

**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.
(Relative to Consent P2019/5168 Condition 3)**

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 and approved.

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 demolition and 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.

Additionally the Contractor is required to adhere to BS6187: Code of Practice for Demolition and refer to H+S Executive Guidance Notes for Demolition and BS5288-2008 Noise and Vibration -control on construction and open sites.

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/ Hazardous Material/Schedules of Condition/ Existing Services

2.01) A programme of Investigative work regarding the Existing Building has and is being undertaken as a precondition of Contract Start which includes an Asbestos-Containing Building Material Demolition Survey Report dated 12 Oct 2020 which found "no ACMs" and also provides detailed guidance including HSE Guide 227 "A comprehensive Guide to Managing Asbestos in Premises". The Contractor will abide by the advice given in the Report. Waste Transfer Notes and

Waste Tipping Certificates will be required by the Contract Administrator.

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.

2.03 All services including gas, electric and water have been disconnected and/or diverted prior to the Contractor beginning work and Certificates provided by Western Power Distribution accordingly.

Access and Hoardings/ Site Perimeter

3.01) The Site Area is defined on 1:1250 Location Plan Provided

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 access area will be erected adjacent to the hardstanding allowing continuous containment of material with loading and unloading of plant and materials only within the site edged red. This will address temporary storage of waste material pending removal and clearance from site. Storage will be within the secure hoarding site area.

3.04) Deliveries will vary during the different stages of the work. Operatives carparking will not be permitted on any of the nearby roads but some may be accommodated at Owain Glyndwr Community Centre subject to CHA permission. 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. Generally measures to control the emission of dust and dirt during development will be implemented with reference to (Institute of Air Quality Management) I.A.Q.M. appropriate guidance re demolition and construction.

3.05) No deliveries or works vehicles in excess of 7.5 tonnes shall access or leave the site during the hours of 8.15am to 9.15am and 2.45 pm to 3.45 pm Monday to Friday during School Term Times unless by agreement with the LPA in writing.

3.06) A vehicle holding area has been identified to prevent any queuing of vehicles and is shown on the vehicle route plan provided with this management statement. Vehicle routing is also shown on this plan. Vehicles going to/from site will not adversely affect the local school as deliveries/removals will have their permitted times restricted (3.05) above.

3.07) Whilst the Contractor is convinced the nature of the work and existing hardstandings will prevent mud and debris on adjoining roads the situation will be reviewed daily at 3.40pm and roadsweeping called in as necessary.

3.08) 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.

Demolition phase

4.01) The demolition will proceed after secure site set-up and final checks with soft strip to expose main structural elements (blockwork/trusses/precast floors) followed by top down demolition in accordance with Health and Safety Plan RAMS provided under the Contract.

4.02) Primary Demolition will be by means of an excavator with material contained to a small site area (approx the current building footprint) This material will be collected by grab lorry for recycling/disposal. During this work phase an exclusion zone will be in place around the property and the number of operatives kept to a minimum. Any material that cant be removed by grab lorry will be manually removed.

4.03) The existing founds/slabs and underground services remain in this "reinstatement" project so issues of excavation do not arise on this site and the site allowing a safe condition of ex slab, hardstanding and adjoining "garden area" which would be remediated with topsoil and grass seed in the unlikely event of a delay to the superstructure build.

Recycling/Waste disposal.

5.01) 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.

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

6.0) 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.

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

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

6.3) Site Operations to be restricted to the hours of 8.00am to 6.00pm Mon to Friday. 8.00 am to 1.00pm Saturdays. No work on Bank Holidays.

6.4) 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.

Drainage

7.01) Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely affected by the development during the construction phase.

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.

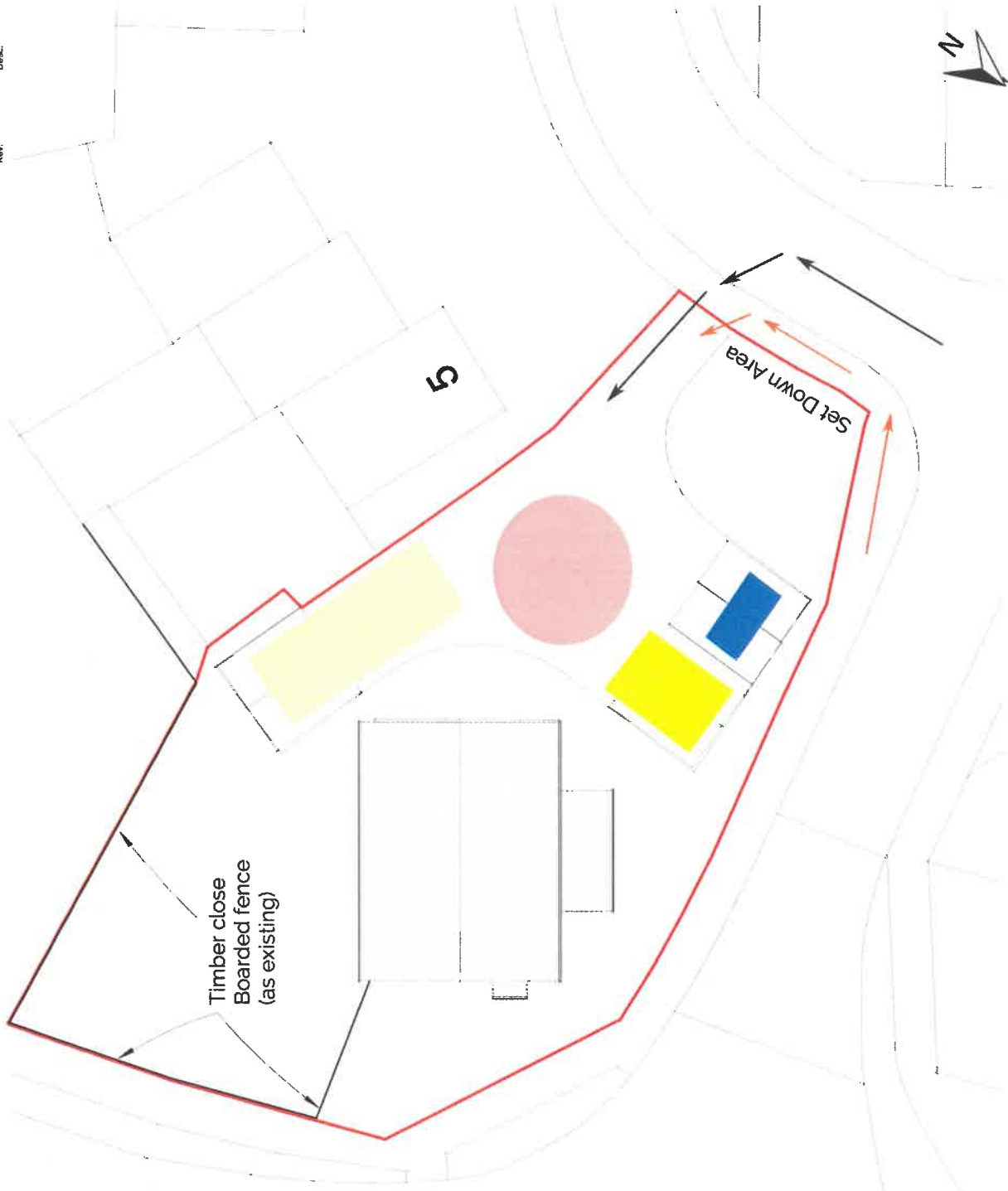
Signatures

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

- Storage Area
- Welfare
- Site Office
- Loading/ Unloading area
- Vehicle Route
- Pedestrian Route



Contractors Site Management Diagram

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PROJECT
Waun Las Neath

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TITLE
Contractors Site
Management Diagram

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