

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE

25 July 2024

CONSTRUCTION METHOD STATEMENT

Demolition of utility room, garage and wall to front garden. Construction of two-storey extension to side and rear, single-storey extension to side, new double garage to rear and new vehicular accesses to front and rear, including parking spaces for two cars.

at

2 George Street, Whalley, Lancashire

To be read in conjunction with the Proposed Site Layout Plan

The site is an established residential plot (semi-detached with large rear garden) in the centre of Whalley and it is apparent that any construction work will need to be carefully managed due to the juxtaposition with the road and access at the side of the property which is used by several other properties.

The site access will be clearly identified within the heras fencing which will be positioned along the edge of the access way in line with the boundary from the edge of the existing lean to single storey element of the house. Sufficient space will be maintained for vehicular/emergency access at all times. Scaffolding will be erected within the site boundaries and therefore not restrict the access down the side as the two storey extension is set back from the boundary line.

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

The Parking of vehicles from construction staff and visitors will be allocated to an area at the rear of the large garden plot following the demolition of the garage.

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

The construction office will be within the existing house

2. The Loading and Unloading of Plant and Materials.

The loading and unloading area will be allocated to the vehicle off load section at the rear of the house. The access will be again monitored and controlled by the Site Manager and will control any reversing onto the road.

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

This will be allocated to the cabin storage area at the rear of the house.

4. The Erection and Maintenance of Security Hoarding

The security hoarding will consist of double clipped Heras fencing supported with intersection props at the frontage of the site. The neighbouring vacant site will also be fenced off as agreed with the owner. This fencing will be positioned on the periphery of the Construction Site. Relevant Site Safety Notices will also be attached to the Fencing advising of Restricted Access and Safety Information.

- A licence to erect hoardings adjacent to the highway will be investigated. If necessary, this will be obtained via the County Council (as the Highway Authority) by

5. Wheel Washing Facilities.

N/A as the site will be clean stone and is restricted

6. 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 due to the small size of the project. Furthermore, the ground condition of the construction project is of a Hard Standing which eliminates Soil and therefore dust and the majority of dirt.

7. 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 the 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.

8. Construction working hours

Monday to Friday 8am to 6pm. Saturdays 8am to 1pm. Noisy work is prohibited on Sundays and bank holidays.