

TALBOT HOTEL – REFURBISHMENT CONSTRUCTION METHOD STATEMENT

General Approach

The Talbot Hotel project will not be under the control of a Main Contractor.

The following 'Construction Phase Plan' addresses how the works will be undertaken. The production of a Plan is a legal requirement, as is the responsibility of the client to ensure that a plan is suitable and in place before works commence.

The Construction Phase Plan will adopt suitable site-specific measures (or agreed equivalents) as stated in the following sections.

Specific Information for the Project

1. Communication Plan

Prior to the development of the Talbot Hotel commencing, engagement with local adjacent neighbours and businesses will take place to provide information about the project and a point of contact should they have any concerns.

2. Parking

Parking for site personnel and visitors will be provided within the site compound. This is located to the rear of the Talbot Hotel as identified on the appended site plan.

3. Deliveries / Unloading

All deliveries will be made to site via the access road located to the west side of the Talbot Hotel. All deliveries will be reversed into site via a banksman so that there is no requirement for reversing delivery vehicles out on to the highway.

Deliveries to site will be scheduled to avoid peak times wherever practicable and suppliers notified that queuing on the adjacent highway is not permitted.

The site compound layout will provide a pull-in area within the gates to accommodate delivery vehicles whilst they await unloading.

4. Security

Site security is essential to prevent access to site by unauthorised persons, thereby keeping them safe from harm and also preventing theft and/or damage to the site.

From commencement, the site will be encircled in a robust, proprietary, anti-climb fencing system min 1.8m high, which is suitably clipped and braced to resist wind loading and vandalism. Warning signage and emergency contact numbers will be displayed on the site perimeter.

TALBOT HOTEL – REFURBISHMENT CONSTRUCTION METHOD STATEMENT

Site vehicle gates will be locked when not in use.

Any additional security arrangements will be provided as required.

5. Wheel Washing & Run-off Mitigation

From the onset site access roads and car parks will be formed and maintained in clean, free draining stone. These will ensure that delivery vehicle wheels remain clean whilst on site.

Excavated material requiring cart away will be loaded directly into tipping wagons. Imported bulk stone deliveries forming sub-base to slabs and roads will run on previously tipped stone, temporarily thickened if necessary to improve capacity.

The site will be equipped with a jet wash and will inspect all vehicles leaving site for contamination, cleaning if necessary.

In addition, a road brush will be provided on the adjacent highway in the event of minor deposition of material arising from wet tyres.

Site drainage outfalls will be established at an early stage so that temporary site drainage arrangements can be set up if required. These will capture run-off via temporary drainage trenches and discharge to outfall.

6. Dust Control

Dust may arise from the site generally during prolonged periods of dry weather and the action of wind and site vehicles. If required, the site will be dampened down using watering.

Dust arising from mechanical cutting of masonry, concrete and the like will be strictly controlled in accordance with HSE Guidance, legal requirement and industry good practice. This will generally be via a regime of water suppression units fitted to cutting equipment, backed up by appropriate respiratory protection and operative training.

7. Environmental Considerations

The project ecology report identifies specific environmental protection requirements to trees and tree roots, this will be provided and maintained.

8. Control of Noise

Stationary noise sources (eg generators) will be located away from adjacent properties and be of a silenced type.

TALBOT HOTEL – REFURBISHMENT CONSTRUCTION METHOD STATEMENT

All plant and equipment will be maintained in good order such that designed noise emission levels are not exceeded.

Works will only be undertaken during the designated hours (Section 12 below). This includes the starting-up of plant, pre-loading, deliveries etc.

Specific tasks which will generate noise above threshold levels will be assessed in advance and noise suppression / PPE / exclusion zones developed and included in RAMS.

9. Plant & Equipment

Typical contractors' plant will be engaged on the project, including excavators, dumpers, compactors, mechanical access platforms, forklifts, fixed & mobile scaffolding, and small tools.

All will be maintained in good order and be supplied with relevant test & inspection evidence as required by PUWER, LOLER etc.

All plant operatives will be suitably trained.

10. Fuel Storage & Handling

Fuel will only be transported and stored in lockable proprietary vessels designed for that purpose. Site fuel tanks and oil storage areas will include purpose made bunding arrangements. Operatives will be briefed on the correct procedures for use of tanks, spill kits and actions required should a more significant spills occur.

11. Site Waste Management

A Site Waste Management Plan will be developed pre-commencement and shared with contractors so that waste generation can be mitigated at source, and residual waste properly segregated at site.

There will be no burning of waste on site.

12. Working Hours

Will be In line with the requirements of the Planning Conditions

13. Site Set up

Will be in place and operation prior to construction activities commencing.

The items above are to be read in conjunction with Drawing No 22_0278_Proposed_Site_Plan which is appended to this document.