



## **Broad Oak Farm Linthwaite**

**Rev 0 ,15/06/21**

**125 Newbuild Houses**

**Preliminary Construction Method Statement and  
Environmental plan**

## **Introduction**

This document presents the principals of our Construction Method Statement for the scheme and should be read in conjunction with our proposed, site layout plan indicating our intentions for the location of site access, storage, offices and welfare facilities and proposed designated construction traffic route all as attached.

Briefly this statement shall cover:

- ❖ Pre-commencement actions
- ❖ Site access
- ❖ Road cleaning
- ❖ Deliveries
- ❖ Working hours
- ❖ Site accommodation
- ❖ Parking
- ❖ Sign boards
- ❖ Site boundaries
- ❖ Noise control
- ❖ Waste Management
- ❖ Considerate Constructor
- ❖ General sequencing

## **Pre-commencement actions**

Casey shall require a minimum period of 8 weeks to mobilise the works following formal appointment. This period is primarily for the development of the design, submission for Building Regulations approvals and the discharge of pre-commencement Planning Conditions. In additions and during this time the following shall be prepared and agreed;

- Prepare our pre-construction Health and Safety Plan.
- Prepare our Environmental Management Plan.
- Prepare our Traffic Management Plan.
- Agree hoarding lines.
- Agree location for site cabins.
- Detailed Construction Programme including phasing and notice period for handover.
- Fire evacuation plan.
- Application for pavement crossing, as necessary.
- Submit F10.
- Notification to commence Demolition to HSE.
- Notify Building control.
- Clear Planning Conditions.
- Placement of initial subcontract orders.
- Initial Method Statements.
- Locate existing services on and around the site.
- Site topographical survey.
- Dilapidation's survey.

## Site access

- Form new temporary site entrances and install double gates for access to site entrance and pedestrian single access gate.
- Set up site offices and welfare facilities.
- Erect site sign board.
- Erect hoardings and Heras fencing to secure the site compound.
- Tree protection measures.

Ensuring the segregation of construction traffic, public and pedestrians is critical to this project. Drawings contained within the Tender documents identify several instances where pedestrians either share or cross the site access route. A detailed risk assessment and method statement would be prepared and presented to all stakeholder and Principal Designer for their comment and approval. The approved plan shall then be implemented and reviewed at regular intervals for adaptation as the scheme develops.

The initial point of access for construction vehicle deliveries and traffic shall be through the Kinder Avenue then when main road and sewers installed site will be accessed via Church lane.

The Main office accommodation entrance shall be sited next to plot 51 it is established to ensure construction and residential traffic interface is kept to a minimum.

The main office accommodation plan has been planned to be installed in this location to ensure that the cabins are set once and for the duration of the scheme. The accommodation will be secure and gated and in a prominent position this also allows the construction team to monitor construction activities.

On completion of the overall project the removal of the accommodation set up should cause minimal disruption due to the accessibility of the location.

## **Cleaning Roads**

In the early stages of the project and whilst reduced dig, roads sewers, foundations and drainage are constructed, care will be taken to ensure that spoil wagons and delivery vehicles remain within haulage roads and stoned up areas. Where necessary wheels would be washed prior to leaving the curtilage of the site, this would be determined by site conditions. Road's cleaning would take place at regular intervals the frequency of which would be determined by site activities & conditions.

## **Site deliveries**

It is proposed to restrict delivery times so that deliveries avoid times of high-volume residential traffic, specific restriction have been imposed within the planning documents however it is good practice to restrict the delivery of materials to site outside the following times, 7:45am – 8:45am and after – 3:45pm Monday to Friday. This shall be communicated to our supply chain this via our purchasing & subcontract documentation.

Materials shall be moved around the site on the new road infrastructure that will be constructed up to base course utilising a telescopic handler once the groundworks are complete. The telescopic handler will be capable of lifting loads through all stages of the building to all areas of the footprint and loading platforms. Loading platforms shall be positioned to the perimeter of the properties at suitable locations to provide distribution of materials as work proceeds. Once scaffolding has been removed access shall be regained to all elevations. Certain operations will require mobile crane to be utilised for precast ground floor units, timber frame houses, and precast units and stairs for apartment block for all floors. The crane will be set up within the new road layout which will be designed to take the crane loadings. This will be detailed on attached plan as the site progresses to minimise disruption to the local community and residents.

## **Site Working Hours**

It is envisaged that site working hours would be 8.00am to 5.00pm Monday to Friday.

Saturday working if required will be 8.00am until 1.00pm externally and would-be site-specific trade operations.

## Site accommodation

There are several considerations when selecting a suitable location for site offices and welfare facilities, they are:

- Available space.
- Location near the site entrance.
- Location relative to proposed building works including external works, drainage, and services routes.
- Proximity to existing electricity and water connections.
- Proximity of existing foul drainage.
- Access for removal.

It is important that the site office is located in a central location on the site, to facilitate the whole project and to negate the need for relocation. Consideration will also be required for both vehicles and pedestrians. Having considered all the points above the most appropriate position for our site accommodation is along the side of plot 51. We have also considered access and egress of delivery vehicles throughout the duration of the project in addition, consideration has been given to crane access for the delivery of pre-cast concrete flooring units timber frames and roof trusses.

Another consideration is the proposed position of new drainage and service entry. Again, the proposed location of site offices does not impact upon our ability to install site drainage and service mains / ducts although the installation of mains drainage and outfalls will need to be carefully programmed.

Our principal site accommodation will consist of two 10m x 3m site office, a single 10m x 3m meeting room and a 10m x 3m mess room. In addition, male and female toilet and drying accommodation will be provided. Offices will be double stacked and provided with suitable access. All welfare facilities will be in accordance with current legislation.

The provision of temporary lighting for the illumination of the site works and site accommodation area will be sighted as such to not cause nuisance to the local community. Where necessary light baffling measures will be installed as required to ensure localised light spillage is reduced.

## **Parking**

As a considerate contractor Casey have included for stoning up initially an area of the site for parking contractor's vehicles for the site strip and groundwork operations. This area will also be used for containerised stores and material storage. At the very early stages of the construction phase areas of the land that remain on the curtilage of the site boundary thus minimising any disruption to the local residential community. This will remain in place until such time that all building works are complete. Operatives will be instructed to park considerately and not to block public access in any way. Due to the sheer size of this project, we do not envisage any construction parking issues.

## **Sign Board**

The main site signboard will be installed after the site perimeter fencing is complete and hoarding in the vicinity of the signage is painted Casey corporate colours. This will be located at the residential entrance adjacent to plot 52.

Protection to trees and shrubs to the periphery of the site shall be provided by the erection of 'Heras' type fencing, Casey standard tree protection signage will be utilised.

## **Noise**

Whenever working on a site within a residential area it is basic courtesy to inform local residence and businesses that work is about to commence. This would be done via a newsletter describing in brief the works and our proposed programme. Our Project Manager shall be the point of contact, his telephone number would be provided should there be any enquiries. The general public shall be informed of the works by fixing a sign or notice to the site hoarding giving a brief description of the works.

Casey operates a fully accredited Environmental System to ISO 14001 which includes documented procedures to deal with noise and other statutory nuisance issues. All projects are risked assessed before commencement on site, and documented control measures would be implemented to mitigate any harmful consequences to persons/health from onsite operations. All plant equipment would be fitted with silencers to ensure that noise levels are kept within acceptable limits and within the guidelines set out within the tender documents. Some noisy activities such as demolition cannot be

avoided but as mentioned above these activities would be risk assessed and control measures introduced. These activities would be carried out as quickly as possible to minimise disruption to the local community. The electric static crane that will be used on site is also a distribution measure we have adopted to minimise noise from plant.

## Site Waste Management Plan

It is our policy to plan and implement effective use/disposal of construction waste, by the use of Site Waste Management plans which detail the best environment options for:

- The use of segregation policies to increase and maximise recycling outcomes (where space allows).
- The use of onsite remediation to reduce disposal off site and landfilling of inert materials.
- Work with Supply Chain on take back schemes to alleviate waste disposal.
- Work with our Waste Management Contractors to increase our current recycling rate of 93%. Prime consideration is given to the sourcing of materials.

All 'supply chain partners' complete Suppliers Environmental Assessment (SEA) to provide us with information on their green agenda and their approach towards sustainability manufacturing, and production of their materials will only be used once we can identify the best environmental options available to the sourcing of products.

Where practical and when available our procurement strategy is to use materials in construction works that:

- Have been reclaimed or have a recycled content in the product, preserving natural and non renewable resources. Current internal attainment/target is 26% of procurement by value.
- Buy locally and extensively use local labour.
- Minimise the use of non-renewable resources.
- Avoid products which can cause harm to the environment.
- Choose materials with low embodied heat (the energy needed for extraction, processing, manufacturer and transportation).
- Use timber obtained from managed forests and carry Chain of Custody Certification.
- Use nontoxic, water-based paints and in general look for paints with low volatile Organic Compounds (VOC).
- Consider alternative floor coverings like linoleum, cork sisal or coir to UPVC.



The whole strategy is robustly supported through our ISO 14001 accreditation and reinforced by regular internal and external audit programmes

We will liaise with the proposed muck shift contractor to establish if it is safe and financially viable to recycle the arising from the dug material and use as material for forming formation levels and backfilling of trenches.

### **Considerate Constructor Scheme**

Casey policy is to register all our projects with the CCS and we monitor our sites in accordance with their requirements, we will use this scheme to ensure we monitor & action local resident concerns

Casey also provides communication newsletters to the local community via site specific newsletters 3 monthly or as required to inform residents of general ongoing operations or any issues that are being experienced.

The newsletter also informs residents of a point/points of contact for the construction management team on site, a copy is attached from a previous scheme for reference.

### **COVID 19**

Casey adopts a fully compliant safe system of works for COVID 19 and the procedures have been written to conform to the current required standards.

## **General sequencing of the works**

The cut and fill and gabion wall construction will be the first operations on this site that this will take approximately 18 weeks. Thereafter we can re-establish the site levels to minimise the muck required to be taken off site.

The adoptable sewers and roads will be installed once the site has been stripped and reduced dug. It is then our intention and good practice to work bottom if the site upwards into the site. Once the construction programme logic commences this means that we will be working away from the completed properties towards the top of the site thus minimising the contractor resident interface. It

Casey will install the majority of the site drainage during the early stages of the project and complete roads to base course level as already described.

It is anticipated that the first buildings will be watertight to about week 48 into the construction phase of the project. Power and heat on will be required and minimum of twelve weeks prior to completion of each property. Final construction programme will be issued based on a confirmation start date in due course.