

Construction Method Statement

Application No: 2019/1137, at Courtland, Halifax Road, Thurgoland, Sheffield, S35 7AL

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Erection of detached dwelling house at

Courtland, Halifax Road, Thurgoland, Sheffield, S35 7AL

Applicant: Ms Susi Clark
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S35 7AL

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Construction Method Statement

Application No: 2019/1137, at Courtland, Halifax Road, Thurgoland, Sheffield, S35 7AL

Access onto and off Site

Access onto site is off Halifax Road via an existing entrance gate to Courtlands. This access is set back from the roadway and allows for a vehicle to get off Halifax Road before entering through the site's electric gates. Visitors to site will be required to telephone the site to announce their arrival and the gates will then be opened for them, allowing access onto site.

There is an existing tarmac access road which runs to the construction site boundary off Halifax Road, and it is intended that this will be the primary route onto site for all site traffic and deliveries.



All materials and plant will be delivered to site and all waste materials will exist the site via this entrance.

As the tarmac access road reaches Courtland there is a gate to the East (left coming down the road) which leads onto the site.

Maintaining access

As there is access onto site off Halifax Road, vehicles arriving at site are to be parked within the construction site boundary wherever possible. Due to the nature of the project we are not anticipating large numbers of contractor vehicles. If at any point there should be insufficient space on site for contractor parking, contractors will be instructed to park sensibly during working hours along surrounding roads, which are free of parking restrictions. Other visitors will be encouraged to park in the nearby roads.

Construction Method Statement

Application No: 2019/1137, at Courtland, Halifax Road, Thurgoland, Sheffield, S35 7AL

Parking of site operatives and visitors

During working hours it will be necessary to ensure that the access gates to site leading off Halifax Road are kept clear, both for the residents at Courtland and for access onto site for deliveries. This will be part of the principal contractors Method Statement for the works.

Contractors and sub-contractors will be instructed to park sensibly during working hours, on site where possible but where not possible then along the surrounding roads, which are free of parking restrictions, rather than across the entrance. Other visitors will be encouraged to park on nearby roads all giving priority to residents and other road users.

Deliveries of plant and materials

As mentioned above, it is imperative that, during working hours, the section of Halifax Road fronting the electric gates leading to site, are kept completely available to the contractors and sub-contractors to enable deliveries to be made to and from site.

Due to the site restrictions and the generally residential nature of the surrounding areas, deliveries will generally be 'small scale' to allow access through the electric gates off Halifax Road and down the tarmac access road onto site.

The use of 'small scale' delivery vehicles will entail more vehicles frequenting the site, which will result in the delivery vehicles being around for shorter lengths of times, which in turn reduces inconvenience for residents and neighbours.

Routing and timings of deliveries

It is envisaged that works on site, including deliveries to and from site, will occur between 8-00am and 6-00pm on week days, and 8:00am and 2:00pm on Saturdays. No works will take place on Sundays or Bank Holidays.

Demolition

There is one small existing building on site, a timber stable which stands adjacent to a garage belonging to Courtland. It will be demolished at the commencement of the development and will immediately free up space for either parking of two vehicles or for storage of plant and materials.

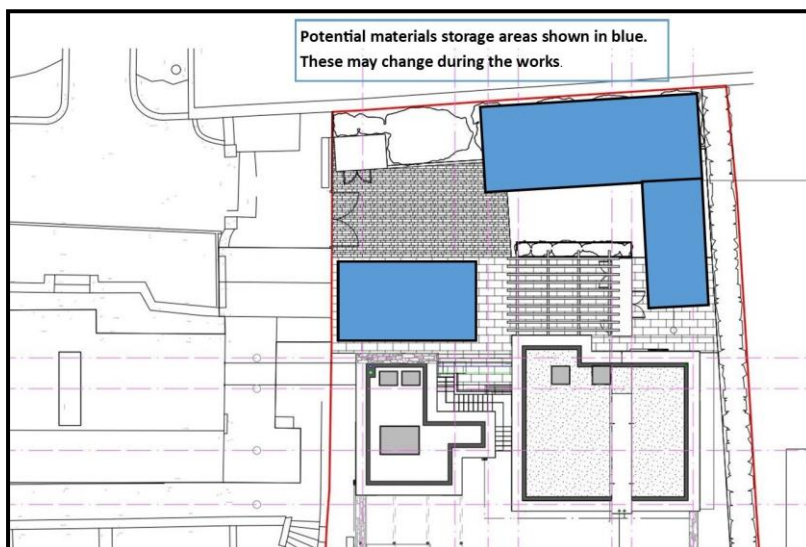
Storage of plant and materials on site

The areas to the North and East of the proposed development will be used initially to store materials and plant within the site boundaries. And once the small stables have been demolished, this will increase the available areas that can then be used as for storage of materials and plant.

Construction Method Statement

Application No: 2019/1137, at Courtland, Halifax Road, Thurgoland, Sheffield, S35 7AL

See below plan indicating potential materials storage areas on site



Due to the site restrictions, in terms of storage space, deliveries will be made in small loads, minimising the amount of storage required.

In order to ensure that storage is accessible at all times during construction, access to these areas will be kept clear at all times.

Small scale plant and machinery will be used, relevant to the area available and to the scale of the development and the processes involved.

It is envisaged that as soon as it is possible, materials and small plant and machinery, will be contained and stored within some areas of the development under construction.

This will protect them from the elements, and also offer some security when the site is unoccupied.

Security of the site

The site 'build-area' will be cordoned off with Heras type fencing panels. The fencing to be delivered on a small lorry or pick-up.

Security measures will be made to secure the site to restrict unauthorised entry to the site, as well as offering protection to scaffolding at lower levels to reduce risk of personal damage.

The site access, as mentioned previously, is off Halifax Road via electric gates and a private driveway. The electric gates require the permission of either the residents of Courtland or the Site Manager/Supervisor to be opened.

Construction Method Statement

Application No: 2019/1137, at Courtland, Halifax Road, Thurgoland, Sheffield, S35 7AL

Access is not possible through the gates without such permission and if granted the gates are remotely opened by either of the aforementioned persons.

Signs are to be provided and located around the site as required by HSE

Control of dirt and dust

Demolition is restricted to the small existing timber stables. The stables have a slate roof, which will be removed by hand, before dismantling the timber stable itself. No excess dust will be generated by this process.

The site restrictions mean that it will be essential to ensure that debris, spoil and general rubbish is removed from site as soon as possible to free up as much of the available area to enable work to proceed and materials and plant to be stored on site. As such frequent 'small scale' delivery vehicles will visit site to remove any unwanted material from the site.

The actual construction work creates very little dust, apart from any stone cutting, and once excavation of footings, and drains are complete, there should be very little mud and dirt.

It is expected that the only mud/dirt will become apparent on any deeper excavations.

All stone cutting works will be carried out with on-tool water suppression of dust, to avoid any dispersal of stone dust beyond the development site.

No bonfires will occur on site, and machinery with dust causing activities will be located away from sensitive receptors, or in the direction of the prevailing wind to boundaries and sensitive receptors.

All vehicles to have engines switched off when delivering – no idling vehicles during deliveries.

All loads entering and leaving the development shall be covered.

No site run off of water or mud, and any mud deposited out of the site confines to be cleaned immediately.

Site operations to minimise dust/noise activities.

Use of water as dust suppressant where applicable.

Wheel washing facilities

Traffic entering the construction site off Halifax Road should not be carrying excessive dirt and/or mud on its tyres, as it is approaching from the highway.

Construction Method Statement

Application No: 2019/1137, at Courtland, Halifax Road, Thurgoland, Sheffield, S35 7AL

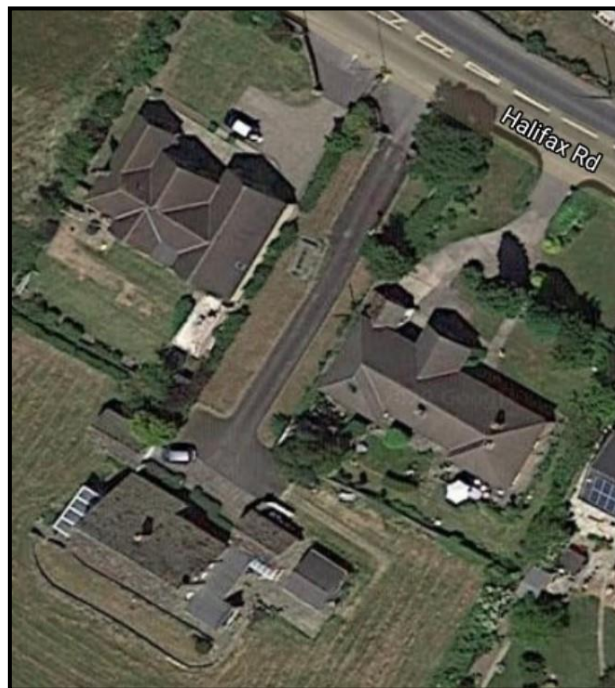
Once on site and travelling down the private driveway to site, this is again tarmac and should not pose any hazard in terms of being a source for dirt and/or mud to be picked up onto the wheels of traffic which uses it.

Deliveries will be 'dropped-off' at the construction site boundary, which in practice means at the head of the 'hammer head' end to the private driveway which is situated to the North of Courtland and to the immediate West of the construction site.

This 'drop-off' point negates the need for delivery or waste collection vehicles to travel onto site and so they will not pick up dirt and/or mud onto their wheels whilst carrying out their tasks.

A facility for washing down wheels will be provided in the form of a hose-pipe with good water pressure to it and suitable stiff brush, to be used at either the site entrance gate or at the electronic gates providing access off Halifax Road on to the private access driveway.

(See site aerial view below, from Google maps showing 'Hammer-Head' end to private driveway)



Material disposal

All surplus materials/waste will be taken off site and disposed of responsibly to appropriate waste disposal establishments and tips. Where this is done by third parties, only licensed waste carriers will be used for such purposes and waste consignment notes will be obtained. These will remain on site until completion of the development.

Construction Method Statement

Application No: 2019/1137, at Courtland, Halifax Road, Thurgoland, Sheffield, S35 7AL

Noise

There will inevitably be some noise during construction works, which will be spasmodic, dependant on the activity carried out and the construction stage of the building.

As building works will occur within reasonable working hours (as mentioned previously, 8:00am to 6:00pm during week days, and between 8:00am and 2:00pm on Saturdays), and general construction noise should not be excessive and be at an acceptable level.

All vehicles to have engines switched off when delivering. No idling vehicles during deliveries.

Site operations to minimise dust/noise activities, are carried out during hours that will cause least disturbance to neighbours.

Existing habitat features

Boundaries already existing on site to the East and South of the development will not be disturbed by site construction activities. A new hedge will be planted to much of the Western site boundary, below Courtland, providing potential habitat for wildlife in the form of bird sand small mammals.

External lighting

All external construction work will be carried out in available daylight hours, and no artificial lighting will be used during the construction of external elements.

Internally artificial lighting will be employed as and when required, but this will be contained within the envelope of the building and will not be a source of nuisance.
