

Construction Management Statement

14b Moss Hall Grove N12

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14 Moss Hall Grove, London, N12 8PB

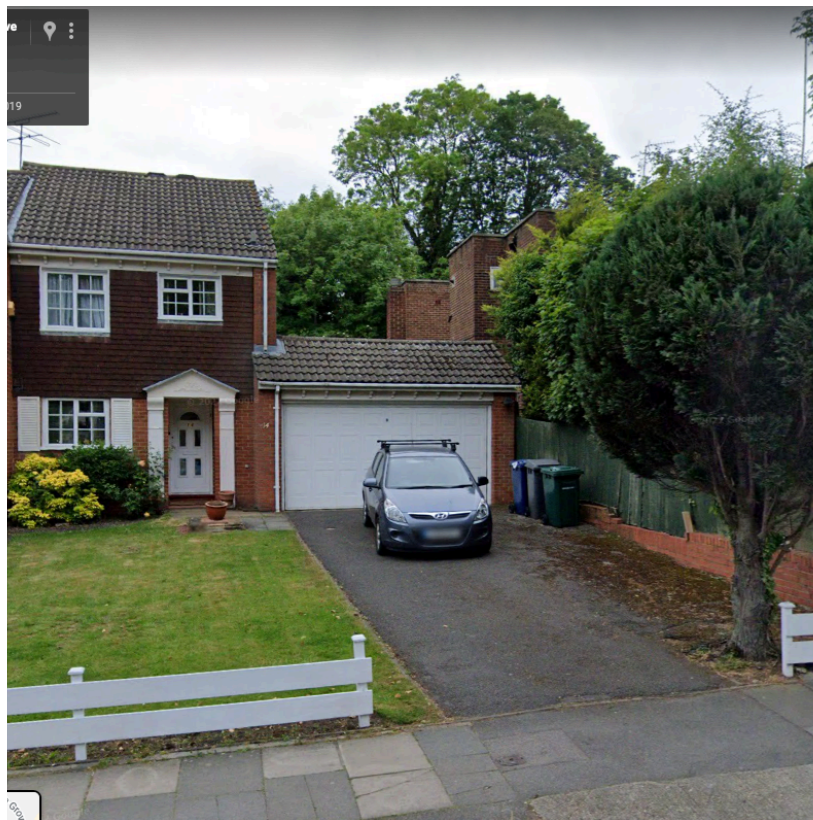
This document has been prepared in support of the planning application and seeks to set out the working practices to be adopted during the construction phase of the project. This statement should be read in conjunction with design drawings

The proposed works at 14 Moss Hall Grove comprise the part demolition of existing garage and the construction of new build two storey single family dwelling house.

The property is located within a residential area and is the end terrace house with an adjacent double garage .

The contractor will undertake the proposed development in accordance with the following standards/ documents: -

- ICE Demolition Protocol
- GLA's best practice guidance document 'The Control of Dust and Emissions from Construction and Demolition'; along with any other requirements of London Borough of Barnet.



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Vehicle Routing

Access to the site will be from Moss Hall Grove. This is a residential road, with residents' vehicles parked both sides of the road, the road is a through route from Nether Street to Ballards Lane and directly opposite is Moss Hall Junior school.

The construction is of a small scale in nature with the largest vehicles being that of concrete delivery and pumping for the new foundations and traditional size flat bed vehicles used by builders merchants.

Moss Hall Grove is a sufficiently wide enough road to handle these vehicles and the property has a large front drive area so the off loading of materials is not considered to be an issue, trade vehicles will generally approach from Ballards Lane into Moss Hall Grove and depart down to nether street turning left at the junction. Nether street is a bus route and is capable of taking large vehicles.

- Site vehicles will have the option of using either routing but the second will be the least intrusive for other residents and the preferred option.
Further details including the size and number of vehicles expected to attend the site will be available once the project proceeds to the next steps and a contractor is appointed.
- **Parking (Visitors and Site operatives)**
On-street residents' parking is available. Where necessary, the contractor shall obtain all necessary licenses and approvals for any parking bay suspensions, yellow line dispensations, temporary platforms, skips and disposal of specified wastes from the relevant authority. However, it is not currently anticipated that the works will require any suspension due to the available on site parking area and unrestricted parking on Moss Hall Grove.
- The contractor will be instructed to observe all no stopping areas and excluded delivery times related to the school and to organise all large material / supply deliveries to be outside of school arrival and departure times.
Contractors will make use, where needed, of private parking in Moss Hall Grove restricted to the area adjacent to the property..
Site operatives will be encouraged to travel to and from the site using public transport.

03

Contractors Compound

The property will be fully 'hoarded' at the front and side and securely locked when there is no site presence. Ladder access onto the scaffold will be from within the property boundary and will be removed outside of working hours. It is proposed that the pavement in front of the property will remain operational at all times.

Loading/Unloading

The project site encompasses the existing property at number 14 Moss Hall grove as well as the proposed double garage site. This allows for a large off street storage and skip area the equivalent of 10m wide x 12m deep. Vehicles delivering/collecting to/from site will make use of the width of the hoarded width the property, to prevent them blocking vehicular access along Moss Hall Grove. Construction vehicles shall be at site between the hours of 9.30am and 16.30pm only.

A dedicated on-site banksman will be tasked with ensuring that deliveries to the site are managed quickly and efficiently. Efficient programming of deliveries will allow the number of delivery vehicles to be kept to a minimum. Monday morning deliveries will be avoided, where possible, to avoid potential conflict with weekly (council) waste and recycling collections.

Plant and Materials Storage

All plant and materials will be stored in a secure compound which is proposed to be constructed in the front garden / drive of 14 Moss Hall Grove. The compound will be built using a secure timber hoarding. The compound will be constructed to avoid any overhanging branches from adjacent street trees.

The contractor shall ensure that no plant or materials will be stored on the Public Highway/footway .

Welfare Provision

The contractor shall establish adequate welfare facilities within the existing property of number 14 to the standard laid down in the Construction (Design and Management) Regulations 2015. These proposals shall be set out in the initial CPP.

Security

The contractor has a statutory duty to prevent unauthorised access to the site and will carry out site specific assessments of the security and trespass risk and implement appropriate control measures.

Lighting

Lighting within the site will be carefully arranged to avoid over spilling into the neighbouring properties causing a nuisance. Lighting within the site will be turned off outside of working hours

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Fire

The site and welfare facilities will have in place appropriate plans and management controls to prevent fires. The contractor must carry out fire control measures when submitting their Risk Assessments for the site activities.

Wheel Wash Arrangements

Due to the nature and size of the project it is unlikely site vehicles will be required to enter the site, the foundations are to be CFA piled foundations with a total of 8 number piles being carried out by a mini rig . After this process the contractor will clean down any debris arising from the movement of the tracked vehicle over the public footpath . Once foundation work is complete there is no requirement for any large vehicles to enter the site ,limiting the opportunity for vehicles to spread dirt on the surrounding road. In this regard, it is not considered necessary to provide dedicated wheel wash facilities. Nevertheless, the need for a wheel wash will be monitored as the works progress, including with respect to any piling rigs and excavators.

'Muck away' will be via 12yd skips , the skips being stored within the site compound thereby containing all excavation works within the compound

The road and adjoining pavement areas are to be kept clean at all times following deliveries/muck away activities by means of sweeping and clearing of any residual debris after each vehicular movement. The adjacent pavement and road area is to be washed and cleaned at the end of each day.

Recycling/Waste Disposal

Every effort will be made to keep building and material waste to a minimum. All materials and building waste are to be recycled where possible. Efficient use of building materials will keep material wastage to a minimum so as to reduce the number of waste removals used. Waste removal will be supervised and monitored by a dedicated site operative. The principal contractor is encouraged to work to a site waste management plan

Controlling the Emission of Dust and Dirt during Construction

Dust arising from the ground prevalent in dry spells and generated by wind and plant within the site will be controlled by spraying water over the ground. Dust generated by site works will be controlled by suitable water suppressant or vacuum system attached to the appropriate piece of plant.

05

Noise (Plant and Equipment)

The contractor will employ appropriate methods of construction in order to minimize noise and nuisance to neighbours as far as reasonably practicable following Best Practice detailed within BS5288:2009 Code of practice for Noise and Vibration Control on Construction and Open sites. The contractor shall obtain the licenses and approvals for the noise notices from the relevant authority.

Poorly maintained plant and equipment can give rise to excessive noise and the failure to use the built-in noise control shielding on plant can cause problems. The contractor, once selected will be required to maintain his plant and equipment in a good order. The choice of equipment for a particular task is important in noise reduction and the contractor will be expected to select the appropriate equipment for a particular task in order to minimize disruption.

The use of mains-powered electrical equipment will be encouraged (rather than using generators) and hydraulic breaking or bursting techniques are preferable to impact breaking methods for demolition.

Low vibration methods of piling, such as Continuous Flight Augured piling will be used.

Construction Work and deliveries will only be permitted within the hours of operation that to be specified by Barnet Council and outlined within the Planning Approval Notice restricting deliveries to time slots outside of school start and finish.

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Phasing programming and timing of works

The contractor will be required to provide a programme for the works prior to commencing which will indicate the length of the works and the timing of noisy or disruptive activities.

- A. Demolish existing ground floor rear extension and garage break out and remove existing slab.
- B. Protect/divert drainage and install pumps as required
- C. Carry out any works required to boundary wall to allow safe access/egress of piling rig
- D. Pile foundations using screw based CFA system
- E. Scabble piles and reduce level or excavate locally and construct formwork for reinforced ground beams and insitu slab
- F. Pour ground beams and slab in one consecutive pour
- G. Proceed with construction of above-ground section

Contact Details and 24-hour emergency contact number

The site hoarding will provide contact details of the site foreman and a 24-hour emergency contact number should the need arise.

Complaints Procedure

A complaints procedure will be implemented by the contractor to log and respond to issues raised by neighbours, or members of the public. Where possible, measures should be put in place to avoid recurrence of the complaint.

TfL guidance on Construction Logistics Plans.

The contractor is to refer to the TfL guidance on Construction Logistics Plans