roffeyhomes

42-44 West Parade, Worthing

Condition 10

(i) Parking of vehicles of site operatives and visitors

During demolition works the contractor shall have minimal labour on site (up to 5 operatives). He shall generally park on site but when necessary for safety reasons shall park on the road.

During the initial excavation of the site to install the basement parking, there shall be no space on site to park due to the 'mass dig' approach to the excavation. Westbrooke Developments shall be the main contractor and shall use their two vans to bring people into work. Additionally, their labour all lives locally and many cycle to work. This approach has worked successfully on our previous projects in Worthing Town Centre. We envisage up to 15 people on site during this time

Once the basement parking level has been constructed, and the ramp to access it , we shall utilise this space for site parking whenever possible.

There are no parking restrictions on the parking on the roads around the site and very often spaces are available.

(ii) Loading and unloading of plant and materials

During the demolition phase, materials shall be removed form site by lorries accessing onto the site.

During the mass excavation works, lorries shall remove spoil by being loaded up on site. The delivery of materials shall occur in front of the development, in full co-operation with WSCC Highways. Deliveries are unable to access the site during this stage due to the extent of the excavation work.

Once the basement and the access to it is complete, smaller deliveries shall go onto the site to unload. Those that are too large to do so, because of their size or because of the location of the ramp, shall unload within the delivery area.

(iii) Storage of plant and materials

Plant and materials shall be stored in front of the main building or within the building itself. Some materials shall be stored in the delivery materials area in front of the site.

(iv) the erection and maintenance of security hoarding

The following are proposed:

North side boundary – removal of existing boundary structures and variety of fences and installation of a new 1800mm approx. fence to this boundary (see Condition 14) Once this is installed, a mesh style security fence shall be temporarily installed behind it to prevent unauthorised access

East boundary – new timber fence above the existing masonry boundary wall. Mesh style security fencing along the inside of the wall, with protective sheeting when necessary to our side to minimise visual / dust issues.

South boundary – timber hoarding along the front boundary once demolition works are completed. (mesh style security fencing beforehand) Delivery area made secure to WSCC requirements, in either mesh style security fencing or hoarding)

West boundary – mesh style security fencing during and after demolition works. Once basement works completed, a timber hoarding shall be erected along this boundary.

All fencings to be maintained.

(v) Suppression of Dust

The following items shall be implemented during demolition of the existing residential buildings and construction of the development.

1. Demolition and construction tender to enforce recycling of materials. This encourages materials to be carefully removed, and so reduces dust. On this project:-

    - Brickwork = where salvageable, cleaned up, put on pallets and recycled.
    - Roof slates/tiles – where salvageable, cleaned up, put on pallets and recycled.
    - hard core = possibly crushed on site if enough quantity, and then removed.
    - Timber floor boards = recycled
    - Roof and floor joists and old windows = timber recycling
    - Plasterboard and plaster = skipped.
    - Glass = skipped
    - Foundations = grubbed out and recycled as hard core.

2. If required, debris netting shall be used when in close proximity to neighbouring buildings.
3. Water supply provided on site during demolition and construction to damp down dust.
4. Mortar mix silo on site minimises dust from loose sand and cement.

5. Muck away vehicles shall have their wheels cleaned on site and a road sweeper shall be utilised when required. There is no space for a permanent wheel wash facility.
6. Base layer of permanent driveway built as soon as possible to ensure vehicles entering the site are kept as clean as possible.
7. Clean site policy by Site Manager

The Principal Contractor shall also enter into the Considerate Contractor Scheme.

(vi) A scheme for the recycling / disposal of waste resulting from demolition and construction works

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- Timber floor boards = recycled
- Roof and floor joists and old windows = timber recycling
- Plasterboard and plaster = skipped.
- Glass = skipped
- Foundations = grubbed out and recycled as hard core.

During construction, we shall operate our Site Waste Management Plan which normally exceeds 90 % recycling and minimal waste to land fill.

(vii) working hours and hours for collections from and deliveries to site

Site operation hours shall generally be Monday – Saturday 8.00am to 6.00pm.

There shall be no work undertaken on Sundays of Bank or Public Holidays.

On days when there is a large concrete pour the hours shall be extended to 7.00am to 8.00pm to allow the contractor to set up, prepare, pour and protect the concrete both before and after the pour. This minimises the effect on neighbours. The Contractor shall notify the Local Planning Authority and the local residents in writing at least three days before the pour.