

**Construction Method Statement for Detached Houses at
21a St.Katherines Close, Ickleford, Hitchin, Herts, SG5 3XS
Planning Ref: 26/00057/FP**

Revision A March 2026: Note (a) rewritten and drawing ref changed. Note (b) drawing ref changed. Note (f) rewritten and egress for private vehicles and small vans amended.

Revision B March 2026: Note (a) rewritten confirming all construction traffic to access and egress via St.Katherines Close. Drawing ref changed. Note (b) drawing ref changed. Note (f) rewritten confirming all construction traffic to access and egress via St.Katherines Close.

a) Site layout plan showing access routes for neighbouring occupiers:

Access for Nos 21, 23 is via a single track spur road from the head of St.Katherines Close. Access to the allotments can also be made this way. The spur road widens as it passes the allotment site, narrowing again to single track as it returns to Greenfield Avenue.

All construction traffic and deliveries to be made via St, Katherines Close. Greenfield Avenue not to be used for access or egress of construction traffic.

The Contractor will ensure that access to No. 23 is not blocked by construction vehicles and any obstruction to the allotments from delivery vehicles will be of limited duration (access to the allotments is also available from Greenfield Avenue).

See Drg L1258/12c

b) Details of parking by contractors:

The construction is being carried out by a small construction company with the owner taking direct control of the site and working practice. Vehicle sharing will be prioritised where possible. Parking for construction vehicles will be largely 'on site' which can accommodate two vehicles. Additional parking for a couple of vehicles is available on the road adjacent to the allotments.

See Drg L1258/12c

c) Details of hours of construction and operation:

Site working hours:

- Monday-Friday 8.30am – 5.00pm.
- Saturday 9.00am – 1.00pm

d) Details of materials storage on-site:

The storage of plant and materials used in the construction of the dwelling will always take place on site. Hand tools, welfare facilities and light storage can be accommodated to the rear of the proposed dwelling. An area of 3m x 5m in front of the proposed dwelling is allocated for larger/heavier items. The Contractor will operate a 'just in time' method of ordering plant and materials to ensure materials do not arrive before they are needed and so that all materials can be stored on site.

e) Disposal of surplus materials:

The removal of site waste and excavated material will be carried out using grab lorries (small 4 wheelers where possible) on a regular basis to avoid/limit use of skips on site. Efforts will be made to recycle waste wherever possible and hazardous waste (if any) is to be transported in the appropriate containers to suitable refuse sites – in accordance with current law and health and safety guidelines.

Wherever practically possible demolition site waste will be reused on site and if not possible to be achieved on site will be transported off site to demolition recycling facilities available nearby.

f) Delivery of construction materials and equipment.

The access road is narrow immediately adjacent to the site so the selection of plant and machinery is to be made based upon minimum size to accomplish the task. Access and egress for all construction vehicles is via St Katherine's Close, with turning available adjacent to the allotments. No access or egress for construction traffic via Greenfield Ave. Deliveries to be made by small 4 wheel ridged delivery vehicles. Loading and unloading of plant and materials required will be carefully planned, managed and supervised so that only one delivery/site vehicle will be unloading/loading at a time. The Contractor will use their own vans for collection of small quantities of materials wherever possible and ensure other deliveries are made by smaller 4 wheeler ridged vehicles so as to reduce the disturbance to road traffic flow and to improve the safety of both the public and the operative working on site.

Scheduling of deliveries will ensure that the possibility of multiple vehicles arriving at the same time can be avoided.

g) Road Cleaning and Safety

The Site Manager/foreman will ensure that a 'banksman' will be available to direct/control vehicle movements to ensure safety to other road users and pedestrians.

The Site Manager/foreman will also ensure that the access/egress road will be kept clear of site debris and left in a tidy and unrestricted manner.