

## **Construction Method Statement**

Development Address: 29 Deane Avenue, Ruislip HA46SP

Proposal: **Erection of a part single storey, part two storey extension to the side and rear; conversion of dwelling to 2 x self-contained flats; and associated works.**

Plans/Drawings: 2404-pl-01A

Local Authority: LB Hillingdon

Planning Reference: **53495/APP/2024/1070**

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### **1. Introduction**

This statement is submitted in support of planning application to clear condition 11 of the planning approval reference 53495/APP/2024/1070.

The application property is a semi detached house with a gap to the side. The prevailing character of Deane Avenue and surrounding area is suburban residential with two storey semi-detached properties with bay windows and detached and semi-detached bungalows mixed in. Most of the front gardens have been paved to provide off street parking

The following construction method statement is for the general building works performed using small mechanical plant and traditional construction techniques.

## **2. Site Establishment**

The existing boundary walls/ fences be retained for the construction phase. A solid hoarding will be erected to the front elevation of the site and along the boundary walls, with a personnel site entrance gate at the front. It will be painted and kept in a clean and tidy condition throughout the works. All gates in the hoarding will be lockable and kept secure when there are no works being undertaken.

The site is secured with 2.4m high painted plywood hoarding fitted with a double gate that is kept locked when not in use.

All hoardings/fencing will be regularly checked and maintained in a clean and tidy condition and signage will be positioned so it is clearly visible to warn members of the public of any potential hazards surrounding the site.

The site accommodation will be located inside the property on the ground floor, leaving the pavement access to remain clear. The site will be maintained in a safe and tidy manner with the implementation of good housekeeping procedures regularly checked by the client's Health and Safety Advisor on fortnightly site inspections and be set up with temporary power, water and drainage throughout the duration of the works.

## **3. Working Hours**

The site working hours will limited to 8AM to 6PM Monday to Friday and 8AM to 1PM on a Saturday. No building work will be carried out on Sundays or public bank holidays.

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of persons responsible for the site works should be signposted at the site and made available for enquiries and complaints for the entire duration of the works.

## **4. Demolition**

Although not much of existing is to be demolished, throughout any demolition works we will endeavour to comply with the guidance provided in BS 5228: Parts 1 and 2 (1984) and part 4 (1986) with regard to noise control during construction and wherever possible use methods to minimise disruption to our neighbours.

## **5. The parking of vehicles of site operatives and visitors**

There is not the space for secure off-street loading and drop off facilities as the front

drive is used for placing the skip taking material deliveries for transferring to the back of the house.

There will be no idling of vehicles on site.

## **6. Delivery times and Traffic Management**

Lorry trips making delivery to the site or removing surplus materials will be planned to avoid morning and evening traffic rush hours and school traffic. Lorry trips will be strictly planned for between 9.30AM and 3.30PM.

As there is no secure loading and drop off facilities on the site, no vehicles will enter or leave. Grab, skip or concrete delivery lorry trips will therefore be coordinated so that there are no lorries waiting on the public highway.

Removal of surplus and delivery of the building materials will be organised to have not more than two lorry trips in the morning and the same in the afternoon.

The excavated surplus will be stored in the front garden (enclosed by the secure hoarding) and removed by a grab lorry, operating from the road.

## **7. Fleet Operator Recognition Scheme (FORS)**

FORS is a voluntary accreditation scheme encompassing all aspects of safety, fuel efficiency, vehicle emissions and improved operations. All operators making deliveries or removing surplus materials from the site will be encouraged to be members of the scheme; any vehicle weighing 7.5t and over will be required to have FORS Bronze accreditation as a minimum. Copies of such accreditation shall be kept on site for inspection by the local authority.

## **8. Storage of plant and materials used in constructing the development**

The bulk building materials will be stored on the hard surfaced front drive. A secure metal container or locked room within the existing house will be used for storing the smaller or more valuable building materials and the handheld building tools.

## **9. Wheel washing facilities**

The shared access area that will be driven over by the construction traffic is currently either tarmac or concrete surfaced.

The ground excavation works on site will be organised so ensure that the road going vehicles are kept on hardstanding areas to avoid muck spreading on to the road. Wheel washing facilities will therefore not be required.

The applicant/ contractor will maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris. They will also make good, to the satisfaction of the Local Authority any damage caused by site traffic.

## **10. Measures to control the emission of dust and dirt during construction**

Potential dust pollution will be controlled by using water sprays to control the dust levels, this operation will take place during the spreading hardcore and when site vehicles and or plant are in and around the site.

Any hardcore filling utilised will be granular material, which is free from excessive dust. If necessary, the hardcore filling will be processed through a shaker bucket prior to delivery to site to eliminate high levels of dust content prior to being utilized as filling material.

For the removal of the existing ground slabs and associated foundations excavators fitted with bucket attachment will mainly be used. This will mitigate excessive vibration noise.

No mobile crushing plant shall be used on site. No bonfires that create dark smoke or nuisance to local residents will be allowed.

All non-road mobile machinery (NRMM) will comply with the standards set within NRMM guidance

No diesel- or petrol-powered generators allowed onsite and use mains electricity or battery powered equipment instead

Cutting, grinding or sawing equipment will be fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.'

Best Practicable Means (BPM) will be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance by the GLA (2014) for The Control of Dust and Emissions during Construction and Demolition.

Dark smoke and nuisance

No waste materials should be burnt on site of the development hereby approved.

Noise and Vibration from demolition, construction, piling, concrete crushing, drilling, excavating, etc.

Regular site inspections (weekly) to monitor compliance with air quality and dust control procedures, will be recorded and the results logged. The inspection logs will be made available to the local authority upon request. The frequency of inspections should be increased when there is dust generating activities and/or they receive complaints

Best Practicable Means (BPM) will be used during construction and demolition works, including low vibration methods and silenced equipment and machinery, control and monitoring measures of noise, vibration, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary, in accordance with the Approved Codes of Practice of BS 5228-1 and -2:2009+A1:2014 Codes of practice for noise and vibration control on construction and open sites.

## **11. Recycling/ disposing of waste resulting from construction works**

All waste removed from the site will be registered by waste handlers and taken to a tip authorised and licensed to accept the waste type.

## **12. Phasing and Programming of works**

Work will start on site as soon as the planning conditions that are required to be cleared before the work can commence are cleared. It is anticipated that the building work will be completed within 6 months from the start.

### **13. Utility co-ordination**

One specialist company will be appointed to arrange and coordinate all the utility connections. It will be a condition of their appointment that they shall apply for a collaborative permit to prevent separate permits with overlapping dates in the same location from being denied.

### **14. Photographic survey of the existing footway/ roadway**

A photographic survey shall be carried out immediately before the start of the demolition or building works to record the condition of the existing roadway, extending 10m on either side of the application site, and submitted to the Local Authority. The survey will serve as a record of the pre-existing condition of the footway/ roadway and should record any defects that pre-date the site works. The survey will be repeated on completion of the construction activity and developer will be responsible for making good or paying for the cost of repairing any additional damage.

### **15. Contact on site and after working Hours**

The main contractor contact details will be displayed at regular intervals around the site compound to deal with any enquiries/complaints from local residents.

Any complaints will be responded to within 3 working days in a courteous manner, showing understanding and sensitivity to all situations and will be dealt with within 1 week.

The person responsible for dealing with all complaints is the Operations Director. Where a client/service user complains by telephone or in person, the complainant should be directed to a manager or another Director, or advised when the Operations Director will be available. If a director or Manager is unavailable then the client/service user should be presented with the Operations Directors email contact so they can put the complaint in writing.

Where a complaint is received by letter or e-mail this should be passed to the Operations Director immediately.