



Vascroft
Contractors Ltd

Construction Method Statement

7 Pine Tree Drive, Ickenham

MSO1 23/04/21

VASCROFT CONTRACTORS LTD

**Vascroft Estate, 861 Coronation Road, Park Royal, London, NW10 7PT
02089633400**

1. **Introduction**

This document describes the indicative programme of the structural works, fitout works for the project and the key activities that would be undertaken on-site. It then identifies, in general terms, potential significant short and medium term, local environmental impacts associated with the activities and outlines the proposals for their mitigation through environmental management controls.

2 **Description of works**

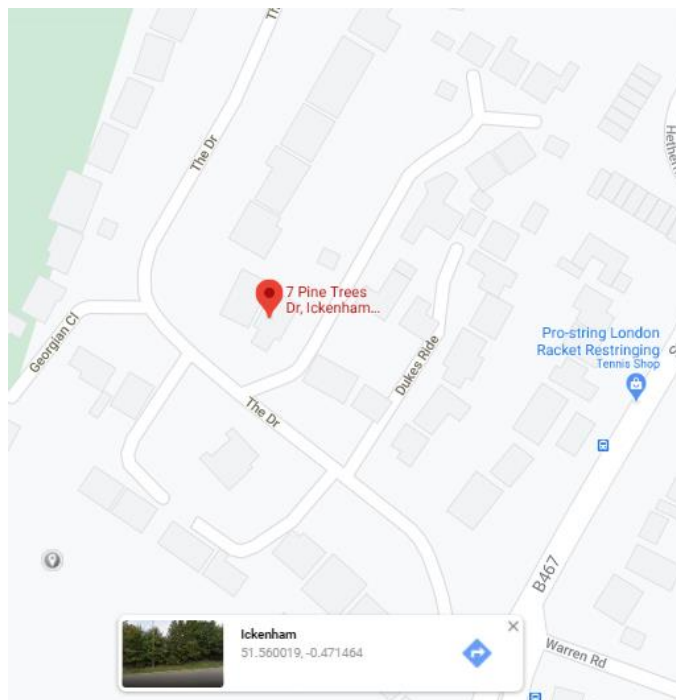
The site is located at **Copsewood House, 7 Pine Tree Drive, Ickenham - UB10 8AE**
The new development is an extension to the existing house.

3 **Project team**

- **Client** : Mr.Krishan Sedani.
- **Architect**: USL Architects
- **Principal Designer**: USL Architects
- **Building Control**: Salus
- **Structural Engineer** : The White House Design Ltd

4. **Site Constraints ,setup and access**

The site is located at the rear side of the existing residence of the client. Part of the existing garden area to be utilized to accommodate the new utility area extension. Access is via the front driveway on Pine Trees Drive road .



SITE LOCATION

5 Construction Methodology

There are four main aspects of the construction:

Foundations

Timber frame

External envelope

Roof Extension

The sequence will be

- Foundations
- Ground floor beam and block slab.
- Blockwork/Brickwork
- Roof structure
- External envelope
- Fit Out
- Boundary treatments and landscaping
- Testing and commissioning
- Snagging and handover

6 Program of works

A detailed program will be made available when required. It is estimated that 16 calendar weeks would be required for completing the project.

7 Public interface

The impact of a construction site will generally have the following issues which VCL will address in an appropriate manner.

Liassoning arrangements, Control of noise and dust, hours of working, Site arrangements and site house keeping, access and egress, materials storage and handling.

8 Liassoning arrangement

There will be regular and proactive liaison with the neighbor, local council and other third parties as appropriate on environmental issues throughout the project implementation.

A complaints book will be maintained on site and a signing in book as well to record site personnel and to record any public complaints as well.

9 Control of Noise and dust

VCL will have a general duty to take all practicable measures to minimize nuisance from noise and dust. In a project of this scale and nature, it is recognised that noise, vibration and dust could give rise to local disturbance. These effects are an inevitable consequence of HGV traffic, ground excavations. Site-specific best practice measures will therefore be implemented by contractors to minimise the disturbance to local residents and other potentially sensitive receptors.

These measures will include:

- Detailed programming of works to make maximum use of existing barriers to noise, such as, retaining outer walls of buildings for as long as possible before any demolition is necessary;
- Careful selection of demolition/construction methods and plant to be used;
- Switching off plant when not in use;
- Regular maintenance and servicing of vehicles, equipment and plant;
- Appropriate handling and storage of materials;
- Operational hours (to be agreed with CC);
- Providing information to the local community, residents and businesses;
- The use of temporary acoustic barriers where appropriate;
- Breaking out of concrete structures if any will be undertaken, where possible, using low noise impact methods including bursting and splitting rather than percussive breaking;
- Damping down surfaces during dry weather;
- The use of dust screens; and
- Consideration of the use of electricity / LPG (other than diesel) construction plant where feasible.

Various noise containment measures such as screens and sheeting will be utilised to minimise noise breakout and reduce noise levels at the potentially affected receptors. If necessary, additional measures will include acoustic screens and hoardings at the site boundary, and restricted hours of working for noise generating activities.

Noise and vibration levels will be monitored and if noise and vibration levels breach the agreed threshold Noise Action Level at the Site boundaries, alternative methods of demolition would be explored and employed in discussion with the local council's Environmental Health Department.

With regard to dust, control measures would be implemented to prevent the release of potentially contaminated dust entering the atmosphere and/or being deposited on nearby receptors. These will include the use of water sprayers and hoarding, dust covers, the restriction of drop heights onto lorries and appropriate storage locations of dusty materials. Routine dust monitoring will occur at sensitive locations to ensure that the dust emanating from the construction activities is being effectively controlled.

Dust will be monitored during the works and fine spray of water will be used during start of demolition .

To reduce dust and dirt wheel washing facilities may be provided at the site.

A hoarding will be erected around site to reduce spread of dust from the site.

10 **Hours Of Working**

Normal hours of working for construction of the project will be
Monday to Friday – 08:00 am to 6:00 pm and
Saturdays-08.00am to 13.00.(Work with prior permission)
No work will be carried out on Sundays and bank holidays except for craneage
(mobile) if needed) as it will require part road closures and traffic diversions.
Generally local council norms will be adhered to.

11 **Site Arrangements And Site Housekeeping**

A ‘good housekeeping’ policy will be applied at all times. This will include, but not necessarily be limited to, the following requirements:
All working areas will be kept in a clean and tidy condition.
All working areas will be non-smoking. Specific areas within the worksites will be designated as smoking areas and will be equipped with containers for smoking waste. These will not be located within the boundary of working areas. Open fires will be prohibited at all times.

12 **Hoarding and protection works**

VCL will ensure that all working areas are sufficiently and adequately fenced/barriered off from members of the public. A clear and secure demarcation between operational activities and other areas will be maintained to ensure public safety. Particular attention will be paid to any crossing points on surrounding roads, demolition and construction routes, access gates and security arrangements. A solid timber and plywood hoarding with access gates will be erected if needed at loading/ unloading areas.

The location and design of site hoardings and temporary structures on the public road will permit adequate visibility at junctions and proper forward visibility along the roads in accordance with the National Roads Directorate advice notes and the requirements of the Local Authorities.

All hoarding will be maintained in a neat and tidy condition. VCL will not permit display of any advertisement, notice, etc. including illicit bill or fly posting on the hoarding. All hoarding will be removed as soon as reasonably practicable after completion of works.

Equipment and lighting will be sited so as to minimize visual intrusion and light spillage to nearby residential properties, in so far as is consistent with the safe and efficient operation of each work element.

Site lighting will be positioned and directed to minimise nuisance to neighbors/residents and to minimise distractions or confusion to passing drivers on adjoining public roads. VCL will consult with local residents in relation to lighting location, lighting direction etc.

13 Access and Egress

Lorries will enter and exit the site in a forward direction from the Pine Trees Drive road into site. Access and egress from the site is as per Annexure A.

VCL will appoint a competent banksman to provide assistance. The sounding of audible reversing alarms will not be permitted outside normal working hours, except where this has been approved by the Local Authorities in connection with works permitted or where required for over-riding safety purposes. Entry/exit conditions will be subject to prior approval by the Local Authorities before implementation.

All loading and unloading of vehicles will take place off the public roads as far as is reasonably practicable. To ensure the smooth running of the works, traffic will be managed by highly skilled and experienced road marshals.

Adequate security will be exercised by VCL to protect the public and prevent unauthorised entry to or exit from the site. Site gates will be closed and locked when there is no site activity and site security measures will be implemented.

Where site security cameras are used they will be placed in locations that will not unduly infringe upon the privacy of local residents.

Delivery entrance will be controlled by delivery banksman who will only allow delivery vehicles through the delivery points.

14 Materials storage and handling

The following published best practice guidelines will be used with regards to materials storage and handling:

Pollution Prevention Guidance 1, 'General Guide to the Prevention of Water Pollution';

Pollution Prevention Guidance 5, 'Works in, near or liable to affect watercourse';

Pollution Prevention Guidance 6, 'Working at Construction and Demolition Sites'; and

Pollution Prevention Guidance 8, 'Safe Storage and Disposal of Used Oils'.

A waste minimisation and management strategy will be developed. Contractors and their subcontractors will be expected to maintain a tidy site.

A tower crane (luffing jib) is proposed for material handling and vertical distribution of materials into the site.

15 Health & Safety:

VCL will comply with all the regulations concerning health and safety of all the operatives and visitors to site. A resident Site Safety Officer will deal with general site safety matters. All visitors to the site including the Employers Personnel would be required to sign in and out at the site entrance prior to entering any parts of the site.

The method statements and site rules would form an integral part of the sub contract packages and the relevant safety policies and statements together with necessary method statement would be obtained from all contractors working on the project.

7 Pine Tree Drive, Ickenham

The Construction Management Team generally undertakes the Management of Health & Safety and the requirements of the VCL Safety Policy document and Safety Plan for individual contracts are adhered to rigidly.

Safety plans are developed by the Construction management team together with the Project Manager to the requirements of the CDM Regulations. No work is undertaken until such time as the Safety Plan has received the approval of the principal designer/CDM Coordinator. The Safety Plan will be distributed to operatives and works contractors as required by the regulations.

Prior to the appointment of a Sub Contractor, a pre-order meeting will be held to discuss and agree a safe method of working and obtain whatever safety documents are required from the relevant contractor.

Statutory inspections and the completion of testing and certification are undertaken in accordance with the requirements of the existing Health and Safety legislation. VCL ensure that sub-contractors provide the documents required under the existing Health and Safety requirements, and Site Management rigorously enforces these requirements.

Regular sub-contractor meetings are held on all VCL sites to monitor progress and address safety matters.

The visits to site by the Consulting Safety Company also encompass the works being undertaken by sub-contractors and reports are issued to the management of the company as appropriate.

16 Management of Health & Safety

The Construction Management Team generally undertakes the Management of Health & Safety and the requirements of the VCL Safety Policy document and Safety Plan for individual contracts are adhered to rigidly.

A copy of VCL's Health and Safety policy is displayed prominently on every site notice board.

A consulting safety company is retained on a permanent basis to carry out regular inspections and monitoring of all VCL sites and to produce reports for the directors of the company following site inspections.

The consulting Safety Company provides regular updates of changes in legislation and suggestions for the implementation of further training and instruction as necessary.

Where complicated areas of works are encountered, detailed programming and method statements are produced by the Construction Management to ensure that at all times a safe system of work is used.

ANNEXURE A- Site Access and Egress

