

Holly House, Worthing Road, Southwater, West Sussex RH13 9DT

DC/25/2141
DC/23/1307
DC/21/2727

Construction Site set up details

3. Pre-commencement Condition.

No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to and approved in writing by, the Local Planning Authority:-

- 1 the location for the loading and unloading of plant and materials, site offices and storage of plant and material (including any stripped topsoil)
- 2 the provision of wheel washing facilities (if necessary) and dust suppression facilities

The build process for this single dwelling will be carried out in discrete stages allowing for efficient operation of the site, and minimising clashes between different trades. We will broadly following the sequence;

1. Site preparation Prepare access roads, construct secure shed for storage and office, prepare secure fencing, deliver toilet cabin.

2. Foundations. Excavate footprint according to foundation design. Up to 5 cubic metres topsoil kept in discrete pile for remedial works, the balance of the arisings removed by Grab lorry. Excavate and lay main drain runs.

3 Main structure. The SIPS kit house will be delivered on a flat bed truck and installed over a period of 3 days.

4. Windows and doors. These will be delivered to site in two loads and stored within the structure until fitted.

5 Roofing The roofing material (membrane, battens, tiles) will be delivered to site when required and loaded onto the scaffold ready for fixing

6 Wall cladding. The weatherboard cladding will be delivered to site when required.

7 All internal finishing, installation of services The internal works will commence once a secure and weatherproof envelope has been completed. The ground floor layout allows plenty of space for storage of materials and work in progress.

SITE PLAN

Referring to the site plan, delivery vehicles can reverse onto site, with the assistance of a suitably qualified banks man.

The access roads to be installed allow the vehicles to approach close to the construction site without impacting soft ground.

Arisings from the excavation can be loaded from the access road.

Concrete lorry can approach close to the site to enable offload without the need for pumping.

There is space allocated in the SW corner of the site for the storage of an adequate amount of topsoil for finishing works.

The existing shed will be used for secure storage of tools etc until the main dwelling is erected and secured.

The existing concrete hard standing measuring some 6m x 8m can be used as a wheel washing station. Any debris can be hosed/pressure washed from the vehicles, with the debris subsequently swept to one side. The driveway to the slab is porous and sloped that no run-off should reach the road. There is an outside tap supplying high pressure water from the rainwater collection tank.

New access road specification;

- Weed control membrane

- 250 mm thick crushed concrete

- 50 mm thick 2-20mm crushed limestone.

