



INVIGORATE HOMES

Construction and Demolition and Logistics Statement for the
Demolition and Replacement of Existing Dwelling with one new House at:-
21 Farm Avenue, London NW2 2BJ.



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1.0 SITE LOGISTICS & METHODOLOGY

1.1 General Strategy

In terms of construction strategy for this project, it would be our intention to set up our site office and welfare facilities in the 'driveway' area and this would remain in place for approximately 90% of the programme. We would then intend to relocate a scaled down version of this into an area which would not impede the completion of the main works. We will commence works in January 2021 for a duration of 64 weeks (62 working weeks)

Within the current climate in relation to the risk of COVID-19, we have developed a specific risk assessment that our company must adhere to within all our projects, this risk assessment is sent out to all our Management, direct staff and sub-contractors prior to visiting our sites. It will be detailed within our Construction Phase Health & Safety plan and also forms part of our onsite inductions. Strict measures are in place to prevent travel or access if symptoms are evident. This is continuously being developed to ensure we adhere to government and industry guidelines.

1.2 Site set up/Access/Egress/Visiting

We have developed a Site Set Up plan drawing no 59-BR-102 which enables us to manage entry in / out of site effectively. We will erect a 2.4m secure timber / ply sub structured boarded hoarding with a secured entry point located at the entrance along the perimeter of the site to protect members of the public from machines and materials on site. Hoarding will be designed by a competent temporary works engineer.

The hoarding will carry appropriate warning signs and be marked with red and white tape. The fencing will be checked daily and on leaving site, to ensure the site is secure and does not present any hazards to the general public.

The site welfare and office accommodation will be situated within the secured site, and 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 at the front of the site, and signs will be erected informing drivers to report to the site office before loading or off-loading.

Neighbours are to be informed of deliveries and temporary blocking of Farm Avenue one day ahead of schedule

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

All roads and footpaths will be kept clear of mud and debris (resulting from site vehicle movement) at all times.

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

All rubbish will be neatly stockpiled and separated into the skips provided (waste and recycling), before proper removal from site, which will take place regularly to ensure a safe working and site environment.

Hazardous materials such as fuel will be separated from other materials and stored securely.

Neighbourly relations and public safety are always paramount and keeping the surrounding area clean is a strict requirement. We will ensure all site vehicles are cleaned / jet washed down prior to leaving site and that the surrounding area be brushed, swept and power jetted after each visit especially after demolition and excavation works. The foot path and road area affected shall be swept and jet washed as appropriate and/or at the end of each working day. We will erect a designed scaffold with roof / full mono-flex to contain as much of the demolition as possible (together with other standard practices for containing dust etc). Our intention is to have both a monitored site & scaffold alarm as well as remote CCTV in operation throughout the duration of works required.

All new Site operatives and Visitors to the site will be escorted to the Site Management office. We advise against drop in visitors to the site and would request that all visitors pre-notify the management of their intention to visit the site. During this induction a full briefing will be delivered on site rules, access/egress routes, fire and emergency procedures, contact lists and specific precautions for the work sites along





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with our COVID-19 procedures. The new operatives will also read, understand and confirm their specific Site Method Statement and Risk Assessment for the task they about to undertake.

All site operatives, Visitors and Management / Staff must be fully inducted and when entering the site must adhere to Invigorate Homes Site rules. As a minimum everyone must be wearing a Hard Hat, Hi-Visibility Jacket and safety Shoes / Boots. Authorised visitors to the site will be accompanied by a member of the site management team at all times.

To ensure all site-specific hazards are identified throughout the construction, a regular site briefing will be given to all contractors' supervisors, which will identify all anticipated and / or potential site hazards. Emergency procedures, site access / egress and specific requirements for isolation or deliveries will be discussed.

Given our experience we are fully aware of the difficulties, constraints and responsibilities for ensuring that day to day activities, and adjacent neighbouring properties are not affected by our works in any way. We will manage and maintain a secured perimeter at all times, and provide safe segregation between members of the public and our work areas.

1.3. Timetable of Inspections & Working Hours and Site Contact.

The following timetable is proposed thus far: -

Installation of on-site accommodation + welfare facilities December 2021

Site clearance & setting out January 2021

Site contact- Mr Sam Malka Invigorate Homes Tel No 07985 114548.

Working Hours

Site working hours are governed by the Control of Pollution Act 1974 and planning permission ref 21/0027/FUL, which stipulate that construction activity should be restricted to –

Monday to Friday – 0800 to 1800

Saturday – 0900 to 1300

Sundays and Bank Holidays – No work allowed

1.4 Deliveries

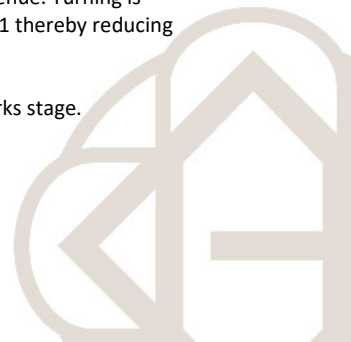
As a company we have extensive experience in working in a variety of residential areas especially within London and so we are confident that we will implement a sufficient logistic strategy, which may include:

- Liaison with local authorities, neighbours and local residents – Sam Malka 07985114548
- Avoidance of Peak traffic times
- Off-site manufacturing as far as applicable
- Delivery driver communication with site logistics coordinator 30m prior to arrival
- Clear and concise delivery instructions, set times, routes and site contacts.

All deliveries will be coordinated throughout all phases, materials will be unloaded into a secure holding area and immediately distributed to their site location.

Delivery and haulage vehicles will be directed to use the A41 for access, via Cricklewood Lane to turn left into Farm Avenue. Turning is available directly opposite the site using the top end of Harman Drive. Vehicle will then return to Cricklewood Lane/A41 thereby reducing the use of the smaller estate roads.

Vehicle access/exit will be clearly identified and demarked with warning signage and maintained during the groundworks stage.





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Wheel washing facilities will be provided for all vehicles leaving site.

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 in order that pedestrians and vehicle movements on Farm Avenue are maintained.

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

The main contractor will ensure that all sub-contractors and suppliers are appraised of the site safety plan and site delivery arrangements.

1.5 Site Operatives Parking

Parking restrictions are in force along Farm Avenue with long stretches of single yellow line restrictions, and residents parking bays, with a one hour mid-morning restriction. There are two outside No 21 Farm Avenue for visitors.

Site Operatives will also be offered communal transport at the start and end of each working day. Even so many of the Invigorate Homes site team will travel to this location by Public Transport. Cricklewood Mainline Station is 685metres from the site. Invigorate Homes have worked in Farm Avenue before, and know the walk from the station to take approximately 7minutes.

Secure storage will be provided on site, for tools to be left on site, when required.

1.5 Waste Management

A site Waste Management Plan (SWMP) will be implemented on the project to measure, report on and manage waste generated from the site. This will provide a platform for managing compliance and duty of care to ensure waste management regulations are satisfactory met. Waste will be stored in appropriately size skips, once we have sufficient waste accumulated, we will arrange collection from our designated waste removal provider, who in turn will collect from a designated area.

2.0 DEMOLITION PHASE

2.1 Removal of services

Prior to demolition works all services will be identified on site with reference to the previously commissioned site investigation, topographical and utility surveys with additional investigation works carried out as required. All services on site will be disconnected, diverted or removed as agreed with service providers.

2.2 Demolition of existing building

Prior to demolition works a full structural review of the existing structure will be carried out to review the stability of the existing structure and to assess the temporary measures such as propping that will be required during the demolition stage. These measures will be provided to insure the structure is demolished in a controlled manner and there is a negligible chance of an unplanned structural collapse.

After completion of the site hoarding, a full height scaffolding will be erected which will be tied back to the existing building. This will have access platforms at each 2m level to provide access to the covered safety netting which will be installed along the building elevations. The scaffolding will not be used for demolition but for access to the safety netting to prevent dust and debris affecting the surrounding area.

Prior to demolition works a soft strip of the building will be completed to remove any loose fixtures and fittings. Once the property has been cleared back to its base shell demolition of the structure will commence. Demolition will take place from the top down starting with removal of the roof tiles and the timber structure. Any temporary propping required will be designed by suitably experienced chartered design engineers with a proven record in temporary works design. The building below will continue to be carefully demolished by hand using hand tools to cut the structural members, such as any steel/wooden columns/trusses or wooden floors/beams, into manageable sections for easier removal. Road saws or other suitable equipment will be used rather than using mechanical breakers where possible. Steel members can be dismantled and removed where feasible.

The Safety netting/plastic sheeting and noise blankets installed along the scaffolding to control noise, dust and debris will be taken down in a progressive fashion with each floor level, always leaving a minimum of 5m extended scaffolding height above the demolition works. Whilst it is envisaged that the demolition will follow this low impact/low noise type approach certain parts of the foundation slabs will no doubt need to be removed using more aggressive techniques. These will be kept to an absolute minimum and strict noise and vibration protocols will be kept in place during these works.





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2.3 Minimising risk of collapse

Following on from the soft strip out of the building a more thorough assessment of the structure will be completed by the demolition engineers.

The following is a high-level method statement for the demolition of the building;

- Establish a site set-up and welfare facilities;
- Erect any necessary hoarding around the perimeter of the site. These are to be kept locked at all times and only opened under supervision.
- refer to destructive asbestos survey to identify the presence of any carcinogenic materials, in particular as possible fire protection to steelwork, and in plant areas; prior to demolition.
- Use the existing services survey of the site to identify all buried services, determine what services are live, redundant and potentially serve neighbouring properties;
- Carry out any necessary services diversions and decommissioning works;
- Carry out a soft strip of the building to remove free-standing units, furniture, floor finishes, ceilings, window blinds, partitions, doors and door frames, ceiling bulkheads, M&E services, radiators, light fittings, fixtures and fittings, first fix joinery, kitchens and toilet areas;
- Demolish the building roof structure by hand
- Demolish the building masonry walls using sledge hammers and/or a mini digger. Cut and remove the timber first floor joists and beams with hand tools.
- Grub out existing foundations and drainage. Protect existing drains being retained.

As part of the comprehensive site-specific Construction and Demolition Waste Management Plan all debris will be separated on site and stored in skips for removal to licensed tips or exported where suitable facilities are not available locally.

2.4 Demolition Dust

Dust prevention measures shall be included for control of any site airborne particulate pollution. The Contractor shall put in place and monitor dust levels in the vicinity using a Bergerhoff gauge instrument. The minimum criteria to be maintained shall be the limit for Environmental Protection. The Contractor shall continuously monitor dust over the variation of weather and material disposal to ensure the limits are not breached throughout the project. Water spray will also be used in conjunction with other measures previously stated in order to contain dust on site.

Specialist dust extraction vacuum and source extraction should be used where necessary to create a safe, clean and more productive working environment. Source extraction captures the dust as close to the point it is created by using a specialist vacuum cleaner and a hose connected to a purpose built guard attached to the power tool. With the right vacuum and guard it is an extremely effective way of removing dust and collecting it safely for disposal.

Wheel washing facilities to be located by site exit, all vehicles leaving site are to have their wheels sprayed to prevent debris leaving site. Site access gradient falls into the site to prevent any water egressing onto highway land.

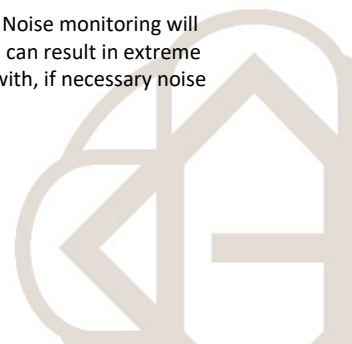
No burning of any material is permitted on site for duration of build.

2.5 Demolition Dirt

- All vehicles will be required to pass through the “wash area” before exiting the site to the public road network. The manned powered wash area must be kept in place and used throughout the construction works.
- A dedicated road sweeper shall be retained for the duration of the haulage works.
- All waters shall be drained through appropriate filter material prior to discharge from the site.

2.6 Noise

The Contractor will be required to monitor base noise levels at the site location before commencement of the project. Noise monitoring will be required throughout the project. Variation of noise levels from those experienced as part of everyday life in an area can result in extreme disruption. The Contractor shall implement measures to eliminate where possible and reduce noise levels where not, with, if necessary noise dampening equipment.





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2.7 Vibration

The Contractor shall provide and maintain vibration monitoring equipment for the duration of the works. Condition surveys of adjoining buildings will be required before demolitions commence.

3. CONSTRUCTION PHASE

3.1 Groundworks and Infrastructure.

The site is relatively flat.

Site security hoarding to be in place and gates to be locked during works, and only opened under site supervision.

The proposed building levels are set relative to the existing ground levels.

Existing levels and access are to be maintained along the site frontage.

A qualified sub- contractor will be appointed to carry out the site groundworks. Foundations will be formed by the use of piles and ground beams. Piling will be augured.

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 demolition works commence.

Further checking will take place to ensure all underground services have been identified and are protected. All mains services are to be turned off with temporary electrical and water services created for site use prior to commencement of works.

Once the new external levels are established these will be maintained in accordance with the approved site plan 59-BR-101.

3.2 Construction of Superstructure

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 employers Health and Safety Advisor 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.

Once setting out has taken place, the Building Control Inspector will be invited to inspect the site.

All site rules that 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 that disruption is kept to a minimum.

Construction of Superstructure will be carried out by the Main Contractor and a team of supervised appointed sub-contractors.

Once the works are complete, the Building Control Inspector will be invited to carry out a final inspection.

3.3. Construction Dust Suppression & Pollution Measures

No burning of any material is permitted on site for duration of build.

Specialist dust extraction vacuum and source extraction should be used to create a safe, clean and more productive working environment. Source extraction captures the dust as close to the point it is created by using a specialist vacuum cleaner and a hose connected to a purpose





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Wheel washing facilities to be located by site exit, all vehicles leaving site are to have their wheels sprayed to prevent debris leaving site. Site access gradient falls into the site to prevent any water egressing onto highway land.

4.0 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 policies 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. These may be:-

- 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 to avoid environmental harm.
- The use of appropriately licensed disposal facilities.
- The use and re-use of materials to minimize and curtail creating waste and, whenever 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 remain a foremost consideration.

22-11-2021

