

Construction Method Statement

Development Address: **64A ParK Way, Ruislip HA4 8HW**

Proposal: **Conversion from single dwelling to 3 studio flats with conversion of roof space to habitable use to include a rear dormer.**

Plans/Drawings: 2416-OS-01, 2416-PL-01 Rev A, 2416-PL-04, 2416-PL-05;

Local Authority: LB Hillingdon

Planning Reference: **79052/APP/2024/2546**

Prepared by:
ABA Chartered Surveyors
103 Manor Way
Ruislip
HA4 8HW

Date: 20 May 2024

1. Introduction

This statement is submitted in support of planning application to clear condition 3 of the planning approval reference 79052/APP/2024/2546.

The application site is a two-storey maisonette above a retail shop located on the north side of Park Way, between the Windmill Hill traffic lights and East Way.

The proposed is a minor development, comprising a loft conversion and internal alterations to convert the existing maisonette to two self-contained flats and form an additional flat in the roof space with the dormer extension on the rear roof slope. 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 maisonette is located above the ground floor commercial unit accessed via communal roof top walkways at front and rear.

The existing maisonette will be evacuated for the building works and used for materials storage and builders' accommodation.

The external site set up will comprise erecting a scaffolding off the rear communal walkway at first floor level to provide working access to construct the dormer extension. The scaffolding will be clad to provide a screen and prevent objects falling on to the public areas. Access to scaffolding will be from the communal walkway and from inside the maisonette. Signage will be erected to warn other walkway users of the building works and protected pedestrian routes will be provided adjacent or through the scaffolding.

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, the immediate neighbours will 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 will be signposted at the site and made available for enquiries and complaints for the entire duration of the works.

4. Demolition

The demolition part of the proposed development is limited to the removal of roof tiles and to adapt the rear roof slope structure to construct the dormer extension. However, the appointed contractor 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 on-site parking. Operatives and visitors parking is available on the surrounding streets during the day.

6. Delivery times and Traffic Management

Materials will be delivered via the service road at the rear of the site and off loaded by hiab lorries on to the first-floor walkway or the scaffolding platform. The builder will be made aware of the space restrictions and made contractually required to programme deliveries to minimise disturbance to adjoining residents and businesses. Pedestrian access on the communal walkway will be closed or diverted during deliveries.

The applicant owns the adjoining premises (66 Park Way) that has a parking space adjacent the Tesco car park at rear that will be made available for placing a skip for collecting demolished surplus and builder's other waste.

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. Lorry trips will be coordinated so that there are no lorries waiting on the public highway.

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

Delivery of building materials will be planned to be delivered 'just in time' in quantities that can be accommodated or manhandled to inside the existing maisonette or on the scaffolding.

9. Wheel washing facilities

There is no excavation, soil removal or concrete work required for the proposed development. The skip lorries and delivery vehicles will operate from the hard surfaced service road at the rear of the site. Wheel washing will therefore not be necessary. However, the contractor will be required to ensure all shared areas are kept clean.

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

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

No diesel or petrol-powered generators will be allowed onsite. Mains electricity or

battery powered tools will be used 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.

No waste materials will be allowed to be burnt on the development site.

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 4 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 communal first floor walkway extending 10m on either side of the application site. The survey will serve as a record of the pre-existing condition of the walkway platform 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.