

Construction Method Statement

LAND TO REAR OF 24 Maple Crescent Sidcup DA15 9LT

14th September 2021

This Method Statement has been prepared specifically for the Construction of 2 number residential units at land rear of 24 Maple Crescent Sidcup DA15 9LT. From time to time this method statement may need to be revised to reflect design and programme changes that may be implemented during the construction period.

This document should be read in conjunction with the D001.4 SITE SET UP MANAGEMENT PLAN. A Construction Phase Health & Safety Plan will be developed at construction stage and will comply with the Construction Design and Management (CDM) Regulations. When approved, any implications that affect this method statement will be included within future revisions.

Existing Conditions:

The site lies at an end of an existing a cul-de-sac development on Maple Crescent bounded by residential properties and a right of way running alongside the side elevation of 24 Maple Crescent. The site itself comprises an existing 3 bedroom dwelling with front forecourt parking and extensive gardens to the rear.

Pre Construction Phase:

Various critical processes will be carried out during this phase to ensure that all construction activities are carried out in a planned, considerate, economic and safe manner. A Health and Safety Plan will be drawn up and will be the basis for developing the Construction Health and Safety Plan.

In conjunction with the trade appointments, we will develop and agree method statements, temporary works design, on site practicable procedures and systems to ensure that all relevant requirements under current legislation are met.

Site Establishment:

Access to the Site will be via the right of way running along the side elevation of 24 Maple Crescent. The site will incorporate a car park, a waste management area, material storage area, a turning/reversing area (via the right of way and grounds to the rear of 24 Maple Crescent. Container Site offices will be in accordance with HSE requirements.

Scope of Works:

The proposed development consists of 2 no 1.5 storey dwellings, 1 no 3 bedroom and 1 no 4 bedroom. The construction method is concrete block with a mixture of brick and coloured external render as laid out in the proposed elevations D017.3 PROPOSED FRONT AND REAR ELEVATIONS. Ground floors to be beam & block with first floors of timber construction. The roof is to be of pre fabricated trusses designed and manufactured off site.

The foundation concept will be via a piling methodology with a steel ring beam detail across the ground floor area of the two proposed dwellings, the final detail of this is to be developed utilising the proposed site access route.

It is envisaged that the access right of way will be constructed to a base course of hard standing to allow for proposed loading and unloading as required.

The programme of works will enable the construction to be delivered in stages so as each construction process can be completed before the next stage of construction can begin. The reasons for this are

1: To enable the development and surrounding areas to be kept as clean as practicably possible during the construction process.

2: To keep material deliveries to a minimum enabling the site team to manage just in time deliveries more effectively.

3: Generally where practicably possible reducing disruption to adjoining and nearby residents.

With this in mind it is envisaged that the ground works and concrete block works to the 2 plots will be taken up to completion, the site cleaned leaving only the brick work and external render tasks to progress followed by the roof covering.

During the construction period access and egress will be via the site entrance gates on the right of way and grounds to the rear of 24 Maple Crescent.

All Contractors and Suppliers will be instructed that vehicles for delivery and supply of material, use a maximum vehicle size of **7 Tonne flat bed lorry** and that under no circumstances whatsoever will an articulated vehicle or larger than 7 tonnage vehicles be allowed to enter the development.

Health and Safety:

Health and Safety will be given the highest priority on this development and will feature in all aspects of the project. The Construction Phase Health and Safety Plan will cover the entire site and will be reviewed and amended throughout the duration of the development. Design elements will be interrogated to ensure that the maximum amount of risk is removed prior to procurement and the safest method of construction will be used. During the construction phase inspections will be carried out by the appointed CDM coordinator.

Site Waste Management Plan:

A planned and designated area will be provided for the use of waste skips. It is envisaged that the nature of construction will lend itself to waste segregation, and as such will be segregated into three waste streams, 1: timber, 2; General waste, 3: hardcore.

Site Waste management will be monitored and managed and good housekeeping will ensure the control of waste movement on and off site. There will be under no circumstances the use of fire to dispose of combustible materials on site.

Environmental:

When required, dust suppression will be by use of a hand held spray sprinkler system. All works will be monitored for noise and vibration ensuring compliance stays within the guidelines as set out by the Health and Safety Executive. Existing habitats will without question will be respected and protected as required. All trees with a tree protection order will be protected with a suitable barrier normally a 2.4m timber hoarding (throughout the are no TPO's on site)

Security:

The site boundary will be secured by Heras fencing and tarpaulin running along the length of the side elevation (right of way) of 24 Maple Crescent at the commencement of the development, this will be adapted monitored and maintained throughout the duration of the build. Closed board timber site hoarding will be erected with inward opening site gates set back from the right of way.

A site hut will be located close to the front entrance gates with a suitably qualified bank's man on site during site working hours.

Construction Working Time:

The hours of work shall be 0800 - 1800 Monday to Friday, 0800 - 1300 Saturday with no working Sundays or Bank holidays.

Road Sweeping / Wheel Washing:

Wheel washing will be by the use of a jet washer situated at the front main entrance gates as shown on the site set up plan.

Site Access & Egress and Material Distribution:

Site access is limited to a 4 metre entrance and as such all vehicles, either delivery or contractor will be restricted in size as to be able to access and egress the site adequately and without hindrance to neighbouring properties.

Delivery vehicles and rubbish removal by lorries etc, that enter the site will be checked for mud and debris on their wheels and cleaned off before exiting the site.

All deliveries will be off loaded at the front of the material storage area either prior to or after the vehicle has turned around using the designated turning point.

Contractor's vehicles will be permitted to access the onsite parking facilities, parking on residential roads will not be permitted.

Materials will be unloaded to the Material storage area by hiab type lorries. Higher value or weather sensitive materials will be stored in containers. At no time will materials be allowed to be stored or delivered outside the site boundary.

