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**5 June 2023**

**CONSTRUCTION METHOD STATEMENT**  
**PROPOSED 8 BED HOTEL AT KEEPERS COTTAGE**  
**NORTHCOTE ROAD, OLD LANGHO, LANCASHIRE**

To be read in conjunction with the Proposed Site (Construction Phase) Layout Plan

**1. The Parking of Vehicles of Site Operatives and Visitors.**

The Parking of vehicles from construction staff and visitors will be allocated to the parking area adjacent to the main entrance on Old Langho Road following the demolition of the outbuilding.

Access and egress will be recorded and Monitored by the Site Manager by means of a signing in and out book at the entrance.

A safe access and egress route will be demarcated to allow safe access and egress to the construction office which is located close to the site entrance.

**2. The Loading and Unloading of Plant and Materials.**

The loading and unloading area will be allocated to the vehicle off load section directly through the entrance. The access will be again monitored and controlled by the Site Manager and will be working on a one-way system to prevent reversing.

**3. The Storage of Plant and Materials used in the Construction of the Development.**

This will be allocated to the red plant and cabin storage area at the rear of the construction yard. This area will be physically cordoned off from the vehicle off load area to allow safe pedestrian access to the plant and cabin area.

**4. The Erection and Maintenance of Security Hoarding**

The security hoarding will consist of double clipped Heras fencing supported with intersection props. This fencing will be positioned on the periphery of the Construction Site and is marked in blue on the Site Drawing. Relevant Site Safety Notices will also be attached to the Fencing advising of Restricted Access and Safety Information.

## **5. Wheel Washing Facilities.**

A wheel wash facility will be placed inside the entrance. It will be the duty of the driver of each vehicle leaving site to ensure that their vehicle is in a clean and safe condition to leave site.

## **6. Working hours**

Deliveries, demolition and construction working hours are 8am to 6pm Monday to Friday

## **7. Measures to Control the emission of dust and dirt during Construction.**

Dust and dirt on site will be controlled via a hose sprinkler system. We do not estimate any considerable dust as the Project will commence and be completed during months of inclement weather. Furthermore, the ground condition of the construction project is of a Hard Standing which eliminates Soil and there for dust and the majority of dirt.

## **8. Measures to protect the adopted highway due to the proximity of the construction work**

The applicant is aware that the existing building fronts the back of the footway along Northcote Road and Old Langho Road, and will be having refurbishments undertaken on the building.

These works include the following :-

- Extending the existing building by 4 metres from the existing South/East aspect to accommodate the spaces required in the proposal.
- Providing anew double height extension measuring 6.5m x 3m to replace the existing porch to form a new entrance for the hotel.
- The roof will be replaced.
- The first floor eaves will be raised by 1 metre. These works to the building mean that work will be undertaken adjacent to the adopted highway.

The agent has emailed LHAs Street works team on 23 May 2023 at [lhsstreetworks@lancashire.gov.uk](mailto:lhsstreetworks@lancashire.gov.uk) to ensure action is taken to obtain a permit to work adjacent to the highway before any works begin, plus a Scaffolding Licence to ensure the footway along Northcote Road and Old Langho Road is not obstructed in any way, a construction traffic management plan or it may be required to close the footway during 3 construction.

Discussions will be undertaken with the LHAs Street works to see whether this is required. These discussions with the Street works team will then be implemented and the CMS amended accordingly in advance of any works undertaken.

## **9. Measures to manage surface water and prevent Pollution.**

Surface water will be managed by the existing Ground Condition. Any excess water will be kept from Northcote Road and Old Langho Road by means of a drainage system to connect to the existing systems and will be installed prior to commencement of the Construction Works and will run along separating the Site from the carriageway.