



CONSTRUCTION METHOD STATEMENT

The Rise, Brick End CM6 2BJ

1.0 BACKGROUND / CONTEXT

1.1 The appeal was allowed and planning permission was granted for an outline proposal with all matters reserved except access, layout and scale, for demolition of 2 existing buildings and erection of 3 new buildings together with creation of a craft hub and re-formation of existing parking areas and landscaping at The Rise, Brick End, Broxted CM9 2BJ in accordance with the terms of the application, Ref UTT/21/0247/OP, dated 13th January 2023.

1.2 Condition 4 of the outline permission states:

“No development shall take place, including any demolition works, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The statement shall provide for the following items:

- i) Vehicle routing to and from site
- ii) The parking of vehicles of site operatives and visitors
- iii) Loading and unloading of plant and materials
- iv) Storage of plant and materials used in the construction the development
- v) Wheel and underbody of vehicle washing facilities
- vi) Before and after surveys of the condition of the highway in the vicinity of the site to identify any defects resulting from the construction works and to make good to the satisfaction of the local planning authority.

1.3 The approved Construction Method Statement shall be adhered to throughout the construction period for the development”.

1.4 The approved Construction Method Statement (CMS) will be issued to all sub-contractors working on the site.

2.0 OBJECTIVES

2.1.1 The objectives of this CMS are to:

- i) Enhance safety for the public and those undertaking construction and transportation associated with the build.
- ii) Confirm vehicle routing to and from site to avoid unnecessary hold ups or excessive traffic to the local roads.
- iii) Confirm parking arrangements of vehicles belonging to site operatives and visitors.
- iv) Confirm arrangements for the loading and unloading and storage of plant and materials on site.
- v) Provide details of the security arrangements for the site during the construction process.
- vi) Confirm arrangements for the ‘before and after’ surveys of the condition of the highway in the vicinity of the site to identify any damage caused by

- construction traffic visiting the site and show the condition on completion of works.
- vii) Detail methods to keep all vehicles leaving the site clean to avoid creating a mess on the local road network.
- 2.1.2 The contractor will ensure that there is minimum impact on the surrounding environment and community caused by this development. The contractor will use all best endeavours to minimise disturbances, including noise, dust, smoke and vibrations and plant emissions.
- 2.1.3 The contractor will ensure that all works are damped down correctly and make sure that there is no burning of waste on the site to avoid any disturbance to the Aeroplanes landing in Stansted as this site is directly under the flight path.
- 2.1.4 The contractor will ensure that the section of Brick End Lane used by the site for access is maintained and kept clean and tidy, the site will operate a wheel and underbody wash to all vehicles leaving the site and make sure that all rubbish lorries are covered. If any debris is found on the road the contractor will employ a road sweeping company to clean the road.

3.0 GENERAL FRAMEWORK AND STATUTORY REQUIREMENTS

- 3.1 The contractor and their works are required to comply with the following:
- BRE Pollution Control Parts 1 – 5
 - British Standard 4142: 2014 – Methods for Rating and Assessing Industrial and Commercial Sound (Nb. This document should only be used in respect of the methodology for assessing background noise levels)
 - British Standard 5228-1: 2009 +A1:2014 – Codes of Practice for Noise and Vibration Control on Construction and Open Sites Part 1: Noise and Vibration Control on Construction and Open Sites Part 2: Vibration Control
 - British Standards 6187: 2000 – Code of Practise for Demolition.
- 3.2 The contractor will require Building Regulation approval before commencing works on site.
- 3.3 The contractor will be required to notify the local Health and Safety Executive using a HSE form F10 before commencing any site works.
- 3.4 The contractor will comply with any planning conditions attached to the planning permission for the construction works.
- 3.5 The contractor will prepare a Construction Phase Health & Safety Plan which will be displayed on site and copies provided to all site operatives.
- 3.6 The contractor will prepare Construction Phase Waste Management Plan which will be displayed on site and copies provided to all site operatives.

4.0 THE SITE

- 4.1 The site is an L shaped parcel of land which is set within the countryside. It sits between Brick End and Pledgedon Green in the Parish of Broxted and currently accommodates industrial buildings of blockwork and corrugated sheeting along with steel framed buildings and storage containers, open areas of storage and car parking. Parts of the site are open separated from the road by trees and hedges. The site is bounded on 2 sides by the adjacent lane and on the other sides by two neighbours' gardens and open farm land to the rear of the site. A Certificate of Lawful Use has previously been granted for use of general industrial purposes for the site.

5.0 COMMUNICATION AND COMMUNITY CONSIDERATIONS

5.1 LOCAL RESIDENTS

- 5.1.1 Notice boards to be displayed on entrance gate prior to any works commencing, in order to keep local residents informed about the works taking place. The notices will provide contact details for the contractor to allow neighbours and local residents to find out more information and notify them of any issues if required. There will also be displayed an out of hours contact number for any emergencies.
- 5.1.2 The site will be supervised at all times and the public should be able to easily contact the contractor to seek information or file complaints.
- 5.1.3 Site Security- The site will be completely hoarded off at the earliest opportunity with the permanent perimeter fence solution and the access to the site will be at the final position of the entrance gate. The site compound will also be secured internally and will be monitored by CCTV.

5.2 LOCAL AUTHORITY

- 5.2.1 The Local Authorities (this would include the highway authority) will be contacted if/as necessary in order to agree any signage requirements external to the site to ensure smooth flow of construction traffic making deliveries to the site.

5.3 EMERGENCY SERVICES

- 5.3.1 The local emergency fire and ambulance services will be and will be made aware of the traffic routes agreed with Local Authority as applicable and for any emergency procedures including environmental pollution incidents, spillages, health and safety.
- 5.3.2 In the case of work required in response to an emergency, Uttlesford Council and all neighbors will be advised as soon as reasonably practicable that emergency work is taking place. Potentially affected occupiers will also be notified of the 'hotline ' number, which will operate during working hours.

6.0 CONSTRUCTION PROGRAM AND METHODOLOGY

6.1 The works associated with the development are envisaged to start on completion of signing off all pre-commencement conditions, in January 2024, and would take up to approximately 88 weeks to complete.

6.2 A program of works outlining the demolition and construction process will be prepared by the Contractor prior to works commencing on site and held on site.

6.3 The construction phase will be completed in one stage due to the scope of the works. Construction will take place in the following stages:

6.3.1 Site setup and demolition

The site set up will initially be in the existing office and warehouse space detailed on the as SBG3. This building will accommodate the site offices, welfare facilities along with drying and changing rooms. During this time the demolition of the building SBG2 and the rear of the existing warehouse will take place. The groundworks, and foundations will commence on the Craft Hub Site and also the rear concrete yard area and SUDS works will be completed to the far corner of the site. When this Concrete yard area is complete the site set-up and sectioned of compound will be moved here until the completion of the works. When these works are completed the balance of the demolition will take place along with the balance of ground works and foundations. These works will be set out in greater detail in the Contractor's construction programme prior to starting on site and will be displayed on site.

6.3.2 Substructure

As described above the ground works and foundations will be completed in two stages to enable the formation of the concrete yard area to the rear of The Rise site, and this will form the site compound for all parking, materials storage, and welfare facilities.

6.3.3 Superstructure

After the foundations have been poured the steel frames and blockwork infills will be installed along with roof coverings and external cladding, windows, and doors.

6.3.4 Fit-out, testing and commissioning

When the building structure is weathertight the internal fit outs will commence. The testing and commissioning will be undertaken on completion of each appropriate stage of works and all sections of works will be signed off by the Council building control as works proceed.

6.3.5 Site Working Hours

General site working hours are envisaged to be as follows and will be written into all supply

chain sub-contractor orders: Audible works will only take place on site between the following hours unless in emergency circumstances with the prior agreement of the local authority:

- Monday to Friday - 07:30 to 18:30 hours
- Saturday - 08:00 to 13:00 hours
- Sundays and Bank Holidays - No audible works to take place

Deliveries of materials outside these hours will be rejected unless prior arrangements have been made with the Contractor.

7.0 STRATEGIES TO REDUCE IMPACT OF WORKS

7.1 Construction Vehicles and Deliveries

- 7.1.1 The existing hard standing area on site will be used for positioning of skips and to use for deliveries, parking vehicles of site operatives and visitors until the rear yard to The Rise site is completed when all parking, material storage and welfare facilities will be moved to this secured compound. **-see attached plan.**
- 7.1.2 Signage positioned external to the site will reflect traffic management information for deliveries and skip drop offs/pickups and the like which will be agreed along with Essex highways.
- 7.1.3 Wheel and underbody vehicle washing facilities will be provided on site (as indicated on the proposed plans).

7.2 Safety and Environmental Standards and Programs

- 7.2.1 All vehicles travelling to and from the site for deliveries and waste removal will comply with local emissions standards and be mechanically sound to undertake their journeys and deliveries safely and efficiently.

7.3 Vehicle Routing to and from Site

- 7.3.1 The routes to and from site will be as detailed in the Travel Plan agreed with Essex highways, that is that all vehicles will start their journey from Mole Hill Green junction with Hall Road and then through the unclassified roads up to the site. All turning of vehicles will take place within the site. Entrance to and exit from the site for all vehicles will take place under strict supervision from the site banksman. Details of designative routes will be incorporated into delivery orders, so drivers have these requirements ready for their delivery.

- 7.3.2 Before and after surveys of the condition of the highway in the vicinity of the site will be completed by the contractor in conjunction with Essex Highways to identify any defects resulting from the construction works and to make good to the satisfaction of the local planning authority. This will be in the form of an agreed photographic record of pre-construction conditions.
- 7.3.3 If any defects attributable to the construction become apparent during the course of the works, the defects will be restored to the pre-construction condition.
- 7.3.4 On completion of the main construction works and ground works the Contractor will implement the installation of the passing bays to the unclassified road in Brick End as agreed with Essex Highways.

7.4 Schedule Deliveries

- 7.4.1 Throughout the works any vehicles travelling to the site for deliveries will be booked in advance to ensure that no congestion occurs within or in the vicinity of the site.

7.5 Site Deliveries

- 7.5.1 Storage on site will be as indicated on the attached plan. To minimize the amount of movement to the site from delivery of materials, space will be set aside to store materials ready for use. This will be organized so that there is a steady flow of deliveries to site during non-peak hours to avoid causing any unnecessary congestion.
- 7.5.2 Throughout the works any vehicles travelling to the site for deliveries will be booked in advance to ensure that no over congestion occurs within or in the vicinity of the site.
- 7.5.3 All vehicles travelling to and from the site for deliveries and waste removal will comply with local emissions standards and be mechanically sound in order to undertake their journeys and deliveries safely and efficiently.
- 7.5.4 Deliveries will be scheduled and agreed to a pre-determined programme to control vehicle access and deliveries by the contractor when appointed. This will detail, as appropriate, vehicle routes and time slots for vehicle arrival, dwell time and associated routes and restrictions. This will ensure that local traffic is not disrupted unduly.
- 7.5.5 The Contractor will be required to keep the highway within close proximity to the site, left in a clean and clear condition for the duration of the build process.

7.6 Propose More Sustainable Material Procurement

- 7.6.1 Reuse/Recycle Material on Site

7.6.2 Suitable on-site measures will be put in place to maximise recycling e.g the steel portal frames may be able to utilize steel beams once stripped out. The contractors will aim to maximise the recycling of materials within the construction site, thereby minimising vehicles carrying waste whilst also benefiting the environment. This may involve re-using materials within the site or for materials to be taken off- site to recycling facilities.

7.7 Use Smart Procurement

7.7.1 Wherever practical and possible materials used in the construction will be locally sourced, to reduce the distance travelled from the suppliers to site, and also to boost the local economy.

7.8 Waste Management

7.8.1 The Contractor will produce a Site Waste Management Plan (SWMP) for the project which once produced will be available on site and distributed to all site operatives. This will highlight the types of waste likely to be generated and propose whether the waste management action will be disposal, re-use or recycle etc for each type. The SWMP should include details of:

- i) Construction and demolition waste
- ii) Roles and responsibilities
- iii) Waste segregation
- iv) Material management
- v) Waste auditing
- vi) Waste types

7.8.2 The Contractor will use working methods that minimize waste in accordance with the principles of the UK Government's 'Waste Strategy 2 '(WS2).

7.8.3 Opportunities for re-using or recycling construction or demolition waste should be explored and implemented. The Contractor will carry out the works in such a way that, as far as is reasonably practicable, the amount of spoil and waste (including groundwater, production water and run-off) to be disposed of is minimized. The contractors will aim to maximize the recycling of materials within the development, thereby minimizing vehicles carrying waste whilst also benefiting the environment.

7.8.4 The two steel portal buildings will be dismantled carefully and be re-used if possible, on this site or stored elsewhere for re-use at a later stage on site or somewhere else.

7.8.5 The disposal of all waste or other materials removed from the Site will be in accordance with the requirements of the Environment Agency, Control of Pollution Act (COPA), 1974, Environment Act 1995, Special Waste Regulations 1996, Duty of Care Regulations 1991 and the Waste Management Regulations 2011.

- 7.8.6 Prior to departing site waste vehicles will be covered to prevent dust or debris becoming air- born. No vehicle will be allowed to leave if deemed unsafe due to overloading or poor condition.
- 7.8.7 During off loading or debris removal site operatives will monitor the vehicle and allow for safe ease of passage for any passing traffic. Dust will be minimized by an on site spray facility and any delivery/removal action undertaken as swiftly as is safely possible.
- 7.8.8 Vehicles will not be allowed to stand unattended or beyond the time required to undertake their deliveries/ removals.
- 7.8.9 Vehicles will be checked prior to leaving site and if required the Wheels and underbody will be jet washed down, prior to joining the local roads infrastructure.
- 7.8.10 All vehicles will exit the site under the supervision of the site banksman.

7.9 Measures to Reduce Need to Travel

- 7.9.1 Integrum Building Services staff along with all sub-contractors will be encouraged to car share wherever possible. Car parking will be available on site. Construction workers will be encouraged to travel to the site by sustainable means through implementation of a Staff Travel Plan prepared by the Contractor.
- 7.9.2 All Plant will be stored on site until all works are completed for the associated equipment, meaning only 1 trip to site and 1 trip away from site.
- 7.9.3 All deliveries will be spaced so that there is no congestion caused by the local roads, as there is ample storage space on site materials can be delivered in advance of when they are required and stored safely on site.
- 7.9.4 All persons travelling to the site will be made aware of the travel plan route agreed with Essex Highways and will be committed to only use this route to access the site.

7.10 Environmental Assessment

7.10.1 Ecology

The natural habitats immediately adjacent and around the site will be protected. Prior to the commencement of development all biodiversity mitigation works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Brindle and Green, November 2020). This should include the appointment of an appropriately competent person to implement the Reasonable Avoidance Measures recommended for amphibians and mammals and to provide on-site ecological expertise during construction. The appointed person shall undertake

all activities, and works shall be carried out, in accordance with the approved details. No demolition will commence until agreed by the on-site ecologist.

7.11 Trees

7.11.1 Measures to protect existing and retained trees will be implemented in accordance with Appendices 2 & 3: Tree Plans & Tree protection Plan prepared by Brindle & Green and included in the approved Arboricultural Impact Assessment.

7.12 Dust and Air Pollution

7.12.1 Dust

Dust pollution shall be minimized during demolition by:

- i) The complete screening, if practicable of the building or structure to be demolished with debris screens or sheets
- ii) Control of cutting or grinding of materials on site
- iii) Skips and removal vehicles shall be properly covered when leaving site. Materials should be handled in such a way that it does not give rise to excessive dust
- iv) The contractor shall ensure that the area around the site, including the public highway, is regularly swept to prevent accumulation of dust and dirt. The use of wheel cleaning facilities and road sweeping equipment may be required
- v) Any plant used for the crushing of materials must be permitted by a local authority under the Environmental Permitting (England and Wales) Regulations 2010. All works shall be carried out in accordance with the conditions of such a permit. The process operator should notify the local authority prior to the movement of the plant on to the site.

7.12.2 Air Pollution

- i) Burning of material on the site will NOT be permitted
- ii) The Contractor shall take all necessary precautions to prevent the occurrence of smoke emissions or fumes from the site plant or stored fuel oils for safety reasons and to prevent such emissions or fumes drifting into residential areas. In particular, plant should be well maintained and measures taken to ensure that it is shut down in the intervening periods between work or throttled down to a minimum.
- iii) Emphasis should be placed on the following to minimise the risk of air pollution:
 - Use processes that do not generate hazardous fumes and/or hazardous dust
 - Ensuring that airborne hazards do not escape from the site to affect members of the public and surrounding environment

7.12.3 Asbestos

Special precautions shall be taken if materials containing asbestos are encountered. The contractor shall comply with the Control of Asbestos at Work Regulations. The contractor shall observe the exposure limits and measurement methods for asbestos that are set out in the relevant and current Health and Safety Executive Guidance Notes. The contractor shall consult with the Health and Safety Executive concerning precautions required when removing asbestos material. Any asbestos removal will be carried out by a licensed contractor.

7.12.3 Site Maintenance

The contractor should keep the construction site in good order. Measures required include: Hoardings, fencing, and barriers will be regularly cleaned using wet methods to prevent re-suspension of particulate matter. The contractor should collect used water and maximize the re-use of recycled and non-potable water.

Ensure all staff and visitors to the site comply with Personal Protective Equipment (PPE) at Work (Amendment) Regulations 2022 (PPER 2022).

Provide personal cleaning facilities and boot cleaners on site.

Hard surfaces will be kept clean from debris at all times.

7.12.4 Transport to site

To reduce dust and particulates associated with vehicles, e.g. exhaust emissions, re-suspension or wind blow dust, the Contractor should ensure that:

All vehicles should switch off engines when not in use – no idling vehicles.

All loads leaving site to be covered.

Hard surfacing and effective wet cleaning of loading areas on site.

7.12.5 Site Operations

The Contractor should ensure that only cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems is used on site;
Ensure an adequate water supply on the site for effective dust/particulate matter mitigation (using recycled water where possible)

Rubbish shall be removed at frequent intervals and the site kept clean and tidy

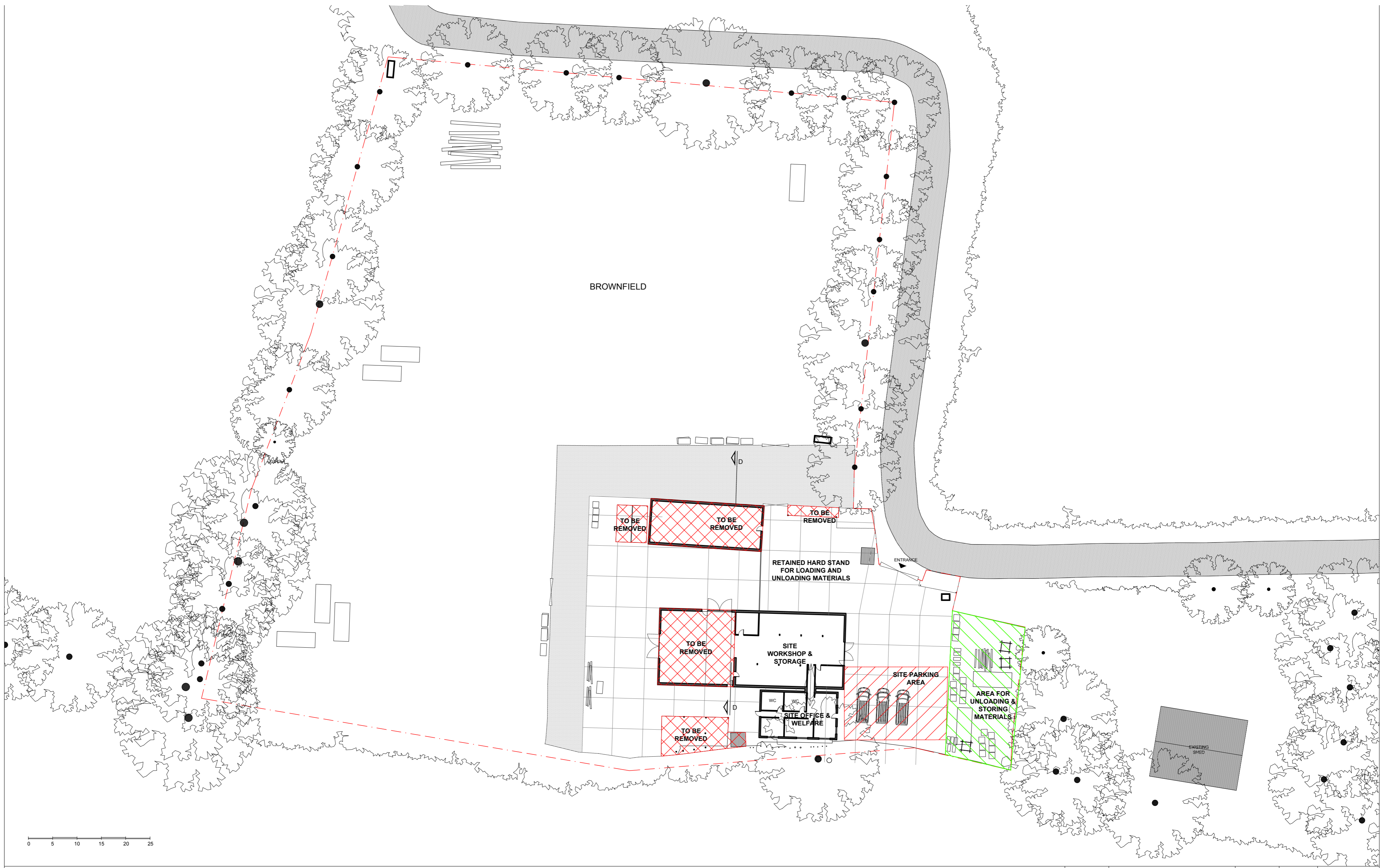
Use enclosed chutes, conveyors and covered skips; and

Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.

8.0 APPENDIX

- 1 Site Set Up Plan
- 2 HGV Route Plan

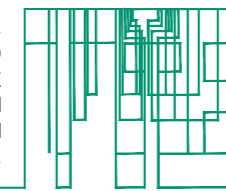
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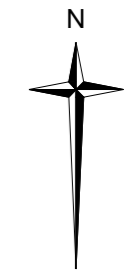
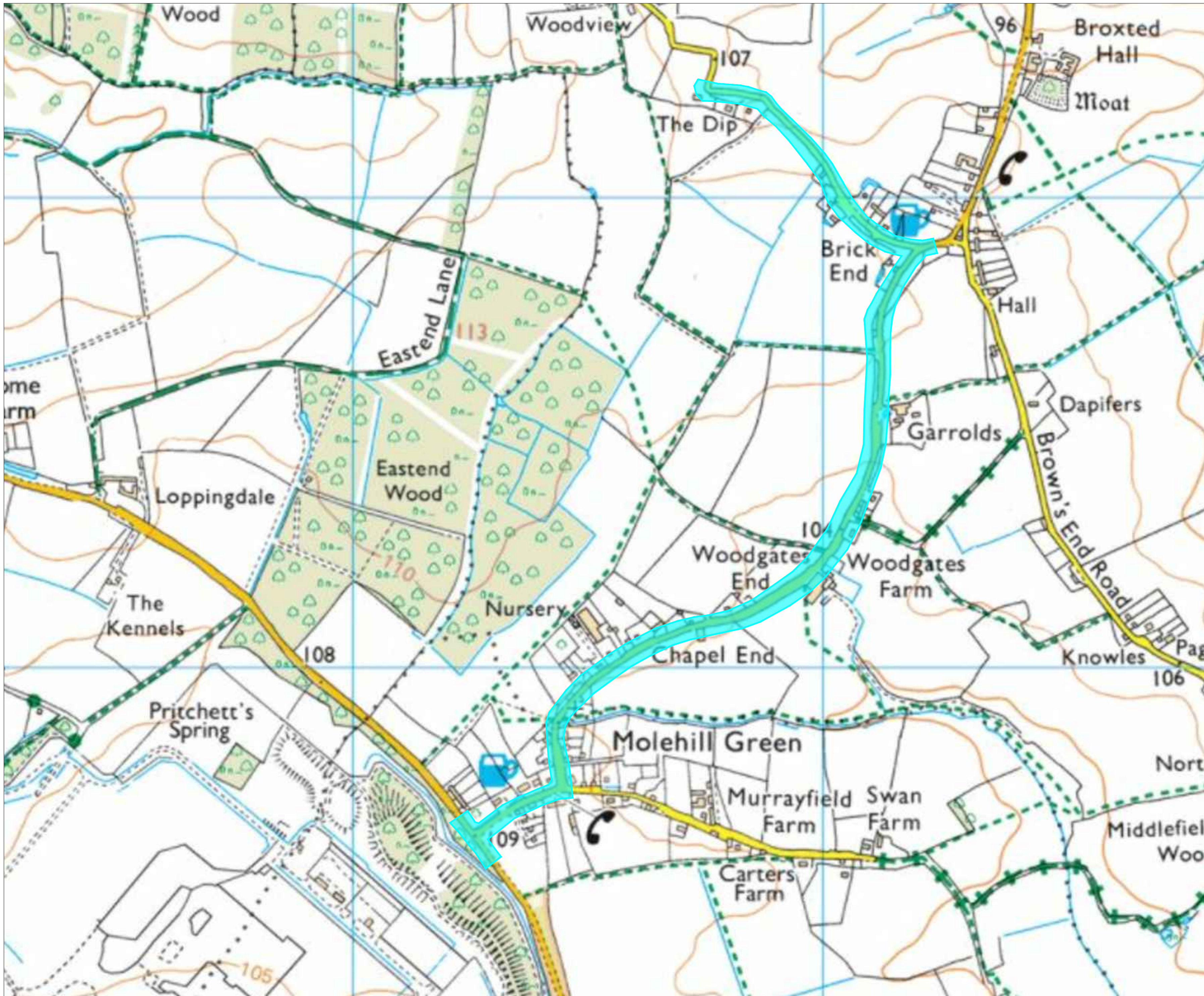
Revisions

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CLIENT	DARREN BYE	DATE	OCT 2020	
TITLE	SITE WORKS LAYOUT FLOOR PLAN	SCALE	1:400	
PROJ. NO.	234	© copyright	A2	
PROJECT	THE RISE, BROXTED, CM6 2BJ	DWG	234 S 002	-



Key	
	HGV Route

Rev	Description	Reviewer	Date
Drawing Title: HGV ROUTE PLAN			
IT Project: THE RISE, BRICK END, DUNMOW			
Client: THE RISE LTD			
Sheet 1 of 1			
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