



Construction Method Statement

219-227 High Street, Sutton

Construction of 9 Storey Residential Apartments & 3 Retail Units



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Description/Overview

The development consists of the demolition of existing three storey building, and construction of a nine storey block of 36 residential apartments, with three retail units at ground level and basement to house services plant.

Close consideration has been given in the design of the building to have a sympathetic approach to local architecture.

The site is located on a busy high street adjoined to existing terraced retail units, with a closed off alleyway separating an adjacent superstore.

The original programme of works was a period of 18 months, but in order to adopt a fast-track system of build we have reduced the overall programme to 12 months.

The proposed system of build is;

- Structural Steel Frame
- Holorib floors with pumped concrete finish
- SFS Lightweight Steel Internal Walls
- Brick Slip Rainscreen Cladding to Exterior Walls
- Aluminium Windows
- Single Ply Membrane Roof

The scheme will also be registered with Secure By Design to ensure compatibility to Metropolitan Police design criteria.

Timing and Scheduling of Works

Works are anticipated to commence July 2021, with a programme completion date of July 2022.

All operatives/visitors to receive full site induction prior to commencement, and sign in and out for every shift.

Hours of Working

Hours of working will be as follows;

Mon – Fri	07.30 till 17.30
Sat	08.00 till 16.30 (When required)
Sun	09.00 till 13.00 (Only on approval of Local Authority Planning Officer)

Sediment Control Measures

Due to the method of construction it is deemed unlikely that sediment will be a by-product of this scheme, but should that not be the case, we will deploy best management practices (BMPs) to capture and retain the eroded material before it leaves the project site.

Pollution Control Measures

A full and concise Environmental Plan (ISO 14001 compliant) will be a pre-start requisite for site management to deploy an Environmental Management System (EMS) to reduce our impact on the local environment.

We recognize that adopting a proactive approach not only helps protect the environment but also brings business benefits in terms of reduction of waste, energy used and improved efficiency. Aligned to the Green Construction Board's message of Reduce carbon = Reduce cost

The EMS has a number of important functions;

- Help all involved understand their environmental impact
- Secure Positive Environmental outcomes
- Reduce costs and improve efficiencies

After implementing the EMS, a robust monitoring and inspection regime will be put in place to ensure that the identified risks and opportunities are being managed, and that legal requirements are being met.

Risk management and compliance will include the following;

- Noise Measurement
- Water Analysis
- Air Quality
- Dust Monitoring
- Duty of Care Checks

Noise

Every step will be taken to reduce noise levels emanating from site, and conform to the Control of Pollutions Act (Section 60)

We will endeavour to;

- Reduce the maximum levels of noise emitted from site by careful planning of plant and work practices
- Restrict the working hours that noise can be generated

- Propose steps to minimize noise wherever possible with screening
- Limit the duration for such works to be carried out

Parking Areas for Vehicles, Operatives and Visitors

There will be no provision for parking on site, and all those attending site will be encouraged to use the nearby facility at Gibson Road or St Nicholas Shopping Centre.

Areas of Loading and Unloading of Plant and Materials

All deliveries of plant and materials will be brought in via the Asda goods yard off St Nicholas Way.

These will be crane off loaded to the point of use.

Site management will operate a “just in time” approach to the ordering of materials to reduce congestion in this area.

Security Arrangements

The perimeter of site will be identified by suitable signage so it can be recognized, and will be securely fenced off prior to commencement of works as required under the Construction (Design and Management) Regulations (CDM).

The names and contact details of site management team will be clearly displayed on external hoarding. This will include mobile telephone numbers in order to liaise with members of the public, emergency services and visitors.

Temporary Works design will take into account foundation detail and wind loadings.

All hoarding will be checked on a daily basis to ensure unrestricted access is prohibited.

A gateman will be deployed to ensure access gates are only opened for authorized access/egress in a safe manner.

The site will be monitored by CCTV security cameras 24 hours a day, 365 days a year controlled by a remote monitoring station.

Wheel Washing

Appropriate wheel washing equipment will be deployed at site exit gate to avoid mud migration on to neighbouring roads, and managed by gateman.

A mechanical road sweeper will also be deployed as necessary.

Control of Dust and Dirt Emission

Effective planning of site activities will take place to ensure that dust, fumes, odours and noise do not cause annoyance to neighbours, or impact wildlife.

DEFRA's Process Guidance Note PG 3/16 should be followed.

In order to achieve this we will;

- Identify sensitive receptors, liaise with Local Authorities on any nuisance likely to occur, and agree appropriate mitigation measures
- Ensure all transport activities both on and off site are planned to avoid dust, noise, fumes and disruption on local roads
- Carry out regular damping down of haul routes
- Locate any crushing or cutting equipment away from sensitive areas, and dampen down as appropriate
- Store dusty materials under cover
- We will consider methods of construction to reduce dust and noise inc off site fabrication
- Locate noisy equipment away from sensitive receptors and/or use screening where necessary
- Ensure plant and equipment are regularly maintained and kept in good working order

Site Waste Management Plan

A Site Waste Management Plan (SWMP) will be drawn up prior to commencement of any works to eliminate/reduce site generated waste taken to land fill.

The hierarchy of waste should follow the WFD (2008/98/EC) code of practice;

- Waste Prevention
- Re-Use
- Recycle/compost
- Energy/recovery
- Disposal

Demolition Information Data Sheets (DRIDS) will be utilized to help identify various waste streams.

Our legal duty of care is as a producer of waste means we will adopt the following approach

- Waste will be stored in a secure location and appropriate measures will be taken to prevent its migration
- Waste will be passed to an authorized person holding a valid licence or permit
- All waste will be passed on to an appropriately licenced body and will be supported by the relevant documentation

- All consignment notes will be kept on site

Chemicals and Hazardous Substances

All steps will be taken to lessen the risk of fire and explosion and the safe handling and storage will comply with the Construction (Design and Management) Regulations (CDM), Control of Substances Hazardous to Health (COSHH) and Dangerous Substances and Explosive Atmosphere Regulations (DSEAR).

All risk will be assessed to ensure that risk from fire and explosions are kept low.

Wherever possible our preferred solution would be to eliminate any risk by substituting a dangerous substance with another less dangerous.

Control measures are to take into account, but not limited to;

- Reduce the quantity of dangerous substances to a minimum
- Avoid or minimize releases of dangerous substances
- Control release of dangerous substances at source
- Prevent the formation of a dangerous atmosphere
- Collect, contain and remove any release to a safe place (e.g via ventilation)
- Avoid ignition sources
- Avoid adverse conditions (e.g exceeding the limits of temperature or control settings) that could lead to danger
- Keep incompatible substances apart

Management and Control of Invasive Species

Prior to commencement we will develop a Project Construction Environmental Management Plan (CEMP) and carry out a bio-diversity assessment.

Section 14 of the Wildlife and Countryside Act make it an offence to plant or otherwise cause to grow in the wild any plants listed below;

- Giant Hogweed
- Giant Kelp
- Japanese Knotweed
- Japanese Seaweed
- Himalayan Balsam
- Rhododendrum
- Floating Pennywort
- Parrot's Feather
- Australian Swamp Stonecrop

We would review the environment statement and conduct a site survey to identify any non-invasive species

- Demarcate and fence off any areas found to contain any of the above
- Ensure workforce are made aware of such areas during inductions and tool box talks
- Implement bio-security measures in order to eliminate the spread
- Ensure that soils contaminated with invasive plants/roots are removed to licenced land fill site

We will adopt a “check, clean, dry” ethos as promoted by the Environment Agency.

Oil Use, Storage and Refueling of Plant and Equipment

To be carried out in accordance with EA, NIEA and SEPA guidance note PPG2 above ground storage facilities.

The storage of potentially polluting materials and the refueling of mobile plant near watercourses within 30m) will be prohibited.

Any fuels will be stored in a tank with an impervious bund with a capacity greater than 110% of the stored contents.

The maximum holding capacity will be clearly displayed and never exceeded.

All level gauges, filling valves and vents will remain within the bund when not in use.

The use of which will be restricted to authorized and competent persons only.

Adequate spill kit to be in close proximity, to be used only by competent person.

Plans



