STUDIO11
architecture

RESIDENTIAL DEVELOPMENT AT LAND OFF, OLD MAIN ROAD, FLEET HARGATE

Planning Ref H05-1235-18

CONDITION COMPLIANCE - Condition no.12 Construction Management

CONSTRUCTION METHOD STATEMENT

SITE HOURS OF OPERATION –

07.30 to 17.30 hours Monday to Friday,

09.00 to 12.30 hours Saturdays. No working Sundays or Bank Holidays.

NOISE, DUST, VIBRATIONS & EMISSIONS –

All stationary vehicles attending or working on site to switch off engines where possible.

All vehicles are to be inspected by the Site Manager prior to leaving site to ensure that mud/ debris is not trafficked onto Old Main Road. Where required vehicles are to be jet washed prior to entering the public highway to ensure that mud is not deposited on the road.

Machinery and dust creating activities are to be located away from neighbouring properties wherever possible. If not possible then water suppressant is to be used. Any cutting, grinding or sawing of materials is to be avoided wherever possible but where carried out water suppressant or suitable local exhaust ventilation systems are to be employed. In periods of dry weather damp down materials to minimise dust generation.

Skips are to be placed away from sensitive receptors i.e. neighbouring properties where possible, and securely covered at all times. Minimise drop heights to control fall of materials, noise and ensure regular replacement of full skips.

No burning of materials is to be permitted on site as waste materials necessarily arising from the build process are to be collected by specialist contractor and removed form site for recycling.

Main contractor to make residents in neighbouring properties aware in good time when excessive dust making or noisy activates are to be undertaken. All complaints are to be directed to and handled by the site manager.

SITE ACCESS & SECURITY –

Site access is to be via the newly constructed adopted estate road. Security will be provided to ensure the works that are being undertaken are segregated from the public areas outside, Heras fencing panels together with the installation of the new perimeter fencing will surround the boundary of the site. Designated site personnel will be responsible for providing security and controlling access to the site. Vehicle and pedestrian access will be segregated. Access gates will be closed when not in use and manned during the hours of operation of the works.

CONSTRUCTION TRAFFIC & DELIVIERES –

Excavation of foundations and associated groundworks by specialist sub-contractor with excavators to be delivered and removed from site by trailer. Sub-contractor to make neighbouring residents aware of noise generation and timescale of excavations for foundations if required.

Tele handler / specialist crane hire for loading out build stages including installation of roof trusses to two storey dwellings.

Any specialist operations that may be required e.g. piling are to be subject to appropriate risk assessment, method statements and due consultation with any potentially affected third party prior to carrying out of any operations. This is to be undertaken by the relevant subcontractor.

Deliveries to site of construction materials and or specialist machinery should be carried out within the site including all loading and off-loading. Materials and machinery are to be stored within the construction compound to allow for free passage of vehicles along Old Main Road.

Site personnel vehicles are to be parked within the site in the construction compound and all vehicles are to follow the above wheel wash arrangements. No vehicles are to be parked along Old Main Road in the interests of highway safety and residential amenity.

WELFARE –

Site welfare facilities will be available throughout the construction period. These will be located initially within temporary site cabins; and relocated to within the building to suit the progress of works.

TREE PROTECTION –

Within the perimeter line of the site boundary there are a number of trees/shrubs and hedgerows that will be retained. Tree protection will be erected to stop any of the

construction of the dwellings causing any damage. Tree protection will be maintained throughout the construction period and will be provided in line with the drawings prepared by Andrew Belson, Arboricultral Consultant.

KB 8th February 2022