

PROPOSED 2NOS.TWO BEDROOM FLATS & 2NOS.ONE BEDROOM FLATS WITH BASEMENT AND DEMOLITION OF EXISTING BUNGLOW AT 139 NORTH HYDE ROAD HAYES UB3 4NR

Method Statement

This document is to be read in conjunction with drawing number J/602/08, which shows:

1. Site office
2. Portaloo
3. Materials area for bricks, blocks, sand etc.
4. Area laid with MOT1
5. Extent of Scaffold

The Location

The site comprises a single Bungalow within a large site of approximately 441.00 sqm area. The site is located on the South side of North Hyde Road at its junction with Wyre Grove, and within an established residential area of Hayes.

Site Clearance

All overgrown nature, site clearance will take place with a small tracked machine and tipper lorry to take vegetation and muck away all will be taken to an approved landfill site. The existing Bungalow demolition will start the works in accordance with councils Hours of permitted working as Monday to Friday- 8am to 6pm, Saturday 8am to 1pm. Sunday and public holidays no working. All dust levels are to be minimum and where possible controlled at source by the use of dust suppression system. Site operatives are to wear suitable PPE/REP where the levels of dust cannot be controlled ensuring exposure is well within legal limits.

Site Establishment

A solid hoarding will be erected to the site along the boundary with personnel site entrance gate at the front, it will be painted and kept clean and tidy condition throughout the works as shown on drawing no. J/602/08 and signage will be positioned so it is clearly visible to warn members of the public of any potential hazards surrounding the site.

The site office/ store will be erected in the position as shown on the drawing together with an portaloo with MOT1 area. The store will be lockable and provide a place for tools and small items and weather sensitive materials.

The portaloo will be emptied, cleaned and serviced by the provider company at an agreed timescale.

Health and Safety measures

COSHH requirement and codes of practice relating to the construction industry will be all observed, the local emergency Service will be informed of the project, fire extinguisher and full first aid kit will be kept in the site office. A valid certificate Of Employers and Public Liability Insurance will be prominently displayed.

Scaffolding

This work will be undertaken by an approved contractor and all safety requirements observed.

Demolition

Before any work commences on site an asbestos survey will be under taken and if any asbestos is found this will be removed following the guidelines set out in BS8520.

Noise and Vibration the contractor will consult with adjoining neighbours and agree if possible certain times of the day. There will be period at the beginning of the project where site clearance will be required and subsequently foundations to be dug out. All such equipment will be fitted with their normal silencing measures. Hiab lorry mounting cranes will generally be used for unloading palletted materials. Small hand held power tools will be in use throughout the build, generally cordless. Mini digger, skip lorry and vibrating plate compactor near to the end of the project.

Foundations

Will be concrete basement wall foundations dug over with a JCB or similar machine and a tipper lorry.

Deliveries/Unloading

Vehicles delivering larger materials will only be contracted by the fleet operator Recognition scheme(FORS) and reverse onto the site will not be allowed offload materials either by Hiab or by hand or from Manor Drive North from kerb side where only be at off-peak hours timed by the contractor and Articulated lorries will be prohibited from making deliveries to this site and where possible, the smallest vehicles consistent with the load it carries will be specified. A banksman will always ensure the safe manoeuvring of such vehicles on and off site. In the event of a vehicle having to unload at the kerbside, a banksman will similarly be in attendance at all times to ensure pedestrian safety. Palletted materials will be dropped by hiab onto the hard surface area and double handled to the working area or to the storage area. Whilst unloading is in progress, residents vehicles can exit through prior to works commencing. No materials will be left outside the curtilage of the site at the close of work each day. The road and footpath will be constantly monitored for debris and swept washed as required.

Crane

There will be very few heavy individual components (such as steel) required within the build. Therefore if a crane is required, it will only be a portable crane (attached to a lorry) to be used whilst unloading the steel and placing it in its correct position and timed by contractor. There will not be a permanent crane on site.

Recycling

All masonry debris resulting from the works will be stored and ready for breaking up and use as a sub base for the proposed patio and hardstanding areas. All other debris, offcuts, empty containers etc. shall be confined within 1 tonne bags until taken by an approved waste carrier to an approved site and recycled as appropriate. All necessary measures shall be taken to ensure debris cannot be wind blown and to ensure no spillage of liquids. No flammable liquids will be stored on site at any time.

External works

External works and landscaping will require the use of a mini digger towards the end of the project with a skip for general rubbish. Skip will be placed all the times position shown on drawing.

Services

Gas, Electric and water supplies will be brought into the site by the relevant statutory authorities who will be responsible for providing risk assessments and method statements for their respective operations together with all the necessary measures for temporary road closure.

Parking

There will be generally one car park space available on site as shown on drawing.

