



*The Excitement is Building*

# **Construction Method Statement for** **The Block X6, Bessemer Road, Welwyn Garden** **City**

## **Introduction**

The proposed development comprises the construction of a single apartment block over five storeys containing 38 apartments. This block forms part of a larger development at the former Xerox Campus, Bessemer Road, already under construction.

## **Site Operations**

Chase New Homes will employ their reasonable endeavours to ensure that all site operations are carried out in a safe and professional manner, with due consideration to the surrounding environment. All operations will receive careful planning to take into account the likely impact they may have on the general public, visitors to the site and site personnel.

A set of site rules will be issued to all site personnel as well as being displayed in site offices, site canteen and on the site notice board. The rules will form part of the initial induction carried out by the site manager to all site personnel and give guidance on the required behaviour and conduct whilst operating at the development. All personnel then sign the induction form to confirm their compliance with these rules. A procedure is in place for implementing discipline to anyone who breaks these rules.

The duration of this part of the site is envisaged as approximately 23.5 months from the commencement of groundworks to final completions. Local residents will be informed of the construction periods and delivery times as well as contact details for site staff should they have any queries or concerns.

## **Health and Safety**

Chase New Homes will carry out all operations on this development in full compliance with all relevant Health and Safety Regulations, which includes making the statutory notification to the HSE. The construction phase health and safety plan will be drawn up before work commences on site and will be updated as the development progresses.

This plan includes details of traffic management and will be implemented and amended to suit the progress of the site. The plan will include both pedestrian and vehicle routes to and from the site, as well as movement on the site itself. This is discussed in greater depth later in this document.

All contractors employed by Chase New Homes will attend a pre-contract meeting, during which their health and safety documentation will be reviewed and amended as necessary. These meetings are fully documented.

All relevant health and safety signage will be displayed as necessary.

## **Protection of the Public and Pedestrians**

The existing boundaries to the site are protected with a mixture of new timber hoardings and existing palisade type metal fencing. Gates are provided at the existing entrances to the site and will control access on and off the site. These will be securely locked at the end of each working day. A daily check will be completed of site security fencing, gates and external signs in addition to the normal on-site safety inspections.

There are no foundation works that fall close to the boundaries and therefore no disruption to existing residents is envisaged.

It is envisaged that all drainage connections will be undertaken within the site boundaries with connections being made to existing on site sewers.

By the time that construction commences to this part of the development all off site service connections will have been completed and the mains services will be live into the development.

## **Working Hours**

Mon - Fri:	0800 to 1800
Sat:	0800 to 1300
Sun/Public Holidays:	No works

## **Delivery Times, Planning and Monitoring**

No collections or deliveries will be allowed to site outside the hours of 0730-1800 hours Monday to Friday and 0830-1300 hours on Saturdays. At no time will they be allowed on Sundays or Bank/Public holidays.

Where ever possible, deliveries will be programmed to be as efficient as possible, minimising vehicle movements and journey distances using the following principles:

- Procurement of materials from local suppliers where possible and appropriate.
- Scheduling of deliveries to avoid peak times and local school arrival and departure times.
- Delivery of waste or recyclable materials to local centres if possible.
- If possible using delivery vehicles to remove waste.

## **Site Access and Egress**

Delivery vehicles will approach the site from Bessemer Road roundabout. Vehicles will enter the site via the existing site entrance. At no time will delivery vehicles be allowed to park or unload on Bessemer Road.

The area around the site has some industrial use with large delivery vehicles using the local road network to access the various premises. It is therefore not envisaged that the road network will cause any issues with getting vehicles to and from site.

A plan showing the access position and route for pedestrians and delivery vehicles will be provided for each stage of construction showing the appropriate separation and guarding of activities for safe working.

Site staff will follow a procedure to regulate, direct and monitor pedestrian and vehicle movements in and out of the site. All drivers and pedestrians will be asked to sign in and out of the site and the induction status of staff will be checked accordingly. Those requiring site inductions will be taken to the appropriate area for this to be completed.

Site staff and banksmen will be given training appropriate to their roles. This training will be updated with changes in the construction stages which may require different vehicle access rules and pedestrian routing.

## **Parking**

Parking for site staff, sub-contractors and visitors will be provided on site. As the development progresses the permanent parking areas will be constructed and these will also be used by site staff etc until the individual buildings are handed over to the end user.

## **Site Compound**

The compound will consist of site offices, welfare facilities and storage containers. All of these will be single storey units.

## **Storage**

All materials will be stored on site in designated areas and in line with the manufacturers' instructions. Materials will be off loaded from delivery vehicles and then moved to the appropriate areas by mechanical means where necessary/appropriate. Any vehicle movement will be in line with the traffic management plan and the designated site routes.

## **Waste Disposal**

Every effort will be made to keep waste materials to a minimum during the construction of the site. Any waste that is unavoidable will be disposed of as per the manufacturers' instructions and with regards to COSHH and waste regulations and guidelines.

It is envisaged that the removal of spoil from site will be minimal as a number of voids exist where original basements were removed and these will need to be filled to the designed levels. Should any spoil be required to be removed from site this will be undertaken by a licensed waste carrier.

Waste created during the construction process will be segregated on site where possible and removed from site in skips. This again will be undertaken by a licensed waste carrier.

## **Control of Noise**

Best practicable means (as defined in section 72 of CoPA 1974) will be employed at all times and in all areas to minimise noise and vibration emissions from the works. The relevant recommendations for the control of noise and vibration on construction and open sites in the approved Code of Practice BS5228 will be adopted.

In general the following measures will be taken:

- a. Hoarding and fencing will be inspected regularly and repaired as necessary.
- b. Access gates will be controlled to minimise flanking sound
- c. All hand held and portable equipment where practicable will be electrically powered
- d. All plant and equipment will be maintained in good working order
- e. Plant, when in operation intermittently, will be switched off during periods of inactivity
- f. All vehicles will observe site speed limits
- g. Stationary equipment and plant will be placed so as to provide a screening to other items of plant and located to provide minimum noise emissions in the direction of noise sensitive areas.

- h. Care will be taken when loading and unloading materials to limit impact noise
- i. Vehicles will not be permitted to queue on the road or pavement outside the site access
- j. Vehicle parked within the site, outside working hours will have their engines switched off.
- k. Vehicle routes and traffic management plans will be arranged to avoid where possible any reversing operations
- l. Activities which can produce significant levels of noise will be arranged for times which are less likely to cause disturbance

In addition to the above any plant on site will be compliant with EU/UK noise limits applicable to that equipment or is no noisier than would be expected from the noise levels quoted in BS5228:1997. All plant will be maintained properly and operate in accordance with manufacturers recommendations. All plant will be fitted with appropriate noise and vibration attenuation measures in place, based on guidance given in BS528.

Chase New Homes will remain in full control of all trade contractors on site and ensure that they are fully aware of the above requirements.

### **Control of Dust, Smell and other Effluvia**

Work on the site will be conducted in such away that dust is kept to a minimum, and a permanent water supply for damping down will be available at all times.

The site roads will be constructed at an early stage of the development which will minimise the dust from traffic movement due to disturbed grounds. Any other dust generating activities will be kept to a minimum and all works will have water available to damp down as necessary to minimise the spread of air borne dust.

All works on site will be undertaken in accordance with Risk Assessments and Method Statements submitted by subcontractors and approved by Chase New Homes. As such any activity that is likely to cause dust, smell or other effluvia will be closely monitored to keep these negative effects to an absolute minimum.

### **Wheel Cleansing Facilities**

During the ground works phases of the development, wheel cleansing and road sweeping will be applied as necessary. To minimise the impact of these phases, temporary hard standings may be required to avoid plant running "off road". As soon as practical, the permanent roads and drainage will be constructed and plant will be restricted to these hard standings, reducing the potential for tracking any dirt or mud onto the roads.

During the remainder of the construction period, the cleanliness of the site roads and roads surrounding the development will be monitored and road sweepers brought in as and when required.