

Construction Method Statement



WEBSTER HOMES

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1.0 Introduction

Project: Webster Homes – Residential Development of Four Houses

Location: Stubton, Lincolnshire (Postcode: NG23 5BX)

1.1 Parking of Vehicles for Site Operatives and Visitors

A designated parking area within the site boundary will be allocated for site operatives and visitors. This will ensure that no vehicles obstruct public roads or residential driveways. Adequate signage will be installed to direct personnel to the parking area.

1.2 Loading and Unloading of Plant and Materials

All loading and unloading of plant and materials will take place within the site boundary. A designated loading bay will be established, and deliveries will be scheduled to minimize disruption to the local area. Traffic marshals will oversee operations to ensure safety and efficiency.

1.3 Storage of Plant and Materials

Plant and materials will be stored in designated, secure areas within the site, away from public access points. Hazardous materials will be stored in accordance with health and safety regulations, and appropriate signage will be displayed.

1.4 Wheel Washing Facilities

A wheel washing station will be installed at the site exit to prevent mud and debris from being transferred onto the public highway. All vehicles exiting the site will be required to use the wheel wash facility to maintain cleanliness on surrounding roads.

1.5 Proposed Hours of Operation

Construction activities will be limited to the following hours:

- Monday to Friday: 08:00 – 17:00
- Saturday: 08:00 – 13:00
- No work will be undertaken on Sundays or Bank Holidays.

1.6 Frequency, Duration, and Means of Operations

- **Demolitions & Excavations:** Expected to last 4–6 weeks, utilizing mechanical excavators.
- **Concrete Production:** On-site concrete pouring will be planned to avoid peak traffic hours.
- **Dredging Operations:** Not applicable to this development.

1.7 Sound Attenuation Measures

To reduce noise pollution, the following measures will be implemented:

- Use of modern, well-maintained machinery with noise suppression features.
- Limiting high-noise activities to designated hours.

1.8 Measures to Control Dust and Dirt Emissions

To minimize airborne dust and dirt:

- Water suppression will be used during excavation and demolition activities if necessary
- Stockpiled materials will be covered to prevent dust dispersal.
- Road sweepers will be employed to keep adjacent roads clean where needed.

1.9 Construction Traffic Routes

Construction traffic will access the site via designated routes. Heavy goods vehicles will avoid residential streets where possible. The main route of entry will be via Doddington Lane to the South.

This Construction Method Statement outlines Webster Homes' commitment to responsible and safe construction practices while minimizing impact on the local community and environment.

2.0 SUBSTRUCTURES

The subsoil is clay and strip foundations up to 1.3 metres in depth are required for the houses.

Once the foundations have been completed, the footings will be laid up to DPC Level.

Drainage and Services connections outside the site will be made at the earliest point in the programme as possible and we will liaise with the local authorities and statutory bodies to ensure that relevant permits are in place and that connections are completed in line with our programme requirements.

A precast concrete beam and infill block ground floor is proposed and this will be manufactured off-site and delivered/installed by the manufacturer.

2.1 SUPERSTRUCTURE

When the substructures are suitably advanced the construction of the traditional block/block or block/stone walling will begin.

Scaffolding will be erected to permit the raising of the walls, and internal floors.

Trussed roof components fabricated off-site will be craned into position onto the wall plates and secured/wind-braced, followed by the actual roof coverings.

3.0 INTERNAL FIT-OUT

The internal fit-out will commence as soon as the houses are made watertight. Wet trades such as floor screeds and plastering will be completed at the earliest opportunity to take account of drying out periods in readiness for applied finishes. Maintaining the phased sequence outlined previously the fit-out will progress through 5 key phases as follows:

3.1 First Fix

Co-ordinated closely with the Mechanical and Electrical installation the first fix stage of the fit out will mainly be focused around installing floor screed and constructing partition walls.

3.2 Second Fix

Maintaining strong links with the Mechanical and Electrical installation teams the second fix stage will see the completion of partition walls, fire stopping, installation of ceilings, plastering, first fix joinery, and general preparations for applied finishes. The aim will be to activate the building heating systems as early as possible during this stage of the works to assist with drying out create a suitable environment for the final finishing stages.

When all parties are satisfied that the first fix element is complete the permits will be signed off to provide clearance to progress to the next stage.

3.3 Finishes

At this stage the M&E installations will be substantially complete and progressing into the pre-commissioning stage.

This stage of the works will be focussed on second fix joinery e.g. door sets, fitted furniture, wall protection, wall and floor finishes. Having activated the building heating systems during the previous stage the aim will be to maintain a consistent environment to allow natural materials to acclimatise and avoid stressing due to sudden changes.

The snagging process during this phase will become very focussed on the standards of finishes and quality of workmanship in driving towards a defect free project. During this stage of the project the aim is to complete the construction works and achieve a 'dust free' environment to enable us to move into the final testing and commissioning of the building services.

3.4 Snagging/ De-snagging

This stage of the process will run parallel with the testing and commissioning process. A final detailed snagging procedure will be implemented in conjunction with an independent Inspector from building control and warranties.

The snagging works will be inspected and signed off until all items are closed out. At the appropriate stage a final builders clean will be carried out to prepare the building for completion.

3.5 Testing & Commissioning

The commissioning of the houses will be carried out in 2 distinct phases and all individual activities within these phases will be fully detailed on the commissioning programme prior to the commencement of the commissioning exercise. The two phases of commissioning are as follows:

- Pre-Commissioning – After all services have been installed the individual systems will be energised to ensure all component parts are working and that no faulty piece of equipment, needs replacement. In addition to checking that all equipment is working checks will be made to ensure that the items of plant are capable of achieving the outputs as specified. Each service will be 'signed off' as having passed each stage of the commissioning process.

- Main Commissioning – This will only be done after the main construction activities have been completed and the houses have had a good cleaning so that dust etc. has been removed from the buildings. Each service, in turn, will be run at all operational levels as specified in the output specification.

4.0 EXTERNAL WORKS

The external areas can only be started once the external scaffolds around the perimeter of the houses have been dismantled and in order to maintain as much space as possible on site, the majority of the utility connections and site drainage will be completed during the Substructures stage.

Around the perimeter of the houses the hard landscaping works will follow the dismantling of the external access scaffolds and the site hoarding.

During the last weeks of the works, the site cabins will be removed to permit the completion of the car park and access drive.

Fences and gates will be erected, paths laid and soft landscaping planted/turfs laid.