

CONVERSION WORKS METHOD STATEMENT

FOR THE CONVERSION OF AN EXISTING BARN TO FORM 2NO DWELLINGS

AT

FOODEN HALL FARM

GISBURN ROAD

BOLTON BY BOWLAND

LANCASHIRE

BB7 4LS



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This document is for the purpose of obtaining planning permission and listed building consent only and must be read in conjunction with all other planning documents.

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PART 1

1.0 GENERAL

- 1.1 This document has been prepared in support of applications for planning approval and listed building consent for the repair and conversion of the existing barn at:
- Fooden Hall Farm
Gisburn Road
Bolton By Bowland
Lancashire
BB7 4LS
- 1.2 The development proposals consist of the conversion of the extant barn to form 2no residential dwellings, with associated parking and landscaping. A number of repairs will also be required as part of the conversion works.
- 1.3 This document should be read in conjunction with all other application documentation and should not be read in isolation.
- 1.4 All works to the building are to be undertaken to minimise the loss of, and permanent scarring to historic fabric. Only a minimal amount of work to be carried out that disturbs existing historic fabric. Where disturbance /removal of minor areas of historic fabric is required, as much of the historic fabric as possible is to be retained and all new fittings / pipes / services are to be discreetly positioned.
- 1.5 All building work is to comply with the current edition of the Building Regulations and carried out in accordance with the relevant codes of accepted building practice. All materials and fittings used are to be fit for their purpose and to the relevant British Standard, 'CE' marked and covered by a current BBA agrément certificate.

2.0 ASBESTOS

- 2.1 Prior to commencement of the works a full demolition and refurbishment asbestos survey should be commissioned and undertaken by a competent, qualified and licensed asbestos contractor to identify all potential asbestos containing materials. In the event that any asbestos containing materials are found, the Client, Architect and Principal Contractor are to be informed immediately. All asbestos containing materials should be removed in full by a competent, qualified and licensed asbestos removal contractor and be as per the recommendations of the asbestos survey report and disposed of correctly.

3.0 ACCESS SCAFFOLDING

- 3.1 Appropriate scaffolding is to be erected externally by a licensed and competent scaffolding contractor to facilitate safe access and undertaking of the works. The design of all scaffolding will be the responsibility of the Principal Contractor and is to be in accordance with the recommendations of BS EN 12811-1:2003 'Temporary Works Equipment: Scaffolds: Performance Requirements and General Design'. Compliance with the various Acts and regulations listed within the relevant standards is the responsibility of the Principal Contractor. Compliance with all aspects of Health and Safety during erection, using and dismantling is the responsibility of the Principal Contractor. The design of the scaffold is to take account of the requirements of all trades which will require access, use as a working platform or storage.
- 3.2 Extreme care must be taken when the scaffolding is erected, altered and dismantled in order to protect existing historic fabric from any damage that could be caused by the scaffolding poles and boards. All scaffolding is to be designed so as to be free standing and under no circumstances is the scaffolding to be fixed to the fabric of the building. Under no circumstances will putlog scaffolding or any other

mechanically fixed scaffolding be considered as acceptable. All scaffolding poles and boards must finish at least 50mm away from the walls of the building and be fitted with plastic end caps to reduce the risk of damage. All scaffolding is to be seated on timber pads.

4.0 EXISTING SERVICES

4.1 The Principal Contractor will be responsible for undertaking the following;

- Obtaining all necessary under / above ground service information from statutory authorities and the client (if not already provided) to ascertain the existence and location of any live services and drainage routes prior to commencement of the works.
- Carefully CAT scanning all necessary areas of the site and for hand excavating to safely determine any existing underground services prior to commencement of the works.
- Carefully redirect / protect any existing underground services during the course of the works ensuring that their locations are clearly marked at all times and any safety signage provided to denote locations and any potential dangers. The Client and Project Architect is to be immediately informed of any unknown live services which are found during the course of the works.

5.0 DEMOLITIONS AND ALTERATIONS TO EXISTING STRUCTURE

- 5.1 Prior to any works being undertaken, the main contractor is to install appropriate means of temporary support throughout the building as deemed to be required to allow for the necessary repairs / works to take place. The Principal Contractor is to ensure that the structural stability of the building is maintained throughout the entire duration of the works. Any defects or evidence of movement found to have occurred during the undertaking of the works are to be immediately reported to the Client and Project Architect / Project Structural Engineer.
- 5.2 The blockwork structure to the north east of the barn is to be carefully demolished by hand. All ground floor structures and foundations are to be grubbed up, and all spoil carted off site.
- 5.3 The remains of the dilapidated / ruined brick-built structure to the north east of the barn is to be carefully demolished by hand. All ground floor structures and foundations are to be grubbed up, and all spoil carted off site.
- 5.4 The modern concrete blockwork lean-to structure to the north west elevation is to be carefully demolished. All ground floor structures and foundations are to be grubbed up, and all spoil carted off site. This is to be rebuilt using matching stonework – please refer to section 8.0 of this document.
- 5.5 All existing fixtures and fittings are to be carefully removed from the interior of the barn and carted off site, including all cattle stall partitions, dwarf walls and hay lofts / floor structures.
- 5.6 Carefully remove all existing windows and doors and cart off site.
- 5.7 Carefully remove all existing services from the building, including all electrical wiring, switches and conduits. All to be undertaken by competent and qualified specialist engineers.
- 5.8 The existing rainwater goods are to be carefully removed by hand and carted off site. This is to include all gutters and brackets and all downpipes and fixings. All holes, fractures and damage to the existing masonry substrate resulting from the fixing of the existing rainwater goods are to be infilled with lime mortar.

- 5.9 All internal plaster wall finishes are to be carefully removed through the use of hand tools to avoid damage to the fabric of the barn. All spoil to be carted off site.
- 5.10 The walling above the location of all proposed wall openings is to be carefully and fully propped / supported using steel props and timber / steel needles as required to support the walling above the proposed openings whilst the formation of the new opening is ongoing. Once fully supported the walling for each opening is to be carefully dismantled by hand to form the new opening. Following the removal of the required wall fabric, the jambs of the new openings are to be carefully rebuilt using the existing stonework whilst ensuring a neat finish to the wall aperture is achieved. New stone cills, jambs and heads are to be installed as required. Following reconstruction of the jambs, new pre-cast concrete lintels are to be installed and should be designed by a Structural Engineer with a new stone head installed externally. The walling above the new opening is to be rebuilt using the existing wall fabric, with the needle holes infilled with stone and lime mortar following removal of the needles. Joints to be pointed using lime mortar.
- 5.11 The profiled metal roof covering to the barn is to be removed, including all fixings and carted off site. Please refer to section 11.0 of this document.
- 5.12 The stone slate roof covering to the south west end of the barn is to be stripped and retained for re-use. Please refer to section 11.0 of this document.

6.0 GROUNDWORKS AND FOUNDATIONS

- 6.1 The site / external ground level is to be stripped to the required formation levels, and all spoil and unwanted materials are to be carted off site. Great care is to be taken not to undermine and destabilise the existing external walls and foundations of the building. External ground levels will require reducing in order to prevent penetrating dampness through the external walls and should be a minimum of 150 - 200mm below the internal finished floor level where possible.
- 6.2 The existing ground floor is to be grubbed up, and all spoil carted off site. Great care is to be taken not to undermine and destabilise the existing external walls and foundations of the building.
- 6.3 New concrete strip / raft foundations are to be provided to all new internal loadbearing concrete blockwork walls (internal walls and cavity walls). All new foundations are to be to the design, details and specification of a Structural Engineer. If required, trial pits should be undertaken to confirm exact ground conditions and the depth of the foundations to the existing external walls of the barn. Local Authority Building Control are to be informed prior to commencing any excavations for new foundations.
- 6.4 The need for underpinning the existing walls should be confirmed by a Structural Engineer following the inspection of the existing building foundations to the external walls of the barn. The level of the proposed ground floor should be set as high as possible to reduce the risk of undermining to the external walls.

7.0 GROUND FLOOR STRUCTURES

- 7.1 A new concrete raft foundation / thickened floor slab is required to accommodate additional loading requirements of the building / provide support for the new internal block lining walls and internal concrete block load bearing walls. The proposed ground floor structure is to be to the design, details and specification of a Structural Engineer.
- 7.2 The new ground floor structure is to be insulated in accordance with current 'U' values whilst also incorporating DPM's and DPC's, lapped with DPC's to new internal blockwork walls / linings. Radon mitigation measures should also be incorporated as required.

8.0 EXTERNAL WALLS

- 8.1 The existing stone walls of the barn are to be cleaned down and repointed internally and externally where required with an appropriate lime mortar. All areas of loose stonework to walls, including wall heads, are to be consolidated.
- 8.2 The paint finish to the north east gable end is to be removed using DOFF Integra high-temperature steam cleaning.
- 8.3 New 100mm thick concrete blockwork internal lining to be constructed off new concrete foundations, with 150mm cavity between existing stone and blockwork wall. PROVISIONAL - 100mm cavity wall insulation and 50mm clear cavity. Internal blockwork lining walls to be tied to external stone walls with stainless steel cavity wall ties. DPC to be lapped and taped to DPM to floor slab.
- 8.4 The existing modern blockwork lean to structure to the north west elevation is to be removed and rebuilt as per the same dimensions using modern masonry cavity wall construction and clad externally using matching stonework.
- 8.5 All existing lintels to the stone barn walls are to be inspected for condition and suitability of retention and re-use. Concrete lintels to be installed within blockwork walls above all new and existing openings as well as to replace existing lintels which are not suitable for retention. All lintels and structural steelwork are to be to Structural Engineers design, details and specification. Larger openings are to receive steel beams / lintels to Structural Engineers design, details and specification. Defective external stone lintels are to be replaced on a like for like basis.
- 8.6 All window and door openings are to incorporate horizontal and vertical DPC's, cavity closers and cavity trays and weepholes where required. Internally blockwork walling to be lined with plasterboard on dabs with plaster skim finish.
- 8.7 The bulge noted around the location of the former winnowing door to the south east elevation should be assessed by a Structural Engineer to confirm structural condition and the adequacy of the rebuilding work that has been undertaken.
- 8.8 Existing window and door openings are to be made good and consolidated as required, with stone heads, cill and jambs installed as per the proposal drawings.

9.0 INTERNAL WALLS

- 9.1 New load-bearing walls to be constructed from minimum 100mm thick concrete blockwork off new concrete foundations.
- 9.2 Structural support over openings to be precast concrete lintels and structural steelwork as required to suit spans and loading, all to the design, details and specification of a Structural Engineer.
- 9.3 New partition walls are to be constructed from
- 9.4 Any internal paint finishes are to be removed using DOFF Integra high-temperature steam cleaning.

10.0 FIRST FLOOR STRUCTURES

- 10.1 New first floor structures to be installed and are to consist of new engineered timber floor joists in accordance with Structural Engineers / Specialist design and specification. First floor structure to be

supported off new internal concrete blockwork walls. Joists to be strapped to blockwork walls with stainless steel restraint straps. T&G moisture resistant floor boarding to be fixed over top of first floor structure and to be underdrawn with plasterboard to form ceiling with plaster skim finish. Mineral wool insulation to be fixed between joists.

11.0 ROOF STRUCTURES AND COVERINGS

- 11.1 The existing profiled metal roof covering is to be removed including all fixings and carted off site.
- 11.2 The existing slate roof covering, including ridge tiles and vents, to the south west end of the barn is to be carefully stripped by hand to ground level and sorted by length and thickness and securely stored ready for re-use, including any which can be dressed down in size. Sound salvaged slates are to be cleaned of all loose debris, sorted to length and thickness and arranged in stacks equivalent to each course length. Care should be taken to unload the roof on both sides equally and simultaneously to avoid excessively uneven load on one side of the roof. Carefully remove all slating laths and de-nail all rafters if nailed down. Clean down all timbers and remove all loose debris that falls to the floor.
- 11.3 All leadwork and cement fillets are to be carefully removed by hand and all spoil to be removed.
- 11.4 Following removal of the roof coverings, the existing timber roof structures should be inspected at high level by a timber specialist / structural engineer to confirm the condition, structural adequacy, and suitability of retention for individual timber members. All retained timber to be kept dry and treated against timber / fungal decay and wood-boring insect infestation as required. Defrassing of worm affected timbers is to be kept to a minimum to avoid unnecessary loss of original fabric.
- 11.5 All new / replacement roof timbers required throughout the barn are to be to Structural Engineers design, details, and specification. New timber shall be used unless specified otherwise and shall be of good quality, free from disease and reasonably free from any edges, shakes and sapwood and well-seasoned. It should be dried to moisture content of between 15 and 20% and be of matching species to that being replaced. Softwood is to be pressure-impregnated with a preservative before being brought onto the site and any cut ends or bored holed should be liberally treated with insecticide / fungicide before being built in.
- 11.6 New breathable roofing underlay / membrane and treated timber battens to be fixed over rafters with existing and new slate roof coverings and ridge tiles fixed over. The existing retained slates are to be fixed to the south west end of the barn as previous. New matching slates and ridge tiles are to be provided for the main part of the barn that was previously covered with profiled metal sheeting as well as the lean-to structure to the north west elevation. Verges to be flush struck.
- 11.7 All new flashings / soakers shall be in minimum code 6 lead.
- 11.8 Roofs are to be insulated to meet current 'U' values and are to be underdrawn with plaster board with skim finish.
- 11.9 Flush fitting conservation roof windows, complete with flashing kits, to be installed where shown in full accordance with manufacturer's guidance and instructions.
- 11.10 Aluminium / cast iron half round guttering with matt black paint finish to be installed to the eaves using plain / scrolled drive-in rise and fall brackets installed within mortar joints. All gutter joints should be made watertight with mastic joining compound. Round downspouts to be mechanically fixed back to external walling in mortar joints where possible and discharging into proposed surface water drainage system. Downspouts should be secured with nails or screws and wooden bobbins, and downpipe joints wedged

and putty pointed. All downspouts are to be provided with shoes and shall divert water away from the building. Installation to be undertaken in strict accordance with manufacturer's guidance and instructions.

12.0 WINDOWS AND DOORS

- 12.1 All masonry / structural opening dimensions to be fully measured on site by principal contractor / manufacturer prior to manufacture of windows and doors. The individual requirement for toughened safety glass to each window to be confirmed as part of detailed site measurements by the principal contractor / window manufacturer prior to ordering.
- 12.2 New external casement windows and doors to be installed as required to suit existing and proposed structural openings. All new windows and doors are to be in painted / stained timber complete with neoprene seals and locking ironmongery. Frames are to be glazed internally with double glazed units as per proposal drawings.
- 12.3 In all doors with glazing below 1500mm and in all windows with cills below 800mm, toughened glass is also required to all glazing located within 300mm adjacent to a door frame. Where possible / required, windows to comply with the requirements of the building regulations regarding means of escape.
- 12.4 All opening casement windows shall have flush fitting frames rather than storm-proof detailing. All window and door frames are to be set back in their openings by a minimum of 150 - 200mm.
- 12.5 Installation, construction, glazing and locking of windows and doors to be in accordance with PAS 24:2012 / Part Q of the Building Regulations - Secured by Design.
- 12.6 Frames to be sealed against the existing masonry substrate using burnt sand mastic which is to match the colour of the existing masonry.

13.0 FOUL AND SURFACE WATER DRAINAGE

- 13.1 Any existing redundant surface / foul water drains / soil pipes to be blocked off, grubbed up and removed where required.
- 13.2 Foul water from all new sanitaryware to be discharged via waste / soil pipes into foul water drainage system before discharging into proposed sewage treatment plant.
- 13.3 New manholes on concrete bases to be installed at connections where required.
- 13.4 New RWPs and trapped access gullies to be connected via 100mm UPVC pipes into proposed soakaway / sustainable drainage system.
- 13.5 All drains passing through walls are to be above foundation level with concrete lintels over them and flexible joints both sides. Any drains passing under building are to be bedded and surrounded as recommended by manufacturer.

14.0 ELECTRICAL INSTALLATION

- 14.1 All electrical work including lighting, power, mechanical extract and smoke / fire detection to meet current IEE / Building Regulations requirements (18th/ Edition). The design, installation and inspection of the installation to be carried out by "Prescribed Competent Contractor" registered with an authorised electrical self-certification scheme / NICEIC registered contractor. Prior to commencement of installations

details of the registered electrical contractor to be submitted to the Local Authority. On completion of testing the installations, electrical contractor to issue appropriate BS: 7671 Electrical Installation Certificates.

14.2 Electrical installation to include;

- New electric mains distribution boards on split mains circuits with all equipment, isolating switches, RCD's MCBs and flame proof boards fixed with spacers as required. Supply to be diverted from existing.
- Electricity meters
- All new internal light switches
- Power spurs / sockets
- Mechanical extract fans
- Smoke / heat / carbon monoxide detection system
- Alarm / security system
- Internal and External lighting
- Data / telephone system
- Earthing of all new appliances, sanitaryware, pipework, sinks and heated towel rails.

15.0 HEATING AND DOMESTIC HOT WATER SUPPLIES:

- 15.1 The heating system is to be designed and the installation by Specialist Heating Engineer. The design of the plumbing installation is to comply with all requirements of The Building Regulations 2000 Part G 2010 Edition G1 - Cold Water Supply, G2 - Water Efficiency (125ltrs/person/day), G3 - Hot Water Supply and Systems, (max 100°C storage, max 48°C supply at baths, max 60°C supply at wash basins), G4 - Sanitary Conveniences and Washing Facilities, G5 - Bathrooms and G6 - Kitchens and Food Preparation Areas.
- 15.2 DHW Installation - Hot water to be provided to hot water points throughout the building via new condensing boilers (fuel type to be confirmed). All be installed by specialist. All new pipe runs are to be discreetly surface mounted and housed in painted timber boxing to avoid destructive chasing into historic wall fabric. Pipes to be screw fixed to walling using mortar joints as much as possible.
- 15.3 DCW Installation - New installation run from stop valve. Supplies connected to all new sanitary fittings as required. Isolating valves fitted prior to final connections. Exact position to be agreed with client. All be installed by specialist. All new pipe runs are to be discreetly surface mounted and housed in painted timber boxing to avoid destructive chasing into historic wall fabric. Pipes to be screw fixed to walling using mortar joints as much as possible.
- 15.4 New water meters to be installed to the proposed dwellings.
- 15.5 Space Heating - Proposed dwellings to be heated using new condensing boilers (fuel type to be confirmed) with wet radiator system throughout. All new pipe runs, including hot / cold water supplies are to be discreetly surface mounted and housed in painted timber boxing to avoid destructive chasing into historic wall fabric. Pipes to be screw fixed to walling using mortar joints as much as possible. Size of radiators to be calculated by a specialist to suit room sizes.
- 15.6 Wood burning / multi-fuel stoves to be positioned as shown and installed by a specialist. Stoves to be sat on natural stone hearths in accordance with Approved document J. Flues taken out through first floor structures and roofs, via sealed collars - sizes and design of flues to be to manufacturer's details and Section 2.5, Table 2. Air supply to appliances to be in accordance with Section 2.2, Table 1.

16.0 INTERNAL JOINERY

- 16.1 New skirtings to be installed as required, nom. 125mm x 19mm Torus profile skirtings.
- 16.2 New architraves to be installed as required, nom. 75mm x 19mm Torus profile architraves.
- 16.3 New 25mm MDF window boards with bullnose edge finish to be fixed internally to window cills.
- 16.4 New 762 / 838 x 1981 x 44mm thick square top doors with softwood rebated frames. Internal doors to be fitted with all ironmongery. Door, frames and ironmongery to be FD30 fire rated as required and be complete with intumescent strips / smoke seals as required.
- 16.5 Size of new soft wood staircases subject to site measure, proposed floor heights and position and thickness of new wall linings and finishes. Min. 900mm high handrail to flights and 1000mm to landings. Max 99mm spacing between balusters. 100mm newel posts. Pitch line of staircase to be no greater than 42 degrees. Min 2000mm headroom vertically above pitch line of stairs. Staircase to be underdrawn with 1 no layer of 12.5mm plasterboard with taped and scrimmed joints and plaster skim finish.

17.0 MECHANICAL VENTILATION

- 17.1 New mechanical extract fans to be installed to kitchen, utility room, house bathroom, bedroom 02 ensuite, bedroom 03 ensuite and bedroom 01 ensuite. Extract fans are to be wall / ceiling mounted with uPVC extract duct to extract vent outlet using natural slate. Proprietary slate vents to roof slopes are to be used where shown.

PART 2

18.0 CONSTRUCTION AND SITE WORKING HOURS

18.1 Standard construction and site working hours will be as follows:

- Monday to Friday - 8am – 6pm. Saturday 9am – 2pm.
- No working is to be undertaken on Sundays or Public / Bank Holidays.

19.0 SEDIMENT CONTROL METHODS

19.1 It is not anticipated that major sediment control will be required. However, this will be closely monitored throughout the entire construction phase and should circumstances change, the fibre roll method will be immediately implemented at 1m from the construction boundary as well as around nearby drains / gullies.

20.0 NOISE POLLUTION CONTROL METHODS

20.1 Noise pollution is a major consideration when constructing new projects. Due to the minimal excavations and use of heavy plant and machinery which is expected on this project noise emissions are expected to be minimal, however should any heavy plant and machinery be required, the use of such plant and machinery will not take place between the hours of 6pm – 8am.

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

20.3 Also, alternative methods will be in place to ensure noise is kept to a minimum throughout the project;

- Plant and machinery will be well maintained and properly serviced, which helps to reduce noise by up to 50% in comparison to old, unmaintained equipment.
- For any jobs requiring additional noise protection, plywood-clad frameworks will be erected that will surround the areas of works, which will significantly reduce noise emissions off-site.

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

21.0 PARKING FOR VEHICLES AND SITE OPERATIVES

21.1 Vehicle parking will be available throughout the project in designated areas, which will be laid out based on requirements established at the detailed design stage. Parking areas will be cordoned off and clearly marked.

22.0 LOADING AND UNLOADING OF PLANT AND MATERIALS

22.1 Loading and unloading of plant and materials to be carried out on site. All plant and materials to be unloaded / loaded into the designated fenced site area.

22.2 No deliveries are to be made before 9.00am and after 3.00pm to avoid conflict with traffic (vehicular or pedestrian) during busier times. Contractor to organise all deliveries when sufficient labour is on site to efficiently off load materials directly onto hardstanding area on site.

- 22.3 The Principal Contractor is to ensure delivery vehicles do not impede on neighbouring properties or present a hazard to road users and members of the public.
- 22.4 Delivery drivers will be instructed to call site a minimum of 10 minutes before their arrival to allow for preparations. Upon arrival the site manager/banksman will aid them in entering into site, where they will be safely offloaded away from traffic. Following delivery, the site manager/banksman will also watch them out and ensure a safe delivery is undertaken.

23.0 ON SITE STORAGE FOR PLANT AND MATERIALS

- 23.1 All deliveries to be planned 'Just in time' to alleviate long term storage on site where possible.
- 23.2 All plant materials are to have designated storage areas. Materials are to be securely stored within the building or within the site compound in a clearly designated and marked area. Any materials and fittings of high value are to be stored securely within the building or in a separate lockable container.
- 23.3 The storage of hazardous and flammable materials or fuel should not be on site but if required then must be kept to a minimum. Any hazardous and flammable materials and fuels that are required to be stored on site are to have individual storage areas i.e. lockable proprietary vessels designed for this specific purpose and must be protected from accidental ignition – this is to be regularly monitored and reviewed throughout the works.
- 23.4 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 more significant spills occur.
- 23.5 Materials to be stored as close to their place of work where possible in a clearly marked and designated area.
- 23.6 All pedestrian routes are to be kept clear of all stored materials, plant and machinery.

24.0 ERECTION AND MAINTENANCE OF SECURITY HOARDING

- 24.1 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.
- 24.2 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. The proposed fencing is to incorporate a lockable access gate.
- 24.3 The hoarding will be examined at the end of every day to ensure its integrity.

25.0 PROVISION OF WHEEL WASHING FACILITIES

- 25.1 From the onset, site access roads and vehicle parking and delivery areas will be formed and maintained in clean, free draining stone. These will ensure that contractors and delivery vehicle wheels remain clean whilst on site.
- 25.2 Excavated material requiring cart away will be loaded directly into tipping wagons.

- 25.3 The site will be equipped with a jet wash, and all vehicles will be inspected when 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.

26.0 CONTROL OF DUST AND DIRT EMISSIONS

- 26.1 From the onset, site access roads and vehicle parking and delivery areas will be formed and maintained in clean, free draining stone. These will ensure that contractors and delivery vehicle wheels remain clean whilst on site.
- 26.2 Excavated material requiring cart away will be loaded directly into tipping wagons.
- 26.3 The site will be equipped with a jet wash, and all vehicles will be inspected when 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.

27.0 WASTE DISPOSAL

- 27.1 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.
- 27.2 There will be no burning of waste on site.
- 27.3 Waste disposal units will be provided on site, and all materials / waste will be split and separated between various skips which will be removed from site by a competent company once full. Waste disposal units will be kept within the site compound.
- 27.4 Rubble chutes are to be safely utilised where required.
- 27.5 Any potential flammable waste i.e. packaging and timber off cuts are to be cleared away regularly to reduce fire risks.

28.0 HEALTH, SAFETY AND WELFARE

- 28.1 All contractors will be required to have a site-specific induction given by the site team, which will include all information about the development at that point of time, site rules and regulations, site-specific hazards, briefing on the traffic management plan, site fire safety plan and a review of the Construction Management Plan to fully inform them of what they need to comply with to carry out their work on site – as part of this process an induction form will be completed and signed off by contractor and site staff to confirm that they have been inducted.
- 28.2 Arrangements for Welfare Provision - The Principal Contractor will arrange for on-site welfare facilities to comply with the CDM Regulations 2015 Schedule 2.
- 28.3 Contractor to provide and regularly monitor and update all risk assessments and method statements for all construction work and activities and be responsible for all on site health and safety. All risk assessments and health and safety files are to be stored on site throughout the duration of the works.
- 28.4 No eating or drinking is permitted in the storage or construction areas of the project.
- 28.5 No smoking of cigarettes, cigars or vapes is permitted on site at all times.

- 28.6 A good standard of general tidiness and housekeeping is to be maintained on site at all times.
- 28.7 All necessary personal protective equipment (PPE) to be worn at all times whilst on site.