

METHOD STATEMENT

Prepared to comply with Condition 6

Planning Reference: 24601/APP/2024/660

Site: 2 PARKWAY UXBRIDGE UB10 9JX

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AVA Home Design Ltd.
The Charter Building, Uxbridge
UB8 1JG

Tel: 07939 592128

sevda@avahomedesign.co.uk

www.avahomedesign.co.uk

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1.1 Introduction

This method statement has been prepared to discharge Condition 6 of the planning application reference REF 24601/APP/2024/660. It outlines the sequence of activities required for constructing the extensions, focusing on site access, material storage, site traffic management, demolition, building works, and tree protection measures..

1.2 Scope of Works

- Site access management.
- Demolition of existing structures as required.
- Site traffic management and materials storage.
- Groundwork, foundation construction, and building works.

- Tree protection measures and environmental safeguards.
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1.3 Sequence of Development

1.3.1 Preliminary Planning

- **Site Survey and Layout:**
 - Conduct a full site survey to establish boundaries, existing utilities, and identify trees that need protection. Refer to the drawings, details and specifications on the *Arboricultural Impact Assessment and Method Statement* prepared by Kristian Chesterman.
 - Mark out the location of the proposed extension and define areas for material storage and site access.
- **Communication with Neighbours:**
 - Notify surrounding property owners about the project timeline, potential disruptions, and safety precautions.
- **Utilities Survey:**
 - Identify all underground and overhead services. Plan for the protection or temporary diversion of utilities as necessary.

1.3.2 Tree Protection Measures

- **Installation of Tree Protection Fencing:**
 - Refer to the drawing, details and specifications on the *Arboricultural Impact Assessment and Method Statement* prepared by Kristian Chesterman.
 - No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved.
 - Erect protective fencing before any construction work begins. The fencing should be robust (e.g., Heras fencing) and clearly marked as “Tree Protection Area.”
- **Avoiding Compaction:**
 - Prohibit heavy machinery and storage of materials within RPAs to avoid soil compaction, which could harm tree roots.
- **Monitoring and Inspection:**
 - Regularly inspect the fencing throughout the construction phase to ensure it remains intact. Any adjustments or repairs should be completed promptly.
- **Root-Friendly Foundations:**
 - If construction is planned near tree roots, consider alternative foundation methods to minimize disruption to the root systems.

1.3.3 Access to the Site

- **Primary Site Access Point:**
 - Designate a single access point for construction vehicles and personnel. This should be located where it will cause minimal disruption to neighbouring properties and avoid protected trees.
- **Security and Safety:**
 - Install secure hoarding or fencing around the perimeter of the construction site to prevent unauthorized access.
 - Place warning signs at the site entrance to indicate ongoing construction, potential hazards, and restricted areas.
- **Traffic Management Plan:**
 - Establish a traffic management plan, including one-way routes for delivery vehicles and designated parking areas for site staff. Use banks men to guide vehicle movement, especially during deliveries.
- **Pedestrian Routes:**
 - Ensure safe pedestrian routes for workers, keeping them separate from vehicle paths where possible.

1.3.4 Storage of Materials

- **Designated Storage Areas:**
 - Allocate specific areas on-site for the storage of materials such as bricks, timber, and steel. These areas should be located away from protected trees, the public, and access routes.
- **Materials Delivery Schedule:**
 - Schedule deliveries of materials to minimize on-site storage and avoid congestion. Store materials off the ground (e.g., on pallets) to prevent damage from moisture and dirt.
- **Waste Storage:**
 - Set up separate storage areas for different types of waste (general, hazardous, and recyclable materials) and ensure regular removal from the site by licensed contractors.

1.3.5 Site Traffic Management

- **Vehicle Movements:**
 - Limit the number of construction vehicles entering the site at any one time to prevent overcrowding and reduce the risk of accidents.
- **Temporary Road Surface:**
 - If necessary, lay down temporary roadways made from hard materials (e.g., crushed stone or metal plates) to protect the ground from vehicle damage, particularly in wet conditions.
- **Vehicle Wash Station:**
 - Set up a wheel wash station near the site exit to ensure that no mud or debris is transferred onto public roads.
- **Traffic Times:**

- Restrict large vehicle movements to off-peak hours to minimize disruption to neighbours and local traffic.

1.3.6 Demolition Works

- **Tree Protection Measures Prior to Demolition:**
 - Install tree protection barriers around identified trees in accordance with BS 5837:2012 standards. Clearly mark root protection areas (RPAs) to prevent accidental damage during demolition.
- **Soft Strip:**
 - Begin with the removal of non-structural elements such as windows, doors, fixtures, and internal fittings.
- **Structural Demolition:**
 - Carry out the controlled demolition of any structures within the extension footprint. Work from the top down to ensure safety and prevent debris from scattering.
 - Use dust suppression techniques, such as water spraying, to minimize airborne dust during demolition.
- **Waste Segregation and Disposal:**
 - Segregate demolition waste for recycling or proper disposal (e.g., timber, metal, concrete). Ensure no waste is stored within tree protection zones or access routes.

1.3.7 Building Works

- **Groundwork and Foundation Construction:**
 - Begin excavation work for the foundations, ensuring that no digging occurs within protected tree areas. Use hand tools in areas near tree roots to avoid accidental damage.
 - Pour concrete foundations as per structural engineer's specifications. Allow adequate curing time before proceeding to structural works.
- **Superstructure:**
 - Build up walls using the appropriate materials (e.g., brick or block work) and install roof structures, ensuring that temporary weatherproofing is in place.
- **Temporary Protection:**
 - Protect any new work from weather damage using tarpaulins or temporary roofing if necessary.

1.3.8 Services Installation

- **First Fix Services:**
 - Install first fix of electrical and plumbing services during the early construction phase. All cables, pipes, and ducts will be laid before plastering and other finishing works.
- **Service Connections:**
 - Connect the extension's utilities to existing services, ensuring that all works are carried out by qualified professionals and comply with building regulations.

- **Testing and Inspection:**
 - Perform pressure testing and electrical safety checks before closing up walls or floors.

1.3.9 Finishing Works

- **Internal Finishes:**
 - Install insulation, plasterboard, and internal partitions. Follow with second fix items such as electrical sockets, light switches, and internal doors.
- **External Finishes:**
 - Apply render, cladding, or brickwork to the external surfaces where specified. Complete roof finishes with tiles, slates, or other materials.
- **Windows and Doors:**
 - Install new windows and doors once the building structure is weather tight.

Final Landscaping and External Works

- **Hard Landscaping:**
 - Construct paths, patios, and driveways where specified in the plans, ensuring that the final surfaces are even and well-drained.
- **Removal of Tree Protection Fencing:**
 - Only remove tree protection barriers after all heavy machinery has left the site and the majority of external works are complete.
- **Soft Landscaping:**
 - Replant any necessary vegetation or turf areas. Ensure any landscaping work near trees does not affect their health.

1.4 Health and Safety Measures

- **Personal Protective Equipment (PPE):**
 - Ensure all workers on-site wear the appropriate PPE, including hard hats, high-visibility clothing, and steel-toe boots.
- **Safety Signage:**
 - Place clear signage at key points, including around tree protection zones, restricted access areas, and high-risk zones like demolition sites.
- **Emergency Procedures:**
 - Ensure emergency exits are maintained and that a first aid kit is available on-site. All staff will be briefed on evacuation routes and procedures.

1.5 Environmental Protection

- **Tree Protection:**
 - Maintain tree protection barriers and regularly inspect for damage or breaches.
- **Waste Management:**

- Follow a strict waste management plan to segregate, recycle, and dispose of waste according to environmental regulations.
 - **Noise and Dust Control:**
 - Use noise-dampening techniques and dust suppression methods to minimize disruption to the surrounding environment and nearby residents.
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1.6 Conclusion

This method statement outlines a detailed and organized approach to constructing extension.