

London Borough of Hillingdon
Planning Officer: Nicola Taplin

31st March 2023

**Re - 1370 UXBRIDGE ROAD, THE CARPENTERS ARMS PH, HAYES
UB4 8JJ**

METHOD STATEMENT

Phase 1A- Design

Prior to site construction a design phase will be completed works included.

- Planning conditions clearance.
- Structural drawings.
- Construction drawings.
- M & E drawings (Interior design input)
- Building regulations & building control set up and required details incorporated into
- other design elements.
- Building warranty set up and details incorporated into other design elements.
- CAT surveys gas, water & electrical.
- H&S - Health and safety plan (including any fire risk assessment, emergency procedures)
- CDM – Including any additional surveys needed (e.g. ACM).
- SWMP - Site waste management plan (Including storage management)
- Demolition plan incorporating H&S, CDM & SWMP elements.
- Tree and landscape details to meet any of the above elements were applicable
- (Including tree protection).
- Agreeing all matters with service providers, water, gas, electrical and any others
- attached to the site.
- Interior design and product specification.

Phase 1B – Construction - consists of 6 key phases.

All works in construction phases will meet all design requirements.

All works in construction phases will be certified and signed off by building control & regs, building warranty provider and any funding certification if applicable.

Phase 2 - Pre site & Prelims

- Any legal requirements required in design phase and with funder if applicable.
- Any funding requirements if applicable required in design phase.
- Any Insurance requirements needed in design phase and with funder if applicable.

Set the site up meeting all design elements, this includes,

- Hoardings.
- Site storage.
- Tree protection.
- Site offices and facilities.
- Removal of existing services with authorised bodies.
- Setting up any temporary services with authorised bodies and qualified trades people.
- Soft strip.

Phase 3 - Demolition and site clearance

- Demolition of existing elements meeting all requirements in design phase.
- Site clearance of soft strip and demolition meeting all requirements in design phase.
- Set out site with site engineer.

Phase 4 – Superstructure

Brickwork to all remaining floors.

- External brickwork, blockwork & cavity.
- Block and beam floors.
- Doors and windows (including basement).
- Internal walls.
- Staircases temporary if doing this in internal phase.

Roof works

- Roof structure & finishing.
- Rainwater goods (gutters, down pipes, fascia etc).

Scaffolding works as required to do works in this phase.

Phase 5 – Internals

Plumbing and heating

- First Fix.
- Second fix.
- Sanitary ware.
- New connections.

Electrical installation

- First Fix.
- Second fix.
- New connections.

Joinery

- First Fix.
- Second fix.
- Kitchen units.
- Staircases if applicable in this phase.

Plasterwork

- Wall plaster.

- MF ceilings, board and skim (all floors).

Decorations

- Walls and ceilings.
- Wood surfaces.
- External surfaces.

Finishing

- Tiling bathroom & cloakroom.
- Flooring – (Hardwood or Stone or carpet or a mix of them).
- Wardrobes and any other interior fittings.

Phase 6 – Externals

- Paved areas.
- Bin stores.
- Cycle stores.
- Install new crossover.
- Landscaping.
- Wall and Fencing.
- Electrical car charge points.