



METHOD STATEMENT

HB Villages

Swadlincote

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Methodology

1.0 Introduction

The purpose of this document is to outline the management processes and procedures for the construction of an 18 bedroom assisted living apartment block for HB Villages, the site is located in Swadlincote, Derbyshire. The scheme is a single apartment block with 8 apartments on the ground floor and 10 on the first floor. The construction is to be timber framed with brick work outer skin. The site is located off the busy Coppice Side Road with housing bordering the north and south boundary.

This report is a qualified assessment based upon current information available to us, and it will be subject to refinement as the project evolves. It describes the logistics and methodology McGoff Construction will employ to construct the project, as well as the proposed programme and key activities, including brief descriptions of the various stages of work. The potential impact of the works on both the local and wider environment are key considerations and we propose various methods for mitigating these issues.

1.1 Site Conditions

The site is currently disused land with the remains of the existing building crushed and left on site, this is now covered with grass and shrubbery/ trees. Furthermore, it contains non-hazardous contaminated ground with methane being detected, the use of a gas membrane barrier to the new buildings is required. It will be key to establish the new site road as early as possible.

1.2 Key Constraints of the Site

- Located off a tight busy main road.
- Homes located to the north and south boundaries of the site.
- Upholding PR and Corporate image for both HBV and McGoff Construction.

2.0 Programme of Works

2.1 Key Activities

- Groundworks
- Substructure
- Superstructure
- Envelope
- Internals
- Externals
- Testing and commissioning

2.2 Programme and Phasing Summary

The current duration of the project is programmed at 41 calendar weeks.

- Enabling and sub-structure works = 9 weeks – this includes the drill and grouting works as well as piled foundations to each block.
- Super structure = 7 weeks, 4 days– includes the timber frame and roof trusses.
- Internal works = 26 weeks

We believe the programme period offers the client the best possible option in terms of construction economics and early handover, whilst also taking cognizance of the unusually challenging logistics and site constraints. We are open to further collaboration working with the design team to reach a mutually agreeable construction programme.

3.0 Material and Resource Use

3.1 Construction

Key construction materials are listed below:

- Concrete
- Timber framed structure
- Block & beam concrete flooring
- Bricks
- Roof trusses
- Roof tiles
- Single ply membrane
- UPVC glazing

3.2 Plant and Equipment

Our site management team will be responsible for the supervision of any plant or equipment used on site by our staff or sub-contractors. Operatives using plant or equipment will be required to provide evidence of certification, competence and experience before works proceed. Evidence will be scanned and stored in the site health and safety information. During the site induction, all operatives will be made aware of any culverts, trenches and underground services, ensuring all are aware of any site restrictions or constraints.

Below is a table highlighting the type of plant and equipment being used during each phase of the project.

Plant / Equipment	Enabling Works	Substructure	Superstructure	External
360° Excavators	X	X		X
Breakers / Crushers / Dumpers	X	X		X
Mobile / Tower Cranes			X	
Air Compressors		X	X	
Power Tools	X	X	X	X
Hand / Power Tools	X	X	X	
Scaffold			X	
Delivery Trucks		X	X	X
Skips & Skip Trucks	X	X	X	X
Forklift Trucks		X	X	X

3.3 Hours of Work

We plan to use the following working hours:

Weekdays = 0730 – 1800 (no noises works before 8am)

Saturday = 0800 – 1400 (if required)

Sunday = No working

Public Holidays = No working

4.0 Site Logistics

4.1 Introduction

The site is located 250m away from the town centre of Swadlincote in Derbyshire just off Coppice Side, the local retail park backs on to the corner of the northern boundary of the site. The site has been reviewed by our planning team to develop an effective layout for site offices, welfare, storage and delivery routes, taking into consideration the site restrictions whilst maintaining health and safety standards.

4.2 Site Establishment, Accommodation and Welfare Facilities

The site boundary will be established and marked out by an engineer. Safety hoarding will be erected to make the site secure. We will originally install a self-contained garrick unit during the first three weeks of the scheme, this will allow us to bring the proposed carpark up to base coat level. This will provide a clean and stable base to set up the site establishment, along with an area to off load materials reducing the amount of dirt tracked back out on to Coppice Side. We will make arrangements for services such as generators, septic tanks and water bowers and will connect to the local services at the first possible opportunity. Telephone, fax, email and photocopy facilities will also be established. Mobile phones and internet dongles will be used to provide communication and internet to the site office and cabins. Appropriate signage will be erected to warn both contractors and members of the public of the construction site along with an indication of the new site entrance.

The site compound will be enclosed by block and mesh fencing for further security. In accordance with good practice our skips will be kept covered and left at a suitable distance away from surrounding buildings due to the potential fire hazard.

Ensuring the Safety of all

Health and safety as well as the protection of the public, with particular emphasis on young children, are priorities for this scheme. No construction works will begin until the site is securely sealed. The use of heras fencing to the site boundary will protect the public from the construction site.

Where our works are tight against existing finishes and structures, we will demarcate “buffer zones” through the use of fluorescent marking tape, to prevent damage from moving plant and machinery. A full dilapidation survey will be undertaken at the start of the contract and all existing hard landscaping made good on completion.

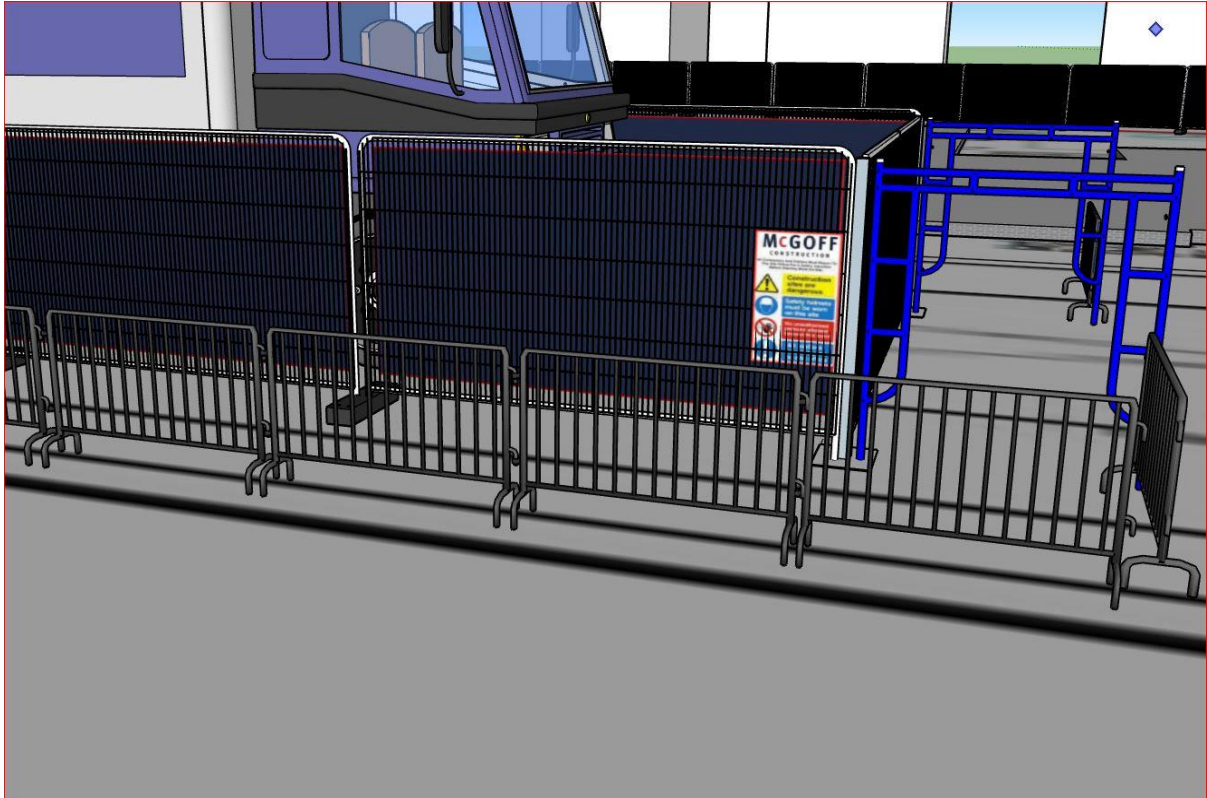
4.3 Personal Access

Dedicated access routes for vehicles, operatives, staff, and visitors will be established with appropriate barriers and signage, to maintain safe access to both the site working area and accommodation.

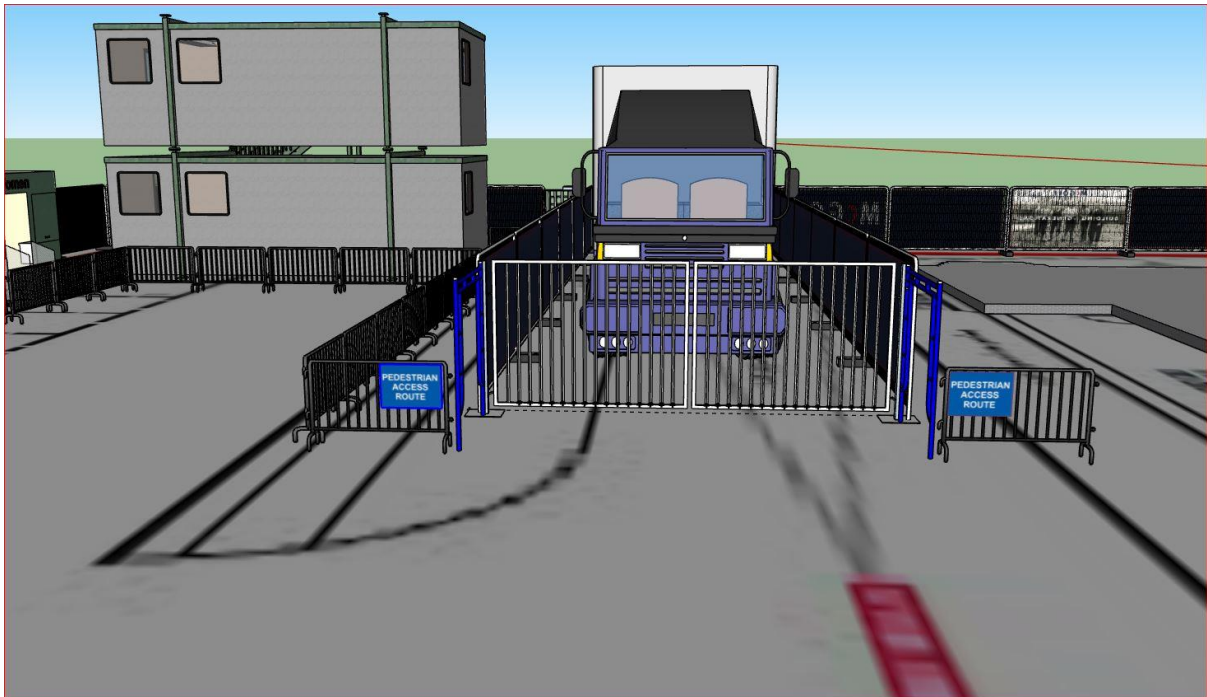
Operatives will gain access to the site from Coppice Side via the pedestrian access gate, this will be protected by a digi lock. The code will be changed on a regular basis to maintain security. The site compound will be protected via a barrier separating it from the construction site.



No personnel will be granted permission to access the construction site until an induction has been given and they have signed in to the site record, access on to the construction site will be clearly sign posted.



We will also provide access points for operatives to cross the construction traffic routes these will be clearly sign posted to ensure all site operatives and construction traffic are aware.



4.4 Vehicular Access and Site Parking

The site is located off a busy main road close to the town centre this will create busy traffic in the area during peak times. To prevent any traffic disruption, we will set up an area within the site boundary for deliveries to pull in to whilst the site team open the gates and prepare to off-load. This will prevent any vehicles waiting to enter site on the busy main road, creating traffic disruptions.



Planning for Deliveries

The use of a booking in system will allow the site management team to plan and prepare for any deliveries to site. This will also prevent multiple deliveries arriving at the same time creating a queue of vehicles in the area. This will also give us the ability to prevent any deliveries arriving during busy peak rush hour times. Where this causes an issue we will arrange for the materials to be delivered the day before and stored within the construction site.

The site entrance will be clearly sign posted, indicating the location of the site office for site visitors and operatives. It will be kept locked when not in use to prevent any unauthorised entrance.

4.5 Material Access

No materials will be off-loaded out of the site boundary. Where possible unloading will take place within close proximity of the location they are to be used to reduce time and resource moving them around.

Effectively Managing Constraints

The spatial constraints of the site compound indicate the use of a just in time delivery system. By using this system, materials will be called off as required by the site management team. This provides a maximum working site area and prevents any materials being damaged through unnecessary storage.

We plan to use mobile cranes to lift any heavy materials into position and these will be located as specified within our logistics plan. We will give consideration to the size required to ensure the correct crane is used to lift the relevant weight and distance in accordance with BS:7121. No suspended materials will be lifted over any live building.

The site will have use of a fork lift truck to distribute any materials onto the scaffolding of the roof area. From this point, materials will be distributed to the correct location via pump truck. Any materials lifted on to the scaffolding will be secured in a safe location to reduce the risk of any materials falling off.

4.6 Temporary Power

A specialist temporary electrics provider will be used to design, install and maintain power supplies during construction. Their extensive experience will ensure a comprehensive and efficient system will provide:

- Mains intake
- Transformers
- Full site distribution of power inc 110v and specialist transformers
- Temporary access, safety & task lighting
- Evacuation & intruder alarms

- Regular inspection and maintenance
- Adaptation of installations as works progress including staged strip out

5.0 Proposed Construction Methodology

5.1 Site Enabling Works and Demolition

Initially the site set up will begin with the delivery of the site hoarding to give the site protection from members of the public, once this has been established we will deliver the garrick unit whilst works to the proposed car park is carried out. Once the site boundary is secure we will begin the process of forming the new access road and car park area, once this is formed up to base coat level we will deliver and install the site compound as discussed above.

5.2 Sub-structure

The scheme is to use strip foundations which are to be excavated using a 360 excavator, the works will be planned out in daily sections being excavated and poured on the same day. Prior to the first concrete pour we will arrange for a site visit from the local council to ensure the foundations are satisfactory.

The ground floor area will be constructed of 100mm thick block wall from ring beam to ground floor level, the drainage system will then be installed before any backfilling prior to the beam & block floor installation. Beams are installed as per the structural engineer's drawings before being infilled with aggregate block, also installed will be the gas protection membrane.

5.3 Super-structure

Tube and clamp scaffold is to be erected by a certified subcontractor prior to the timber framed structure being installed. This will be checked on a daily basis by the site operatives before work commences and inspected every 7 days. The scaffold is to be installed with the correct hand rails and kick boards complying with BS EN 12810/ 12811 with a number of loading bays to allow materials to be lifted and taken into position.

Once the scaffolds are in position the timber framed panels will be delivered and installed via the use of a mobile crane. The crane will be located on specifically designed crane pads. Initially the timber framed base plates will be installed to provide a location for the panels to be fixed to. Each section will be connected with the use of male and female joints.

The roof is pre-fabricated timber trusses which will be lifted in to place via the crane. Once all the main trusses are in position at 600mm centres and fixed down to a timber wall plate the roof will then have all the final connections installed.

Working Safely in Changing Weather

The effects of adverse weather also need to be considered and precautions taken as necessary. Rain, ice or snow increases the risks from slipping whilst high winds present clear dangers to workers moving large sheets or fabrics. Operatives will be made aware of differences in wind speed relative to the height at which the work is carried out as well as any peculiarities in respect of gusting or vortexes due to building shape.

5.4 Envelope

The outer skin of the building is to be formed using bricks laid using a half lap stretcher bond with a 3 in 1 mortar mix.

The trusses are to be covered with a breathable membrane laid systematically in the direction of the roof gradient with adequate side and end overlap. Sufficient quantities of membrane will be lifted onto the scaffold via the site fork lift being secured in position immediately preventing any material falling off the scaffold. This will be followed by the roof battening being fixed into position at a suitable distance from the tiles. They will be installed correctly ensuring adequate over hang to allow rainfall to reach the gutter preventing water running in to the cavity. Tiles will be lifted into position and secured immediately at an adequate location on the closest scaffold loading bay via the site fork lift. We will ensure that the quantities stored don't exceed the load, taking into consideration the number of operatives working within the area.

Each section is to be completed of ridge, hip, valley and guttering details to provide a weather tight seal allowing internal works to begin.

Windows and Doors

These will be installed to each floor once the lift is completed. Windows and doors will be delivered in planned sections of the building to minimise site storage and prevent the risk of damage. The frames will be fixed through the window opening into the brick/ timber reveal with adequate fixing before being sealed in position with expanding foam. Windows will be sealed on the outside using a mastic sealant.

The final phase of the envelope is the installation of the rainwater down pipes. Brackets are to be fixed to the external face of the building at 1m centres in accordance with BS EN 612:1996. Once the down pipes have been installed the scaffold will be dismantled in preparation of the external works commencing.

5.5 Internal Works

Fit out works commence with BWIC works, 1st fix mechanical and electrical installations. Until the building is substantially watertight, this will be limited to items that are not susceptible to water damage such as hangers and tray containment. As the building is slowly sealed steel partitions, MF ceiling frame, ductwork and wiring can progress without risk of damage.

On the completion of the first fix M&E there will be an air pressure test prior to any walls or ceilings being enclosed. This will reduce the risk of leaks once the fit out is complete resulting in damages to finished areas.

Achieving a watertight Structure

Plasterboard will not commence until the area is watertight, weatherproof and dry to ensure the board does not suffer any deterioration due to moisture absorption. Sufficient areas in proper sequence will be made available to ensure reasonable continuity as part of the programme. Adequate temporary lighting is also required to facilitate a good standard of finish. Electrical first fix containment and back boxes are to be fixed inside before the partition is sealed with plasterboard to the remaining side.

On completion of the partitions, all openings and gaps (such as around penetrating services) are fire stopped to restrict lateral and vertical fire spread and to achieve the required degree of containment.

Completion of first fix joinery items such as door linings and window boards releases the plastering. With the site now moving into a “fit out” phase, extra care will be taken to prevent unnecessary damage to completed work. Proper planning and management of access and material routes is required, as well as regular monitoring from our management team.

With several days drying time, the plaster will be ready for initial decoration. Typically, this will involve filling and sanding to correct any minor surface imperfections, before a mist and 1st coat is applied.

Second Fix Joinery

Second fix joinery and M&E works will proceed, working in sequence of rooms with joinery items being completed before M&E follows. Extra care during planning will be taken to ensure that the number of trades within each section is kept as minimal as possible reducing the risk of accidents or damages.

Fitting of the remaining ceiling mounted services will be controlled by two factors, the quantity and type of work remaining at low level, and access and damage considerations especially from airborne dirt and dust. Smoke detectors and sensors can be taped up, but it is usually prudent to leave light

fittings (especially those with multiple open reflective surfaces) as late as possible in the programme. Second fix joinery including skirting and architraves will be fitted before vinyl floor finishes and final decorations. The doors will be hung and ironmongery fixed.

Permit to Work Section

As works near completion we will operate a “permit to work” scheme, where apartments are completed, snagged and locked off to prevent damage.

With services installations complete and key milestones such as power, heat and water on dates achieved, the test and commissioning process will begin. Adequate time and provision will be allocated for this “hidden” process to ensure advancement from static completion to full working order to the specified requirements.

Finally, the scheme will be cleaned and “snagged” by our Agent. Our ultimate aim is for a defect free handover and by operating a high degree of vigilance throughout the project, defects at this stage will be minimal and easily rectified.

5.7 External Works & Landscaping

The external works will be phased to suit both the site establishment and construction programme, our programme will highlight “earliest start” dates for various works to the site perimeter and courtyards. This will take into account any works at high level and areas to have scaffolding. Care will be taken to ensure no works are installed prematurely in the programme making them susceptible to damage. Discussions with the sub-contractor appointed to install the soft landscaping will be made to gain advice on the appropriate time of the year to plant shrubs and trees.

5.9 Snagging & Handover

On completion of building works for each “zone”, we snag, de-snag and clean with the aim of a “defects free” Client handover. As the project nears completion, all work carried out will be subject to a final inspection / snag by an authorised member of the site team to confirm that the works offered comply with the specified requirements. Non-conforming items will be identified on a snag list and subsequently cleared, prior to offering the work to the Client for inspection.

Once commissioning is complete (risk analysis and pre-commissioning checks also need to be considered) and the systems have been certified, internal witnessing compliance is undertaken and the final handover completed.

Practical Completion

Demonstrations will be given to the Client team, working systems witnessed, and the appropriate training given. We aim to resolve any residual snags within a 20-day period from Practical Completion.

The project is then handed over to McGoff Construction Group Facilities Management team, providing the client with a dedicated “one stop shop” after sales service.

6.0 Mitigation Measures

6.1 Management of Trade Contractors

Sub-contractors will be made aware of their ownership of quality from the initial placement of the order. Their performance will be observed by our on-site team at regular intervals, ensuring that quality is maintained throughout the project lifespan. Our key aim is to keep snagging to a minimum through preventative measures and monitoring, with zero defects achieved on handover.

The site manager will regularly walk the site to monitor the quality and standard of the workmanship and ensure that the correct level of health and safety is maintained. We also strive to improve the safety culture and awareness within both our own and our sub-contracted workforce.

Site cleanliness will be equally shared between management and sub-contractor with care taken for material storage as well as rubbish. A site labourer will be used for regular cleaning within and around the site.

First Aid

All our Managers are trained in the appropriate First Aid techniques and applications. Details of the First Aiders, including their contact details, are displayed in the welfare facilities on each site. As a minimum, at least one first aider will be present at all times.

6.2 Public Relations & Safety

We are an approachable, pro-active contractor, and we intend to forge a strong, lasting relationship with the Client Management team and local community. We will establish clear points of contact within our site team (usually the Site Manager or Contracts Manager), enabling quick, robust lines of communication to answer any enquires. We believe it is important affected parties are able to reach our management directly for immediate resolution. This line of communication will remain open, outside of our working hours, giving full assurance about our commitment to this scheme.

We recognise our work and image will reflect throughout the contract, and to this end the site, hoardings, and accommodation areas will be monitored to ensure the highest standards are maintained.

Aesthetically, we aim to minimise the impact on the local area. We strive to ensure all our sites are highly presentable, and reflective of our quality standards and professionalism. Hoardings can fulfil more than just a safety function, and can be used to provide visualisations of the finished scheme.

We will ensure the works are carried out safely, and in a manner that will not inconvenience members of the public. This is particularly important where the new development encroaches on a public walkway. Footpaths and access roads will be kept in a tidy and safe condition. The site will be regularly cleaned to prevent waste and surplus materials spilling.

Whilst an early proactive approach like this is beneficial, we must also employ common sense measures to prevent accidents such as the low stacking of materials, isolation of electrical supplies when not in use, removal of access to elevated areas, guarding edges of excavations, and the immobilisation of vehicles and plant.

6.3 Fire Strategy

The majority of fires can be prevented by taking simple precautions, and by adopting safe working practices. In addressing this issue, a Fire Plan will be formulated early in the project.

As well as important life safety systems and procedures, fire avoidance measures will be explored such as hot works permits, safe storage of flammable liquids/gasses (COSHH), and stringent no smoking restrictions. However, should fire break out (and it must be remembered that the risk of fire from deliberate arson is always a possibility), we also need to limit damage to the building and its contents.

Our on-site Fire Safety Coordinator (normally the Project Manager) will ensure adequate fire control points are installed and maintained throughout the works. Consisting of both alarms and suitable extinguishers, these conspicuous points, along with escape routes, will be detailed on floor plans visible at all entry / exit points.

Fire drills and procedures for calling the fire brigade will be rehearsed on a regular basis, and access points kept clear for emergency services. Operatives will be briefed on the Fire Plan in their site induction, and we will hold regular “tool box talks” to refresh the scheme and communicate changes as the programme progresses.

We welcome input from all parties in the preparation of the Fire Plan, and would encourage early comment from both the Client and local fire officer.

Once the project requires a fire alarm system this will be connected in to the hotels main system to alert the guests, staff and members.

6.4 Security

Site security considerations are a necessity for several reasons:

- To provide the obvious protection from theft, whether of materials, tools or plant.
- To provide protection to the building, site and compound from wilful damage by vandals.
- To stop general unauthorised access by members of the public whose actions may injure others or themselves.

As with all our sites, our first line of defence is vigilance from our site team. This includes a range of staff from the general foreman walking the floors, through to the gateman / banksman on the hoarding line, as well as visiting “office-based” managers. Whilst this system works well during operating hours, we also need to consider our approach to “out of hours” protection.

It is likely this site may be subject to both trespass and theft. To the site perimeter, we will use anti-climb hoardings with digi-lock door access. Recycled timber hoardings provide a robust level of protection, whilst secure gates will be used at all entrances, and kept locked when not in use. As well as protecting the site and its contents, this will also discourage the public from attempting “shortcuts”.

As well as the obvious health and safety implications, by insisting on the use of a visitor’s book and PPE (Personal Protective Equipment), unwanted guests can easily be spotted. This can be further expanded by the use of visible photo ids and branded hard hats and t-shirts.

Scaffolding, stair towers, and ladders can also provide a means of entry to intruders, and these should be secured and checked at the end of each shift. These, like any openings, should be alarmed where possible.

Site security lighting will be used to indicate any unauthorised access during night time hours. These will be positioned in such a way as to provide a maximum deterrent, whilst also not causing a nuisance to surrounding homes.

Work protection will not just focus on external sources of damage, and care will be taken throughout the programme to protect finished work from future damage. The site will be well managed with a single point of responsibility for securing and locking the site each night.

6.5 Construction Vehicle Management

Prior to works commencing, a full photographic dilapidation record will be taken of the hard standings and kerbs. We will also record any features or landscaping in and around the site. A copy of this will be forwarded to the Client for their records. On project completion, any damage caused during the contract will be made good and brought back to a sufficient standard.

The consideration of public safety must be paramount when assessing deliveries. Speed restrictions will be enforced around the site perimeter, and clear warning and directional signage will not only indicate site location to the drivers, but also make pedestrians aware of the dangers.

A traffic management plan will be established to avoid congestion in the vicinity of the proposed development. Loading and unloading will be restricted to certain times of the day as previously mentioned, and strict monitoring and control of all vehicles entering and exiting site will be maintained. This will include:

- Specific delivery and collection times
- Consolidation of deliveries where possible
- “Just in time” deliveries

We fully encourage both McGoff Construction staff and our sub-contractors to use shared transport where possible.

6.6 Keeping Roads Clean

All vehicles will be checked on leaving site to ensure their wheels are clean, materials or waste are sheeted, and that they are not overloaded to avoid spilling debris onto the surrounding roads and pavements. Additional measures such as a wheel-wash facility will be used during groundworks and brickwork operations. Where necessary, regular road cleaning will be employed to clean any access roads of any site generated matter. Collected debris will be disposed of as controlled waste in accordance with the Duty of Care Regulations (1991) at a licensed waste disposal facility.

6.7 Potential Environmental Impacts

Excessive noise, dust and other emissions can cause annoyance to neighbouring properties and damage the environment, therefore good control measures are major factors in the successful execution of any project. No works will be conducted before the hours of 8am or after 6pm Monday to Friday and 8am to 2pm on Saturday's, and at no time on Sundays or Bank Holidays. The table below, shows some of the environmental challenges we face on this scheme:

ISSUE	POTENTIAL IMPACT
Ecology	Contaminant run-off to public drains. Disturbance to nesting birds in surrounding trees / shrubs.
Energy Usage	An indirect impact on the wider environment. This includes power usage and the associated CO2 emissions, depletion of natural resources for both fuel and building materials, and general air pollution.
Air Quality	Airborne dust from vehicle movements and site operations. Also exhaust emissions from site traffic.
Construction Materials Storage	Accidental spillages and discharge to public drainage systems. Ground contamination.
Hazardous Materials & Contaminated Land	Exposure to site operatives and general public.
Invasive Plant Species	Not identified at present.
Noise	Increased noise levels from site contained construction activities through to higher density traffic on local road networks. Noise generated from human sources, as well as materials installations and temporary plant.
Surrounding Environment	Temporary restrictions to pedestrian walkways and public roads. Impact on surrounding businesses.
Traffic	Traffic congestion from site traffic both locally at entrance to site, and to the wider community. Increased HGV movements. Possible transfer of mud to public carriageway. Disruption from abnormal or heavy loads. Emissions.
Waste	Waste generation and disposal
Water Usage	Increased sediment loading to storm water systems. Natural resources depletion.
Vibration	Increased vibration levels from vehicles and plant
Townscape Views	Views impacted or impeded by hoardings or site cabins.

We list below some of the control measures we will employ on this scheme to prevent such disruption:

Dust

- Large piles of material that may generate dust will be kept covered.
- Working methods that create dust will be avoided or minimised eg:
 - Dry sweeping
 - Excessive vehicle movements around site
 - Crushing and screening of soils and aggregates
- Dust control measures will be employed eg:
 - Water spraying
 - Fitting bag filters to equipment
 - Road damping
 - Stockpile damping
- Ensure adequacy of hoardings (eg mesh fencing increases site visibility but does not contain dust).
- Consider the impact of the weather/season on dust control (eg wind).
- Keep client informed of the likely duration of dust-generating activity to avoid wasted clean-up effort and provide advice.
- Liaise with the local environmental health department.
- We will be aware of any possible impact of dust on health.

- Water spraying during dust-generating activities reduces dust emission and spread.

Noise and Vibration

- Use silenced plant, compressors and generators, using baffles and jackets where possible.
- Don't use jackhammers and peckers when items can be cut and lifted out.
- Use modern, well maintained plant as it is quieter and more efficient.
- Consider screening with barriers, either natural, or man-made such as material / excavation mounds.
- Site hoardings will provide a degree of protection if well maintained.
- The position of static plant should be considered and moved away from sensitive locations if necessary.
- If work is required outside of normal hours, contact neighbours in advance so they understand the circumstances and temporary nature of the disturbance.
- The use of radios on site is not permitted.

Remediation Strategy

We plan to do the following:

- Removal of all invasive plant species and disposal offsite
- Excavation of any clean ground that can be used will be stores in a protective area and covered to prevent any contamination.
- Re-use any made ground materials following segregation, screening and ex-situ bioremediation (where required) as sub soil.
- Discovery strategy during construction works with measures in place to assess suspect soils and deal with them accordingly.

6.8 Waste Management Plan

The correct handling, storage and disposal of waste materials is vital if environmental harm and public complaint are to be avoided. Waste management is not only beneficial to the environment, but will also reduce project costs. Where possible waste disposal should be avoided, and instead the aim should be to minimise waste by reducing the volume produced, reusing the materials again, or recycling. All these processes will bring benefits to the environment and savings in programme, materials costs, transport, disposal charges, and landfill taxes.

All waste will be stored in designated areas, isolated from the surface drains. Skips will be covered to prevent dust and litter being blown out, and rainwater accumulation. They will be regularly inspected and replaced when full.

6.9 Protection of Archaeological Resources

If any archaeological remains are encountered, work will be stopped and the area or items of interest reported to the Client, and any relevant heritage and archaeological bodies. Their specialist advice will then dictate proceedings.