

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 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.

4. Wheel Washing & Run-off Mitigation

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.

5. 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.

6. Environmental Considerations

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

7. Control of Noise

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

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.

8. Security

The site will be fenced off. The fencing will be secured to avoid blowing over in the wind.

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

Working hours and delivery hours will be between 8.00am and 6pm Monday to Friday and Saturday 9.00am and 1pm. There will be no work or deliveries on Sundays or Bank Holidays.

13. Site Set up

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