

# **Construction Method Statement**

## **Planning Application. Demolition of agricultural building and erection of self-build dwelling**

### **Land At Chandos Farm, Bull Road, Thornham Parva, IP23 8ES**

This Construction Method Statement plan has been produced pursuant to Condition 19 of Reserved Matters Approval DC/23/03281.

#### **1. Vehicle Parking & Access**

Vehicles shall access site via the A140 reducing the distance required to travel on smaller road. Access to the site will be via the existing access used by the farm when it was in operation. The attached plan illustrates the parking areas for site operatives and visitors to the site. Plant, equipment, and materials will be unloaded within the site via these access routes.

#### **2. Construction Operating Hours and material delivery times**

The hours of work will be:

- Monday – Friday 07.30am – 18.00pm
- Saturday 08.00am – 13.00pm

No work or deliveries will take place on Sundays or Public Holidays.

#### **3. Loading and unloading of plant and materials**

The delivery vehicles will park on the area where the driveway will be in front of the new dwelling to load and unload plant and materials.

#### **4. Storage of plant and materials**

The attached plan illustrates the position of the plant and materials compound. Materials will be stacked to a maximum height of 1.8m.

#### **5. Security fencing**

Heras Security Fencing will be erected along the frontage of the site and the eastern and northern boundaries as shown on the attached plan.

#### **6. Lighting**

All lighting necessary as part of the works will be installed to enable works to progress safely during winter months. The lighting will be appropriate for the intended use and provide the minimum amount of light to achieve the intended purpose be energy efficient and will provide adequate protection from glare/light spill to adjacent residential properties.

#### **7. Wheel Washing Management during Construction**

A pressure washer will be provided adjacent to the compound and deliveries area of the site to clean dirt and debris from construction and delivery vehicles before they exit the site.

## **8. Dust Suppression**

During dry and dusty periods all on site roadways will be sprayed with water to dampen down and suppress the dust from the site whilst works of construction and demolition are in progress. This operation will be completed in intervals throughout the working day. Dust sheeting will be affixed to Heras fencing, where abutting road and footways, to reduce dust. All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.

## **9. Noise & Vibration**

We are fully aware of the sensitivities to noise of those occupying the adjacent properties. Construction noise should only be audible between the hours of: 07:30 – 18:00 Monday – Friday, 08:00 – 13:00 on Saturdays. No construction noise should take place on Sundays or Bank Holidays. All reasonable steps will be taken to minimise any noise disruption to adjacent occupiers. Operatives working in noisy areas will be monitored to ensure they are wearing the necessary personal protective equipment and that they are not exceeding their permitted exposure periods. Electrically powered plant will be used where practical.

## **10. Recycling/disposal of waste**

All waste arising from the ground clearance and construction processes will be recycled or removed from the site subject to agreement with the Local Planning Authority and other relevant agencies. No materials produced as a result of the site development or clearance shall be burned on site. During the build stage skips will be used that will go to a transfer station for segregation by a licensed waste carrier before forwarding for disposal/re-use/recycle. Skips will be kept in the compound which will have fencing around it to prevent waste blowing away in the wind. All operatives will be briefed during induction on the use of bins to prevent litter and litter picking will be undertaken if there becomes an issue on site.

## **11. Demolition**

The existing barn will require demolition to allow the new dwelling to be constructed. All waste arising from the demolition will be recycled or removed from the site subject to agreement with the Local Planning Authority and other relevant agencies.

The materials arising from the demolition will be segregated into the following:

- Wood – to be recycled off site
- Steel – to be recycled off site
- Concrete and brick rubble – to be recycled on site for road base
- Organic material – to be recycled off site
- Other materials not suitable for recycling – to be disposed of at a suitable facility off site.



Garden

The Old Rectory

New Dwelling

Driveway

Pink line indicates existing building and hardstanding area

Site parking

Security gate at end of drive

Security fencing to perimeter of site

Site compound for storage or materials and site facility's

Chandos Farm Barn

Chandos Farm House

BULL ROAD

Bin collection point

Visibility Splay 2.4 x 70m

Access point