Construction Method Statement (CMS)

The proposed single-storey timber frame bungalow development on land north of 12-14 Valley Road, application reference AWDM/0021/25, outlines specific construction sequences focusing on a "dry-build" timber frame approach and details site logistics for deliveries and contractor parking.
Condition 14 of Approval for AWDM/0021/25 focuses on mitigating the impact of construction on neighbours and the highway (noise, dust, and traffic).

Construction Method Statement (CMS)

Project: Single-storey 2-bedroom timber frame bungalow.
Location: Land North of 12-14 Valley Road, Sompting (Mountview Road access);

1. Site Access & Traffic Management

Access: Use the existing access fronting Mountview Road.

Deliveries: Schedule timber frame deliveries (typically 1-2 large lorries) to avoid school run hours (08:00–09:00 and 15:00–16:00). All vehicles will load/unload within the site boundary to prevent Mountview Road blockages.

Parking: All contractor vehicles (max 2 vans for a project of this size) must park on-site or in designated bays to avoid neighbor disruption.

Environmental protection measures address noise, dust, vibration, and lighting, while waste management prioritizes reducing, reusing, and recycling materials, and highway safety protocols include wheel washing and road sweeping to prevent mud on Mountview Road;

2. Construction Phase (Timber Frame Specification)

Substructure: Concrete strip foundations to DPM.
Superstructure: On-site cut timber frame erected with steelwork via HIAB;
Wall Finish: Timber Frame to eaves with render finish as per approved plans.
Roofing: Concrete tiles on a pitched ventilated roof;

3. Control of Noise, Dust, and Vibration

Hours of Work: Mon–Fri: 08:00–18:00; Sat: 09:00–13:00; No work on Sundays or Bank Holidays.

Dust Suppression: Use of water suppression on all masonry cutting (brick/tile) and wheel-washing at the site exit to prevent mud on Mountview Road.

Noise: Silenced generators and plant only;

Details regarding noise management align with Adur & Worthing Environmental Health standards, and highway cleanliness complies with the Highways Act 1980.

Construction (Design and Management) Regulations 2015 will govern health and safety on site;

4. Waste & Environmental Management
Waste: A single 8-yard skip for timber and masonry offcuts, located away from the boundary of 12-14 Valley Road.

Storage: Secure storage for timber packs and tiles to prevent wind-blown debris;

5. Community Liaison
Contact: A site board will be displayed at the entrance with the Site Manager's name and 24-hour emergency number to handle any possible resident complaints immediately.

The project will be managed under CDM 2015 regulations with a secure site perimeter, and a communication strategy involving a formal complaints procedure for neighbours.

Sustainable Energy & Efficiency Measures Document

1. Energy Hierarchy Approach
The development follows the "Be Lean, Be Clean, Be Green" hierarchy, prioritising high-performance fabric to reduce baseline energy demand before implementing renewable technologies.

2. "Be Lean": Building Fabric & Energy Efficiency

Timber Frame Advantages: Whilst utilising sustainably resourced timber. The bungalow will utilise a high-performance timber frame system, providing superior thermal resistance compared to traditional masonry. Calculated Wall U-values are 0.13 W/m²K significantly less than the required 0.18 W/m²K stipulated in the approved Documents.

Air Tightness: A target air permeability of 3-5 m³/hr/m² @ 50Pa will be achieved through a continuous air barrier membrane and specialist sealing tapes at all junctions.

Glazing: All windows and doors will be high-specification, double glazing (target U-value 1.2 W/m²K) to minimise heat loss.

Insulation: The floor buildup will include high-density PIR insulation above the DPM. The pitched roof will be insulated at the joist level with mineral wool to a thickness to exceed standard Building Regulations requirements to floors and Roofs.

Lighting: 100% of internal and external lighting will be high-efficiency 5W LED

3. "Be Clean": Efficient Services

Heating System: In line with the Adur Sustainable Energy SPD, the primary heating will be via an Air Source Heat Pump (ASHP), providing a low-carbon alternative to gas.
Controls: Smart heating controls (e.g., Nest or Tado) with weather compensation will be installed to optimise the ASHP efficiency.

4. "Be Green": Low Carbon & Renewable Energy

On-site Generation: To satisfy Policy 19 (requiring at least 10% of energy from renewables), the south-facing pitch of the concrete tile roof will host a Solar Photovoltaic (PV) array (minimum 2.5kWp system).

Carbon Reduction: These measures combined aim to achieve a minimum 31% reduction in CO2 emissions over the Building Regulations Part L 2013 baseline.
5. Water Efficiency (Policy 18 A&W Local Plan).

Consumption Target: The dwelling is designed to meet a water efficiency standard of no more than 110 litres per person per day.

i. Water Efficiency Calculation Table
Below is a draft table based on the Government's Water Efficiency Calculator for New Dwellings to meet the 110 l/p/d target.

Installation Type	Unit of Measure	Target Flow/Capacity	Use Factor	Litres/Person/Day
WC (Dual Flush)	Full/Part Flush (L)	4 / 2.6 Litres	4.42	13.92
Basin Taps	Flow rate (L/min)	5 Litres/min	1.58	9.48
Kitchen Taps	Flow rate (L/min)	6 Litres/min	0.44	13.00 (incl. fixed)
Showers	Flow rate (L/min)	8 Litres/min	4.37	34.96
Bath	Capacity to overflow	170 Litres	0.11	18.70
Washing Machine	Litres/kg dry load	8.17 Litres/kg	2.10	17.16
Dishwasher Litres/place setting		1.25 Litres	3.60	4.50
Total (Internal)				111.72
Normalisation Factor			x 0.91	101.67
External Use Fixed Allowance		5 Litres	—	5.00
Final Total				**106.67 l/p/d**

Note: This total of 106.67 l/p/d safely meets the 110 l/p/d limit required by Condition 15.

Measures: This will be achieved through low-flow taps (max 5L/min), dual-flush toilets (4/2.6L), and aerated shower heads.

6. Monitoring & Compliance
SAP Calculations: A "Design Stage" SAP report will be submitted to Building Control prior to commencement, followed by an "As-Built" report and Energy Performance Certificate (EPC) with a minimum 'B' rating upon completion.

AECB building knowledge
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RIBA Royal Institute of British Architects
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Job Title: NHA - VR-001
Address: Land to the rear of 12-14 Valley Rd, Lancing, BN15 0JR

1. ALL DIMENSIONS IN MM.
2. ALL SPECIFIED ITEMS IN LINE WITH MANUFACTURERS RECOMMENDATIONS
3. ALL GIVEN LABELS & DIMENSIONS TO BE CHECKED & CONFIRMED ON SITE
4. THE CONTRACTOR, SUB CONTRACTOR OR SPECIALIST CONTRACTOR SHOULD INFORM THE ARCHITECT OF ANY DISCREPANCIES
5. ALL RIGHTS RESERVED

Scale: NTS @ A3
Drg.No. NHA-015-DOC014-15
Discharge of Condition (Proposed)
Drawn by: NJH
Issued to: Client/Planning
Status: Planning
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