

**EXTENSIONS to HIGH MEADOW CLOSE CARE HOME,
HIGH MEADOW CLOSE, PINNER**

HA5 2HD

CONSTRUCTION METHOD STATEMENT

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1. INTRODUCTION

1.1 This Demolition & Construction Method Statement (DCMS) has been prepared to accompany the planning application for proposed first-floor extensions at High Meadows Care Home, Pinner. The scheme has been developed following a detailed review of the pre-application advice received from the London Borough of Hillingdon. The design has been refined to address all points raised, resulting in a sympathetic and policy-compliant proposal that sits entirely within the existing building footprint and maintains the architectural language of the care home.

The construction methodology has been designed to ensure safe working practices, protection of residents, minimal disturbance to neighbours, and compliance with relevant statutory requirements, including the

Hillingdon Local Plan, the London Plan 2021, and the GLA Construction Management Plan standards.

Construction is expected to take approximately **6 months**.

2. SITE & PROJECT DESCRIPTION

2.1 High Meadows Care Home is an operational Class C2 residential institution. The setting comprises detached dwellings of low-to-medium density, with neighbouring properties particularly to the north sitting on higher topography (Daymer Gardens). The external materials are brick, tile and timber, forming a traditional domestic character.

2.2 The project delivers four new first-floor en suite bedrooms:

- **Room 46 – West side**
- **Room 47 – Central**
- **Rooms 48 & 49 – East side**

The extensions:

- Sit entirely within the **existing building footprint**, preserving all external ground surfaces and vegetation.
- Match the existing appearance using **Marley Eternit Edgemere tiles, stock brick, half timbering/render and matching dormers**.
- Do not require any alteration to the existing external drainage strategy, vehicle access, or site layout.

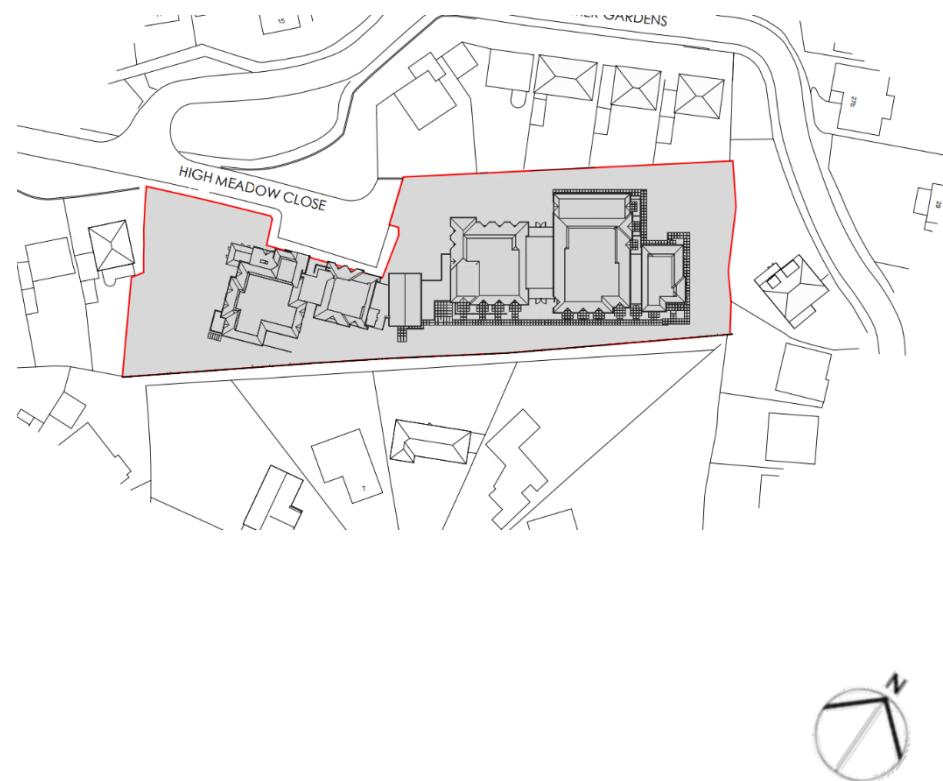
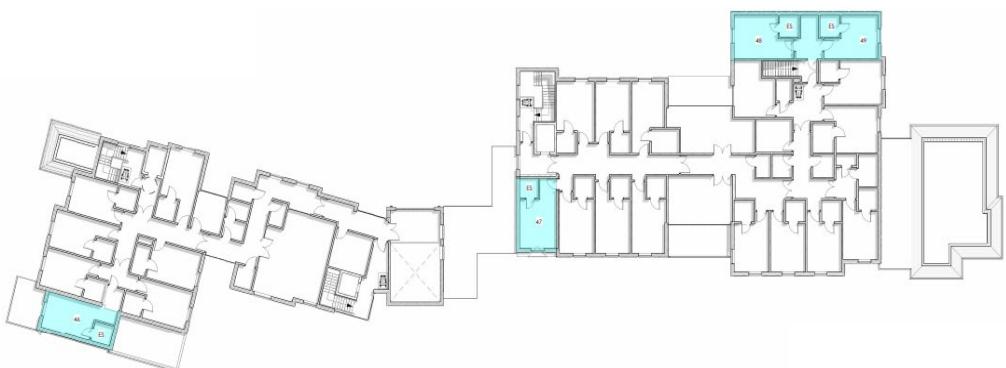


Figure 2 – First Floor Plan as Proposed – Proposed Extensions highlighted blue



3. MANAGEMENT RESPONSIBILITIES

3.1 Client: Kumar Kumaradas at Vivo medical Care Ltd

Principle Designer: To be confirmed

Principle Contractor: To be confirmed

Site Manager: To be confirmed upon contractor appointment

During construction, the Principal Contractor will provide:

- Risk Assessments & Method Statements (RAMS)
- Daily briefings
- Site induction procedures
- Monitoring of noise, dust and vibration

4. CONSTRUCTION PROGRAMME

4.1 Approximate duration: **6 months**

Typical sequencing:

1. Site set-up, access control, safety barriers
2. Scaffolding installation
3. Structural works (joists and structural frame as required)
4. Envelope construction (roof, dormers, outer skin block and render, timber detailing)
5. Soft strip of existing flat roofs in work locations
6. First fix services (integrating with existing systems)
7. Internal fit-out
8. Testing, commissioning & snagging
9. Removal of scaffolding and reinstatement

No structural demolition is required **apart from the soft stripping of flat roof areas** where the new first-floor extensions are to be constructed.

5. SITE ACCESS & TRAFFIC MANAGEMENT

5.1 Prepared in accordance with:

- GLA Construction Logistics Plan Guidance
- Hillingdon Transport Policies DMHB 11 and DMT 2

Access

- All vehicles will enter via the existing care-home driveway.
- A banksman will supervise all deliveries.
- Resident and staff access will remain operational at all times.
- Emergency vehicle access will be unobstructed.

Delivery Scheduling

- Deliveries to respect neighbouring traffic and avoid school and peak traffic hours as much as possible.
- No HGVs will idle on surrounding streets.

6. SITE SETUP & WELFARE

- Temporary contractors' compound placed within existing hardstanding areas.
- No vegetation removal required.
- Welfare facilities (toilets, drying room, tea point) established in a temporary cabin in a segregated zone.
- Secure storage for materials with lockable units.
- All scaffolding alarmed and fenced in accordance with HSE guidance.

7. DEMOLITION / SOFT STRIP METHOD

Only applies to existing flat roofed areas below the proposed extensions.

Steps:

1. Isolate electrical/ mechanical services
2. Remove waterproofing layers
3. Remove insulation and flat roofing
4. Protect exposed areas with temporary sheeting
5. Segregate waste for correct disposal

No heavy demolition equipment required.
Dust suppression by water misting when cutting materials.

8. NOISE, DUST & VIBRATION CONTROL

Required under:

- **London Plan Policy D14**
- **Hillingdon Local Plan Policy EM8**
- **BS 5228**

Noise

- No works outside permitted hours
- Use of low-noise power tools
- Acoustic blankets around particularly noisy activities
- No radios or unnecessary shouting on site

Dust

- Water suppression for cutting
- Covered skips
- No burning of waste materials
- Hard surfaces swept and damped

Vibration

- Light hand tools preferred
- Breakout works kept to a minimum
- If required, vibration monitored in line with BS 5228-2

9. WASTE MANAGEMENT

Prepared per **Waste (England and Wales) Regulations 2011**.

- Waste streams separated (timber, metal, general waste)
- Licensed waste carriers used
- Waste transfer notes retained for audit
- Aim to reuse materials where safe

10. ENVIRONMENTAL PROTECTION

- No trees or vegetation affected
- No works altering the drainage strategy
- Spill kits maintained on site
- Run-off to be prevented using sandbags or straw-bale filtration
- No storage of materials within 10 m of drains

11. FIRE SAFETY DURING CONSTRUCTION

- Fire extinguishers on each floor and scaffold landing
- Temporary alarms where required
- Escape routes clearly marked
- No blocking of care-home fire exits

12. HEALTH, SAFETY & CDM 2015 COMPLIANCE

The project will comply fully with **Construction (Design and Management) Regulations 2015**:

- Principal Designer to prepare Pre-Construction Information Pack
- Principal Contractor to prepare Construction Phase Plan
- Daily site inductions and toolbox talks
- Mandatory PPE
- RAMS updated throughout construction

13. RESIDENT & NEIGHBOUR SAFEGUARDING

Strict segregation between construction and operational care areas

- Temporary acoustic protection in sensitive rooms
- Tools and materials secured at all times
- Wheel washing to prevent debris on the public highway
- Clear communication with neighbours regarding noisy periods

14. EMERGENCY PROCEDURES

- Principal Designer to prepare Pre-Construction Information Pack
- Principal Contractor to prepare Construction Phase Plan
- Daily site inductions and toolbox talks
- Mandatory PPE
- RAMS updated throughout construction

15. CONCLUSION

This Construction Method Statement demonstrates that the proposed first-floor extensions at High Meadows Care Home can be delivered safely, efficiently and with minimal disturbance. Works are fully contained within the existing building footprint, involve only light soft-strip operations, and preserve the operational integrity of the care home at all times.