be put in place to control environmental effects of the construction process:-

Dust

- All masonry cutting will be water suppressed.
- Mechanical cut-off saws will have dust or extraction systems.
- Mortar and concrete will be mixed in an automatic silo on site (to be located beside the site compound).
- Stock piles and stripped areas of the site liable to be dusty will be water suppressed.
- Excess stock piles require covering to avoid dust being blown toward neighbouring properties.

Noise

Due to regard to the Code of Practice – Control of Noise from construction and open sites BS 5228 (2009) is made.

Vehicles will not be left to idle or be revved unnecessarily.

Working hours will be strictly adhered to.

Any drilling or cutting of concrete will be behind a barrier.

Any workers undertaking or in the vicinity of noisy works will wear the appropriate PPE.

Where the worker and/or Site Manager believe a disturbance may be caused, the Site Manager will make contact with the nearby property owner/resident to inform them of the intended works and their duration, and if required what measures are being employed to mitigate.

Where any complaint is received from neighbouring properties, the immediate action will be to stop works and review the method. All reasonable steps will be taken to minimise the disturbance.

No outside radios or music will be permitted.

Vibration

There are no works intended that will cause or create undue vibration to any nearby property.

Where the worker and/or Site Manager believe a disturbance may be caused, the Site Manager will make contact with the nearby property owner/resident to inform them of the intended works and their duration, and if required what measures are being employed to mitigate.

Where any complaint is received from neighbouring properties, the immediate action will be to stop works and review the method. All reasonable steps will be taken to minimise the disturbance.

Workers are required to undertake a site induction; this does include basic information on personal welfare such as the dangers of vibration white finger.

h) Storage, collection and disposal of rubbish

Storage

Where rubbish or waste is produced, Bellway Homes provide skips through a specialist skip hire provider. The segregated waste categories are:-

- Timber
- Compactable (General)
- Inert
- Plasterboard
- Hazardous

Collection

When required the specialist skip provider will be called-in by the Site Manager to collect the skips.

Disposal

The specialist skip provider will take the waste to the relevant location be it waste recycling centre or landfill. It is a requirement of Bellway Homes that a report is made by the specialist to advise of the volumes and percentages of waste produced.

Some waste is taken off site by the producer, kitchens and appliances providers in particular are required to dispose of their own waste.

Each sub-contractor is required to keep a tidy workplace, where the sub-contractor is clearly responsible they will be asked to clear it themselves. However, as and when required the Site Manager will have a general labourer employed to walk the site and collect any stray waste materials.

Measures to control and prevent pollution of groundwater

Storage and Use of Products which may pollute

- The following requirements shall be implemented where quantities in excess of 200 litres (44 gallons) of any form of oil (diesel, petrol, lubricants etc.) are to be stored on site.
- Containers are to be structurally sound and strong enough to prevent leakage under normal circumstances.
- Containers must stand within a secondary containment system such as a bund or drip tray for drums.
- Storage facilities to be located away from areas of special vulnerability (i.e. 10 metres from watercourses, 50 metres from bore holes) and sited to prevent accidental damage.
- All valves, fittings and other related equipment to be situated within the containment system.
- Bunds to be a capacity of 110% of the total storage capacity. Drip trays to have a capacity of 25% of the drum capacity.

- Minimum clearance from storage container to sides of bund = 750mm and 600mm below.
- Bunds to be impermeable to oil and water and must not be penetrated by its drainage system.
- Filling and draw off points to be secure and protected from unauthorised use.

Measures to protect existing natural features

Tree protection fencing to BS 5837 has been installed as advised by an arboriculture consultant. The Arboriculture Method Statement and Tree Protection Plan will be implemented. Full adherence to that document will be a requirement of our working practices.

An ecological mitigation strategy has been agreed. Adherence to the approved version of this document will be a requirement of our working practices.

i) Re-use of on site materials and spoil

It is the intention that all the sub-soils and top-soils will be re-used in the formation of the final levels of the site and to dress open spaces for planting.

The volume of materials intended for re-use will be monitored periodically. If it becomes clear that disposal of materials is required, this will be dealt with by the Groundworks Contractor.