

CONSTRUCTION METHOD STATEMENT FOR RESIDENTIAL DEVELOPMENT SITE AT 121 TUNSTALL ROAD KNYPERSLEY ST8 7AA.

This Construction Method Statement shall be read in conjunction with the Method Statement Plan Drawing numbered JL/TRK/2020 METHOD STATEMENT showing the arrangement of temporary site works during the Construction Phase.

Contact details of the site manager to be contacted in the event of any complaint is Mr S Littleton tel 07824 810438.

1. The perimeter edge boundary of the site shall be lined with a 2.4m high plywood security hoarding fence. The site shall be scraped of surface materials and carted away from site to licensed landfill site, to make the site available for constructions.
2. Site entrance and exit, creating a flow through arrangement will be formed as indicated on the plan and both be closed off by a pair of security gates. The existing entrance will be first utilized and following base course completion on the new internal road a further set out gates will be placed so creating the in and out flow of vehicles.
3. The existing perimeter fence perimeter close boarded fence is to be retained during the works, and adjusted to suit the stage of works and when required the timber fence shall be replaced with Heras type wire mesh security fencing as the development progresses towards the completion stages allowing landscaping and masonry garden walls to be undertaken.
4. Fencing protection measures shall be erected around the crown spread area of the trees as indicated by the protection scheme prepared by FFC to restrict the limit of construction operations so as to avoid construction operations in close proximity to the trees, in accordance with the Landscape Designers report and drawing submissions by FFC.
5. A vehicle wheel washing station will be located at the site exit point as detailed on the above drawing.
6. The following steps will be taken to minimise dust emissions.
 - See if the task can be carried out in a way that doesn't generate dust.
 - If you can't avoid creating dust, apply adequate dust control measures such as: using dust removal tools and vacuums; spraying cutting surfaces down with water; or using direct fastening systems such as a powder-actuated fastening tool.
 - Use tools that are matched to the material you are working on.
 - Replace or re sharpen the cutting tool if performance drops.
 - Ensure adequate ventilation of the workplace.
 - Wear personal protection equipment including safety glasses, gloves, earmuffs and respiratory masks.
 - Clean the workplace at regular intervals.
 - Avoid kicking up dust.

7. During the early stages of the works, the contractor will establish welfare facilities with the existing bungalow and this will be maintained during the construction phase, only vacated close to completion of the works to allow the completion of the alteration works to the bungalow.
8. The existing garages will be utilized for small equipment and materials, together with a defined loading and unloading area for the goods vehicles.
9. Any piling driving will take place between 09.00 and 16.00 Mondays to Fridays, non will be carried out on Saturdays, Sundays or Bank Holidays, and 24 hours notification will be given to all surrounding premises that could be potentially affected by these specific works.
10. The piling will be undertaken with a mini piles procedure driving by a probe and compressor thus creating minimal noise and vibration.
11. The early stages of construction shall include the setting out and construction of the base and kerb races for the street works, installation of mains foul and surface water sewers and connection to the existing drain connections on site. The street works area shall include for the hard-core sub-base course layer which shall be utilised for the early stages of trafficking into the site. The site shall be set up to provide a suitable hard-core level base to allow contractors vehicles to be parked within the site and an additional 2 no spaces shall be available for site visitors.
12. Following the initial site set up arrangements the building plots 1-5, shall be set out for the housing blocks in order that foundations and substructure walls and ground floor slabs can be installed. Ductworks to be installed to provide mains services connections to each dwelling for electricity, gas, water and telephones.
13. The superstructure works for these dwellings and garages will continue, including the provision of scaffolding and the adaptation of, extension and removal of scaffolding at the appropriate times during the constructions. Following the removal of scaffolding to each building plot, the drainage installations around each dwelling and connection to main drains on the site will be undertaken.
14. Base material macadam to be laid to street works area during the construction phase for houses. This process will include for forming the road kerbs and frontage public footpath, radius kerbs to the new street works access and macadam sub-base coatings up to topping out stage.
15. Plot 6 will be the last dwelling to be constructed and the materials store no 1 will be removed.
16. As the developments for Plots 1 -6 reach completion stage, the perimeter site fences will be removed to allow landscape and garden walls and permanent fences to the plots, to be erected. The compound area will then be decommissioned as the need for bulk materials and equipment become reduced.
17. Site operations for site office will be transferred to one of the domestic garage units, the existing bungalow refurbishment will be completed and the new double garage completed, the garage to plot 6 will act as a temporary site

office and other areas will be utilised for the storage of plant equipment and materials.

18. Following the decommissioning of the site compound the landscaping and boundary reinstatements will be completed to allow the dwellings for the whole of the site to be marketed for sale.
19. Following the completion of garden landscape services and installations of mains services to each house through the relevant ductworks, driveway paving's shall be undertaken and completed together with footpath areas around each dwelling and superiors paving finishes to the new street works areas.

APRIL 2020

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