

**CONSTRUCTION METHOD STATEMENT
(incl. Environmental Statement)**

Single Dwelling Development at

**TREETOPS
HILLCROOME ROAD
SUTTON
SM2 5EL**

Date – 11th May 2021

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1. Professional Advisors and Contractors Contact

Client:

TAG Homes Ltd
48 Chancery Lane
London
WC2A 1JF

Contact:

Planning Agent:

Brian Madge Ltd
20 Westmead Road
Sutton
SM1 4JT

Contact:

Design Services:

SMA Architectural Ltd
22 Sydney Road
Sutton
SM1 2QL

Contact:

Arboricultural Consultants:

Arbtech Consulting Ltd
3 Well House Barns
Chester
CH4 0DH

Contact:

Land & Engineering Surveyors:

KND Surveys Ltd
74 Watchel Lane
High Wycombe
HP15 6UG

Contact:

Energy Consultants:

Doherty Energy Ltd
15 North Road
Brompton
PE28 4FN

Contact:

Environmental Consultants:

Geosmart Information Ltd
Suite 9-11 Old Bank Building
Bellstone
SY1 1HU

Contact:

Engineers:

Contact:

TBC

Main Contractor:

Contact:

TBC

Groundworks Contractor:

Contact:

TBC

Build Contractor:

Contact:

TBC

'Once the main contractor is appointed the design team will be finalised. The above listed appointments will be confirmed in writing prior to building works commencing'.

2. Indicative Timetable of Inspections & Working Hours

The following timetable is proposed:

Boundary protection, temp. site set up & fencing	Week 01
Demolition of existing building	Week 02
Permanent Site Set Up	Week 05
Setting out of proposed building & enabling works	Week 06
Tree Protection works & inspection	Week 07
Below ground works incl. foundations and drainage	Week 10
Construction of building shell	Week 15
Mechanical & Electrical works	Week 25
Internal Fit out works	Week 30
External Works	Week 40
Practical Completion	Week 48

Working Hours

Site working hours are governed by the Control of Pollution Act 1974 which stipulate that construction activity should be restricted to:

Monday – Friday	0800 – 1800
Saturday	0900 – 1300
Sundays & Bank Holidays	No work allowed

3. Site Set-Up

The site welfare and office accommodation will be situated within the site boundary. The site will be secured with Heras fencing and will carry appropriate warning signs and be marked with red and white tape. The fencing will be checked daily and on leaving the site to ensure the site is secure and does not present any hazards to the general public.

The site office will be equipped with fire extinguishers, first aid facilities, an accident book and statutory notices.

All loading and off-loading of materials will take place directly on site. Signs will be erected informing drivers to report to the site office before loading or off-loading.

The site manager will supervise delivery vehicles until they are safely off site and ensure that no damage is done to neighbouring properties. Where necessary, wheels will be washed before leaving site.

All roads and footpaths will be kept clear of mud and debris at all times.

In line with Health & Safety requirements, PPE gear will be worn at all times by contractors and visitors. Visitors will be required to report to the office before moving around the site.

All rubbish will be neatly stockpiled before proper removal from site which will take place regularly to ensure a safe environment.

Hazardous materials, such as fuel, will be stored in a separate fenced area.

A site design will be issued to all contractors showing:

- Safe on-site parking area
- Welfare facilities and site office
- Protected area (trees)
- Materials storage
- Hazardous materials storage
- Vehicle ingress and egress

4. Vehicle Ingress and Egress

Vehicle entrance and exit will be enforced by signage and supervision.

Movement of vehicles from the road onto site will be restricted to 5mph and clearly signed as such.

Wheel washing facilities will be provided, and these will be situated near the site access.

Nearby residents will be advised of the works to be carried out on site and vehicle movements and any potential hazards likely to be caused by bad parking will be discussed and remedial action taken in order that pedestrian and vehicle movements in Hillcrome Road and Upland Road are maintained.

No parking will be allowed which could block access for emergency vehicles.

The site contractor will ensure that all contractors are apprised of the site safety plan as far as it relates to vehicle movements as soon as they arrive on site.

5. Demolition

Demolition will be carried out as part of the main building contract by suitably qualified and experienced demolition experts.

In line with the Health and Safety Plan for the project, a Risk Assessment for Demolition Works will be carried out and reviewed by the site administrator before any demolition works commence.

Before any works are carried out the appropriate tree protection measures will be put in place and inspected.

Demolition sequence

All incoming services will be identified and shut off by the utility companies informed of the demolition.

Visitors will be excluded from the site during demolition works.

High level work, such as tile removal will be carried out by workers trained in safe working at heights and appropriate steps taken to protect their safety and the safety of others on site.

All materials which can be recycled such as tiles, wood and metal will be stored and removed to recycling centres or salvage companies.

The existing roof will be carefully removed at the appropriate time, in accordance with Bat Mitigations and in sequence with rebuilding operations.

Foundations and hardstandings will be grubbed up and removed from site.

The site will be left clear and tidy for follow-on works.

6. Site Level Groundworks

The site has minor falls to the rear, the level difference is approximately 0.4m.

Existing levels are to be maintained along the site frontage and where all RPA's are located.

A main contractor will be appointed to carry out the site level groundworks.

In line with the Health & Safety Plan for the project, a Risk Assessment for these works will be carried out and reviewed by the employer and the site administrator before any demolition work commences.

Further checking will take place to ensure all underground services have been identified and are protected.

Before any works are carried out it will be verified that the appropriate tree protection measures detailed in Tree report remain in place and have been inspected.

The plan requires for all topsoil to be kept to one side and re-used on site and a safe storage area will be created for this purpose.

The site layout plan will determine vehicle position for removal of excavated materials and distribution of materials.

Once the new external levels are established these will be finished in accordance with the approved landscaping scheme.

7. Site Level Construction Phase

A main contractor will be appointed to carry out the construction phase.

In line with the Health and Safety Plan for the project, a Risk Assessment for these works will be carried out and reviewed by the employer and the site administrator before any construction works commence.

Further checking will take place to ensure all underground services have been identified and are protected.

Before any works are carried out it will be verified that the appropriate tree protection measures remain in place and have been inspected.

The Main Contractor will employ the local authority, or private and approved, to carry out inspections for building control.

All site rules as they relate to safety, vehicle movements, protection of the public and visitors will be the responsibility of the main contractor and these will be regularly checked by the employer.

At all times special attention will be paid to maintaining the tidiness of the road and verges outside the site to ensure disruption is kept to a minimum.

8. Environmental Policy Statement

The Contractor is to recognise that their activities on site have an impact on the environment and is committed to improve its environmental performance and minimise the harmful effects through careful polices and effective management.

The contractor must accept and acknowledge the obligations and responsibilities under legislation and guidance dealing with environmental issues that affect or arise in consequence of its business.

The considerate use of land undergoing development having special regard to archaeology finds and the storage, treatment and disposal of any waste, hazardous or potentially toxic materials and to avoid environmental harm.

The use of appropriately licensed disposal facilities.

The use and re-use of materials to minimise and curtail creating waste and wherever practicable, using materials and products from sustainable sources. Control and emission of pollutants, noise and dirt, and the use of potentially harmful substances and treatments during construction activities.

Conserve energy through sensible selection, use and management of resources, equipment, plant and transport on site.

The use of vehicles and equipment that are well maintained, clean and are operated within legal limits, taking advantage wherever possible of engineering modifications to reduce pollution and emissions and to save unnecessary consumption of energy.

The continued development, monitoring and investigation of systems, practices and procedures at each stage of construction to ensure the environment remains a foremost consideration.