

Construction Method Statement

Replacement Dwelling

The White Lodge
Pendleton



© 2015

Stanton Andrews
Architects

44 York Street
Clitheroe
Lancashire
BB7 2DL

T 01200 444490
E mail@stantonandrews.co.uk
W stantonandrews.co.uk

Note: To assist the understanding of drawings scale bars are
provided for reference where possible

1.0 Purpose of this Statement

To satisfy Condition 6, Planning Approval Reference No. 3/2015/0658

This statement has been prepared in order to discharge pre-commencement planning conditions, as outlined above.

This statement illustrates how the construction of the approved scheme will be approached efficiently, under controlled environmental conditions and provides details of all measures to be taken to minimise the impact of the construction phase on both the neighbouring properties and local traffic.

The site is bound to the east by Main Street, the northerly route from Pendleton leading towards Sabden.. To the north and west of the site there is open farm land with the only close neighbour, The Vicarage, located to the south of the site. See areal photograph opposite.



Site Location Plan, Outdoor Adventure Centre, Devils Elbow



View of the Site to the North and West

2.0 Site Set-up for Offices and Welfare Facilities

The management of the construction phase of this project will require a site set-up comprising offices, welfare facilities and a canteen. It is always preferable to locate these facilities close to the site itself, ensuring rapid communication between office and construction.

The site office and other facilities will be located in a temporary compound adjacent to the proposed entrance on the east boundary of the site.

A min. of 6 staff and visitor parking spaces will be provided throughout the works with separate provision for the storage and delivery of materials.

The existing site entrance will be widened as indicated on the approved plans, prior to the commencement of construction work. The new entrance will provide improved visibility splays reducing the hazard posed by construction traffic to other road users.

3.0 On Site Parking

It is expected that the rural location of the site and limited public transport will mean most staff and visitors arrive by car. As such works will be phased to ensure there is sufficient staff parking provision on site at all times throughout the construction phase.

Site Visitor parking will be located within the site compound with access and egress through the existing site entrance. No local traffic management measures for site access are anticipated, but if required will be agreed with the local authority.

4.0 Construction Vehicle Movements / Deliveries

Goods vehicle movements during the construction phase will be monitored closely. The management of site logistics is key to the success of the project and will require a member of the team to control and manage the site.

The set up of the site provides adequate room for storage of materials - ie masonry / stone, however it is expected that major components such as steelwork will be programmed to arrive just-in-time. A delivery zone will be established on site and will be able to hold a min. of one HGV at any time. The scale of the proposed development is such that no provision of an off-site holding area for vehicles is anticipated to be required.

In view of the location of the site just outside the village of Pendleton and to minimise the impact of the construction phase of the project on local traffic, the site agent will be responsible for communication with the local highway authorities with regards to traffic issues and planned large deliveries.

All large vehicles will be directed to and from site via Clitheroe Road to the north.

5.0 Public Relations / Complaints Procedures

The site agent will deal with all complaints and enquiries. This individual will be named at the site entrance, with a contact number.

Any complaints will be logged on-site, fully investigated and reported to the client as soon as possible. The complainant will be informed as to what action has been taken. In the event of unusual activities or events, the client and other relevant third parties (i.e. statutory and non-statutory bodies) will be notified in advance of the work being carried out.

6.0 Wheel washing / Road Cleanliness

During construction works an appropriate wheel-washing system shall be provided to remove mud, stones and any other extraneous materials from the wheels and chassis' of construction vehicles exiting the site and all loads of excavation spoil or other such matter shall be fully covered.

The exit from the wheel washing system shall be constructed from a hard surfacing material and sited as far away from the exit to the highway as is possible, given the constraints of the site, and the surface beyond shall be kept clean at all times.

Waste water discharged from the wheel washing system shall be disposed of on site and shall not be discharged into the public sewerage system without prior removal of soil, stones and any other suspended material.

Suitable measures to minimise dust nuisance caused by the operations and to ensure that no dust or other debris is carried on to the adjoining properties shall also be provided.

7.0 Dust Suppression Measures

Best practicable means of preventing, reducing and minimising dust will be adopted. It is expected that the proposed development will adhere to the relevant Code of Practice during construction.

On-site good practice procedures will be followed in order to mitigate noise, vibration and air pollution impacts under the Considerate Contractors Scheme. Measures currently planned include:

- Hydraulic construction to be used in preference to percussive techniques where practical;
- Off-site pre-fabrication to be used, where practical;
- All plant and equipment to be used for the works to be properly maintained, silenced where appropriate, and operated to prevent excessive noise. To be switched off when not in use and where practicable;
- Plant will be certified to meet relevant current legislation and British Standards;
- Loading and unloading of vehicles, dismantling of site equipment such as scaffolding, or moving equipment or materials around site will be conducted in such a manner as to minimise noise generation;
- Deviation from approved method statements to be permitted only with prior approval from the Main Contractor and other relevant parties;
- Burning of wastes or unwanted materials will not be permitted on-site;

As far as possible, construction works will be carried out using methods that minimise noise. In some specific cases, there is little reasonable choice other than to use percussion tools in one form or another. Quieter types of machinery will be specified for these works where possible.

9.0 Site Security

Heras fencing will be erected at the boundary of the site compound / welfare areas and as necessary during works to the proposed dwelling. The fencing will be relocated as the work proceeds. Safety is paramount in the construction industry and occupies a large part of the site management daily routine.

As such, all necessary protection, hoardings, covers and protected walkways will be put in place as and when required. There will be controlled access to the site, for both security and safety reasons. At night the site compound and offices will be kept locked and the offices alarmed.

Construction sites are a “magnet” for children, as such physical barriers, hoardings and screens will be installed to ensure that the site is kept secure. Furthermore, appropriate measures will be provided to mitigate against pollution and the dangers of the removal of hazardous substances and materials.

All entry points will be clearly signed.

REFERENCES & ACKNOWLEDGEMENTS

Control of Pollution Act 1974

Environment Act 1995

Special Waste Regulations 1996

Waste Strategy 2007 for England and Wales

BS 5228-1:2009+A1:2014 – Noise and Vibration Control on Construction and Open Sites