

Construction Method Statement

Construction of proposed extension at 36 Seedfield Road, Bury

This statement has been prepared to demonstrate how the proposed extension to the dwelling can be constructed whilst retaining a residential dwelling on the site throughout the construction process. The proposal is illustrated on the submitted plans.

Existing Occupation

The existing dwelling will remain occupied during the initial enabling works. All services to the existing dwelling will remain connected and operational until the replacement building is capable of occupation.

Construction Sequence

The works will be undertaken in the following stages:

Stage 1 – Site Preparation

- * Protective fencing and hoarding will be erected around the working area.
- * Temporary site facilities and material storage will be located within the site boundary.
- * Existing trees, boundaries and neighbouring properties will be protected throughout the works.
- * Temporary drainage and utility arrangements will be installed where required.

Stage 2 – Construction of the extension

- * The extension will be constructed in phases, beginning with the new rear extension and structural elements where practicable.
- * Foundations, drainage and below-ground services will be completed first, followed by the external walls, structural frame and roof.
- * The building envelope will be made weatherproof before internal works commence.
- * Internal fit-out, mechanical and electrical installations and finishes will then be completed.

During this period, the existing dwelling will continue to provide residential accommodation for the occupants wherever it is safe and practical to do so.

Stage 3 – Utilities

- * Utility supplies will be transferred from the existing dwelling to the new dwelling with only a short interruption where necessary.

Stage 4 – Removal of Remaining Existing Structure

- * Any remaining sections of the existing dwelling required to facilitate completion of the scheme will then be carefully demolished.
- * The site will be cleared and external landscaping, driveways, boundary treatments and garden areas completed in accordance with the approved plans.

Construction Management

The following measures will be adopted throughout construction:

- * All works will be undertaken by qualified contractors.
- * Deliveries will be managed to minimise disruption to Seedfield Road.
- * Dust suppression measures, including damping down during demolition and excavation works, will be employed.
- * Noise will be controlled by restricting working hours in accordance with local authority guidance.
- * Waste materials will be segregated and removed from site by licensed waste contractors.

- * Construction traffic will be accommodated within the site wherever possible to avoid obstruction of the public highway.
- * Appropriate health and safety measures will be implemented in accordance with the Construction (Design and Management) Regulations.

Services

Existing water, electricity, gas and telecommunications will remain operational for the occupied dwelling until occupation of the replacement dwelling. New service connections will be installed and tested before the occupants relocate.

Conclusion

The proposed extension has been designed so that occupation of a dwelling on the site can be maintained during the majority of the construction programme. The extension will be substantially completed and connected to all necessary services prior to the occupants transferring from the existing accommodation. This phased approach minimises disruption to the occupants while ensuring the development can be delivered safely and efficiently.