



Jones Brother (Henllan) Ltd
Caerwern House
Outline Construction Methodology & Site Logistics

Rev C2 – Issued for Planning, SAB & CEMP. Rev C2 Updated for Highways Comments.



Designated Site Delivery Routes – From East and West A465

As the site is close to a residential area the site hours of work are as follows:

8:00- 18:00 Monday to Friday
8:00 – 13:00 Saturday (when required)

Deliveries scheduled to avoid school commuting times where practicable.

There shall be no deliveries in excess of 3.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am and 2.30pm to 4pm during school term times, unless otherwise agreed with the LPA.

No construction will take place on Sundays and Bank Holiday.

HGV Routes will need to avoid low bridges as indicated opposite. HGV deliveries will be restricted before demolitions, site clearance and tree clearance to widen access; initial plant will be dropped on road and tracked up driveway.

During site clearance works only rigid small wagons for heras fencing and oasis Unit Delivery; these deliveries will be reversed into site with Traffic Marshall in attendance.

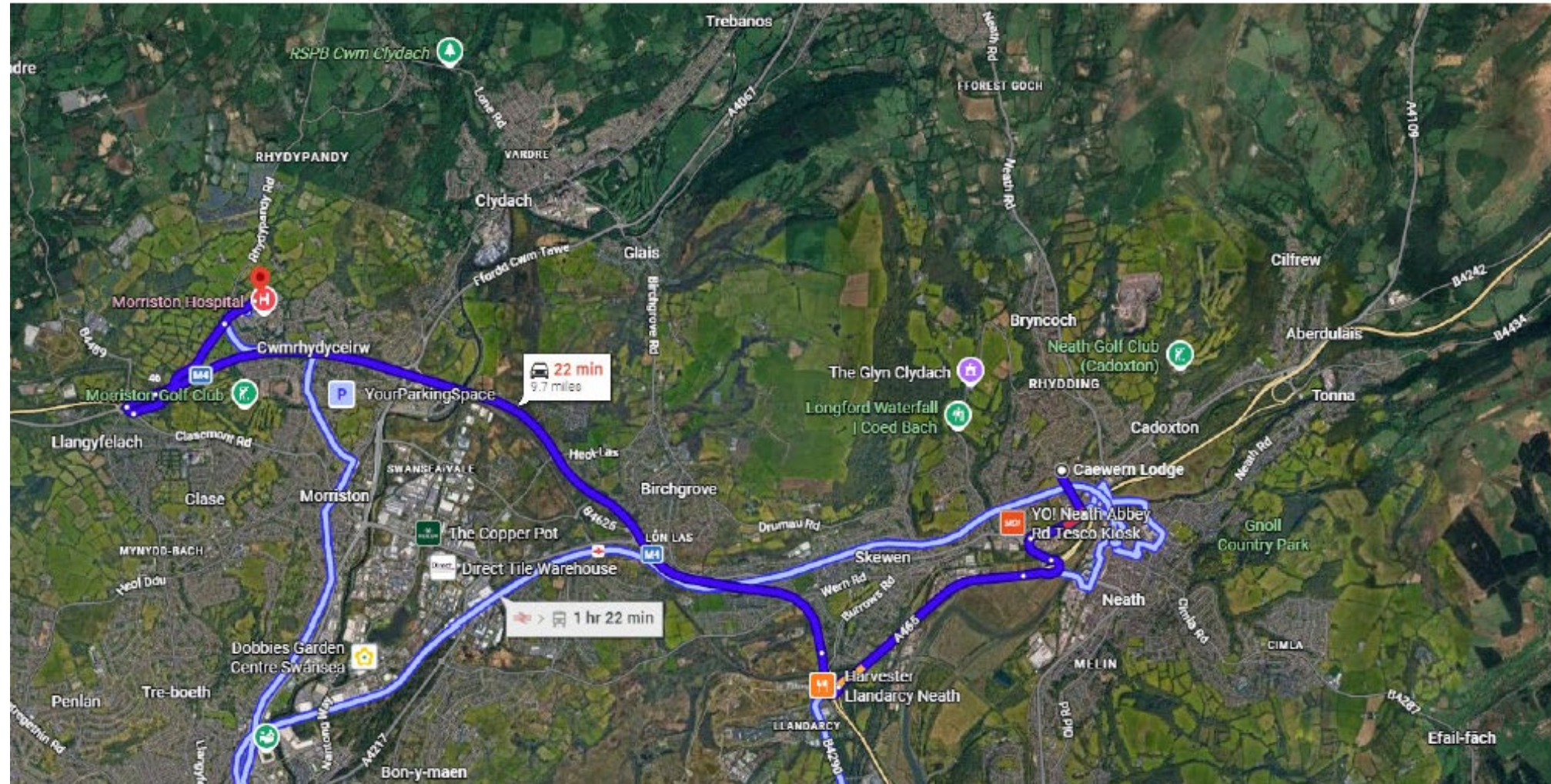
All deliveries will be scheduled to strict delivery slots, and a holding point will be at So Modular Timber Frame Works, Milland Road Neath for any early deliveries. This is to avoid any queuing on Dwr-y-felin Road.

Fastest Route to A & E From Site

Caewern Lodge, Dwr-Y-Felin Rd, Neath SA10 7RH to Morryston

Drive 9.7 miles, 22 min

Hospital Accident and Emergency, Morryston hospital, Heol Maes Eglwys, Cwmrhydyceirw, Morryston SA6 6NL



Demolition Works & Site Clearance.

- Establish tree and hedge protection to site perimeter.
- Establish temporary site welfare for demolitions and site clearance.
- Demolition Scaffold, Asbestos Clearance & Internal Soft Strip
- Hand removal of roofing under EPS Bat Licence with Bat Ecologist in attendance.
- INNS Treatment & site clearance under ecological supervision Summer 2026
- Demolish building, grub up footings & process materials (dust suppression measures required).
- Take down diseased trees under ecological supervision(Sept 26 – Feb)
- Establish silt protection to low point of site boundary before any earthworks & install silt gully covers to storm drainage.

KEY

-  Heras Fencing
-  Solid Hoarding
-  Waste Recycling Point
-  Bunded Fuel Store & Spill Kit
-  Site Cabins / Welfare
-  Generator
-  Materials Storage
-  Wheel Wash Down Area
-  Tree Root Protection Zones
-  Tree Removal
-  Terrastop Silt Protection Bund



Further SI Testing & Mine Grouting Works.

- Level ground and spread crushed demolition aggregate for safe working platform.
- Further Intrusive Site Investigations to establish grouting & remediation strategy
- Grouting Works & Validation Reporting

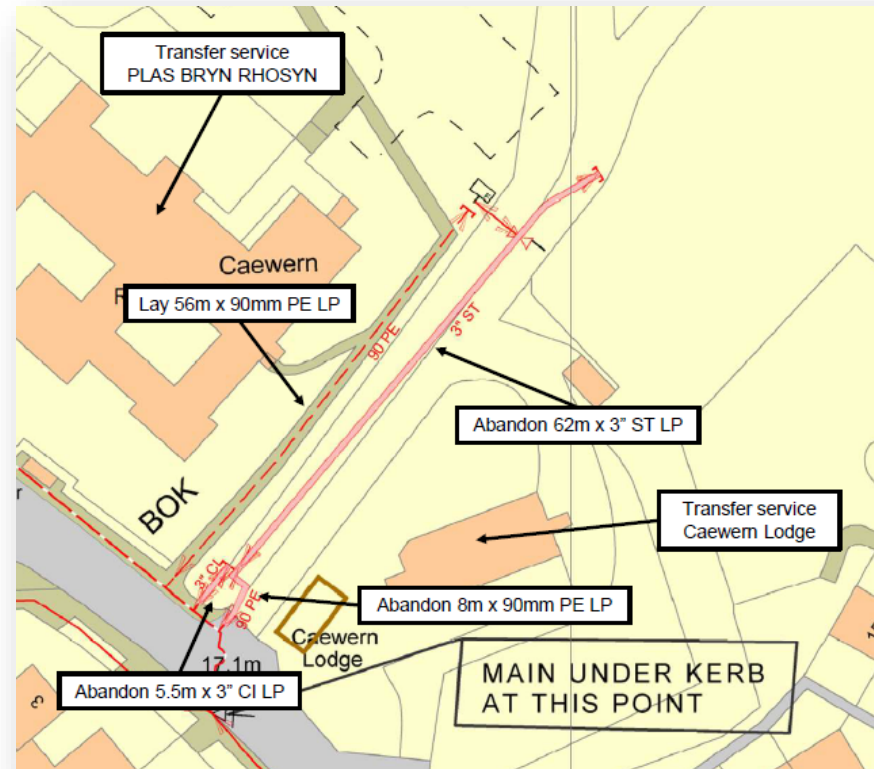
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Gas Diversion Works – Prior to forming New Entrance & Entrance Tree Clearance



Abandoned Gas Main

New gas main installed before existing main abandoned & in advance of tree clearance

● Tree Removal

■ Scrub Clearance

Section 278 Street Works & Traffic Management will be in accordance with the New Works & Street Works Act and Approved by Street Works Officer before start of works.

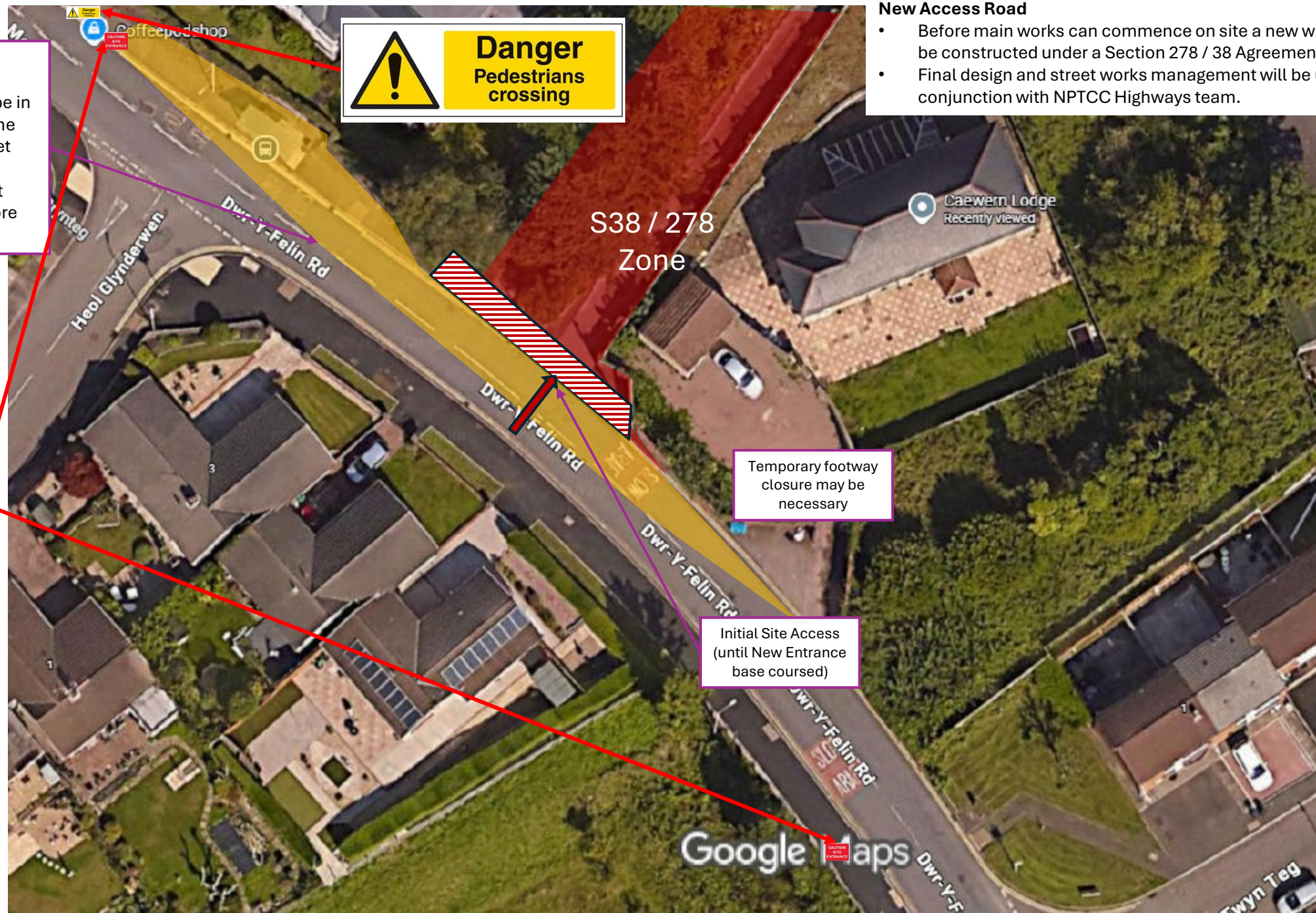
CAUTION
SITE
ENTRANCE



Danger
Pedestrians
crossing

New Access Road

- Before main works can commence on site a new wider access road will be constructed under a Section 278 / 38 Agreement.
- Final design and street works management will be undertake in conjunction with NPTCC Highways team.



Google Maps

New Access Road

- Following gas main diversion clearance works of landscaping to be undertaken under ecological supervision.
- Trees removed and grubbed up and reduced level dig undertaken and arisings cleared off site.



New Access Road

- Foul main laid in main road.
- Sub-base and kerb base laid and sub-bas trimmed

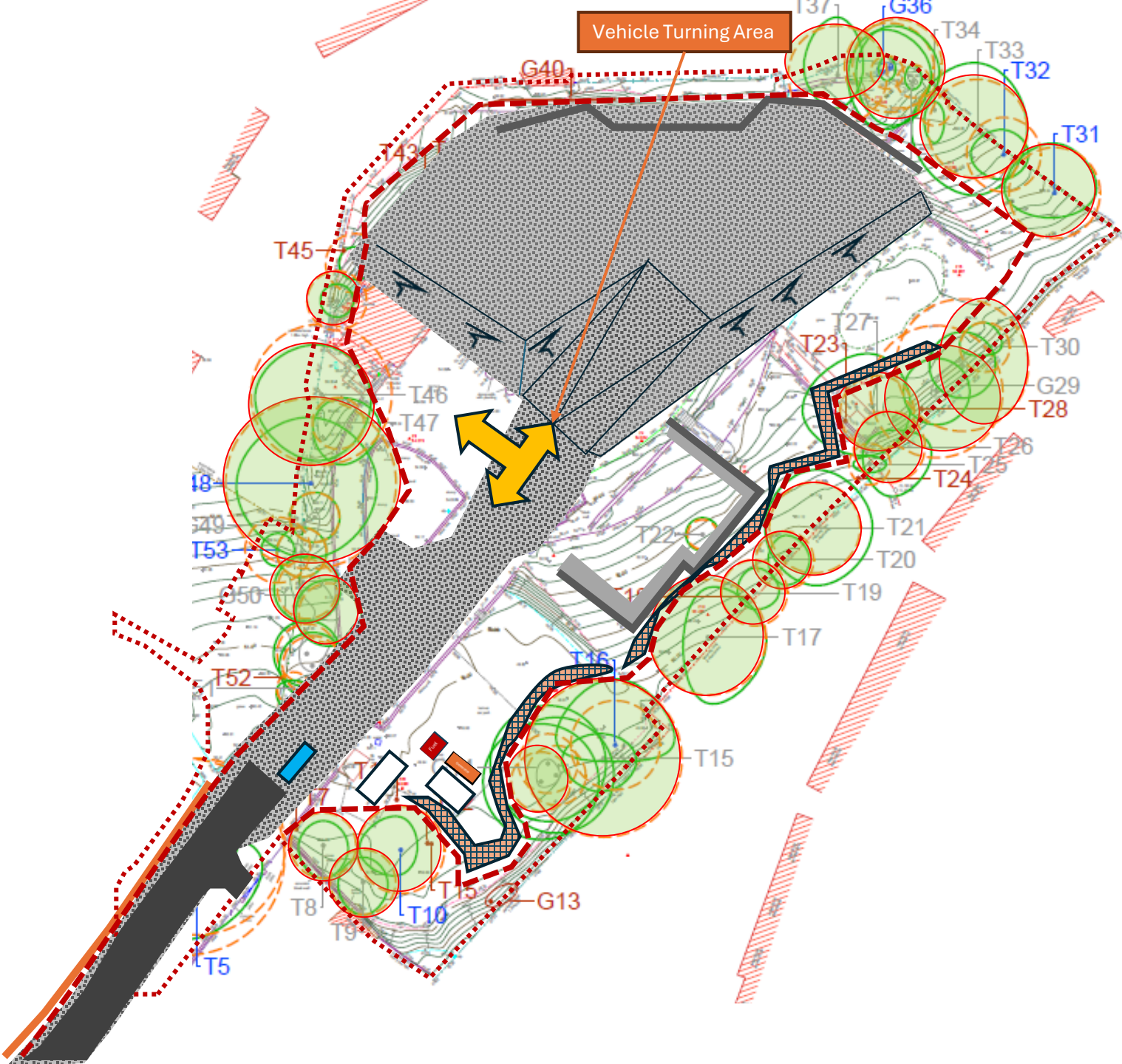


Retaining Walls

- Form piling mat – dust suppression required
- King-post piling works North Boundary
- RC Wall to car park / Block 1
- Clear Piling Mat

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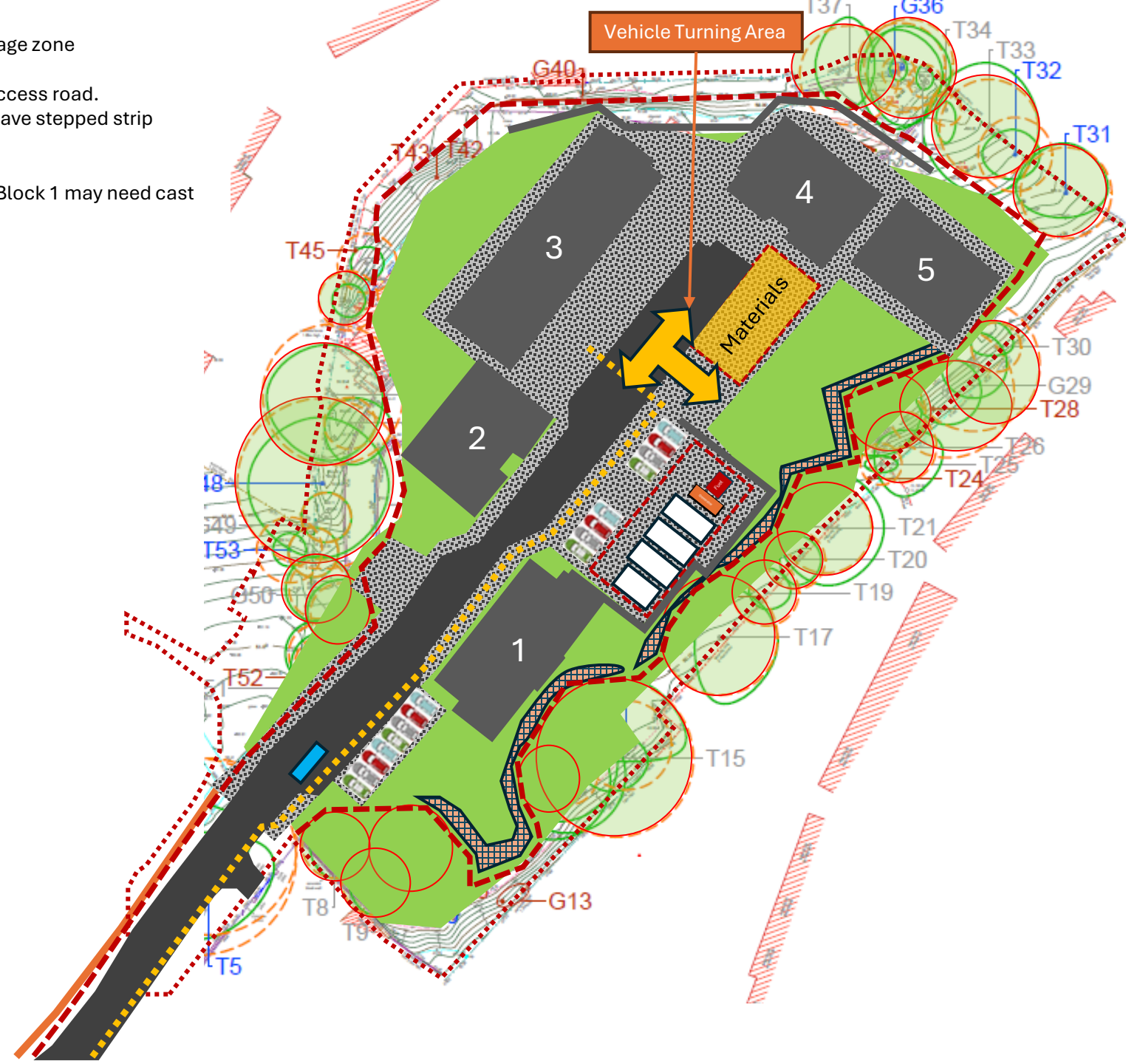


Substructure – Plot Sequence 1, 2 ,3, 4, 5

- Establish permanent site set up and material storage zone
- Complete mains foul
- Subbase, kerb brace and tarmac basecourse to access road.
- Reduced level dig and strip footings (Block 1 will have stepped strip footings)
- Below DPC substructure blockwork
- Select backfill / below slab drainage & ductwork (Block 1 may need cast drainage fixed to sleeper walls)
- Block & beam flooring
- Complete cavity wall construction to DPS
- Concrete oversite

KEY

-  Designated Pedestrian Route
-  Contractor Parking
-  Heras Fencing
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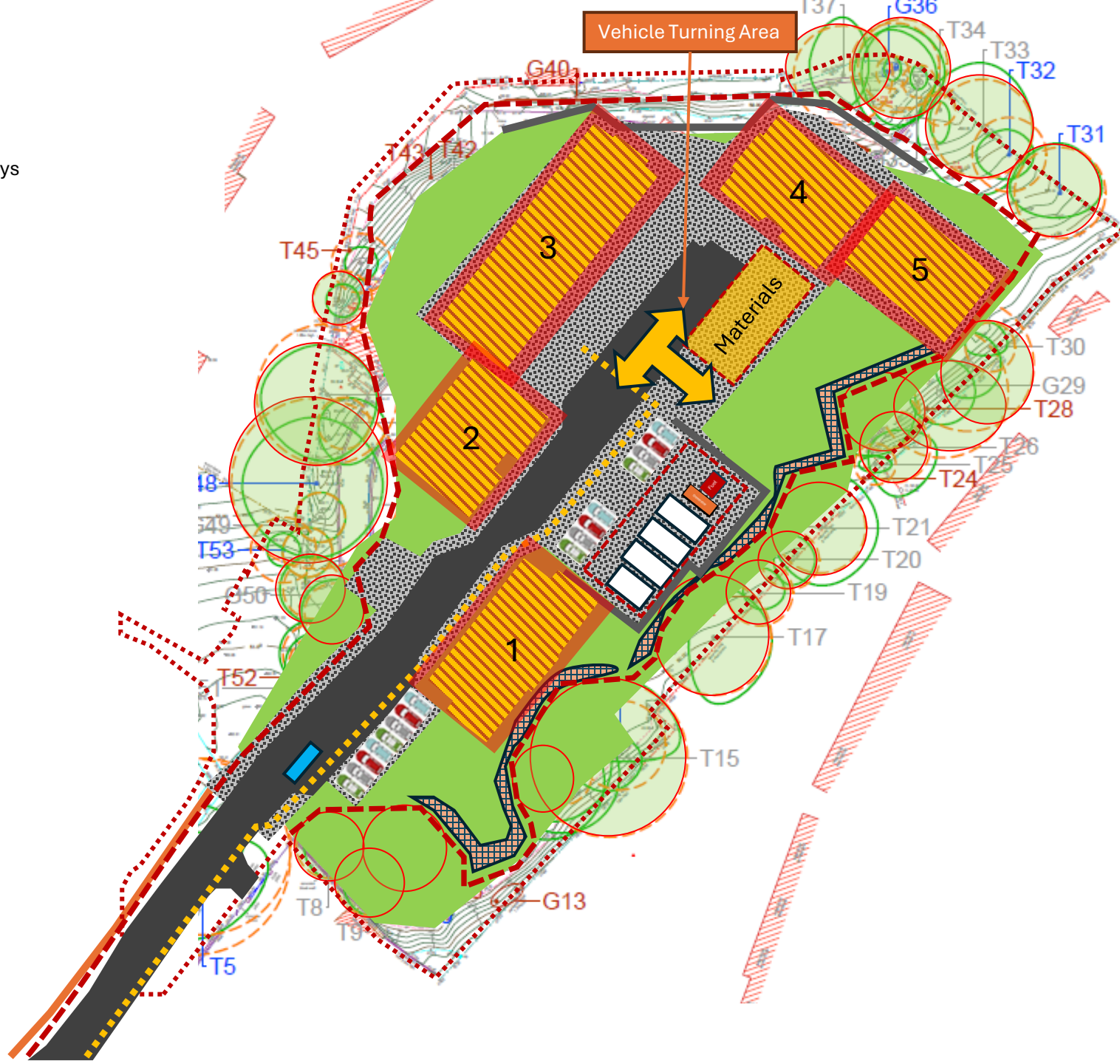


Superstructure – Plot Sequence 1, 2, 3, 4, 5

- Erect Scaffold
- Erect timber frame & balcony steel
- Roofing works including PV
- Windows & doors
- Metal deck & concrete to balconies
- Masonry cladding works including fire barriers / trays
- Parapets & gutters
- Mastic & clean
- Balcony watertight details and paving
- Balustrading
- Strip scaffold / down pipes

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Finishes & External Works – Plot Sequence 1, 2,3, 4, 5

- Airtight / VCL detailing and ceiling fire / acoustic boardings
- First fix M & E
- Preboard fire & airtight checks
- Boarding & plastering
- Second fix M & E and sanitaryware
- Carpentry / kitchens
- Decorating
- Floor finishes
- Finals and defects inspection
- Communal area finishes
- Service connections / hard landscaping / drainage finals

KEY

 Ddesignated Pedestrian Route

 Contractor Parking

 Heras Fencing

 Solid Hoarding

 Waste Recycling Point

 Bunded Fuel Store & Spill Kit

 Site Cabins / Welfare

 Generator

 Materials Storage

 Wheel Wash Down Area

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Commissioning & Completion– Plot Sequence 1, 2 ,3, 4, 5

- Flat commissioning and completions
- Landlord areas commissioning & completion
- Tarmac and soft landscaping
- Final air tests and BC / Warranty Sign-Off
- Highways / SAB and DCWW sign-off Part 1 Completions
- Client final Inspections / Snagging
- Clear site & handover

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