

Superseded

Demolition of 4 no. existing flats in damaged superstructure and construction of 4no. Replacement flats on existing footprint and slab with associated works.

Flats 1-4 , Waun Las, Waunceirch, Neath, SA10 7RW

Demolition and Construction Management Plan.

Introduction.

1.01) This Method Statement has been prepared for Coastal Housing the owners of 1-4 Waun Las in connection with the work described in Planning Consent P2019/5168 and based on the drawings and documents submitted.

1.02) The Structural and Technical Details have been Provided (under separate cover) by Contractor Just in Time Plumbing, Heating and Building Services Ltd. Together with their safety advisors Curzon Safety Consultants Ltd. together with their demolition and design and supply specialists.

1.03) The purpose of the Method Statement is to address how the construction work described in the application will be controlled appropriately in the Building's context particularly in the interests of residential amenity, air quality plus pedestrian and Highway Safety. The Management draws on Risk Assessments , Method Statements and information compiled in connection with the Construction Phase Health and Safety Plan compiled under the Construction (Design Management) Regulations 2015.

1.04) This report is prepared by the Project Team in liason with the Employer CHA who liase with adjoining tenants and will form part of the package for the building project and be signed and contributed to by all contractors consultants and specialists involved in the works as a working document.

1.05) Those contractors carrying out the project work will be required to demonstrate their relevant competence and experience and comply with all current legislation and good practice and specifically:

- Construction Design and Management Regulations
 - Building Regulations
 - Considerate Constructors Scheme-Code for Considerate Practice
- These are a Contract Requirement.

1.06) Should material amendments to this method statement be required to suit unforeseen circumstances they will be submitted to the LPA for comment/agreement.

1.07) The Contractor intends to allocate a permanent Foreman for the duration of the Works who will introduce himself to immediate adjoining neighbours and will be in contact with the CHA Manager who already liases with CHA Tenants in the vicinity.

Investigation/Schedules of Condition.

2.01) A programme of Investigative work regarding the Existing Building has and is being undertaken as a precondition of Contract Start. .

2.02) In addition to the Investigative work above a photographic Schedule of Condition of immediately adjacent areas and buildings will be undertaken prior to Site Start.

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Access and Hoardings

3.01) The project area is only accessed from existing hardstandings ensuring that adjoining areas can be kept clean during the duration of the work.

3.02) A secure 2 m + high hoarding will be erected surrounding the site area at the outset to maintain a safe footpath and painted a dark colour and maintained in good condition at all times. A safe viewing area will be maintained for the interest of local residents.

3.03) A secure licensed skip enclosure will be erected adjacent to the curb allowing continuous containment of material. This will address temporary storage of waste material pending removal and clearance from site. Storage generally will be within the secure hoarding site area.

3.04) Deliveries will vary during the different stages of the work. Operatives carparking will be offsite using Coastal Housing parking or a suitable alternative. Up to 3 specialist vehicles per day will need access the site during demolition but they will be managed by Banksmen and timing will be coordinated to avoid busy periods such as school drop off. The Contractor has plans to stack vehicles rather than permit queuing during the works by utilising facilities at LBS Neath Abbey for example. Since hardstanding is being maintained throughout the works, there should be no need for wheelwashing facilities although the skip area will be kept clean at each delivery/removal and water spray will be used periodically as necessary.

3.05) Any damage caused by traffic or otherwise consequent upon the Works:
To be made good to the satisfaction of the Employer, Local Authority or other owner.

Recycling/Waste disposal.

4.01) The Contractor is required to submit and observe an agreed Site Waste Management Plan for the project containing:

- a) Target benchmarks for resource efficiency in accordance with best practice
- b) Procedures and commitments to minimise non-hazardous construction waste at design stage and supported by appropriate monitoring.
- c) Procedures for minimising hazardous waste.
- d) Monitoring measuring and reporting of hazardous and non-hazardous site waste production according to defined waste groups (according to waste streams generated by the scope of the works)

The Contractor is expected to achieve the benchmark of at least 50% by weight or volume of non-hazardous construction waste generated by the project to be diverted from Landfill sites through:

- Reuse insitu (or for new applications)
- Re-use on other sites
- Salvage/reclaim for re-use
- Recovery and recycling using an approved waste manager.

All in accordance with current performance guidance set out by Envirowise or Constructing Excellence and monitored by the Architect.

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Considerate Contractors scheme/ control of dust dirt and noise during the works.

5.0) Before starting work, Contractor to register the site and pay the appropriate fee:

Contact:

- Address: Considerate Constructors Scheme Office, PO Box 75, Great Amwell, Ware, Hertfordshire, SG12 9UY.
- Tel. 01920 485959.
- Fax. 01920 485958.
- Web. www.ccscheme.org.uk
- E mail. enquiries@ccscheme.org.uk

Standard: Comply with the Scheme's Code of Considerate Practice.

5.1) Contractor to Comply generally with the recommendations of BS 5228-1, clause to minimize noise levels during the execution of the Works.

5.2) Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

5.3) Noise on site to be restricted to the hours of 8.00am to 6.00pm Mon to Friday.

5.4) Contractor to provide 24 Hour emergency contact number to adjoining owners and Building Control and maintain an emergency call out facility throughout the duration of the work.

Duration of the works

The anticipated duration of the works as described in the Planning Application on site will be 28 weeks for all operations.

Signatures

All managers involved in the above project are to read and sign the method statement to confirm understanding and compliance.

I have read and understand the method statement and its requirements:

Name	Date	Employer		Signed