

11 Court Road. Ickenham UB10 8DR

Prepared by Smith Coldham Design Ltd  
Architectural Services and Project Management  
55 Lime Grove, Ruislip, HA4 8RL.  
Tel 020 88699681.  
info@smithcoldham.net.

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## CONSTRUCTION METHOD STATEMENT.

Clients; Mr and Mrs Campion

Document Details

Project Number: 6012-21

Drawings.

Existing and Proposed Plans & Elevations 6012-21-200.

Site and Block Plan 5957-20-103.

Issue Date 27th August 2021.

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## INTRODUCTION

This Method Statement has been prepared for Mr and Mrs Campion in connection with the construction of a two storey side and rear extension including the demolition of the existing attached garage and utility room at 11 Court Road, Ickenham.

### **Distribution**

It is important to ensure everyone involved in the planning and design of the proposed development is aware of this method statement and has access to a copy as soon as it is released.

### **Responsibilities**

Successful implementation of tree protection measures and long term tree retention depend on the co-ordination between the project manager, site manager and other personnel involved in the development.

Merewood Arborcultural Consultancy Services will be appointed to oversee the works and ensure the methods used follow the Method Statement and report to the LPA.

This method statement is based upon drawings submitted for Planning Approval to Hillingdon Borough Council produced by Smith Coldham Design Ltd for the Client references:

Photographs - Front and Rear Views -

Existing and Proposed Plans and Elevations 6012-21-200

Existing and proposed Site Block Plan 601221-201

Final Structural Calculations and Design drawings will be submitted for Full Plans Approval to Building Control prior to starting on site.

### **Project Overview**

The Subject Property is a 1930's two-storey semi detached dwelling set back from Court Road within a suburban Conservation Residential Area. There is a large garden to the rear which has a large Oak Tree with a TP O on it.

The area contains a mix of house types and styles set in generous grounds. Court Road provides access for light commercial / domestic vehicular traffic.

There are zone parking restrictions to the front of the property to restrict commuter and school Parking.

The Property has double height bay windows and a projecting peaked gable feature to the front that ties into the hipped roof above. Painted rough cast render finish with mock timber to front gables. The pitched roof has interlocking concrete tiles.

It is believed with the protection measures proposed there is adequate space in the front drive and rear paved patio area for the storage of materials. Front access to the house from a wide crossover. There is ample width for the delivery of materials through this crossover.

There are no obvious structural defects visible upon initial inspection. The Property is in a good general condition as would be expected given its age and construction.

### **Site Preparation and Enabling Works.**

The existing property will remain occupied during the construction period.

Temporary toilet and welfare facilities will be set up in the front area on the front drive.

The existing planting beds and trees in the rear garden will be protected by herring fencing panels. 2 m high. a 1.5m minimum distance from tree .

The proposed foundations work are within 3m distance from the adjoining neighbours so the project will be subject to a Party Wall award.

To the rear of the building a herring fence hoarding of 2 m height will be erected in front of the proposed rear extension some 17 m from the Oak Tree all as indicated in the Arboricultural Implications Assessment.

This protection fence will return across the garden to the neighbouring fence and will be distanced at 4m from the new extension. The remainder of the rear garden will be kept clear of all building materials and plant. The builders will only have access to the construction area. All existing boundary 1.8m fences will be maintained.

All of the existing trees shrubs and planting will all be retained. A protective herring fence hoarding will, be erected 2m distance from the laurel hedge to the side of the existing conservatory.

One number 8 yard metal skip container is to be located in the front drive on the block paved hardstanding for temporary storage waste materials pending its removal and clearance from site.

Temporary water and electrical services are to be provided to the hoarding zone and retained in a safe condition for the duration of the contact period.

### **Tree Protection Measures.**

To be read in conjunction with Merewood Arboricultural Method Statement dated 16/08/2021.

## **HEDGES**

### **Existing Hedges**

Existing laurel hedging to front and rear gardens to be retained and sectioned off with protective fencing erected prior to the commencement of any new building works as shown on plans.

## **TREES**

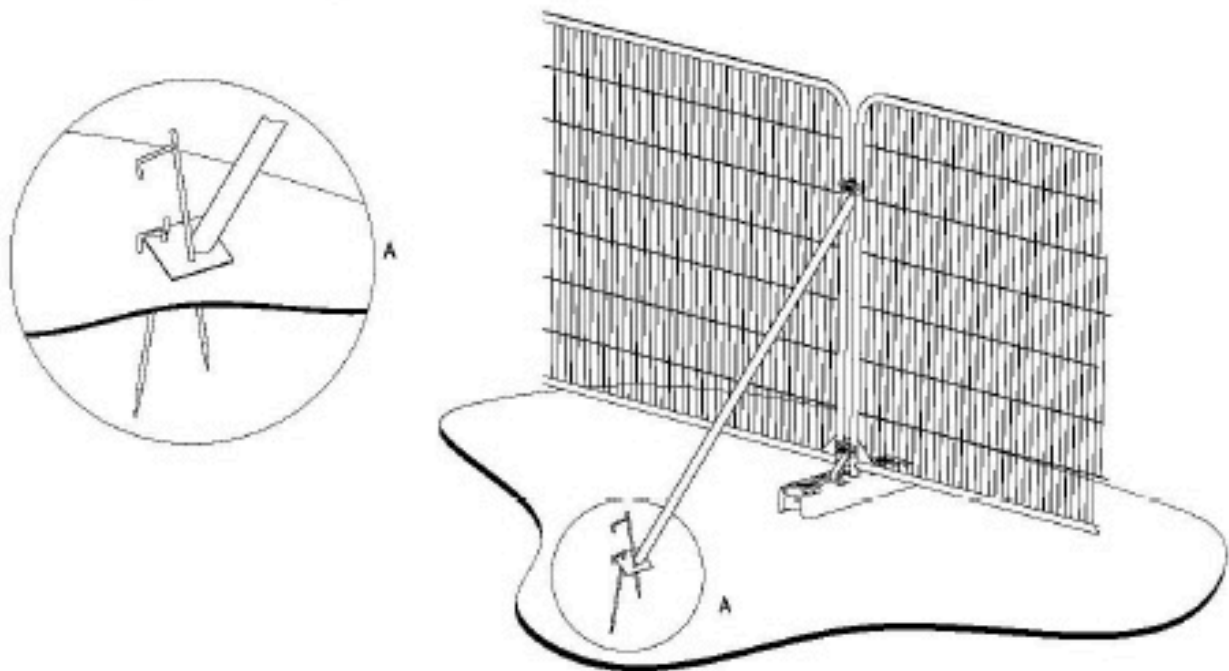
### **Existing Trees**

Existing trees indicated to front and rear garden are to be retained sectioned off with protective fencing erected prior to the commencement of any new building works as shown on plans. All other trees will be retained as shown on the Tree Survey and Root Protection Area Drawings drawings.

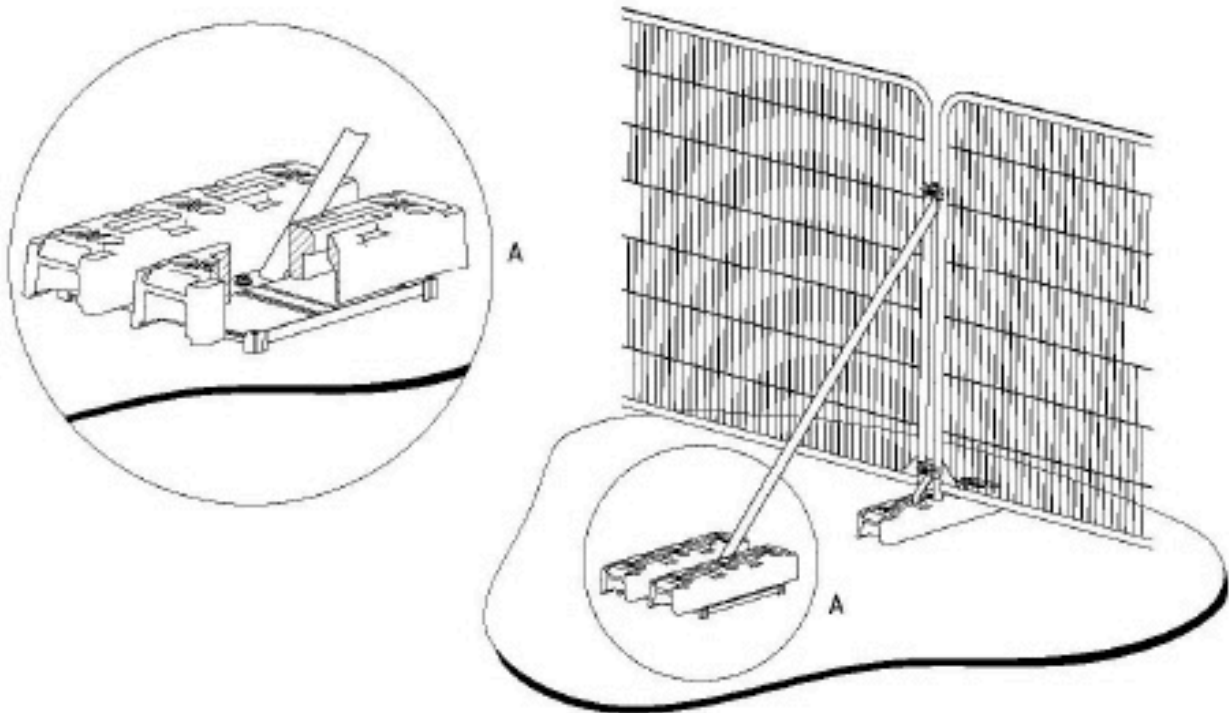
### **Tree Protective Fencing**

Tree Protective Fencing should be from weld mesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework should be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure should be well braced to resist impacts, constructed as per Figure 2 of BS5837.

*Figure 2 – above ground stabilising systems:*



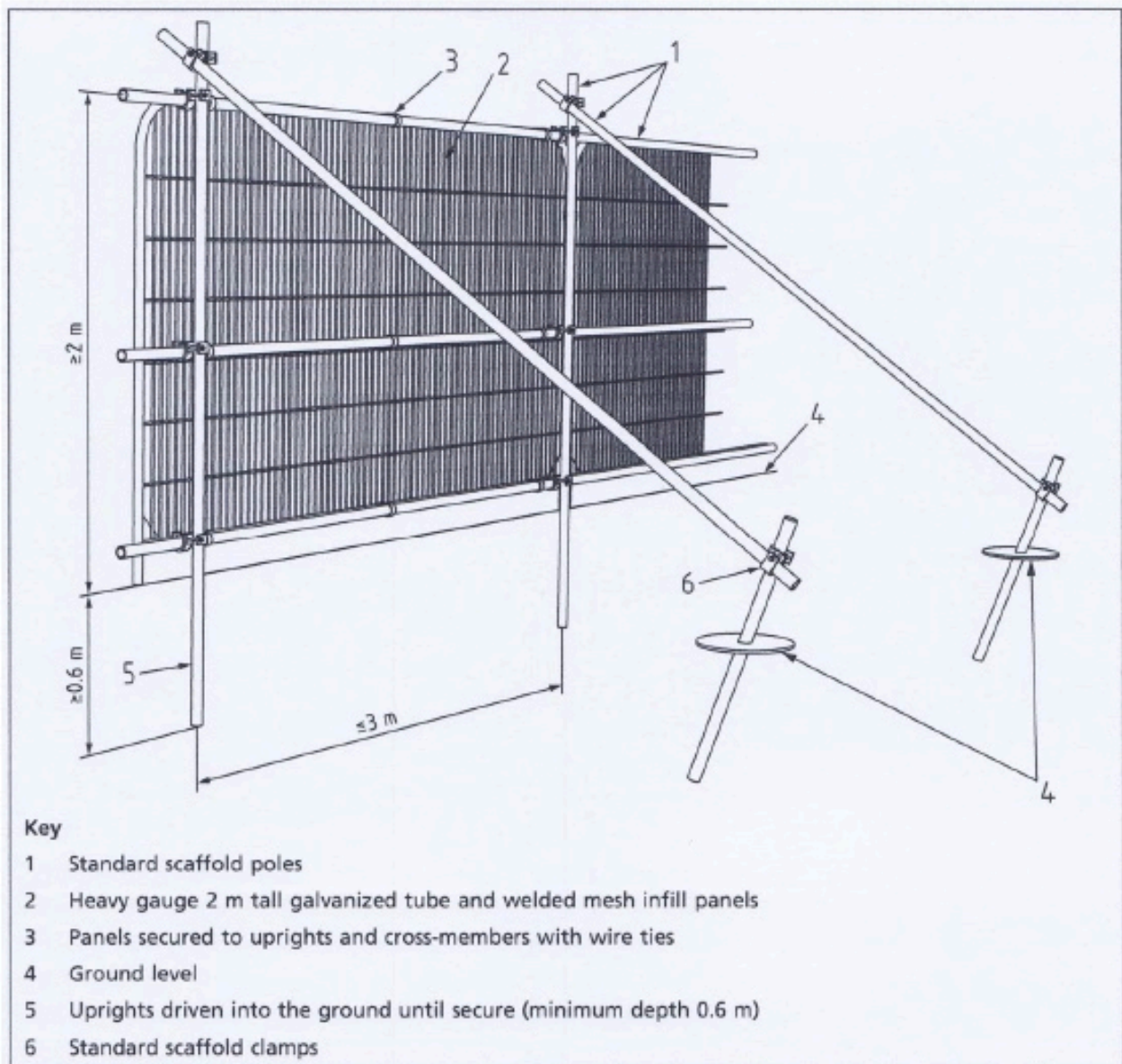
a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Protective fencing should be erected before any clearance or construction work commences on site.

*Figure 1 – default tree protection barrier specification*



Notices should be fixed to the Tree Protection Fencing stating – “Tree Protection Fencing – No construction activity to take place within this area”.

## **PLANT BEDS**

### **Existing plant beds**

Existing plant beds to the front of the property to be retained as shown on the plans.

## **FRONT FORECOURT & GARDEN AREA**

### **Vehicle Access and Car parking /**

The existing car parking area to the front of the property to be retained .

### **Pathways & Patios**

To be retained.

## **REAR GARDENS**

### **Lawn**

Existing lawns to be retained and protected during the building works by a fenced area.

## **BOUNDARY TREATMENTS**

### **Existing Fencing**

All existing close boarded timber fencing to side and rear boundaries to be retained and repaired or replaced as necessary.

## **MAINTAINANCE**

### **Existing Planting**

During the building works garden maintenance will continue to ensure good watering during any periods of prolonged draught.

Weeds should be removed regularly throughout the growing season (March to October) either manually or by using suitable herbicides.

All flowering shrubs should be cut back and shaped immediately after flowering.

Hedges should be trimmed in April and August, with facing shoots allowing plants to fill out and thicken to a final depth of 1.0m. Tree ties to be slackened as required so the bark is not damaged in any way.

### **Lawns**

Lawn areas should be mown weekly between mid March and October with occasional trims should unseasonal weather cause growth during the dormant months.

### **Surfacing**

All , slabbed and paved areas to be weeded regularly throughout the growing season (March to October) either manually or by using suitable herbicides.

note The tree protection measures must remain in place until the construction phase of the work is completed.

In the front drive and garden the trees and planting within the site curtilage will be protected by a 2 m high wire mesh herras fence retained with weighted railway sleepers to the base. 1.5 minimum away from the trunk.

### **Materials Storage**

Materials and plant will be stored in the front driveway on a layer of 18mm marine plywood with protective plastic membrane away from all trees and plantings indicated on the site layout. There is no significant vegetation or trees effected by the construction of the new rear conservatory.

### **Demolition and strip Out**

A temporary ply stud wall will be formed within the aperture of the rear kitchen and across the lounge doors to ensure the occupants are securely protected from the elements.

The existing single storey garage and utility area will be demolished.

The single storey garage will be dismantled by hand and demolished.

The existing crazy paved patio will be lifted and removed from site.

The main contractor will provide twin layer dust resistant screening at ground floor level to reduce the impact of site works on the unaffected areas.

### **Excavations and Foundations.**

A simple 1.5 m deep strip foundation is to be excavated for the new extension.

A mini digger will be used to excavate the new trench which runs from the existing utility area to the existing foundation of the current conservatory.

The new floor will be constructed using a beam and block system. The advantage of this system is that it involves elements that are factory made off site with no impact to the project.

### **Below Ground Drainage.**

The existing drainage runs are to be retained and will be protected during all the works. A Thames water agreement will be submitted and proved prior to commencement on site.

### **Construction**

The proposed extension is to be constructed from block work inner and facing brickwork outer leaf. Celotex 50mm insulation within the cavity with a painted rendered finish to the upper floor to match the existing house.

The proposed extension is to feature double glazed specialist factory made units complete with all necessary insulation and weather proofing in accordance with current building regulations.

The floor level and ceiling heights within the proposed extensions are to line through with the existing house.

### **Conclusion**

The proposed works will involve the re-building of the side garage extension and will have no measurable impact of the adjoining owners of the adjacent properties due to the scale and proximity of the proposal.

The proposed works if executed in accordance with the appointed engineers details and procedures will pose no significant threat to the structural stability of the adjacent properties or trees and planting in the garden and adjacent areas.