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Venture House
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CONSTRUCTION MANAGEMENT PLAN
Method Statement

Dwelling with attached double garage
Planning Application Ref H17-0740-21



Site Address:

88 Reservoir Road
Surfleet
Spalding
PE11 4DH

Prepared by:

JMAD Architecture
Last updated 18th September 2021

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1.0 Scope of Works

The scheme involves the construction of a single domestic dwelling house with an attached double garage on land at 88 Reservoir Road, Surfleet.

Agricultural buildings on the site have already been demolished, the site cleared and an altered access route to the next door property constructed some time before this document was written, and before planning application H17-0740-21 was submitted.

2.0 Enabling Works / Site Perimeter

The site boundary treatments are as follows:

Hedge along the road frontage
Dyke on the eastern boundary
Fences on the western boundary
Existing outbuilding on the northern boundary

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The construction site is to be surrounded with heras fencing:



Construction site and storage area secured with heras fencing.

The access into the neighbours house to the west of the site (No.94) has already been re-routed so it now branches off much closer to the shared access from the highway, meaning the neighbours can enter and leave safely, away from where construction work is taking place.

A wide-angle security mirror has been installed opposite the site to enable safe access and egress of vehicles.

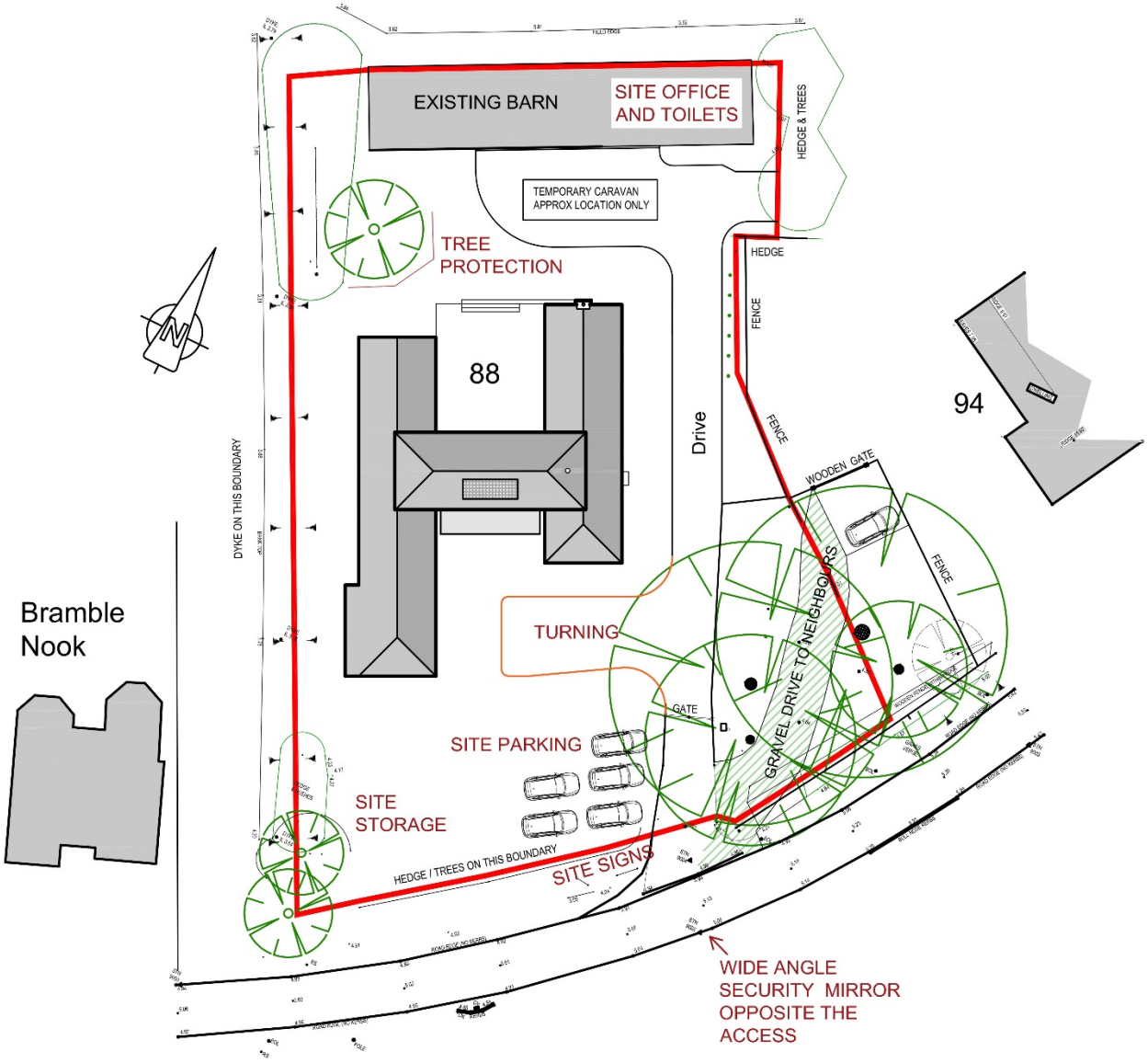
H & S and Site information signage is located at the entrance to the site and in the site office area.

A site office and welfare facilities are provided in the barn to the rear of the site.

The plan over the page shows the layout of the construction site:

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CONSTRUCTION SITE LAYOUT PLAN

3.0 Site Parking / Storage of plant and materials

Construction site plan shows the storage area and parking area.

Contractors will park in the designated parking area on hardstanding.
There will be no contractor parking on Reservoir Road.

Some materials such as cement and equipment will be stored in a secure site cabin.

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4.0 Management of Vehicle Access / egress & Deliveries

Access to the site is via existing driveway, currently concrete (changing to Tarmac when the house is complete)

A turning area will be stoned and kept clear of delivery vehicles.

Delivery / tipper wagons to be accompanied onto and from the site.

Construction traffic routes to be kept a safe distance from trench works at all time

Site Speed limit 5 miles per hour identified on signage at site entrance

High Visibility clothing to be worn

Loading and unloading of materials will be carried out in daylight hours wherever possible or suitable lighting provided where this is not possible.

5.0 Wheel Washing Facilities

Prior to leaving the site, vehicles will be inspected and wheels to be washed using a karcher or similar jet wash unit.

The contractor will manage the risk of any road contamination by regular monitoring. Should the road become contaminated with any debris it should be removed by spade and jet wash.

6.0 Management of Dirt and Dust

If dust is generated in dry periods the contractor will use water spray to wet the materials and suppress the dust.

The site manager will take account of weather conditions and prevailing wind direction when organising the work to prevent and minimise dust nuisance to neighbouring properties.

All site works will be trained and aware of the Dust Management Strategy.

The driveway and turning area are concrete and stone, providing a good clean area which will help prevent contamination of the main road.

In the event of a complaint from a neighbouring property in respect of dust their concerns will be considered and action taken to prevent future occurrence.

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7.0 Excavation and Ground Works

Prior to commencing excavation, the site will be checked for overhead and underground services and by contacting service providers “dial before you dig”.

Identified service routes to be clearly marked and works undertaken in accordance with HSE Guidance document – Avoiding Danger from Underground Services.

Trenches with a depth exceeding 1m will be either battered back or suitably shored.

Trenches will be inspected regularly and excess ground water pumped out.

Vehicle plant to be kept a safe working distance from the trench to prevent potential collapse.

No site staff will work below an excavator.

8.0 Protection of Trees to be retained

The large trees are located around the driveway to the neighbour’s house, away from construction traffic. The tree canopies are high enough to avoid potential damage from construction vehicles.



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Tree near the rear corner of proposed building is to be protected with a bund of earth to the extent of the tree canopy for the duration of construction works.



9.0 Recycling / Disposal of Waste

Demolition of the old buildings already taken place prior to the writing of this document.

In respect of the construction work the following measures have been identified to minimise the quantity of waste produced during this project:

All timber and glass will be recycled.

The site manager will be responsible for identifying and segregating waste on site and all waste resultant from the works will be segregated.

Resultant hard core will be re-used where possible to do so

10.0 Noise Control

While working on site the contractor will adhere to the recommendations of BS 5228-1 clause 9.3

The project is a straightforward new house with no notable works that could cause significant noise pollution. The site is large with a good separation distance between the dwelling under construction and immediate neighbours. There will be no operation of heavy plant etc outside normal working hours of 8.00am – 6pm.