

DEMOLITION AND CONSTRUCTION METHOD STATEMENT

This Construction Method Statement is being prepared in order to discharge condition 7 on the planning consent ref: 72109/APP/2017/3767. This statement is to be read in conjunction with the Tree Protection Plan and method statement.

BRIEF PROJECT DESCRIPTION:

This project involves the construction of a double storey side and rear extension with front porch extension on 11 Harvil Road, Ickenham, following demolition of the existing garage.

PROJECT DETAILS:

1. The project is to construct a high quality, contemporary extension to the detached house. Access and egress to the site will be from Harvil Road.
2. It is anticipated that the works will take around six months to complete although it is hoped that this program can be reduced.

SIGNIFICANT CONSIDERATIONS ASSOCIATED WITH THE SITE:

1. Since the existing garage will need to be demolished, it has been agreed that a purpose built storage shed will be erected towards the rear of the garden to provide a replacement storage area.
2. This will be one of the first tasks of the project, after the tree protection measures have been installed on the site.

The protected trees:

1. There is a protected tree on the site. A Detailed Arboricultural Method Statement has been produced that details exactly what measures are required to avoid damage to the trees.
2. The access to the rear of the dwelling will be from the garage side, so as not to pass through or close to the protected tree.
3. There is a protected beech tree in the south -eastern boundary of the site and some tree protection fencing will be required around the tree. This will be erected at the very beginning of the project and not removed until completion.

Access:

1. There is an existing driveway from Harvil Road and this will be used as access to the site. The building materials and equipment would be carried through to the rear of the site via the side passage next to the existing garage.
2. These works will need to be carried out in strict adherence with the detailed Arboricultural Method Statement.
3. Any excavation required for the front porch extension would be done with utmost care and with hand diggers.

Services:

1. Introducing additional services to a site like this is not problematic in itself. Any access routes are away from the Root Protection Zones and if needed some hand digging may be required for the trenches for these services.

PROPOSED ORDER OF CONSTRUCTION

1. Before any site works commence the tree protection fencing will be erected and inspected and approved by local authority.
2. The next part of the project will involve the formation of an access route into the site. These are shown on the planning drawings and existing routes are being followed wherever possible.
3. Since there is a protected tree on the site, the tree protection works will need to be carried out prior to the access works.
4. Arboricultural works will be carried out in accordance with the Detailed Arboricultural Method Statement.
5. The existing garage will then be demolished as per the demolition plan stated below.

Construction Method Statement

1. Notify local Building Control authority
2. Notify neighbours and all Utility services
3. Locate and terminate all on site supplies and provide all temporary builders supplies
4. Remove all site asbestos in accordance with the approved method statement
5. Undertake demolition of existing garage
6. Clear out site removing non-retained features. fences and walls.
7. Provide construction exclusion zones
8. Provide contractor storage compounds where indicated (to include site health and welfare facilities)
9. Erect signage to denote parking and delivery entrances.
10. Material supplies provided to rear of site compound
11. Begin construction of both extensions in tandem.
12. Construction to comply with the designers Risk assessment and Contractors Health and Safety Plan as approved by the site COM Coordinator.
13. All works to comply with Building regulations and Health and Safety at work requirements
14. Provide all road closure notices and licences prior to any installation of new services or crossovers
15. On completion remove all site facilities and make good all surrounding surfaces disturbed by the construction works.

TRAFFIC MANAGEMENT PLAN:

SITE ACCESS/EGREES AND PARKING FACILITIES

- All site operatives are to be briefed prior to construction on the areas available for vehicle parking and the arrangements for delivery vehicles.
- The existing access drive is to be retained for use during the contract.
- Warning signs to pedestrians and road users will be posted identifying construction site entrances.
- The area to the front of the site will be coned to prevent street parking and to ensure delivery vehicles have sufficient manoeuvring space.
- Delivery vehicles will be required to reverse into the site under direction from trained site operatives ready for unloading.
- Delivery Vehicles leaving the site will as necessary have wheels washed down and the foot path and road surfaces are to be brushed clean of any resultant debris.
- Wherever possible small rigid axle vehicles are to be used to deliver materials to site and their arrival times should be co-ordinated to avoid peak traffic movements.

Demolition work will be as follows:

- Ensure all services are disconnected from building.
- Soft strip and load material into skips or lorries and removed from site.
- Erect a guardrail around front, sides and rear of property for the removal of roof tiles and timbers
- Erect a secured tower scaffold as a working platform on ground floor.
- Strip off tiles and roof timbers by hand using platform for handling materials.
- Materials will then be loaded onto skips and removed from site.
- The Demolitions contractor will cease work and seek guidance if any suspect materials are uncovered that have not been identified within the report.
- A dedicated skip is to be provided for the removal of Asbestos materials and if not removed from site at the end of the working day, it is to have a secured cover. Warning signs identifying the skip load as hazardous waste are to be placed in plain sight.
- Hard Hats and Safety boots will be worn at all times.
- Site will be left clean and tidy.

SITE OPERATIONAL ARRANGEMENTS:

Site deliveries:

Materials and plant will only be delivered to the site between 8.00am and 5.30pm on Monday to Friday. No deliveries will take place on Saturdays or Sundays.

All materials will be stored on site in designated storage positions ready to be used in the house construction.

Contractors parking:

The site has sufficient parking spaces and the space on the rear of the site will be limited for materials storage, site welfare and management. Contractor's vehicles will need to be parked on the front driveway in existing parking spaces.

Vehicle Management:

If for any reason a vehicle is not able to leave the site in a forward direction, a banks person will be used to allow the safe egress from the site.