



**McCARTHY & STONE**

**CONSTRUCTION METHOD  
STATEMENT**

**38-44 London Road  
Purbrook  
Hampshire  
PO7 5LF**

### **BACKGROUND**

The construction of the London Road project has the potential to result in substantial impacts unless the construction works are closely monitored, coordinated and controlled. We therefore intend to set minimum standards of construction practice acceptable to McCarthy & Stone to ensure that such impacts are minimised. McCarthy & Stone and their sub-contractors are expected, as responsible employers, to meet these standards. The standards relate to construction works that have the potential to affect the environment, amenity and safety of local residents, businesses, the general public and the surroundings in the vicinity of the proposed works.

The specific environmental issues that McCarthy & Stone will consider are:

- Issues related to the construction project
- Local employment
- Safety
- Traffic and transport
- Noise and vibration
- Dust and air pollution
- Waste disposal, re-use and recycling
- Protection of water quality
- Urban ecology

### **PLANNING CONDITIONS**

Certain aspects of construction such as working hours will be controlled by conditions contained in the planning permission imposed under the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991). This statement will seek to address conditions 9, 10 and 11 specifically.

## **RESPONSIBILITIES**

The project will have a site manager to supervise the activities on the construction site at all times when the construction works commence at the groundwork's stage. The demolition contractors will act as Principle Contractor with visiting representation from McCarthy & Stone staff.

All sub-contractors will be expected to nominate a contracts manager and on site foremen who will be expected to assist McCarthy & Stone fulfil its obligations.

McCarthy & Stone will provide information and reporting 'Hot Line' staffed 24 hours a day 7 days a week. Information on this facility is already prominently displayed on the site signage.

## **SCHEDULE OF WORKS**

During the planning stage, demolition and construction of the project McCarthy & Stone are committed to adopting a safe system of works to all on site activities. McCarthy & Stone and its chosen sub-contractors will produce the following information to document the works:

- construction drawings
- demolition method statement
- programme for construction works
- location of storage areas
- location and radius of on site tower crane
- route for construction traffic
- site arrangement plans
- method statements for all construction activities

## **COMMUNITY RELATIONS**

McCarthy & Stone will ensure that occupiers of nearby properties will be informed in advance of works taking place, including the estimated duration. In the case of work required in response to an emergency, local residents shall be advised as soon as reasonably practicable that emergency work is taking place. Potentially affected occupiers will also be notified of the 'Hotline' number, which will operate 24 hours a day and we will liaise very closely with the Local Authority and local residents in all three adjoining roads.

### **WORKING HOURS**

Core working hours for the site will be from 8am to 6 pm on weekdays and 8pm to 1pm on Saturday. All construction related traffic will abide by the agreed hours of working for the project. Working hours will be discussed at every sub-contractor pre start meeting and stated on all supplier orders.

### **GOOD HOUSEKEEPING**

McCarthy & Stone will adopt a ‘Good Housekeeping’ regime throughout the construction works. This will include, but not necessarily be limited to the following. McCarthy & Stone will:

- Ensure the considerate behaviour of their staff and the staff of their appointed sub-contractors,
- Prohibit open fires,
- Ensure that appropriate provisions for dust control and road cleanliness are implemented,
- Remove rubbish and site waste in accordance with the Site Waste Management Plan,
- Frequently inspect, repair and re-paint as necessary all site hoardings in accordance with our Corporate Image. All fly posting and graffiti will be removed as soon as reasonably practicable.
- Maintain all welfare facilities for our staff as well as sub-contractors and site visitors,
- Remove all food waste appropriately,
- Prevent vermin and other infestations
- Maintain a clean and appropriate road surface as well as a wheel wash facility to prevent mud on the public highway,
- Undertake all loading and off-loading of vehicles off the highway.

### **PUBLIC INFORMATION**

As a minimum the site hoarding and signage boards will display the name of the site manager and a telephone number for McCarthy & Stone for reporting purposes.

Any works completed in the public highway will be fenced appropriately with an emergency contact number displayed on the fencing.

## **SECURITY**

McCarthy & Stone will ensure that the site is secure at all times and will prevent unauthorised entry or exit from the site. As soon as the land purchase is complete McCarthy & stone will erect the site gates and a 2.4m site hoarding. Site gates will be kept closed and locked out of working hours. When the site is set up and the Site Office is in place we will employ a remotely controlled security system. The site will have cameras and speakers placed in appropriate areas which will be monitored from a central source outside the working hours of the site.

## **SITE LAYOUT AND FACILITIES**

### **HOARDINGS**

McCarthy & Stone standard hoarding is 2.44m minimum height, plywood faced timber. Gates and hoarding will be placed on the footpath in front of the existing wall, to minimise noise and dust emerging from the site. This will be subject to obtaining a hoarding licence. Site lines to the construction access will be maintained so that vehicles leaving the site can see on-coming traffic and pedestrians. As well as approaching the Highways for a hoarding licence, we also intend to approach them to request the use of the section of Stakes Road that adjoins our site. Instead of accessing the site via London Road we feel it would cause less congestion to park our delivery vehicles and store our materials in this area of Highway. The area would be hoarded off and gated for the duration of the works.

### **SITE WELFARE**

McCarthy & Stone have their own site accommodation units which will include a site office, canteen, storage container and toilet block with male & female facilities. The site accommodation will be to the rear of the site. This area will also be used for parking vehicles of McCarthy & Stone site personnel.

### **OPERATION OF EQUIPMENT**

McCarthy & Stone will take all reasonable precautions to ensure that equipment is operated in a manner so as not to cause nuisance to surrounding residents and occupiers. Wherever possible electric powered equipment will be utilised to cut down on noise pollution and emissions.

### **CRANES**

The crane will be located roughly in the middle of the site and load out all construction materials. The crane will be fully tested after erection and the weight limits set as appropriate. The crane will be used to lift the larger components, such as floor beams, from the delivery vehicle to its place on the building. As a first operation our groundworkers will form the car park to base course tarmac level. This will provide a clean surface for deliveries to drive on, preventing any mud going onto London Road or Stakes Road. A wheel wash facility will be set up at the site gates as a precautionary measure whilst the car park is formed. As the site progresses and subject to a licence agreement, all deliveries will come to Stakes Road and be off-loaded from the compound.

### **AVOIDANCE OF NUISANCE**

#### **MUD ON ROADS**

McCarthy & Stone will take strict measure to minimise what is considered to be one of the main environmental nuisance problems arising from construction sites. These will include, but not necessarily limited to:

- The provision of easily cleaned hard standings for vehicles entering, parking and leaving the site
- The provision of wheel washing facilities
- The use of mechanical road sweepers to clean the site hard standing and any mud or debris deposited by site vehicles on roads or footpaths in the vicinity of the site
- The adequate sheeting of lorries delivering or removing material from the site
- Measure should be taken to ensure that mud and debris is not swept into gully

### PARKING

There should be no day time or overnight parking of lorries within the vicinity of the site.

The site manager will adopt a 'just in time' delivery system. Materials will be brought to site as they are required due to the limited storage space. Larger components (such as floor beams) will be delivered on a 2 hour pre-booked system, and no other deliveries will be booked for that day. Bricks, blocks and timber will be scheduled for am or p.m delivery slots. All McCarthy & Stone site managers use a white board to schedule in their materials.



White Board

### HOURS OF WORKING

The permitted hours of work for any works that are audible at the site boundary are:

## PURBROOK – London Road

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Monday to Friday: 8am to 6.00pm  
Saturday: 8am to 1.00pm

Noisy works as defined above are not permitted on Sundays and Bank Holidays. Noisy operations shall not take place outside these hours without prior approval from the Local Authority, giving a minimum of 14 days notice.

In case of work required in response to an emergency, the Local Authority and local residents will be advised as soon as is reasonably practicable that the works are taking place and their likely duration.

### **DUST AND AIR POLLUTION**

McCarthy & Stone will attempt to work in such a way that emissions to the air of dust and pollutants are minimised and that Best Practicable Means are used to avoid creating a statutory nuisance.

Measures to be considered for limiting emissions and avoiding nuisance will include one or more of the following as appropriate and as far as reasonably practicable:

- Ensuring that the engines of all vehicles and plant on site are not left running unnecessarily to prevent exhaust emissions and noise.
- Using low emission vehicles and plant fitted with catalysts, diesel particulate filters or similar devices
- Requiring that all plant will be well maintained, with routine servicing of plant and vehicles to be completed in accordance with the manufacturers recommendations and records maintained for the work undertaken
- Requiring that all project vehicles, including off-road vehicles, will hold current MOT certificates, where required due to the age of the vehicle, and that they will comply with exhaust emission regulations for their class
- Avoiding the use of diesel or petrol powered generators and using mains electricity or battery powered equipment
- Maximising energy efficiency.

McCarthy & Stone will take all necessary measures to avoid creating a dust nuisance.

The standard dust control procedures will include, as appropriate, site dust controls to:

- Ensure no burning of waste materials takes place on site
- Ensure an adequate water supply on the site
- Ensure deposal of run-off water from dust suppression activities
- Maintain all dust control equipment in good condition and record maintenance activities
- Keep site fencing, barriers and scaffolding clean using wet methods
- Provides easily cleaned hard standing for vehicles
- Ensure regular cleaning of hard standings using wet sweeping methods
- Not allow dry sweeping of large areas
- Provide and ensure the use of wheel washing facilities near the site exit wherever there is a potential for carrying dust or mud off the site
- Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit
- Install hard surfaced long term haul routes which are regularly damped down and regularly cleaned
- Inspect haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable
- Ensure that un-surfaced haul routes and work areas are regularly damped down in dry conditions
- Routinely clean public roads and access routes using wet sweeping methods
- Impose and signpost maximum speed limits on un-surfaced haul routes and work areas as necessary
- Ensure all vehicles carrying loose or potentially dusty material to or from site are fully sheeted
- Where materials are mixed on site, ensure these works are undertaken in designated areas
- Store material with the potential to produce dust away from the site boundaries where reasonably practicable
- Ensure that sand and other aggregates are stored on bunded areas and are not allowed to dry out
- Minimise the amount of excavated material held on site
- Sheet, seal or damp down unavoidable stockpiles of excavated material held on site
- Avoid double handling of material wherever reasonably practicable
- Ensure water suppression is used during demolition operations
- Ensure that any crushing or grinding plant used on site has an appropriate permit issued and is maintained appropriately. The plant should be

operated in accordance with the conditions set out in the permit and a copy of the permit is held on site

- Use enclosed rubble shuts and conveyors where reasonably practicable or use water to suppress dust emissions from such equipment
- Sheet or otherwise enclose loaded skips or bins
- Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever possible
- Seal or re-vegetate completed earthworks as soon as reasonably practicable after completion
- Use design/prefabrication to reduce the need for grinding, sawing and cutting on site wherever reasonably practicable
- Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction
- Record any exceptional incidents causing dust episodes on or off the site and the action taken to resolve the situation
- Screen buildings where dust producing activities are taking place with debris netting screens or sheeting
- Ensure slopes on stockpiles are no deeper than the natural angle of repose of the material and maintain a smooth profile
- Ensure equipment is available on site to clean any spillages and clean spillages as soon as possible after the event using wet cleaning methods