

Albert (London) Development Ltd
190 Billet Road
Walthamstow
London
E17 5DX

4th July 2023

Construction Method Statement

Location of Work:

48 Albert Road
London Yiewsley
UB7 8ES

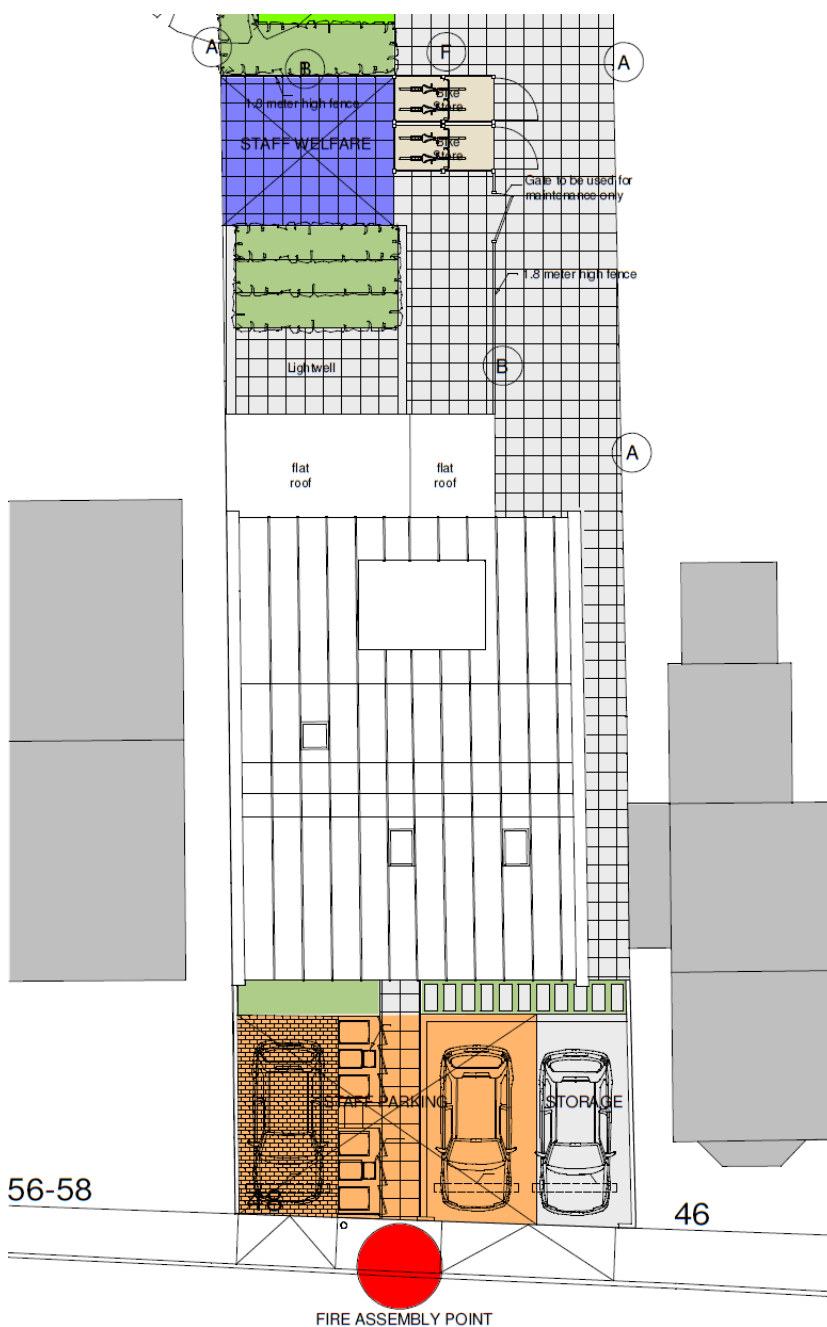
Re: Demolition and Construction works
At: 48 Albert Road, London Yiewsley, UB7 8ES

Proposed Start Date: August 2023

Proposed End Dated: April 2024

1.0 Purpose of this statement:

This method statement is written in order to discharge planning condition number 5 for decision notice [40335/APP/2020/4175](#). It outlines how this project will be constructed efficiently and under controlled environmental conditions and describes how we propose to minimise inconveniences to the neighbouring owners. We will encourage a competent main contractor to take this on board in every respect to achieve the objective and support the project team.



2.0 Site set-up for Offices and Welfare facilities

Welfare arrangements for this project are as follows:

- Boiling water
- Washing facilities
- Toilets
- First Aid

3.0 On site Worker Parking

Given the nature of the site, there will be limited on-site car parking and the site labour force will be encouraged to use public transport. Any local traffic management measures for site access will be agreed with the local authority. We fully support and encourage both staff and construction staff to use public transport.

4.0 Construction Vehicle Movements / Deliveries

Heavy Goods Vehicle (HGV) movements during this phase will have to be monitored closely with detailed traffic management and logistics plans updated and monitored daily.

The management of the site logistics is key to the success of the project and will require a dedicated member of the team to develop a detailed plan to control and manage the site. Deliveries will only be accepted on a just-in-time principle. There will be no storage allowed on-site and it is expected that all deliveries will be booked in with the logistics team not less than 24 hours prior to arrival on-site. A delivery zone will be established on site and will be able to hold one truck at any time.

5.0 Delivery times

We will adhere to the following key principles:

The working hours, set by the local Authority are from 08.00 am until 18:00 Monday to Friday and from 08.00 am to 13:00 on Saturdays, with no noisy working audible at the site boundary being permitted on Saturdays or Bank Holidays.

Access for deliveries:

All deliveries are coordinated with the site manager.

Where possible, deliveries will be offloaded within the site perimeter

6.0 Vehicles Entering and Exiting the Site:

For delivery vehicles, there will be a delivery rota system, whereby deliveries must be pre-booked at least 24 hours in advance to avoid the areas peak travel hours. Not only should this prevent congestion on site but it will also spread the resultant traffic over a longer period. Special deliveries on site will be co-ordinated with the local Authority highways department to avoid congestion during peak traffic periods. A Traffic Marshall will be available on site to make sure access and exit of site vehicles is processed in a safe manner. Any vehicle arriving without this prior booking may, at the discretion of the logistics staff, be turned away and advised to return at an other appointed time.

Loading and unloading will be restricted to certain times of the day to further minimise the likelihood of congestion on Drysdale Avenue and strict monitoring and control of all vehicles delivering to the site will be maintained including;

- The setting of specific delivery and collection times
- Consolidation of deliveries whenever possible
- A system of 'just in time' delivers and
- The requirement for prior authorisation when visiting the site via vehicle, which is managed by the logistics manager. The manager will agree at least a week in advance delivery schedules and then review and prioritise them on daily basis;

7.0 Wheel Washing / Road Cleanliness

During construction works an appropriate wheel-washing system shall be provided to remove stones, concrete and any other extraneous materials from the wheels and chassis' of construction vehicles exiting the site and all loads of construction materials shall be fully covered in order to ensure that no material leaves the site attached to the vehicle which might subsequently be deposited on the highway. The exit from the wheel washing system shall be constructed from a hard, nonporous surfacing material and the surface shall be kept clean at all times.

It is envisaged that the wheel washing system will only be needed for a few weeks at the start of the construction process. Waste water discharged from the wheel washing system shall be stored and disposed of on-site and shall not be discharged into the public sewerage system without prior removal of soil, stones and any other suspended material.

Suitable measures to minimise dust nuisance caused by the operations and to ensure that no dust or other debris is carried on to the adjoining properties shall also be provided in accordance with the Greater London Authority's "Air Quality" guidance.

Site lighting shall be designed, positioned and directed so as not to unnecessarily intrude on passing drivers on public highways and so as not to direct light into any windows of properties outside the site.

8.0 Dust Suppression Measures, Noise Attenuation and Monitoring

Best practicable means of preventing, reducing and minimising dust will be adopted. It is expected that the Proposed Development will adhere to the relevant Code of Practice during construction. On-site good practice procedures will be followed in order to mitigate noise, vibration and air pollution (e.g. through dust and fume generation) impacts under the Considerate Contractors Scheme. Measures currently planned to be adopted include:

- Use of hoarding around the entire perimeter of the site to assist in the screening of noise and dust generation from low-level sources;

- Hydraulic construction to be used in preference to percussive techniques where practical;
- Off-site pre-fabrication to be used, where practical, including the use of pre-fabricated structural elements, cladding, toilets, mechanical and electrical risers and packaged plant rooms;
- All plant and equipment to be used for the works to be properly maintained, silenced where appropriate, and operated to prevent excessive noise and switched off when not in use and where practicable;
- Plant will be certified to meet relevant current legislation and British Standard 5228 (BS5228) Standards;
Threshold vibration limits will be set and monitoring equipment established at locations outside the site that are deemed sensitive, such as nearby office areas and churches and listed buildings;
- Loading and unloading of vehicles, dismantling of site equipment such as scaffolding or moving equipment or materials around site will be conducted in such a manner as to minimise noise generation. Where practical these will be conducted away from noise sensitive areas;
- Deviation from approved method statements to be permitted only with prior approval from the Main Contractor and other relevant parties. This will be facilitated by formal review before any deviation is undertaken;
- Noise complaints, or exceeding of action levels, will be reported to the Main Contractor and immediately investigated;
- Brushing and water spraying of heavily used site hard surfaces and access points as required;
- Wherever possible, plant and equipment will be switched off when not in use;
- Effective wheel/body washing facilities to be provided and used as necessary;
- Burning of wastes or unwanted materials will not be permitted on-site;
- All hazardous materials including chemicals, cleaning agents, solvents and solvent containing products to be properly sealed in containers at the end of each day prior to storage in appropriately protected and bundled storage areas; and
- As far as possible, construction works will be carried out using methods that minimise noise. For actions such as breaking out of old foundations, there is little reasonable choice other than to use percussion tools in one form or another.
- Quieter types of machinery will be specified for these works where possible.

9.0 Site Waste Management Plan

We are aware of the the effects that the disposal of waste can have on the environment and our policy is clearly to reduce wastage in all possible areas. One of the key principles of the approach is to make the operatives more responsible for waste and waste management. This is embodied in the preference for each sub- contractor to be responsible for supplying its own materials, this ownership results in the minimising of unnecessary waste. These concepts will be incorporated within the sub-contract documentation, such that each sub-contractor considers the most environmentally acceptable solution to the packaging of their deliveries. A management plan will be developed to organise the segregation of waste into separate containers so that recyclable items such as metals and timber can be recovered.

The following practices will be adopted and monitored by the Main Contractor:

- Implementation of a 'just-in-time 'material delivery system to avoid materials being stockpiled, which increases the risk of their damage and disposal as waste;
- Attention to material quantity requirements to avoid over ordering and generation of waste materials;
- Re-use of materials wherever feasible (e.g. re-use of crushed concrete from demolition process for fill (crushed using an on-site concrete crusher); re-use of excavated soil for landscaping; re-use of internal equipment and plant from existing buildings). Concrete will be taken off the Proposed Development site for crushing and re-use. The Government has set broad targets of the use of reclaimed aggregate, and in keeping with best practice, contractors will be required to maximise the proportion of materials recycled;
- Segregation of waste at source where practical and re-use and recycling of materials off-site where re-use on-site is not practical (e.g. through use of an off-site waste segregation facility and re-sale for direct re-use or reprocessing);
- Burning of wastes or unwanted materials will not be permitted on-site; and

- All hazardous materials including chemicals, cleaning agents, solvents and solvent containing products will be properly sealed in containers at the end of each day prior to storage in appropriately protected and bundled storage areas.

10.0 Public Relations / Complaints Procedures

A designated project team member will deal with complaints and enquires. This individual will named at the site entrance, with a contact number, and will be identified to the community group prior to the start of the construction and whenever a change of responsibility occurs.

Any complaints will be logged on-site, fully investigated and reported to the client as soon as possible. The complaint will be informed as to what action has been taken. In the event of unusual activities or events, the client and other relevant third parties (i.e. statutory and non-statutory bodies will be notified in advance of the work being carried out.

11.0 Site Security

Hoarding Screens will be created at the boundary of the site.

A highly visible 24 hour phone number will be displayed at all times for emergency and general queries.

The hoarding will be relocated as the work proceeds. Safety is paramount in the construction industry and lies a large part of our site management daily routine. As such all necessary protection, hoardings, covers will be put in place as and when required. There will be controlled access to the site, for both security and safety reasons.

At night the site compound will be locked and alarmed. We will install physical barriers, hoardings and screens to ensure that the site is kept secure.

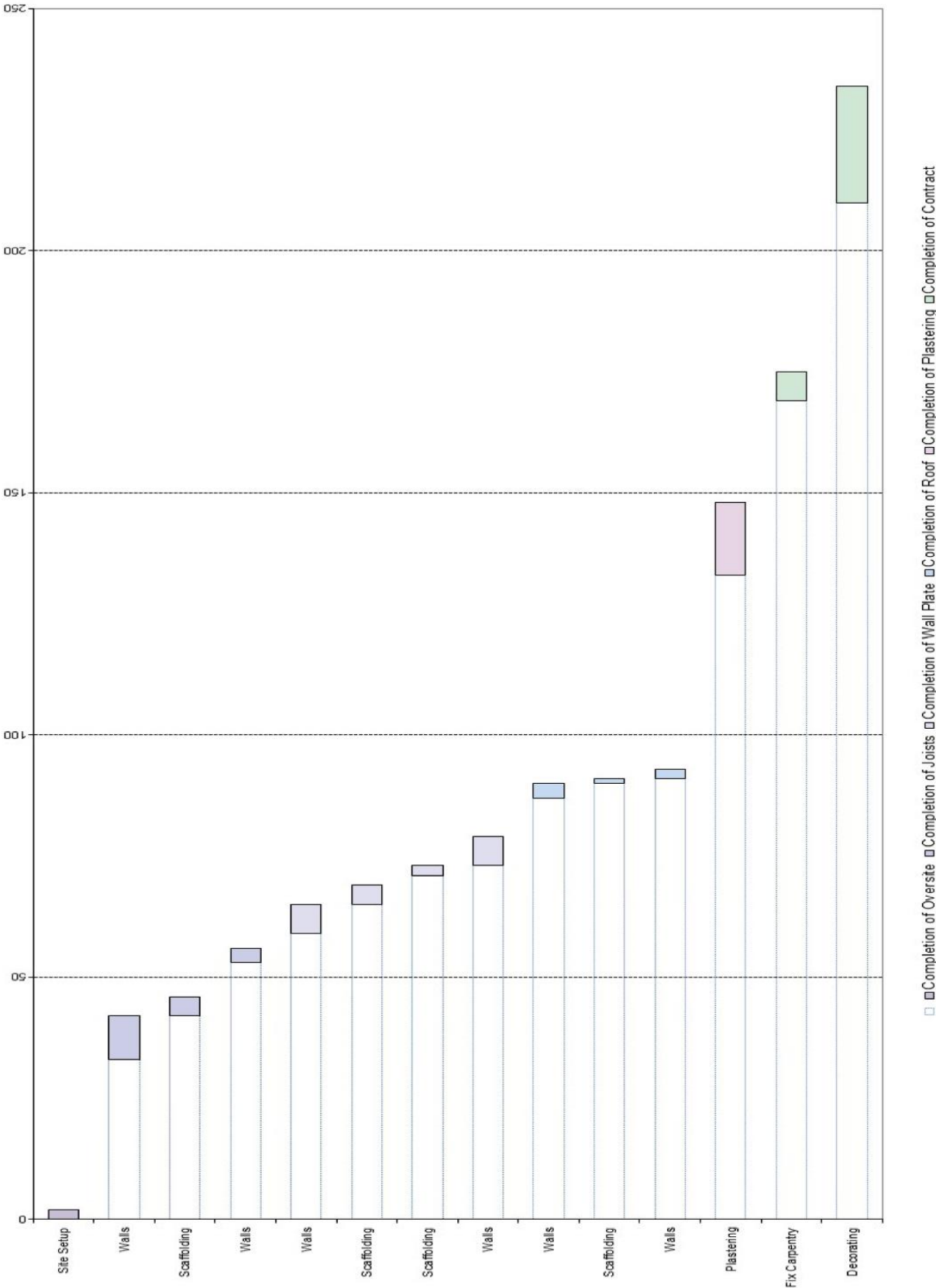
Furthermore, we will provide appropriate measures to mitigate against pollutions and the dangers of removing hazardous substances and materials. All entry points will be clearly signed.

Summary of Work Schedule

Total Days =	240 Days		Start Date:	Week 1
Total Weeks =	48 Weeks	Based on a 5 day week	Completion Date:	Week 49
Please note that bad weather or additional works are not allowed for.				

Work Schedule Start & Completion Dates

No of Trades Working	No of Days for each Stage	Start Works		Finish Works	
1	2 Days	Site Setup	Week 1	Site Setup	Week 1
2	10 Days	Foundations	Week 1	Foundations	Week 2
2	7 Days	Foul / Stormwater Drainage	Week 2	Foul / Stormwater Drainage	Week 4
2	14 Days	Ground Floor	Week 4	Ground Floor	Week 6
3	9 Days	Walls	Week 7	Walls	Week 8
2	4 Days	Scaffolding	Week 8	Scaffolding	Week 9
2	5 Days	Windows & Door Frames	Week 9	Windows & Door Frames	Week 10
2	2 Days	Lintels	Week 10	Lintels	Week 10
3	3 Days	Walls	Week 11	Walls	Week 11
2	3 Days	Above Ground Floors	Week 11	Above Ground Floors	Week 12
3	6 Days	Walls	Week 12	Walls	Week 13
1	4 Days	Scaffolding	Week 13	Scaffolding	Week 14
2	1 Days	Windows & Door Frames	Week 14	Windows & Door Frames	Week 14
2	1 Days	Lintels	Week 14	Lintels	Week 14
2	2 Days	Scaffolding	Week 14	Scaffolding	Week 14
3	6 Days	Walls	Week 15	Walls	Week 16
2	8 Days	Roof Structure	Week 16	Roof Structure	Week 17
3	3 Days	Walls	Week 17	Walls	Week 18
2	1 Days	Scaffolding	Week 18	Scaffolding	Week 18
3	2 Days	Walls	Week 18	Walls	Week 18
3	10 Days	Roof Tiling	Week 19	Roof Tiling	Week 21
2	2 Days	Guttering	Week 21	Guttering	Week 21
1	9 Days	Plumbing 1st Fix	Week 22	Plumbing 1st Fix	Week 23
1	5 Days	Electrics 1st Fix	Week 23	Electrics 1st Fix	Week 24
2	14 Days	1st Fix Carpentry	Week 24	1st Fix Carpentry	Week 27
3	15 Days	Plastering	Week 27	Plastering	Week 30
2	6 Days	Landscaping & Fencing	Week 30	Landscaping & Fencing	Week 31
1	15 Days	Plumbing 2nd Fix	Week 31	Plumbing 2nd Fix	Week 34
2	6 Days	2nd Fix Carpentry	Week 34	2nd Fix Carpentry	Week 36
1	10 Days	Electrics 2nd Fix	Week 36	Electrics 2nd Fix	Week 38
1	13 Days	Finishes	Week 38	Finishes	Week 41
2	2 Days	Foul / Stormwater Drainage	Week 41	Foul / Stormwater Drainage	Week 41
1	10 Days	Kitchen	Week 41	Kitchen	Week 43
2	24 Days	Decorating	Week 43	Decorating	Week 48
2	3 Days	Driveway	Week 48	Driveway	Week 49
2	3 Days	Pathways	Week 49	Pathways	Week 49



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