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**24th December 2021**

**Construction method statement**

Proposed erection of a Two storey two bedroom detached house

Public Conveniences, Malden Road, Worcester Park, Kingston Upon Thames,  
KT4 7NR

## **CONTENTS**

INTRODUCTION .....	3
PROVISION FOR LOADING/UNLOADING MATERIALS.....	5
STORAGE OF PLANT, MATERIALS AND OPERATIVES VEHICLES .....	6
TEMPORARY SITE ACCESS .....	6
SIGNING SYSTEM FOR WORKS TRAFFIC.....	7
MANAGEMENT OF DUST, NOISE AND OTHER NUISANCE.....	7
MEASURES OF TREE PROTECTION.....	8
MEANS OF ENCLOSURE OF THE SITE.....	8
WHEEL WASHING EQUIPMENT .....	9
THE PARKING OF VEHICLES OF THE SITE OPERATIVES AND VISITORS.....	9

# 1. INTRODUCTION

- 1.1. This Construction Method Statement (CMS) seeks planning permission and associated with Pre-application Ref:20/02152/PRE dated 15<sup>th</sup> January 2021.
- 1.2. The development site is situated on the western side of Malden Road, Worcester Park. To the south of the site residential properties, With the Plough Pub and the Plough Green to the north-west and The Plough Local Centre to the north-east.



Figure 1. Site Location Plan

- 1.1. The development site Will be within the red Boundary line of PCs, Plot maximum of 152.1 m<sup>2</sup> and contains a detached former public convenience located towards the back of the site. Access to the site from the front gate of the plot from Malden road and rear gate of the plot from The Plough.
- 1.2. Local amenities, shops, bus service and train station are all within easy walking distance. The site is considered a highly accessible and sustainable location.

1.3. The Construction Method Statement describes the proposed programme of the following construction works and the key activities that will be undertaken for the development at Worcester Park Former Public Convenience.

- Demolition of the existing Former public convenience and erection of One detached house, forming new laying out associated hard and soft landscaping including new front boundary walls, fencing and evergreen screening plant;
- Erection of two storey, single family dwelling house (following demolition of former public convenience) with associated landscaping, amenity space, safe cycle store and refuse enclosure.

1.4. It is currently anticipated that the overall construction periods will be 29 weeks.

The program of construction work can be divided into the following main stages:

<b>WORK PHASES</b>	<b>DURATION</b>
Site set up and demolition	3 weeks
Construction of the substructures	7 weeks
Construction of the superstructure	9 weeks
Internal fit out	7 weeks
Hard and soft Landscaping	3 weeks
<b>TOTAL:</b>	<b>29 weeks</b>

1.5. The construction site operational hours will be as follows:

Monday – Friday 08.00 – 18.00

Saturday – 08.00 – 13.00

No working will be permitted on Sundays and Bank holidays.

## 2. PROVISION FOR LOADING/UNLOADING MATERIALS

2.1. The provision for loading/unloading of materials has been made to use one accesses to the site – the back gate on The plough car park. Whenever possible, the deliveries of materials and plant will be arranged to arrive on smaller trucks and delivery vehicles will be instructed to enter the site from the back gate car park of the The plough entrance on Malden Road via the existing vehicle access.

Due to the ongoing discussion with the directors of the The Plough and Above agreement is to be confirm near future. We have requested 4 car parking space from the adjacent The Plough and as shown in figure 2.

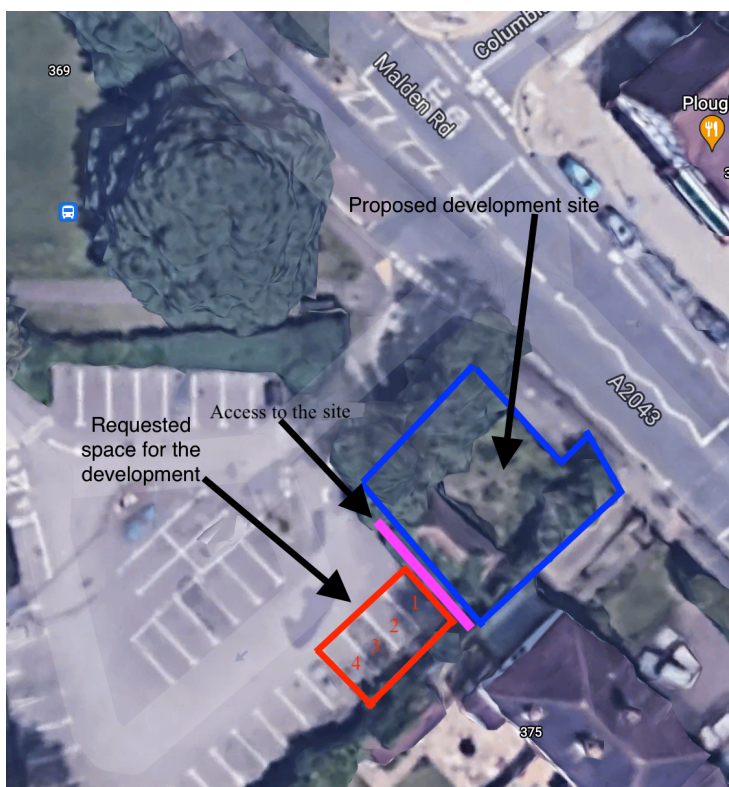


Figure 2

2.2 A skip will be positioned to the rear of the site parking space No 1 for easy access via the rear from The plough requested space. A temporary permeable hard standing will be laid if needed in the requested area 2,3 and 4 adjacent to the rear gate to accommodate the skip and loading/unloading space for delivery vehicles as shown on the construction management plan in Appendix 2.

2.3 A competent site employee will be present at all deliveries to ensure that pedestrians in the The plough car park are safeguarded when vehicles are moving along the access driveway and being loaded/unloaded. All reversing vehicles also will be directed by competent member of staff.

- All large delivery vehicles will be scheduled to arrive on site at a pre-arranged time slot and not during peak times avoiding early morning and late afternoon.
- The duration of deliveries will be limited to 20-30 minutes maximum
- A competent and authorised signaller wearing high visibility clothing positioned in a safe place using agreed hand signals will supervise all deliveries. Additionally, cones or suitable barriers will be put on the pavement when deliveries arrive to warn the pedestrians and prevent them accessing across the footpath to the site.
- Deliveries will be requested with a lorry mounted crane to unload thereby reducing the manoeuvring of the vehicles. Care will be given to check that outriggers are used and that loads are not lifted over the public.
- If HIAB vehicles are to be used and the crane usage would over-sail the Highway, the Main Contractor will contact local Highway department for approval.

### **3 STORAGE OF PLANT, MATERIALS AND OPERATIVES VEHICLES**

3.1 All plant and materials will be stored within the site's secure, clearly and suitably signed boundaries, away from pedestrian routes, and never permitted to create an obstruction to pedestrians or vehicles.

3.2 The storage of bulky heavy materials will be located at the requested parking slot No 2 at The plough car park. Smaller lighter materials will be stored with in the plot front area. One of the mobile containers positioned at the requested parking slot No 3 The plough car park along it will provide a secure lockable storage space for some materials and equipment. Any plant or operative vehicles will be stored around the midpoint of the site for easy access to the developments both to the front and to the rear of it.

### **4 TEMPORARY SITE ACCESS**

4.1 The site boundary will be enclosed by hoarding with controlled access to the works. Front access gate will be to the front of the site on Malden Road to serve mainly for workers access to the site. The front gate shall not be used for vehicular access.

4.2 All gates will be kept closed and only opened during supervised manoeuvres to ensure the safety of all personnel and the public. The gates will be equipped with an entry phone and visitors must call on arrival to gain access.

## **5 SIGNING SYSTEM FOR WORKS TRAFFIC**

5.1. The road signage in the area is deemed sufficient for a project of this size therefore no additional works traffic signage is required. The details of the main contractor and warning signs will be displayed on the perimeter hoarding and will identify the site. The suppliers and sub-contractors will be provided with access instructions prior to attendance, with maps of access and egress routes clearly marked.

## **6 MANAGAMENT OF DUST, NOISE AND OTHER NUISANCE**

6.1 The project is a relatively simple housing scheme with no notable works which would cause significant noise and pollution. However, the main contractor will control and limit noise / vibration levels and dust generating activities as far as possible to ensure the affected properties are protected from the associated construction activities.

The following measures of noise/vibration control will be considered where appropriate:

- Routine monitoring of noise and vibration at the site boundary;
- Use of perimeter hoarding to provide acoustic screening;
- Adhering to methodologies to minimise generation of noise, vibration and dust i.e. the use of diamond cutting rather than breaking in order to reduce the transfer of vibration;
- Requirement for engines to be switched off when not in use;
- Utilise quieter plant, carry regular plant maintenance etc;
- Electrically operated plant will be used where practical;
- No externally audible radios or other audio equipment will be allowed on site;
- Any compressors brought onto site should be silenced or sound reduced models;
- All pneumatic tools should be fitted with silencers or mufflers;
- All plant items should be properly maintained and operated according to the manufacturer's recommendations to avoid causing excessive noise;
- Deliveries should be scheduled to arrive during daytime hours only and care should be taken when unloading vehicles to minimise disturbances.
- Where noise cannot be avoided, screening and acoustic enclosures will be utilised to minimise noise transmission off the construction site.

6.2 Dust generating activities will be managed and as far as possible cleared away from the local residents. Potential sources of emissions will be identified, and appropriate controls applied to eliminate or minimise effects on the neighbouring properties. The measures of dust control will include the following:

- Spraying areas with water to dampen down / suppress dust when suitable;
- The site manager will take account of weather conditions and prevailing wind direction when organising operations to prevent and minimise dust nuisance to neighbouring properties;
- All site staff will be trained and be aware of the Dust Management Strategy;
- Use of road sweepers whenever the need for road cleaning arises;
- All loads travelling to and from the site will be covered prior to entering the public highway;
- Skips will be securely covered.

6.3 Working hours restrictions that have been placed on the project will be strictly adhered to in order to minimize any disturbance to the adjacent occupied properties. Should any nuisance arise from the development works, the site management will always be on hand to discuss any issues. The contact details of the management team will be displayed on the site hoarding.

## **7 MEASURES OF TREE PROTECTION**

7.1 The measures to protect the trees to be retained shall be implemented in complete accordance with the approved Tree Survey Report dated September 2020 and Arboricultural Impact Assessment dated 05<sup>th</sup> October 2020 as required by Pre-planning conditions imposed on the proposed development. No operations will commence on site in connection with the approved schemes until the tree protection works required by the Tree Survey Report are in place on site.

## **8 MEANS OF ENCLOSURE OF THE SITE**

8.1 The site boundary will be defined by a tidy, secure, unobtrusive, and well-maintained hoarding, with controlled access preventing unauthorized access to site, in line with the Construction (Design and Management) Regulations 2015. Safety signs and notice boards will be erected in accordance with the Health and Safety (Safety Signs and Signals) Regulations 1996. The hoarding will be constructed of painted OSB boards with timber posts, anchored to the ground; overall height of the security fence to be 2.4 metres.



8.2 The access gate on Malden road and rear The plough car park will be kept shut at all times and only open as required, the gates will be equipped with an entry phone. Under no circumstances will be permitted into construction site unless prior approval has been obtained from the site management.

## **9 WHEEL WASHING EQUIPMENT**

9.1 A permeable, hard-standing surface within the delivery The plough car park by the access from Malden road will be maintained and therefore it is anticipated that any vehicles entering the delivery rear of the plot will not require wheels washing. The site manager will be responsible for ensuring that any vehicle leaving the site has undergone wheel washing and that loads are completely covered/sheeted so that debris is not deposited on the pedestrian pavements or public highway.

9.2 In case of any debris or mud being carried to the public highway or pavements the main contractor will be take responsibility for the required cleaning/clearing of highway surfaces.

## **10 THE PARKING OF VEHICLES OF THE SITE OPERATIVES AND VISITORS**

10.1 The site has very good links with train and bus stations and extensive bus routes. Worcester Park mainline railway station is within easy walking distance - 596 metres to the south east. Bus stops are found along the A2043 Malden Road within just 45.57 metres of the site. This level of public transport accessibility affords considerable opportunity for contractors and subcontractors to travel to and from the construction site by public transport throughout the duration of the project.

10.2 Should need for parking of vehicles of the site operatives and visitors arise, on street parking is available in the adjacent streets and there are no parking restrictions in the immediate area. A parking stress survey was undertaken for the proposed development by SW Transport Planning Ltd in December 2021.