18 Decoy Avenue NW11 0ET

CONSTRUCTION METHOD STATEMENT

BEST HOME SOLUTIONS LIMITED

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CONSTRUCTION METHOD STATEMENT
For 18 Decoy Avenue, NW11 0ET

INTRODUCTION

This Construction Method Statement has been prepared for the submission of the planning application for the proposed development at 18 Decoy Avenue, Golders Green, London, NW11 0ET

The contents of this report will review the following items:

- Parking of Vehicles for Site Operatives and Visitors
- Hours of Construction & Deliveries
- Loading and unloading of plant & materials
- Storage of Plant and materials
- Erection of Security Hoarding
- Prevention of Mud & Debris
- Prevention of Dust
- Prevention of Water Pollution
- Prevention of Light Pollution
- Prevent of Waste Pollution

Community Liaison

In production of this document, we have used the guidance from the Barnet London Borough Supplementary Planning Document: Sustainable Design and Construction April 2013.

All work shall be in accordance with British Standards BS 5228-1:2009+A1:2014 and best practicable means are employed; clear contact details shall be displayed on hoarding.

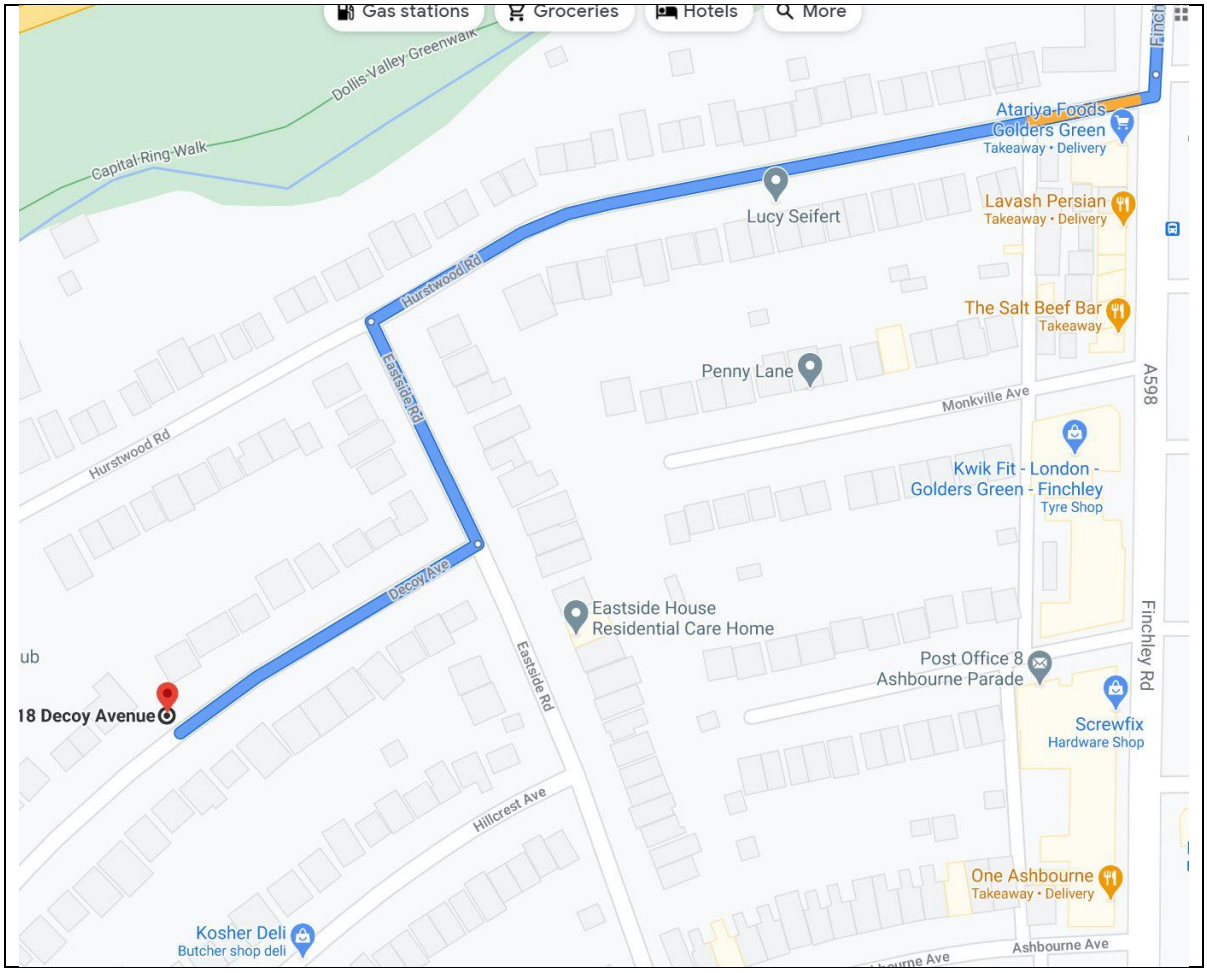
PARKING OF VEHICLES FOR SITE OPERATIVES AND VISTORS

A restricted amount of parking for site operatives will be allowed on site. A limited number of spaces for parking will be available on site.

As part of the subcontract documentation and site induction cooperatives will be encouraged to use local transport such a s buses, the underground and other modes of public transport.

If it is brought to the attention of the site manager that operatives are parking in considerately within the surrounding areas, they will be removed from site immediately. The Community Liaison will deal with any complaints if they occur due to operatives not following these instructions on parking.

In the event of contractor vehicles being used operatives will be encouraged to share journeys and park in the nearest pay and display car parks and not on surrounding roads.



The location of the site, there are the following public transport and pay display car parks:

London Underground - Brent Cross or Golders Green Station this is less than two miles from the site.

Visitors: - there will be no allocated parking on the site area. As with the operatives, they will be encouraged to park in the nearest Pay and Display Car Parks or use public transport.

HOURS OF CONSTRUCTION & DELIVERIES

Site hours for noisy operations will be restricted to 8am till 6pm Monday to Friday. No Construction works will be undertaken on Sundays, bank and public holidays and Jewish holidays. Should certain noisy operations require to be carried out outside of these hours the required approvals will be obtained.

LOADING AND UNLOADING OF PLANT AND MATERIALS

Access/egress to the sit e will be through site gates at Decoy Avenue Road. Both entrances will be used during the demolition and construction of the works.

- Deliveries will be notified a day in advance of their arrival; the site will prepare a daily programme and then confirm the time of the delivery with the supplier.
- No deliveries will be scheduled to arrive at the same time to avoid traffic build up on Decoy Avenue Road.
- Delivery drivers will be given the contact telephone numbers of the site manager and the banksman, to enable coordination of deliveries.
- Before the delivery driver arrives on site, the banksman will be contacted.
- Two banksmen will be located either side of the pavement to control driving in/ reversing onto site
- Materials or Small Equipment will then be off loaded via hi-ab or similar lifting devices into the delivery distribution bay. The two allocated banksmen will supervise the delivery ensuring public safety during the operation.
- When the delivery is completed the banksman will review the traffic and ensure a safe exit of the delivery vehicle.
- The pedestrian and loading area will be checked after each delivery, to keep it clean and safe.

STORAGE OF PLANT AND MATERIALS

- Plant and materials will be offloaded into the designated storage area via forklift or man handled into the building.
- Once the superstructure is completed the materials will be distributed onto the various floors.
- Materials are to be stored within the secure site compound/storage areas.
- Valuable materials and equipment will be kept within locked steel containers and materials sensitive to the weather within the existing buildings or storage lock up.
- Loose materials will be kept within designated areas and covered as appropriate.
- Plant will be locked and stored within designated areas outside working hours.
- The skip will be in the designated area in the site boundary. The skip will be covered.

ERECTION OF SECURITY HOARDING

The hoarding will be 2.4m high solid metal/ply hoarding as identified in Appendix Swinging double gate will be installed to front of 18 Decoy Avenue. Single access door will be installed to front hoarding for site operatives and visitors.

CC TV cameras will be positioned to front of the site. External lights will be fixed around the site which will be used only during working hours.

All plywood hoardings will be painted, colour to be agreed with decorative displays where appropriate. There will be a regular process of cleaning and repainting of hoardings.

PREVENTION OF MUD AND DEBRIS CARRIED ONTO HIGHWAYS

To prevent mud been carried onto the public highways, wheel washing facilities will be introduced at the site gate entrance.

Deliveries before leaving site will be inspected if the wheels need cleaning. The wheels will be jet washed and loose materials will be removed away from the delivery area.

Deliveries will park in the designated delivery/ loading bay on the 18 Decoy Avenue entrance, they will not have the wheels washed as they are not entering the site.

The banksman will check daily and following each delivery the surrounding pavement areas and clean appropriately where required.

To prevent debris being carried onto the public highways, the banksman will ensure that any materials are strapped down or netted in the event of skip transfers.

The banksman after each delivery will carry out an inspection of the delivery down Decoy Avenue Road to ensure no debris, nails or other loose materials have fallen off the delivery vehicle.

PREVENTION OF DUST

On any construction site dust is a potential issue and is defined as a statutory nuisance in the Environmental Protection Act.

During demolition and construction COSHH Assessments for Dust and Fume will be undertaken and actions implemented. All activities will take all reasonably practicable precautions to prevent the build-up and spread of dust.

Appropriate procedures, for the work that is being undertaken will be put in place from the best practice guide, The control of dust and emissions from construction and demolition, November 2006.

During the demolition works we intend to monitor dust using electronic equipment, the dust monitoring is to be via an AQW DM11 or similar.

The control of dust will be as the construction phase plan, which includes but is not limited to hosing down, Jets etc. The dust will also be contained on all elevation using sheeting to the demolition scaffolding.

WATER POINT WILL BE LOCATED NEXT TO SITE OFFICE

Water spray for damping down

- Rake, shovel and bucket/wheelbarrow to remove larger pieces
- Covered chutes and skips where needed
- Vacuum attachments fitted to an H or M

All Sub-Contractors will take a pro-active approach to pollution by dust or airborne particles to minimise risk and disturbance to the site operatives and the general public etc. All cutting operations, will take place in a controlled area of the site and all debris will be removed on completion of the cutting works.

All Contractors will provide method statements and risk assessments which will be reviewed prior to issue to ensure compliance is achieved.

PREVENTION OF WATER POLLUTION

During the construction various products will be used which could cause water pollution to the surrounding areas. Typical products which could cause pollution to the water infrastructure could be paint, weed killer etc.

To prevent any form of pollution affecting the water infrastructure all associated road gullies and waste supplies will be covered and inspected daily. All materials used on site will be disposed of in the waste skip. The surrounding area of the skip will be checked daily to identify any leaks that could potentially run into the local water course.

In the event that contaminated materials are suspected then a Preliminary Risk Assessment will be completed. This will enable a full site investigation and remediation strategy to be implemented subject to agreement with the council. The materials will be removed off site and disposed of dependant on the type of contaminant.

PREVENTION OF LIGHT POLLUTION

No works will be carried out at night. No external lights to the site will be allowed outside working hours.

PREVENTION OF WASTE POLLUTION

A site waste management plan with suitable procedures will be developed to ensure that the construction and demolition waste from the project is dealt with accordingly.

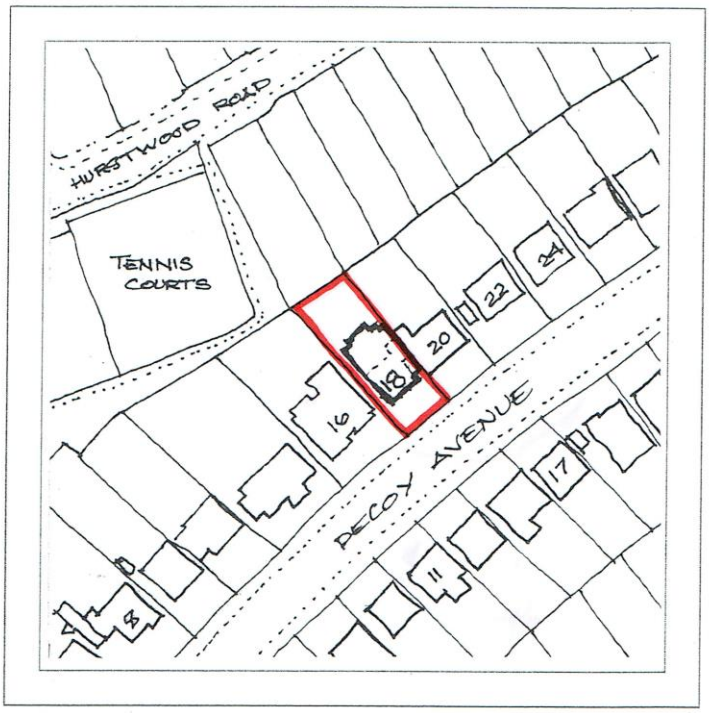
The procedures will:

- Take all reasonable steps to ensure that waste management controls are observed including a Duty of Care.
- Minimise the amount of waste generated and maximise the amount of waste reused and recycled.
- Reuse as much waste as possible on-site. Where reuse on-site is not possible to identify the most appropriate waste management option in line with the waste hierarchy.
- Manage waste as close as possible to the site location. Due to the site constraints, waste material taken from the site by skip will be segregated off site and recorded.

COMMUNITY LIASON

Prior to the commencement of the works, as part of the community relations process, neighbours will be advised of the programme of works, this will include the demolition works and the new construction along with a brief description of the works.

They will provide a point of contact, who will be the community liaison officer to deal with any comments or complaints which will be registered together with the action taken to resolve.



Location Plan

1:1250

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0 20 40M

A	12.9.18	LINEAR SCALE ADDED

Revisions

18 Decoy Avenue,
Golders Green, NW11

for
E & R Property Investments

Location Plan

Winston Newman
Chartered Architect

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New Barnet, Herts.
EN4 8RE

t: 020 8447 0727

Scale 1:1250 JAN.2015

Drawing no 615-10A