

Construction Method Statement
Proposed Residential Development of Five Dwellings on Land Adjacent to Golden Cross Inn,
Golden Cross, East Sussex

Objective

To set out logistics and practices that will minimise the impact of site activities on the local environment and local community.

Resident Communication

Prior to any works commencing a letter of introduction will be sent out to all local residents providing details of the proposed works including details of arrangements to keep any potential disruption to a minimum. Contact details of the site management team will be made available to residents and in addition there will be post box located at the entrance of the site should any resident have a query, request or concern.

Haulage Routes

The site is adjacent to the A22 and is served from Deanland Road. All deliveries will make entry into the site via the existing site entrance in Deanland Road. This will avoid any potential traffic hazards on the A22. Traffic leaving the site will be directed to turn left onto Deanland Road and then onto the A22.

Site Layout

The site is located within a small residential area adjacent to the A22. The whole site consists of a rectangle plot. There is only one access to the site, which is from Deanland Road.

All sides will be kept secure with existing fencing, temporary hoarding or Heras fence panels and will be checked every day.

There are no road works associated with this development, and so the building work will commence as soon as practically possible. The main roads that serve the site are the A22 and Deanland Road. These roads will be kept free from obstructions at all times.

All deliveries will be welcomed into the site and unloaded from there, so that all roads are kept clear. All larger deliveries will then be banked out, if necessary, by competent operatives, into Deanland Road so they can drive away in a normal fashion. All deliveries are expected to be able to be handled in this way.

With little infrastructure required, it is not envisaged that much mud and mess will be created, but all vehicles and in particular muck-away lorries will be inspected prior to leaving the site to ensure that excessive mud and grit is removed from the undercarriage and wheels. Wheel washing equipment will be employed to remove excessive debris should this be necessary.

All trades will be expected to minimise the amount of vehicles that are used to get trades to site as parking is limited within the site. All contractors vehicles will be expected to park in the adjacent redundant Golden Cross Inn car park which is also in the applicants ownership. Trades will be expected to park considerately in other areas if site parking is full.

Management of site activities

Site activities will only be carried out between the hours of 08:00 and 18:00 Monday to Friday and between 08:00 and 13:00 on Saturdays. No work will be carried out on Sundays or Bank Holidays.

Dust Control

Dust control measures will as far as relevant and practicable for such a small site, be implemented during the construction process to limit the dust levels to absolute minimum. Measures are set out, but not limited to, the following:

1. Water suppression is to be used for all masonry cutting operations
2. Vacuum suppression is to be used on mechanical cutting operations for other materials.

3. To minimise the build-up of dust on site, damping down internal and external areas will be employed, and regular washing down will be implemented, where required. Particular consideration will be given to the following:
 - Structures and buildings during site clearance
 - Unpaved areas that are subject to traffic or wind
 - Sand spoil and aggregate stockpiles
 - During loading/unloading of dust generating materials

All dust control issues will be discussed as part of the appointment procedure for all subcontractors.

Noise Control

The Contractor will do everything reasonably possible to ensure noise from works is kept to a minimum. This includes :

- Using well-maintained and silenced plant and equipment including compressors, generators and power tools.
- Acoustic panels will be used where noisy operations that can be enclosed are expected for longer durations, such as all disc cutting and concrete breaking.
- Radios or other amplified music shall not be permitted on site.
- Residents will be notified in advance should particularly noisy work be required and as far as practicable this work will be carried out between the hours of 9:00 and 16:00 on weekdays.
- Maximum noise emissions for smaller excavators and plant will not exceed 75dB but all these values will be reduced by the perimeter hoarding and any localised barrier that can be used.
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Management of Site Related Activities

- Details of egress/access routes will be issued to suppliers and subcontractors in the form of a delivery policy, and this will be monitored as far as practicable.
- Delivery vehicles and visitors to the site will be sent a map of the site with directions to the site along with a phone number to arrange for access at a specific time
- The movement of vehicles, particularly during the main contract works stage will be controlled by Site Management, although as it is a small site, not too many vehicles are expected within the development at any one time.
- As far as practicable, deliveries will be scheduled after 09:00 in the morning and before 15:00 in the afternoon to ensure that the busiest times are avoided.
- Waste from demolition will be segregated by the contractor and removed from site as work proceeds to prevent it building up too large.