

London Borough of Hillingdon
Planning Officer: Nicola Taplin

13th January 2023

Re - 7073/APP/2019/3721 - 1370 UXBRIDGE ROAD, THE CARPENTERS ARMS PH, HAYES UB4 8JJ

Dear planning officer,

Following the letter received from the Council on the 14th of February 2020, please find below the requested information.

Condition 5: 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 arears.
- Bin stores.
- Cycle stores.
- Install new crossover.
- Landscaping.
- Wall and Fencing.
- Electrical car charge points.