

Method Statement Outlining Sequence of Development			
Application Ref:	21651/APP/2016/3467	67 Manor Way, Ruislip, HA4 8HW	Date: 18.12.2019

Purpose of this document

Purpose of this document is to address the request regarding planning permission, condition 5 of the "schedule of conditions". This is a method statement outlining the following points:

1. Sequence of development and Building Works
2. Demolition
3. Tree protection measures
4. Detailed drawing demonstrating protection of trees and plantation

The purpose of this development is to convert the property from a single dwelling to a 4 x 2 bedroom (self contained flats). There would be very little external building work associated with this development. The only visible exterior alteration would be a small first floor rear extension of less than 6m² floor area over part of the previous single storey extension to which a pitched roof would be provided. The foot-print of the building on the site and its appearance within the street scene would not be affected by this development.

1. Sequence of development and Building Works

The Following is a summary of the sequence of planned work to be carried out:

1. Arrive on site and liaise with the client
2. Issue method statement to employees, ensure all are aware of the works and understand the sequence of works and hazards on site.
3. Carry out tool box talks where necessary (asbestos, live electricity etc.)
4. Install fencing to perimeter of roses and hedges
5. Take delivery of plant and welfare
6. Soft strip internal fixtures and fittings i.e. kitchens, carpets door-frames etc.
7. Erect first floor single storey rear side extension with pitched roof
8. Knock through from extension to main house and fit steel support
9. Remove and erect Internal partitions
10. Lay new utility services feed to communal area on first floor
11. Run first fix for services
12. Fit all Internal door linings
13. Fit plasterboards, tacking and plastering
14. Install all Sanitaryware
15. Carry out Joinery work and fit doors
16. Complete services second fix
17. Install Kitchens & bathrooms fitting
18. Fit tiling to finished areas
19. Carry out all internal decorations
20. Complete sundries and final fix
21. Lay floor coverings
22. Action and clear snagging list to customer's satisfaction
23. Handover

Method Statement Outlining Sequence of Development

Application Ref:	21651/APP/2016/3467	67 Manor Way, Ruislip, HA4 8HW	Date: 18.12.2019
------------------	---------------------	--------------------------------	------------------

2. Demolition

No external or structural demolition will take place, other than changes to internal partitions as per agreed plans.

3. Tree Protection Measures

The existing front garden is mature and consists of a single plum tree, cluster of rose bushes and hedges to front and east side of property. The property benefits from a carriage drive which will lend itself well to position a large skip to the east side and use of other side for delivery of materials. Appropriate protection would be provided to limit damage from contractors and/or delivery's accessing the property and storage of any materials externally would be minimal and closely supervised. Any disturbance would be made good upon completion of the works with any planting required carried out within the first available planting season. Fencing boards will be positioned to protect the roses and hedges. The distance and position of the existing plum tree to the property means it will be safe and totally protected from any work and movement of material. See photos:



Method Statement Outlining Sequence of Development

Application Ref:	21651/APP/2016/3467	67 Manor Way, Ruislip, HA4 8HW	Date: 18.12.2019
------------------	---------------------	--------------------------------	------------------



4. Detail drawing demonstrating protection of trees and plantation

Areas marked in red denoting the position of 1.5m high fencing boards to protect Plum tree, roses and hedges

