

CONSTRUCTION METHOD STATEMENT

Proposal: Conversion of Green Barn to create 1 No. dwelling with associated parking and amenity space.

Location: Eaves House Farm, Waddington Road,
West Bradford, Lancashire

Planning Approval: REF - 3/2025/0198

Emergency Contact:

Client and Project Manager: Martin O'Gorman – [REDACTED]

The Client will act as Project Manager for the build, overseeing all contractors on-site. He will also serve as the primary point of contact for any 24-hour emergencies.

1. Introduction

This Construction Method Statement has been prepared to discharge Planning Condition No. 19 relating to planning approval 3/2025/0198, which grants consent for the conversion of Green Barn into a single dwelling, with associated amenity space, landscaping, and parking provision.

This document sets out the intended approach to site logistics, access arrangements, materials management, construction activity, and site protection measures. Its purpose is to ensure the works are carried out safely, efficiently, and with minimal impact on neighbouring properties, public highways, and the rural character of the area.

2. Off-Site Highways Works

Any highways-related works, such as temporary access arrangements, will be agreed in advance with Lancashire County Council Highways Department. Any signage or temporary traffic management will be installed in accordance with their requirements. Timing of works will be carefully coordinated to avoid disruption to local farm traffic and minimise impact on Waddington Road, which is a rural route with limited passing space.

3. Parking of Vehicles for Site Operatives and Visitors

The site has adequate space within the yard for contractors to park. A maximum of 4 vehicles will be permitted within the designated contractor parking area. No parking will be allowed on the adjacent through track to keep the route clear for farm traffic and emergency access.

Where additional parking is required, operatives will be encouraged to car-share or park at an agreed off-site location. Under no circumstances will construction traffic obstruct farm entrances or public rights of way.

4. Loading and Unloading of Plant and Materials

Deliveries will be carefully scheduled to avoid peak farm operations and school traffic periods. Smaller vehicles will be used wherever possible due to the restricted width of Waddington Road and the farm entrance.

Any large deliveries (e.g., structural timber, trusses, or stone) will be pre-arranged, and banksmen will be present to guide vehicles safely onto the site. Deliveries will be timed to avoid busy periods and minimise disruption to neighbours.

5. Storage of Plant and Materials

Materials will be delivered on a time sensitive basis that will minimise on-site storage requirements. Weather-sensitive materials will be stored under cover or within the barn until they are required.

Small plant (mixers, compactors, scaffolding) will be securely stored on site, and larger plant will be removed from site outside of working hours where practical.

6. Site Security and Hoardings

Temporary Heras fencing will be erected around the construction area with lockable access gates to prevent unauthorised entry. The fencing will remain in place for the duration of the works. Security signage will be displayed, and access will be limited to authorised personnel only.

7. Site Operating Hours

To minimise disturbance to neighbouring properties and farm operations the site working hours will be: (Incl. delivery, demolition, construction)

- Monday to Friday: 08:00 – 18:00
- Saturday: 09:00 – 13:00
- No works on Sundays or Bank Holidays unless otherwise agreed with the Local Planning Authority.

8. Dust, Dirt, and Noise Control Measures

A designated mixing area will be established with dust suppression measures (e.g., water damping) during cutting and mixing operations. Loose materials such as sand will be sheeted to prevent windblown dust.

The yard will be regularly swept to avoid mud being tracked onto Waddington Road. A wheel wash or jet wash will be available during wet periods to minimise contamination of the highway.

Noise will be controlled using silenced plant and equipment. Engine idling will be avoided, and operations will be conducted in compliance with BS 5228 (Noise Control on Construction Sites).

9. Waste Management

Construction waste will be minimised, segregated, and disposed of responsibly. A small skip will be located in the contractor compound and emptied regularly. Recyclable materials (timber, metal, hardcore) will be separated for reuse or recycling.

10. Routing of Delivery Vehicles

All construction and delivery traffic will access the site via Waddington Road, using the existing Eaves House Farm entrance. Drivers will be briefed on the agreed route and instructed not to reverse onto the public highway.

Vehicle movements will be minimised, with deliveries scheduled outside of peak traffic periods where possible. A banksman will be available during critical deliveries to ensure safe manoeuvring.

11. Measures to Protect Vulnerable Road Users

Given the rural location, there may be pedestrians, cyclists, horse riders, and agricultural traffic. The following measures will be implemented to protect vulnerable road users:

- Clear signage will be installed near the site entrance warning of construction traffic.
- A banksman will be present during large deliveries to control access and ensure safe crossing of the site entrance.
- All drivers will be instructed to adhere to a site speed limit of 5 mph within the yard and to approach the site slowly and with caution.
- Vehicle movements will be minimised and scheduled outside of school drop-off/pick-up times and busy farm operation periods.