

Construction Management Statement
Land North of Goldring Close, Mengham V.7
14.08.14



Details associated with the planning application for 131nr housing units and associated roads and sewer details at the above location.

Working Hours

All works will be carried out during the working hours as per the outline consent, i.e. Mon to Sat 08:00 – 1800 hrs

Control of Dust

The following measures will be taken to minimise dust: The amount of stockpiled material on site will be limited. Stockpiles will be enclosed and be dampened down using water sprays in hot, dry and windy weather. Regular dampening down of work-faces, loading operations, unsurfaced haul routes and verges will take place. Loading of materials into Lorries will take place within designated areas. Regular road sweeping will take place around the site including the public highway to prevent an accumulation of dust and dirt.

Lighting

It is anticipated that during winter months no temporary flood lighting will be required for any aspect of the external construction process and for internal works in the winter months, will be provided via normal house lighting. No light spillage will be expected either from any vehicles entering or egression of the development area due to the erection of the 2.4m high reptile/noise hoarding fence. The final solution street lighting will be designed to take into account all aspects of concern regarding wildlife.

Piling Techniques

There is a requirement for a percentage of properties to have piled foundations and the piles will be of the Cfa auger type that will ensure the minimal amount of noise and vibration generated and will enable easy removal of any risings from the site with any other general spoil removal.

Vibration

As there is limited demolition required within this phase the anticipated levels of Vibration will be minimal. However in order to reduce vibration levels, operations such as earthmoving and ground impacting will be carried out at different times.

Noise

As there is limited demolition required within this phase the anticipated levels of noise will be minimal. The following measures will be taken to minimise noise levels: Only modern, quiet and well-maintained equipment will be used. Low impact techniques will be used wherever possible. Electrically powered equipment will be used where possible. Careful handling of materials such as lowering rather than dropping will be enforced. Unnecessary noise will be avoided (such as engines idling between operations, shouting, loud radios) by effective site management. The proposed construction phase is programmed to take 18 months. To provide ongoing noise attenuation a 2.4m high hoarding fence will be erected along the Eastern boundary of the site, to give protection to the adjacent Brent Geese in the period of November to March as indicated on our drawing cmp/01 rev C. As part of this noisy activity will be kept to an absolute minimum and regular assessments of noise levels will be undertaken.

Bellway will monitor noise levels in accordance with condition 20 of the outline planning permission. A hand held digital sound level meter with a range of 30 – 130dba will be used. The noise meter will remain on site for the duration of the restricted period, with readings being taken at regular intervals outside of the eastern boundary of the site. Readings will be recorded in a log maintained on site and will be made available to Havant Borough Council on request.

As a precautionary measure once operations begin on site, after the hoarding has been erected and prior to the November deadline, Bellway will establish benchmark noise readings for all types of plant to be used. If there is any plant that exceeds the 75dba limit measured outside the eastern development boundary suitable replacement, mitigation and adaptation will be made prior to 1st November commensurate with health and safety requirements.

If during the period November-March noise emanating from the site exceeds the prescribed level suitable avoidance or mitigation measures will be implemented with the approval of the Havant Borough Council.

Construction Traffic Movements

Please refer to the construction management plan, dwg no: cmp/1 rev C for on site traffic movements. All staff and Sub-contractors will be advised that NO OFF-SITE parking is permitted. Access to the development will be made via Tournembury Lane and Beech Grove, which will be subject to a condition survey prior to commencement of development, with Bellway Homes ensuring that these roads are maintained in their current condition during construction and then checked and repaired as necessary once the development has been completed.

Temporary Construction Site Parking

Please refer to the construction management plan drawing no: cmp/1 rev C for parking provision of 15 temporary places for the initial demolition and access construction phase and the subsequent long term solution for 30+ vehicles in the southern section of the site as shown. Note: All vehicles will travel through the wheel wash when exiting the site.

Transportation

The construction workers' parking is in the rear gardens of plots 1 & 2, with initial parking being available on the existing hard standing to the rear of 1, Hawthorne Grove. We anticipate that there will only be a maximum of 5 vehicles parking on site at any given time once the temporary parking area is available in plots 1 & 2 rear gardens. The rubble generated from the demolition of the existing bungalow will be re-used on the proposed development and retained on site for future use. All other materials will be removed from site utilising Lorries' that will be loaded either within the confines of the property or they will be loaded on adopted highway. Egress from the site will be via Beech Grove and Tournerbury Lane.

Location of Site Huts

Please refer to the construction management plan, dwg no: cmp/1 rev C

Storage of Building Material

Please refer to the construction management plan, dwg no: cmp/1 rev C

Reducing mud on the highway

A road sweeping vehicle will be used on all roads within the development and also on surrounding adopted highways in order to reduce mud on the highway. A wheel wash facility will also be utilised within the development at varying locations throughout the development as construction progresses through the site. Please refer to drawing no: CMP/1 rev C for the initial location of wheel wash facility, it will always be at the point of exit from the construction area. Note: Wheel wash facility will be a manned jet washer run from a generator with a sump pit adjacent to it to enable the collection of all mud washed off and enable the disposal of the material to an appropriate location; the waste water will soak into the natural ground, thereby not silting up the existing water courses.

Demolition

Where demolition is required on this phase of development i.e.; the Bungalow, 1, Hawthorne Grove a fully detailed method statement has been submitted by Bellway Homes as created by the sub-contractor, which covers in detail the demolition methods that will be utilised and the mitigation measures that will be employed to reduce levels of Noise, Vibration and Dust. In outline the property will be soft stripped by hand segregating all materials for re-cycling purposes including the roofing materials using safe access methods. Roof timbers will be cut and removed by hand from access towers and then the tower will be utilised for the demolition of the upper levels of brickwork using hand tools if required or by machine if safe. Finally the floor slab and foundations will be removed with a machine bucket with the view to re-cycle the materials gained. It is Bellway Homes intention for all of this phase of this application to be completed by the 1st November 2014.

A banksman will be present at all times to manage the safe movement of construction delivery and demolition machinery, there.