CONSTRUCTION METHOD STATEMENT AND LOGISTICS PLAN

DEVELOPMENT DESCRIPTION OF WORKS	**119 - 121 High Street, Barnet, EN5 5UZ** Change of use of first and second floors from office (use class E) to dwelling houses (Class C3) 5no. residential units. Associated refuse/recycling store
CLIENT	Mr. Louie Kyriacou Arima Properties Ltd 9 Onslow Parade Hampden Square London N14 5JN
CLIENT REPRESENTATIVE PRINCIPAL DESIGNER	CG Architects 36 Cannon Hill London N14 6LG
LOCAL AUTHORITY	London Borough of Barnet
PREPARED BY:	Safety CDM Ltd Oakridge House Wellington Road Cressex Business Park High Wycombe Buckinghamshire HP12 3PR

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Purpose of this Statement

This statement is written in order to Condition 6A of planning application from Barnet London Borough Council reference 23/3958/PNE. This statement has been compiled by Safety CDM Ltd

This report outlines how this project will be constructed efficiently and under controlled environmental conditions. This method statement describes how we propose to minimise inconvenience to the neighbouring owners.

The main contractor and the project team will work together in conjunction with one another to ensure that all stages of the process have been considered.

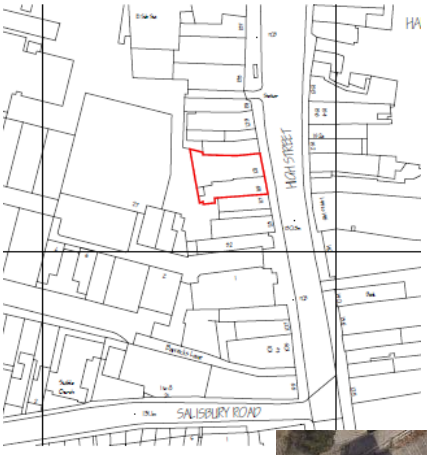
CDM 2015 (Construction (Design and Management) Regulations 2015)

The Client, Designers and the Principal Contractor will adhere to the CDM 2015 (Construction Design and Management Regulations 2015) regulations. These regulations are designed to improve health and safety in the construction industry, reducing accidents, injuries, and fatalities.

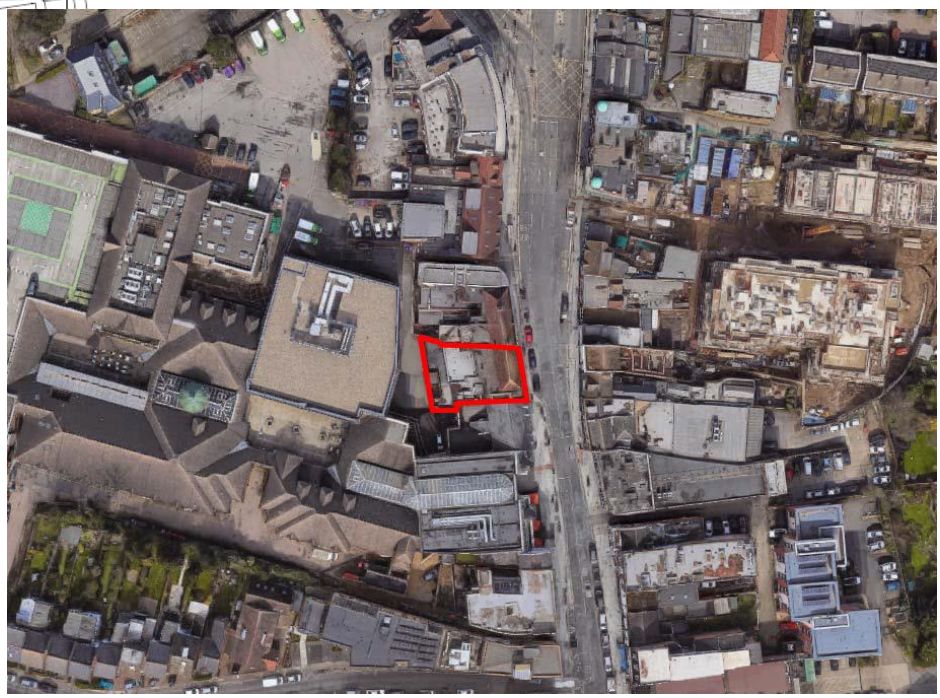
By complying with CDM 2015 regulations, this not only fulfils the project teams legal obligations but also contributes to creating a safer working environment for their employees, subcontractors, and anyone else affected by the construction project. Adherence to these regulations helps in identifying and mitigating health and safety risks, promoting effective communication and coordination among all parties involved in the project, and ensuring that construction work is carried out in a way that safeguards the well-being of everyone on-site.

Site Location

The site is located on the West side of High Street in the London Borough of Barnet. High Street is a busy thoroughfare comprising of a mixture of flats, retail units and businesses.
The site is currently occupied by an existing three-storey building which is part of an established parade and comprises of two retail units to the ground floor and offices to the upper floors. The site has an area of 352m2.
The site layout is outlined in RED on the following map. Confinement of the site is clearly obvious and the proximity of the site to the High Street is evident. The site has limited area for storage of materials.



Site Location Plan



Materials

The typical materials that the contractor would use for the conversion of the first and second floors from office to residential units are as follows:

- Partition walls: plasterboard, metal studs, insulation, acoustic sealant

- Ceilings: suspended ceiling tiles, metal grid, insulation

- Flooring: laminate, carpet, vinyl, underlay

- Doors: fire-rated timber doors, ironmongery, frames

- Windows: double-glazed uPVC windows, sills, trims

- Plumbing: pipes, fittings, valves, taps, showers, toilets, basins, sinks, radiators, boilers, cylinders

- Electrical: wiring, sockets, switches, lighting, smoke detectors, consumer units, meters

- Ventilation: ducts, fans, grilles, vents

- Decoration: paint, wallpaper, skirting boards, architraves, coving

- Refuse/recycling store: concrete slab, brick walls, timber roof, doors, bins

Accurate design information, material specifications and drawings will be issued by the lead designer of the project: CG Architects Ltd

These documents will be printed and made available/displayed on site. This will enable the Developers purchasing to specify precisely what materials are needed on site. This exercise reduces over-ordering, off-cut wastage, and re-working. The detailed drawings prepared by our design team are also provided to the subcontractors to allow them to order materials in the same way. In a similar fashion, our subcontractors will provide detailed vendor drawings for the building components they intend to supply.

Site Set-up for Offices and Welfare Facilities

Welfare facilities and office/storage space will be provided within the work area.

Welfare facilities will be in place in advance of the commencement of works on site and maintained for the duration of the works.

The welfare facilities will include as a minimum:

• Toilets water flush, but if not possible a chemical toilet.

• Washing facilities suitable for washing hands, face, and arms with hot, cold, or warm water, soap, and towels.

• Drinking water, mains or chilled bottled water and cups

• Storage and changing facilities.

First Aid and eye wash station

In accordance with our commitment to minimizing environmental and social impacts, the placement of these facilities has been strategically considered within the existing building.

On Site Worker Parking

Given the nature of the site, there will be no on-site car parking and the site labour force will be encouraged to use public transport. Any local traffic management measures for site access will be agreed with the local authority.

Car parking is available in the Moxon Streer Car Park, Fitzsjohn Avenue Car park and the Spires Car park. These car parks are within walking distance of the site and offer reasonable rates for long-term parking. Alternatively, the site is well-served by public transport, with bus routes 34, 107, 84B, 234, 263, 326, 383, and 307 stopping nearby. The nearest tube station is High Barnet on the Northern line, which is about a 10-minute walk from the site.

Site Access

There is no rear access and all works will be accessed via the front of the site.

Construction Vehicle Movements / Deliveries Times

The routing of construction vehicles to the site will be as follows:

- All vehicles will approach the site from the A1 (Barnet Bypass) and turn onto the A1000 (High Street) towards the town centre.

- Vehicles will stop at the designated loading bay outside the site entrance, which will be coned off and supervised by a banksman.

- The banksman will check the vehicle details against the delivery schedule.

- The driver will then exit the site and turn left onto the A1000 (High Street) towards the A1 (Barnet Bypass).

The hours of access for construction vehicles will be limited to 8:00 am to 6:00 pm on weekdays and 8:00 am to 1:00 pm on Saturdays, in accordance with the local authority's regulations. No deliveries will be accepted on Sundays or public holidays.

Due to site constraints and to comply with Health and Safety regulations, no on-site storage will be permitted for deliveries. Therefore, all deliveries must be carefully timed and coordinated to meet immediate construction needs.

All suppliers are required to schedule their deliveries at least 24 hours in advance by liaising with the logistics team. This advance notice will enable the team to coordinate multiple deliveries and efficiently manage on-site traffic, particularly given the limited space on the site access. Unscheduled deliveries risk being turned away at the discretion of the Logistics Coordinator.

The coordination of access for deliveries will be meticulously planned to minimize disruption to local businesses and residents, as well as to ensure compliance with local authority requirements and CDM 2015 Regulations. Special attention will be given to managing risk assessments and methods statements (RAMS) relevant to deliveries to ensure that all health, safety, and environmental protocols are strictly adhered to.

Freight Operator Recognition Schemes (FORS)

FORS is a free membership scheme that is helping van and lorry operators in London to be safer, more efficient, and more environmentally friendly. All suppliers and haulage companies will be encouraged to register with the Freight Operator Recognition Scheme administered by Transport for London.

The Project Team recognizes that FORS:

- Creates safer drivers – with significantly reduces collisions.
- Will encourage suppliers to improve in fuel economy associated with our project.
- Provides a system to identify 'at risk' drivers, allowing the Principal Contractor and our suppliers to target training and incentives effectively.
- More clarity with deliveries and collections.
- Promote fewer journeys to and from site.

We will include this requirement in our pre-qualification process. We will state that FORS members will be considered favorably in addition to those who commit to up-take within a set deadline.

Delivery Vehicles
Wheel Washing / Road Cleanliness

Its unlikely due to the nature of this project cleaning of delivery vehicle wheels or the road surface will be necessary, if they do need cleaning this will be by controlled water jet.

Dust Suppression Measures, Noise Attenuation and Monitoring

Best practicable means of preventing, reducing and minimising dust will be adopted. It is expected that the Proposed Development will adhere to the relevant Code of Practice during construction and the GLA's SPG on the Control of Dust and Emissions. On-site good practice procedures will be followed in order to mitigate noise, vibration and air pollution (e.g. through dust and fume generation) impacts under the Considerate Contractors Scheme. Measures currently planned to be adopted include:

Non-Road Mobile Machinery:-

An Inventory and details of registration of all NRMM will be kept on site and updated as required, all Machinery (NRMM) of net power between 37kW and 560kW will meet the specific standards. For both demolition and the construction of the building this will also apply to NRMM engines for both Nitrogen Oxides (NOx) and Particulate Matter (PM) emissions, based upon engine emissions standards set in EU Directive 97/68/EC.

The contractor will use and apply Information from the GLA Non-Road Mobile Machinery (NRMM) Practical Guide.

Noise, Dust and Smoke Control:-

The various phases of this project are likely to create some noise and dust, although

given the work scope, it is not considered to be significant. Provision for the control and reduction of noise and dust will be made within specific method statements and risk assessments. In particular damping down during the works will form an integral part of our dust management strategy. Noise will be managed in conjunction with the local authority & neighbours.

- Use of scaffolding with fixed mesh screening assist in the screening of noise and dust generation from low-level sources;
- Hydraulic construction to be used in preference to percussive techniques where practical;
- Off-site pre-fabrication to be used, where practical, including the use of pre- fabricated structural elements.
- All plant and equipment to be used for the works to be properly maintained, silenced where appropriate, and operated to prevent excessive noise and switched off when not in use and where practicable;
- Plant will be certified to meet relevant current legislation and British Standard 5228 (BS5228) Standards;
- All Trade Contractors to be made familiar with current legislation and the guidance
- Loading and unloading of vehicles, dismantling of site equipment such as scaffolding or moving equipment or materials around site will be conducted in such a manner as to minimise noise generation. Where practical these will be conducted away from noise sensitive areas;
- Deviation from approved method statements to be permitted only with prior approval from the Main Contractor and other relevant parties. This will be facilitated by formal review before any deviation is undertaken;
- Noise complaints, or exceeding of action levels, will be reported to the Main Contractor and immediately investigated;
- Brushing and water spraying of heavily used site hard surfaces and access points as required;
- Wherever possible, plant and equipment will be switched off when not in use;
- Vehicles transporting materials capable of generating dust to and from site to be suitably sheeted on each journey to prevent release of materials and particulate matter;
- Effective wheel/body washing facilities to be provided and used as necessary;
- Burning of wastes or unwanted materials will not be permitted on-site;
  All hazardous materials including chemicals, cleaning agents, solvents and solvent containing products to be properly sealed in containers at the end of each day prior to storage in appropriately protected and bundled storage areas;
- As far as possible, construction works will be carried out using methods that minimise noise. For actions such as breaking out of old foundations, there is little reasonable choice other than to use percussion tools in one form or another. Quieter types of machinery will be specified for these works where possible.
- In addition, Power banks will be used by all site workers to supplement use of diesel generators on-site. This will allow for a reduction in the size/capacity of generators specified for on-site use, leading to savings in cost, noise, pollution and residents' complaints.

Site Waste Management Plan

The client is acutely aware of the effects that the disposal of waste can have on the environment and our policy is clearly to reduce wastage in all possible areas. One of the key principles of the approach is to make the operatives more responsible for waste and waste management. This is embodied in the preference for each sub-contractor to be responsible for supplying its own materials, this ownership results in the minimising of unnecessary waste. These concepts will be incorporated within the sub-contract documentation, such that each sub-contractor considers the most environmentally acceptable solution to the packaging of their deliveries. A management plan will be developed to organize the segregation of waste into separate containers so that recyclable items such as metals and timber can be recovered.

The following practices will be adopted and monitored by the Main Contractor:

- Implementation of a 'just-in-time' material delivery system to avoid materials being stockpiled, which increases the risk of their damage and disposal as waste;
- Attention to material quantity requirements to avoid over ordering and generation of waste materials;
- Segregation of waste at source where practical and re-use and recycling of materials off-site where re-use on-site is not practical (e.g. through use of an off-site waste segregation facility and re-sale for direct re-use or reprocessing);
- Burning of wastes or unwanted materials will not be permitted on-site;
- All hazardous materials including chemicals, cleaning agents, solvents and solvent containing products will be properly sealed in containers at the end of each day prior to storage in appropriately protected and bundled storage areas.

Public Relations / Complaints Procedures

We are committed to engaging with our neighbours, to minimize disruptions and address their concerns during the construction process. Consultation will be conducted through regular meetings and provided through letters, emails, and on-site notices.
A designated Project Team member will deal with complaints and enquiries. This individual will be named at the site entrance, with a contact number, and will be identified to the Client and community groups prior to the start of construction and whenever a change of responsibility occurs.
Any complaints will be logged on-site, fully investigated and reported to the Client as soon as possible. The complainant will be informed as to what action has been taken. In the event of unusual activities or events, the Client and other relevant third parties (i.e. statutory and non-statutory bodies) will be notified in advance of the work being carried out.

Site Security

A highly visible 24-hour contact number will be displayed always for emergency and general queries.

The hoarding will be relocated as the work proceeds. Safety is paramount in the construction industry and occupies a large part of our site management daily routine. As such, all necessary protection, hoardings, covers and protected walkways will be put in place as and when required. There will be controlled access to the site, for both security and safety reasons.

At night the site will be kept locked, and the offices alarmed. We are very aware that construction sites are a "magnet" for children. We will install physical barriers, hoardings and screens to ensure that the site is kept secure.

Furthermore, we will provide appropriate measures to mitigate against pollutions and the dangers of removing hazardous substances and materials. All entry points will be clearly signed.

Materials handling and storage

Secure Storage Areas: A designated secure area has been located with the building, This area has been conveniently located, easily accessible, and protected against unauthorized access and environmental conditions.

Inventory Management: an inventory management system will be used to track materials and equipment, ensuring availability when needed and minimizing the risk of theft or loss.

Environmental Considerations: all the storage facilities will comply with environmental standards, particularly in managing hazardous materials or waste.

Maintenance and Accessibility: Regular maintenance of the storage areas will be conducted to ensure they remain safe and accessible. Clear signage will be used. All materials will be handled and stored in a manner that protects them from damage, moisture, dirt and intrusion of foreign materials.

Site preparation and construction stages

Site Preparation

Initial Site Survey and Assessments: Conduct detailed surveys to assess the current condition of the building, including structural integrity, asbestos surveys if applicable, and any potential hazards.

Obtain Necessary Permissions: Ensure all planning permissions and building regulations approvals are in place for the change of use and any associated works.

Safety and Health Planning: Develop a Construction Phase Plan (CPP) in compliance with CDM 2015 Regulations, including risk assessments and method statements (RAMS) specific to the internal works to be carried out.

Utilities and Services Management: Identify and manage the rerouting or upgrading of existing utilities and services to support the new residential use. This includes electrical, plumbing, heating, and ventilation systems.

Site Setup: Establish a secure, safe, and efficient site layout, including access points, storage areas, and welfare facilities for workers. Implement measures for dust, noise, and waste management to minimize impact on the surrounding area.

Basic Construction Stages

Strip Out: Remove non-structural elements, including partitions, ceilings, floor coverings, and fixtures and fittings that are not required for the new layout. Carefully manage waste materials for recycling or disposal.

Structural Modifications: Implement any required structural modifications to support the new layout. This may include reinforcing floors or altering load-bearing walls, subject to structural engineer's guidance.

Layout Reconfiguration: Construct new internal partitions to create the layout for the residential units. This includes walls for individual apartments, corridors, and the refuse/recycling store.

Services Installation: Install new or upgrade existing mechanical, electrical, and plumbing (MEP) systems to meet the requirements of the residential units. This includes heating, ventilation, water supply, drainage, and electrical circuits.

Insulation and Soundproofing: Enhance thermal insulation and soundproofing between units and external walls to meet building regulations for residential properties.

Interior Finishes: Apply finishes to the interior, including plastering, painting, flooring, and installation of fixtures and fittings. This stage also includes fitting out bathrooms and kitchens within each unit.

Safety and Compliance Checks: Conduct thorough inspections and testing of all installations (e.g., electrical, gas, fire safety systems) to ensure compliance with building regulations and safety standards.

Final Clean and Snagging: Perform a comprehensive clean of the entire building and address any snagging issues to ensure the units are ready for occupation.

Handover and Completion Documentation: Compile and hand over all relevant documentation, including building control certificates, warranties, and maintenance guides, to the client or building owner.