

XO Homes

Erection of a detached 4 Bedroom 3 Story dwelling on land that was formerly a beer garden

CONSTRUCTION METHOD STATEMENT



**XO Homes
3RD Floor
86-90 Paul Street
London
EC2A 2NE**

Apr 2024

1.0 LOCATION:

The Prince of Wales, 90 Cecil Road, Rochester ME1 2HS

2.0 SITE PLANNING

2.1 The Site is located on the Cecil Road. The existing buildings will remain on the site and the beer garden will be excavated for the new building.

The site level of the new building is fractionally higher than the public house at present.

2.2 Contractor's staff will be trained in the use of a variety of construction methods required to build the new unit and the site manager will be responsible for carrying out site inspections and keeping a log book.

2.3 Real time dust monitors will be placed adjacent to sensitive receptors.

2.4 There will be no concrete crushing.

2.5 Bonfires will not be permitted.

2.6 During very high winds, activities where dust cannot be adequately controlled will be suspended.

2.7 Site boundary fencing will be erected.

2.8 PPE to be provided and worn in accordance with task

2.9 Any plant equipment staff will be adequately trained and have records of certification or licenses or training experience.

2.10 Site will have welfare and first aid facilities on site and a nominated first aid officer.

3.0 CONSTRUCTION ACTIVITIES & DUST CONTROL MEASURES

Site Clearance

3.1 Existing surfacing will be left in place until the area is required to be worked, to prevent windblown dust arising from exposed sub soil.

Road Planning / Hard Excavation

3.2 Water will be used as a dust suppressant. Where available equipment fitted with dust extractors will be used.

3.3 The existing hardstanding on the property will ensure that wheel cleaning is not required throughout the development.

Parking of Vehicles of site operatives and visitors

3.4 The site will always have space for 2 commercial vehicles to park on.

3.5 During earthworks removal deposits will be stockpiled to the rear of the site to allow for haulage vehicles to pull off the main road.

Construction Traffic

- 3.6 All vehicles to switch off engines, no idling allowed.
- 3.7 Road conditions will be monitored twice daily and road sweeping will be applied as necessary.
- 3.8 Loads carrying materials with the potential to create dust will be covered at all times. Initially muck away lorries will remove materials from site, further to this, site deliveries will be restricted to ensure no traffic is caused on the site and main road.
- 3.9 Movement of construction materials for each operation will be planned to minimize unnecessary double handing and to reduce movement of vehicles to the minimum required.

Earthworks / Excavation & Filling

- 3.10 Drop heights will be minimized. Haulage vehicles will be covered before transport of material. Stockpiles are to be covered. Water will be used as a dust suppressant where required.

Stockpiles

- 3.11 Stockpiles will be avoided where possible.

Demolition Work

- 3.12 Water will be used as a dust suppressant. Covered skips will be used. Drop heights will be minimized. Where possible areas of demolition will be wrapped.

Cutting / grinding

- 3.13 Dust extraction or water suppression will be used as appropriate.

Scabbling

- 3.14 Work surfaces will be pre-washed. Work areas will be screened off. All dusty residues will be vacuumed up.

Fitting Out

- 3.15 All machinery for plastering, sanding or rendering will be fitted with dust suppression equipment. All waste will be vacuumed.

Landscaping

- 3.16 The existing landscaping will be taken off site.

Storage of plant and materials use in constructing the development

- 3.17 All machinery and materials for the site will be stored behind barriers and to the rear of the site. It will remain covered where possible and locked for security.

Construction working hours

3.18 Monday to Friday 08:00 to 18:00 hours

3.19 Saturdays 08:00 to 13:00 hours, Sunday No operating hours

4.0 Assessment of Potential Risks: Operational Phase

4.1 Dust & Debris may potentially occur during site operations as a result of;

- Movement of vehicles on the access road and within the site
- Mechanical-handling operations
- Wind action on dusty surfaces
- From on-site plant, delivery vehicles and staff/visitor cars.

4.2 It is considered that the potential risks of adverse health and nuisance impacts associated with dust & debris from the site are inherently low for the following reasons:

- Small scale of operations. Low rate of vehicle movement rates with the most movement at the beginning of the development.
- Nature of site design; area has existing hard-surfaced.

5.0 Mud Controls

5.1 Despite the low risks associated with dust & debris from the site during the construction and operational phases, a mud & debris control scheme has been prepared (Table 1 overleaf). Controls are included for all identified significant sources, with the aim of preventing mud & debris at source.

Table 1: Controls

	Source of Dust & Debris	Control Methods
CONSTRUCTION PHASE	Construction Traffic	<ul style="list-style-type: none"> ▪ Sheeting/containment of aggregates delivery vehicles ▪ Access to site on paved access road ▪ Regularly sweeping access road, as necessary ▪ Limiting vehicle speeds ▪ Switching off all engines when not in use
	Site Activities	<ul style="list-style-type: none"> ▪ Provision of effective barriers around dusty activities or site boundary ▪ Minimizing dust generating activities ▪ Dampening down of dusty surfaces during dry/windy conditions, as necessary ▪ Regularly sweeping hard-standing areas, as necessary ▪ Securely covering skips ▪ Minimizing drop heights ▪ Minimizing size duration of stockpiles ▪ Prohibiting fires ▪ All muck away vehicles to designated hard standing areas only.
OPERATIONAL PHASE	Delivery Vehicles	<ul style="list-style-type: none"> ▪ Hard surfacing of on-site areas and access road ▪ Regularly sweeping access road and on-site hard-standing areas ▪ Limiting vehicle speeds ▪ Switching off all engines when not in use.
	Loading, Unloading	<ul style="list-style-type: none"> ▪ Minimizing drop heights
	Off-Site Dust, Mud & Debris Dispersal	<ul style="list-style-type: none"> ▪ Regularly sweeping access road and on-site hard standing areas; as necessary ▪ Road sweeper on a weekly basis, more if required
MONITORING	All Site- Related Activities	<ul style="list-style-type: none"> ▪ Visual monitoring of site boundary by site manager or appointed person daily or immediately following complaint ▪ Implementation of appropriate mitigation measures if visible dust or debris detected (e.g. sweeping dusty surfaces road sweeper wheel wash) ▪ If problems persist, review and if appropriate, revise debris & mud control measures