

CONSTRUCTION METHOD STATEMENT

For the proposed erection of 1 No. pair of semi - detached two storey dwellings with off street parking and private garden areas on land at the back of 116 St. Paul's Street, Low Moor, Clitheroe BB7 2LS

Date 25/07/2016

Planning App 3/2015/0809 - Condition No 5

Proposed sequence of work

- 1- To erect temporary metal heras type fencing and gates to secure site.***
- 2 - The hard standing area for off loading area is to be kept clean reducing the risk of mud being tracked out onto the public highway and that a person would be dedicated to checking and cleaning vehicles before departing site and road cleaning / sweeping when necessary.***
- 3 -To excavate for the foundations - ensuring all spoil is promptly removed from site cleanly, and also not stock piled to limit space on site.***
- 4 - To pour concrete foundations - limited plant / materials on site at this time and plenty of space for the concrete wagon to reverse on to the hard standing on site and pour, leaving site in forward gear.***
- 5 - To erect external walls up to damp proof course and preparation of ground floor structure - delivery of concrete blocks / bricks and insulation products required, and limited site personnel (builder) on site.***
- 6 - Pouring of concrete floor slab - concrete wagon required.***
- 7 - Erection of external and internal masonry walls up to first floor level and scaffolding erected -further deliveries of block / insulation on site, and just builder on site only.***
- 8 - Construction of timber first floor - delivery of timber floor joists chipboard decking - joiners on site.***
- 9 - Scaffolding extended and walls built up to wall plate / builders on site.***
- 10 - Roofing - installing of felt, battens, slate and rainwater goods - roofers on site - limited delivery of materials brought to site in vans.***
- 11 - External windows installed / delivered to site and installed by supplies - no stock piling.***
- 12 - Dismantling scaffolding.***
- 13 - Traffic management system put into place by statutory authorities and incoming mains services installed and drains connected into mains sewer.***
- 14 - Drainage completed on site and all spoil by builder to be promptly removed from site cleanly by wagon / trailer.***
- 15 - First fix joinery, electrical and mechanical building services installed, materials brought to site in vans.***
- 16 - Plastering work to commencement once first fix joinery and services complete. Plaster boards brought to site by plaster in vans and plaster mixed on site.***
- 17 - Second fix joinery - doors, skirting ect brought to site by joiner as and when required.***
- 18 - Decorating - materials and trades working from vans.***

- 19 - Second fix electrical and mechanical services to be completed.**
- 20 - External bin stores, fences and external work completed by the builder and joiner.**
- 21 - Site clearance and removal of temporary heras fencing.**
- 22 - Internal and external cleaning and snagging.**

It is important to note that whilst this is a relatively compact site, there is sufficient space for the development to be undertaken whilst being mindful and respectful of the amenity of local residents in terms of noise and disturbance. The above sequence of work highlights the main trades who will be attending site and deliveries required at various key stages during the build.

A - The parking of vehicles of site operatives and visitors. The key to the smooth and effective running of the work will be careful pre-planning of the contractors site foreman who will review activities in hand and forthcoming, and to ensure only essential trades are on site. Visitors to site and other non - essential trades are to use local surrounding public car parks, or public transport, to avoid parking issues and to unnecessary vehicles being on site and restricting operations.

B - Loading and unloading of plant and materials are to be planned to avoid peak traffic levels and ideally are to be arranged either first thing in the morning and are completed in time for the start of the traffic. The contractor is also to ensure that the trades properly plan what materials and tools are required for each day and give priority to those trades parking on site, and avoid stock piling on site and limiting space for other tasks ect.

C - Storage of plant and materials used in constructing the development, an area has been designed for the storage of plant and materials during initial stages of the build, without compromising space for onsite parking and turning. The contractor is to plan ahead to ensure only plant and materials required for the ongoing or pending activities are kept on site in the designated area and is to encourage trades to take away their own tools and surplus material off site, each day to avoid restricting space. The sequence of work above shows that larger plant / vehicles will only visit site at certain stages during the build, such as during excavations and when concrete is being poured. The contractor is to plan this work to ensure that traffic movement to and from the site are well spaced apart and avoid busy traffic time.

D - The contractor is to provide an operative dedicated to checking and cleaning vehicles before leaving site and road cleaning / sweeping when necessary.

E - Mixing of mortar will be carried out on site and this will be done well away from the main road and in a well screened space, sheltered from

prevailing wind to avoid cement dust and sand emissions. All contractors will ensure that the site is kept tidy. Any skips are to be located so that they do not cause nuisance to neighbours. All waste will be kept in suitable containers and will be disposed of in accordance with the control of pollution Act and waste regulations. The location of the site and the planned construction activities do not give rise to a risk to air quality.

Design controls for construction equipment and vehicles, and appropriately designed vehicles are to be used for materials handling.

The site is to be regularly inspected and site boundaries checked for dust deposits and removed as necessary. In addition local roads are checked and cleaned when necessary.

There is no burning of materials on site.

F - The highway routing of plant and material deliveries to and from site. All plant and materials deliveries to and from site will be through Low Moor from Edisford road (as existing). It is likely that the contractor will use local suppliers for plant and material deliveries, which would include companies such as Travis Perkins coming from Chatburn Road and using main roads that are suitable and can easily accommodate the type and frequency of delivery vehicles for what is considered a relatively small development.

G - Measures to limit noise disturbance during construction. The main generator of noise is likely to be the use of a digger required to excavate for the foundations and removal off site, but this will be completed within a relatively short period of days at the outset.

The new foundation will be strip footings and no noise or vibration will be generated by operations such as piling.

In addition to the above, the contractor will comply with the following: All statutory or other identified noise control limits. Work are restricted between the hours of 7am - 7pm Monday / Saturday. Where necessary, plant and equipment will be silenced, screened and / or enclosed in accordance with guidance of BS5228 and particularly noisy. A scheme for recycling of materials/ waste resulting from the construction. The contractor is to order materials to suit the activities in hand and not to over order to avoid waste.