

CONSTRUCTION METHOD STATEMENT (CMS)

For the Retention of One Class E Commercial Unit at Ground Floor Level and Change of Use of the Remainder of the Building to a 12-Bedroom (14-Person) House in Multiple Occupation (Sui Generis), Including Part Ground and First Floor Rear Extensions, Construction of a Mansard Roof Extension, Associated Cycle Parking, Refuse Storage and External Works at 79 London Road, Waterlooville

Planning Application Reference: APP/26/00150

REV - 1

Prepared by:

JB Architectural Design Studio

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1. INTRODUCTION

This Construction Method Statement (CMS) has been prepared in support of Planning Application **APP/26/00150** for the redevelopment of **79 London Road, Waterlooville**.

The proposed development comprises the retention of one Class E commercial unit at ground floor level together with the change of use, extension and alteration of the remainder of the building to form a **12-bedroom (14-person) House in Multiple Occupation (Sui Generis)**. The proposals include part ground and first floor rear extensions, construction of a mansard roof extension, associated cycle parking, refuse storage and external works.

The purpose of this document is to describe the proposed construction methodology and environmental management measures that will be implemented throughout the construction period in order to minimise impacts upon neighbouring occupiers, highway users and the surrounding environment.

This Construction Method Statement has also been prepared to respond directly to the consultation comments received from Hampshire County Council Highways and Havant Borough Council Environmental Health and incorporates the environmental management measures to be adopted during the construction phase.

2. SITE SET-UP AND ENABLING WORKS

Prior to the commencement of the main construction works, the site shall be established to provide a safe and secure working environment.

The following measures shall be implemented:

- Temporary hoarding and secure fencing shall be erected around the construction area where appropriate.
- Suitable site signage shall be displayed identifying hazards and authorised access points.
- Welfare facilities shall be provided for site operatives in accordance with current Health and Safety requirements.
- Site access points shall be clearly identified and managed throughout the construction period.
- Existing services shall be identified and protected where necessary prior to commencement of construction activities.
- Temporary storage areas shall be established within the site boundary for construction materials and equipment.

The site shall be maintained in a safe, tidy and secure condition throughout the construction programme.

Site Contact Information and Complaints Procedure

Prior to the commencement of construction works, a site information board shall be displayed at the principal site entrance in a clearly visible location. The board shall identify the Principal Contractor together with a contact telephone number and email address for construction-related enquiries.

Any complaints received from neighbouring occupiers relating to construction activities, including noise, dust, vibration or general site operations, shall be

acknowledged promptly and investigated within **24 hours** wherever reasonably practicable. Appropriate corrective actions shall be implemented where necessary, and a record of complaints together with actions taken shall be maintained throughout the construction period.

3. DEMOLITION AND STRIP-OUT WORKS

Initial works will comprise the careful soft strip-out of existing fixtures, fittings, services and non-loadbearing elements required to facilitate the proposed development.

Demolition and alteration works shall be undertaken in a controlled and sequenced manner to minimise disturbance to neighbouring properties.

The following principles shall be adopted throughout the demolition phase:

- Modern plant and equipment appropriate to the scale of the works shall be utilised.
- Demolition techniques shall seek to minimise dust, vibration and noise generation.
- Hydraulic shears, pulverisers, saw cutting and controlled dismantling methods shall be used where practicable.
- Impact demolition methods, including wrecking balls and large hydraulic breakers, shall not be utilised unless otherwise agreed by the Local Planning Authority.
- Materials arising from demolition shall be segregated wherever practical for recycling and recovery.
- Waste shall be removed regularly by licensed waste contractors.

- Drop heights of demolition materials shall be minimised to reduce dust and noise.
- Dust suppression measures, including damping down during dry weather, shall be employed where necessary.
- The site shall be inspected regularly to ensure safe working practices are maintained throughout the demolition process.

All demolition activities shall be undertaken in accordance with the environmental management measures contained within this Construction Method Statement.

Asbestos Management

Prior to the commencement of any intrusive refurbishment or demolition works, an appropriate **Refurbishment and Demolition Asbestos Survey** shall be undertaken by a suitably qualified and competent asbestos surveyor where required.

Should asbestos-containing materials be identified, they shall be removed, handled, transported and disposed of by appropriately licensed contractors in accordance with the **Control of Asbestos Regulations 2012** and all other relevant legislation and guidance.

All asbestos waste shall be removed from site by licensed waste carriers and disposed of at an appropriately licensed waste facility.

4. CONSTRUCTION PHASING AND METHODOLOGY

Construction works shall generally proceed in the following sequence:

1. Site establishment and enabling works.
2. Internal strip-out and demolition works.
3. Structural alterations to the existing building.
4. Construction of the ground floor and first floor rear extensions.
5. Construction of the mansard roof extension.
6. Formation of the external envelope, roof coverings and windows.
7. Installation of building services.
8. Internal fit-out.
9. External works including cycle parking, refuse storage and final surfacing.
10. Testing, commissioning and completion.

The appointed contractor may refine the sequence where appropriate, however the overall methodology will remain substantially as described above.

Construction activities shall be coordinated to minimise disruption to neighbouring occupiers and maintain safe access to surrounding properties at all times.

5. DELIVERY, STORAGE AND HANDLING OF MATERIALS

Construction materials shall be delivered on a **just-in-time** basis wherever reasonably practicable to minimise on-site storage requirements.

The following procedures shall be adopted:

- Deliveries shall, where possible, avoid peak traffic periods.
- Delivery vehicles shall be coordinated to prevent unnecessary queuing on the public highway.
- Materials shall be unloaded promptly and moved within the site boundary.
- Construction materials shall not be stored on the public highway or footway.
- Mechanical handling equipment shall be utilised where appropriate to reduce manual handling risks.
- Storage areas shall be maintained in an orderly condition and secured outside working hours.
- Potentially hazardous materials shall be stored safely in accordance with manufacturer recommendations and relevant legislation.

All deliveries shall be managed so as to minimise disruption to neighbouring occupiers and highway users.

6. PLANT AND EQUIPMENT

Construction activities shall utilise plant and equipment appropriate to the scale and nature of the proposed development.

The following principles shall apply:

- Modern, well-maintained plant shall be utilised throughout the construction period.
- Plant and equipment shall be operated only by suitably trained and competent personnel.
- Equipment shall be maintained in accordance with manufacturer recommendations.
- Plant shall not be left idling unnecessarily when not in active use.
- Tower cranes are not anticipated as part of the proposed development.
- Smaller mobile lifting equipment shall be utilised where required.
- All plant shall be operated in a manner that minimises noise, emissions and disturbance to neighbouring occupiers.

The selection and operation of construction plant shall seek to minimise environmental impacts whilst maintaining safe and efficient construction practices.

7. ACCESS, EGRESS AND VEHICLE MOVEMENTS

Construction access shall be taken from **London Road** using the existing site access arrangements.

Vehicle movements associated with the construction works shall be managed to minimise disruption to neighbouring occupiers, pedestrians and highway users.

The following measures shall be implemented throughout the construction period:

- Construction deliveries shall be managed on a **just-in-time** basis wherever reasonably practicable.
- A banksman shall be utilised where necessary to supervise delivery vehicles entering and leaving the site.
- Delivery vehicles shall not wait on the public highway for extended periods.
- Vehicles shall not be permitted to idle unnecessarily whilst on or adjacent to the site.
- All drivers shall be made aware of the constrained nature of the site and the requirement to exercise due care when entering or leaving the development.

The manoeuvres associated with construction traffic and the completed parking area represent **low-speed vehicle movements** only.

Vehicle speeds within the site shall typically be restricted to **walking pace (approximately 5mph or less)** due to the constrained nature of the parking court, the proximity of pedestrians and adjacent parked vehicles. A **5mph speed limit sign** shall be displayed at the site entrance.

The parking layout and associated swept path analysis have been undertaken using a standard passenger vehicle in accordance with **Hampshire County Council Technical Guidance TG2 – Alignment Design**.

8. PEDESTRIAN AND PUBLIC SAFETY

The safety of pedestrians and neighbouring occupiers shall remain a priority throughout the construction period.

The following measures shall be implemented:

- Safe pedestrian routes adjacent to the site shall be maintained at all times.
- Temporary barriers and warning signage shall be installed where construction activities interface with public areas.
- Access to the construction site shall be restricted to authorised personnel only.
- Materials shall not be stored on the public footway.
- Deliveries shall be supervised where necessary to ensure pedestrian safety.
- Appropriate lighting shall be provided where required during periods of reduced daylight.
- The site shall be secured outside working hours.

The contractor shall continually review site operations to ensure public safety is maintained throughout the construction programme.

9. TEMPORARY SITE FACILITIES

Suitable temporary welfare and storage facilities shall be provided throughout the construction period.

These shall include:

- Welfare accommodation for site personnel.
- Secure storage for tools, plant and materials.
- Designated waste storage areas.
- Secure storage of hazardous materials where required.

Temporary facilities shall be maintained in a clean, safe and tidy condition throughout the construction programme.

No permanent occupation of the public highway for temporary site facilities is proposed.

10. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

The following environmental management measures shall be implemented throughout the construction period to minimise impacts upon neighbouring occupiers, the surrounding highway and the wider environment.

Working Hours

Construction activities shall only be undertaken during the hours approved by the Local Planning Authority.

Deliveries and collections shall also be programmed within the approved working hours wherever reasonably practicable.

Noise Management

The contractor shall adopt best practicable means to minimise construction noise.

Measures shall include:

- Modern, well-maintained plant and equipment.
- Plant switched off when not in active use.
- No radios or amplified music on site.
- No unnecessary revving of engines.
- Particularly noisy operations undertaken only where necessary and for the shortest practicable duration.
- Good communication with neighbouring occupiers should particularly disruptive operations become necessary.
- A complaints procedure shall be maintained throughout the construction period. Any complaints relating to noise, dust, vibration or other environmental nuisance shall be acknowledged promptly and investigated within **24 hours**

wherever reasonably practicable. Appropriate mitigation and corrective action shall be implemented where necessary.

Dust Management

Appropriate dust suppression measures shall be implemented throughout the construction period.

These shall include:

- Dampening down of demolition and cutting activities where necessary.
- Dust suppression during dry weather.
- Covering of stockpiled materials where appropriate.
- Good housekeeping throughout the site.
- Regular inspection of the adjoining highway.
- Immediate removal of excessive mud or dust should it occur.

Vibration

Construction methods shall be selected to minimise vibration wherever reasonably practicable.

Percussive breaking shall be limited to essential operations only.

The contractor shall monitor construction activities and adopt alternative working methods where significant vibration could affect neighbouring occupiers.

Waste Management

Construction waste shall be managed in accordance with the waste hierarchy.

Measures shall include:

- Segregation of recyclable materials where practical.
- Regular removal of waste from site.
- Disposal by appropriately licensed waste contractors.
- No burning of waste materials on site.

The site shall be maintained in a clean and orderly condition throughout the construction programme.

Pollution Prevention

Appropriate pollution prevention measures shall be adopted throughout the works.

These shall include:

- Safe storage of fuels and oils within suitable containers.
- Spill kits maintained on site.
- Immediate clean-up of accidental spillages.
- Protection of surface water drainage from contamination.
- Appropriate storage of hazardous materials.

Highway Cleanliness

The contractor shall ensure that construction activities do not adversely affect the surrounding highway network.

Measures shall include:

- Regular inspection of the site entrance.
- Removal of mud and debris where necessary.
- Management of deliveries to minimise congestion.
- Keeping the public highway clear of construction materials at all times.

11. REVIEW AND COMPLIANCE

This Construction Method Statement incorporates the environmental management measures to be implemented throughout the construction period.

The appointed contractor shall ensure that all works are undertaken in accordance with this Construction Method Statement.

The document shall be made available on site throughout the construction programme and all contractors shall be made aware of its contents.

Should the proposed construction methodology materially change during the course of the works, this Construction Method Statement shall be reviewed and updated as necessary in consultation with the Local Planning Authority.

The measures contained within this document are intended to minimise impacts upon neighbouring occupiers, safeguard public safety and ensure that the development is constructed in an environmentally responsible manner consistent with the objectives of the approved planning application.