

METHOD STATEMENT & CONSTRUCTION LOGISTICS PLAN

69 COPSE WOOD WAY, NORTHWOOD, MIDDLESEX, HA6 2TZ

(Permitted under 12231/APP/2022/1910)

OCTOBER 2022



ARCHITECTURE + PLANNING

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1. Introduction.

This Method Statement and Construction Logistics Plan specifies the requirements and objectives connected to the sequence of site operations which are to be observed during the construction of the above project.

Further to this, protection measures, specifically those relating directly to site preparation, traffic management and environmental controls are also considered.

2. Programme of Work and Working Hours.

Programme of Work

The building programme for this project estimated to take approx. 50 weeks.

Working Hours

Site working hours are governed by the Control of Pollution Act 1974, which stipulates that construction activity be restricted to:

- Monday to Friday 08.00 to 18.00.
- Saturday 08.00 to 13.00.
- Sundays and Bank Holidays No work permitted.

3. Site Setup.

Note: This report must be read in conjunction with the GHA Arboricultural and Planning Integration Report, dated April 2022, and associated documents.

- Prior to the commencement of any works on site (including site setup), tree and ground protection measures shall be put in place in strict accordance with the approved GHA Arboricultural and Planning Integration Report / Method Statement – this is to remain in place until the main construction works have been completed. In addition to this a 2m high secure site hoarding will be put in place along the site frontage. The hoarding will carry appropriate warning signs, and be checked daily and on leaving, to ensure the site is secure and does not present any hazards to the general public.
- The site office and welfare accommodation will be situated within the secured site, and be equipped with fire extinguishers, first aid facilities, accident book and statutory notices.
- All loading and off-loading of equipment and materials (associated to the site setup) will take place directly in front of / within the site, and signs will be erected informing drivers to report to the site office before loading or off-loading takes place.

- A banks man will be positioned outside of the site during the project and be responsible for controlling the movement of vehicles approaching and leaving site.
- All roads and footpaths will be kept clear of mud and debris as a result of the construction work at all times.
- Wheel washing facilities will be provided within the site (close to the site exit), enabling the wheels of plant, trucks and other vehicles to be cleaned before leaving – this will help to control / eliminate mud and other debris from being deposited on the public roads surrounding the development site. Mud and debris removed from the wheels of traffic leaving the site will be diverted back into the site, and will be collected and disposed of appropriately. Wheel washing facilities will be retained for the duration of the project.
- In line with Health and Safety requirements, PPE is to be worn at all times by all personnel visiting during the site setup. Visitors will be required to report to the office before moving around site.
- All waste associated to the site setup will be neatly stockpiled and separated into skips provided (waste and recycling), before proper removal from site, which will take place regularly to ensure a safe working environment.
- Hazardous materials such as fuel, will be separated from other materials and stored securely.

4. Traffic Management and Construction Logistics Plan.

- The existing site access point off Copse Wood Way will be used during construction.
- All site related traffic must enter and exit Copse Wood Way, and NOT via Linksway.
- A banks man will be positioned outside of the site during the project and be responsible for controlling the movement of vehicles approaching and leaving site.
- In addition to the above, signs will be erected at the site entrance, informing drivers to report to the site office before loading or off-loading.
- Movement of vehicles from the road into site, will be restricted to 5mph and clearly signed as such.
- No parking will be allowed which could block access for emergency vehicles into the site and along the highway.
- All roads and footpaths will be kept clear of mud and debris as a result of the construction work at all times.
- The contractor is to make necessary arrangements to ensure the delivery of materials will be made when suitable space is made available to accommodate them.

5. Demolition (Phase 1).

- Removal of the existing dwelling will be carried out as part of the main building contract by a suitably qualified and experienced demolition experts.
- In line with the Health and Safety Plan for the project, a Risk Assessment for Demolition Works will be carried out and reviewed by the site administrator before any demolition works commence.
- Please note, all waste material resulting from the demolition will be separated on site and placed into separate waste and recycling skips and disposed of off-site responsibly, i.e. taken to recognised recycling centres or collected by approved salvage companies.
- No on-site burning of materials.

Demolition Sequence

- Prior to the commencement of any works on site, the secure site hoarding will be checked.
- Prior to the commencement of any works on site, an asbestos survey of the existing structure to be demolished will be carried out by suitably qualified professionals.
- Prior to the commencement of any works on site, all incoming services into the existing structure will be disconnected and the utility companies informed of the demolition.
- Visitors will be excluded from site during demolition / removal works.
- Removal of all internal non-structural walls and fittings.
- Erection of eaves scaffold and removal of existing roof materials.
- Remaining roof structure including underlay / felt, timbers etc. to be removed.

Note: high level work to be carried out by workers trained in safe working at heights.

- Eaves scaffold removed.
- Removal of internal structural items.
- Removal of windows, doors and external walls.
- Site to be left level, clear and tidy.

6. Groundworks (Phase 2).

- A Groundworks team will be appointed to carry out the site level groundworks.
- In line with the Health and Safety Plan for the project, a Risk Assessment for the groundworks will be carried out and reviewed by the employer and the site administrator before any construction works commence.
- Further checking will take place to ensure all underground services have been identified and protected.
- If required, topsoil to be kept to one side and re-used on site. As such, a safe storage area will be created towards the rear of the site for this purpose (outside of any tree root protection area).
- Existing foundations / slab to be dug up and where possible stored onsite to be used as hardcore during the construction phase.
- Prior to construction, new levels to be established for the proposed dwellings.
- Once the new external levels are established these will be finished in accordance with the approved landscaping scheme.

7. Construction (Phase 3).

- A main contractor will be appointed to carry out the construction phase.
- In line with the Health and Safety Plan for the project, a Risk Assessment for these works will be carried out and reviewed by the employer and the site administrator before any construction works commence.
- Further checking will take place to ensure all underground services have been identified and are protected.
- The Main Contractor will employ their chosen Building Control Company to carry out inspections.
- All site rules as they relate to safety, vehicular movements, protection of the public and visitors, will be the responsibility of the Main Contractor.
- At all times, special attention will be given to maintaining the tidiness of the road and footpath outside the site, to ensure that disruption along Copse Wood Way and the surround roads is kept to a minimum.
- Once the works are complete, Building Control will be invited to carry out a final inspection.

8. Landscaping (Phase 4).

- Once the main building phase has been completed, and all construction related plant and equipment have been removed, the landscaping phase can commence.
- All tree protection measures can be removed.

9. Environmental Policy.

- Contractors are to recognise that their activities on site have an impact on the environment and must be committed to improving environmental performance and minimise any harmful effects through effective management and policies.
- Contractors must accept and acknowledge the obligations and responsibilities under legislation and guidance dealing with environmental issues that affect or arise in consequence of their business.
- The considerate use of land undergoing development - having special regard to archaeological finds, and the storage, treatment and disposal of any waste, hazardous or potentially toxic materials to avoid environmental harm.
- The use of appropriately licensed disposal facilities.
- The use and re-use of materials to minimize and curtail creating waste and, whenever practicable, using materials and products from sustainable sources.
- Control and emission of pollutants, noise and dirt, and the use of potentially harmful substances and treatments during construction activities.
- Conserve energy through sensible selection, use and management of resources, equipment, plant and transport on site.
- The use of vehicles and equipment that are well maintained, clean and are operated within legal limits, taking advantage wherever possible of engineering modifications to reduce pollution and emissions and to save unnecessary consumption of energy.
- The continued development, monitoring and investigation of systems, practices, and procedures at each stage of construction to ensure the environment remains a foremost consideration.

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