



CONSTRUCTION METHOD STATEMENT FOR THE PROTECTION OF GRADE II LISTED FORMER STABLES

95A ELTHAM HIGH STREET

Reference	EHS
Client	Elteam Limited
Project	95a Eltham High Street
Revision	-

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Rev	Date	Detail	Chk	Auth
-	2 nd February 2024		NS	DO

PROJECT DIRECTORY - NAMES AND DETAILS OF THE PARTIES INVOLVED

	Name/Position	Company & Role	Contact Details
1.1	J Chelms JCD Group, Architecture	Architect Director	studio@jcdesigngroup.co.uk 0161-698-2954
1.2	Elteam Limited	Client	
1.3	TBC	Principal Designer	
1.4	TBC	Principal Contractor	

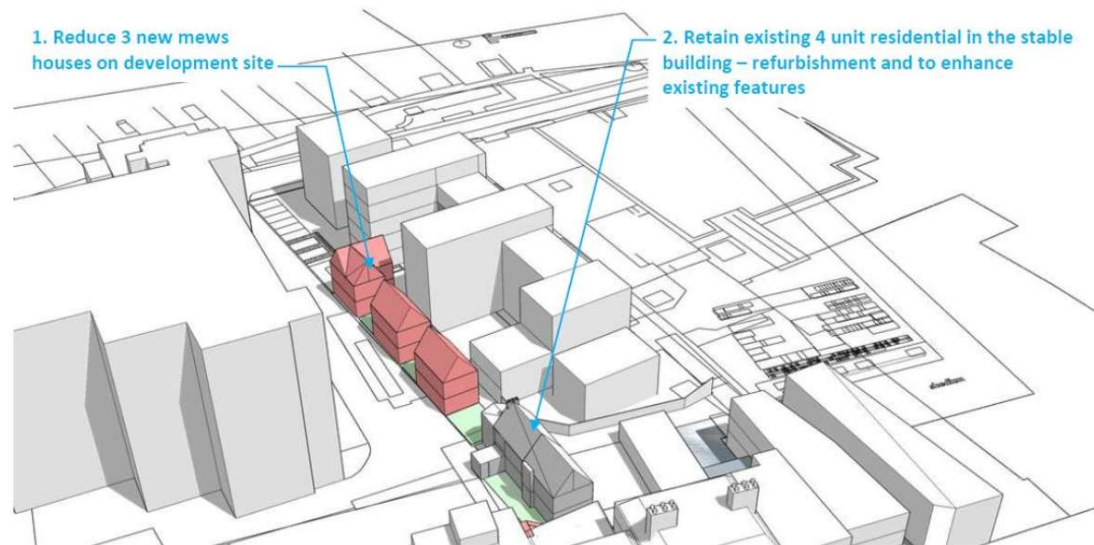
Note:

The project directory is as known at the time this plan was prepared.

SECTION A – INTRODUCTION AND SCOPE

1 INTRODUCTION

- 1.1 This document has been produced to satisfy Planning Condition 7 at 95a Eltham High Street, Eltham, SE9 1TD, planning reference 23/1386/F.
- 1.2 The subject site at 93-95 Eltham High Street comprises two unlisted buildings, one Grade II listed building (“the stables”), and some land to the north of no. 95A (the “mews plot”). Samona NW Ltd have been asked to produce a Construction Method Statement detailing how the Grade II Listed former stables building will be protected during the construction process of three two storey mews houses to the rear of The Stables, as seen in the diagram below.



- 1.3 The construction stages are as follows and will be carried out to Client and Principal Designer specifications, Building Regulation and Water Supply Regulation regulations, etc.
- Prelims
 - Site setup including provisions for suitable and sufficient welfare accommodation.
 - Provide access and egress in the site as per the approved Logistics Strategy
 - Provide temporary fire detection and alarms to the work areas.
 - Provide temporary lighting to the work areas.
 - Construction Works
 - Site clearance
 - Footings, foundations, and drainage
 - Superstructure
 - Fitout
 - Incoming Services
 - Hard and Soft Landscaping
 - Making good to internal areas

- Site Clearance
 - Remove and clear all materials and waste from site.
 - Removal of temporary access and welfare facilities
- Handover
 - Completion of site clearance of Principal Contractor to satisfaction of Client.
 - Provision of Project and O&M Information to the Principal Designer and Client

2 SCOPE OF METHOD STATEMENT

- 2.1 This Method Statement relates specifically to the measures that will be put into place to provide adequate protection to the Former Stables Building during the construction phase of the three mews houses and is not a substitute for a Construction Phase Plan covering the full scope of works included in the planning approval.
- 2.2 This Method Statement is to be read in conjunction with the documents listed below which in turn must be adhered to throughout the construction phase:
- Outline Construction Logistics Plan dated 25th January 2023
 - Heritage Statement dated March 2023
- 2.3 The methodology set out in this statement is to offer protection to the Former Stables Building from any harm to the heritage assets of the Former Stable Building that might occur during construction of the news houses and to outline the way in which the aforementioned will be monitored on site and relayed to all construction stakeholders.

PROTECTIVE ARRANGEMENTS

3 LOGISTICS

3.1 The access routes into the site are as set out in the Outline Construction Logistics Strategy and are summarised below:

Pedestrian Access

Pedestrian access for site workforce will be provided from Eltham High Street via Merlewood Place, with a door located within the hoarding of the cordoned off area.

Vehicular Access and Egress

Access: Courtyard (A208) –Eltham High Street – Merlewood Place – Service Road – Site.

Egress: Site – Service Road – Merlewood Place – Eltham High Street – Courtyard (A208).

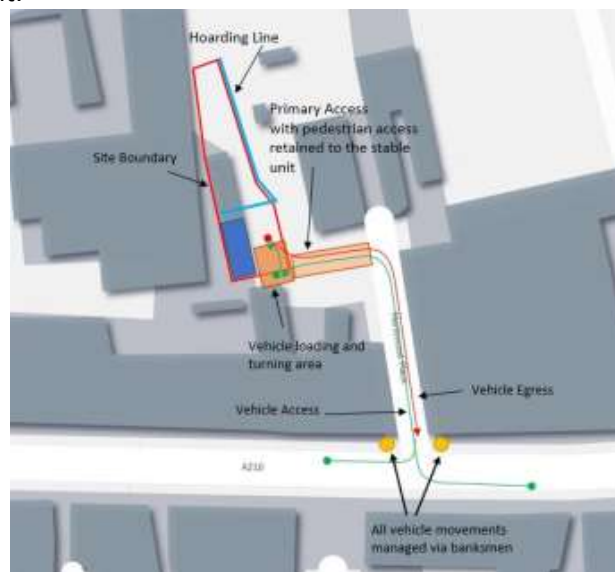
Vehicles access/egress to the site via Eltham High Street will be in forward gear, with the crossing of the Eltham High Street footway supported by qualified banksmen.

It is however acknowledged that Merlewood Place is narrow, measured on site at 3m wide. This access width influences the type of construction vehicles that can achieve forward gear entry/exit to the site and the Principal Contractor will ensure delivery partners are aware of this constraint and therefore use appropriate construction vehicles.

The constrained access width limits the vehicle types that are able to access/egress Merlewood Place in forward gear, being reliant on only narrow-bodied vehicles, such as a Mitsubishi Fuso Canter.

Given the type of development, involving block work, brickwork and some smaller steelwork, these vehicles are considered to be appropriate.

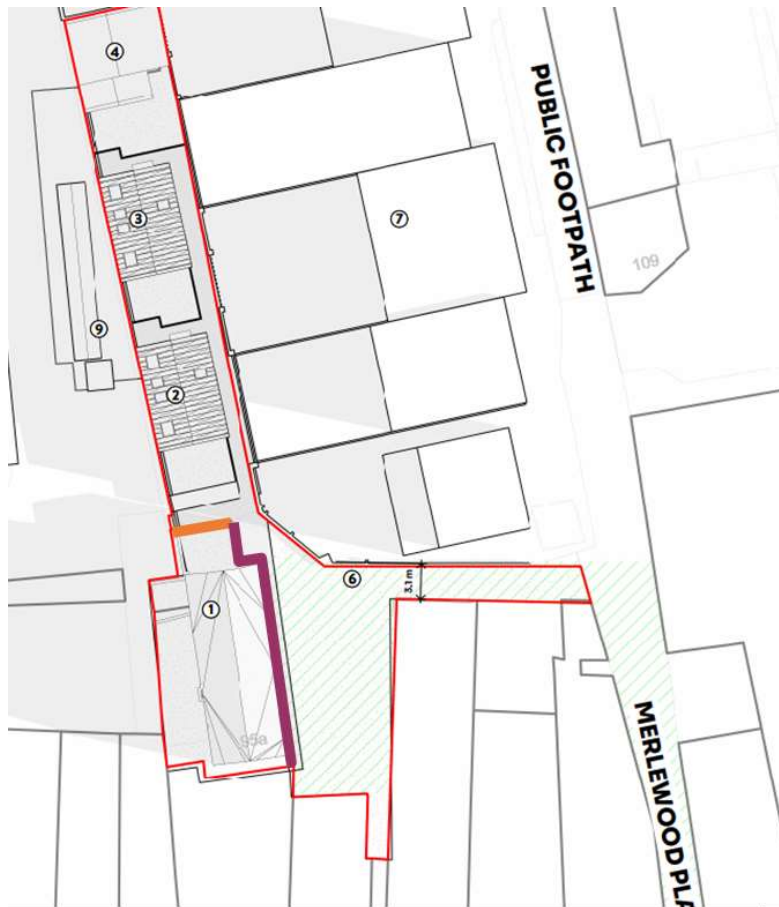
Should the development be reliant on delivery of any abnormal loads, such as prefabricated roof trusses, these will be potentially reliant on larger vehicles. It is anticipated that such vehicles can access the site via Merlewood Place, but in reverse gear only, with any reverse vehicle movement from Eltham High Street supported by trained banksman. Such movements will occur outside of peak periods of pedestrian movement along the High Street e.g. overnight.



4 IDENTIFICATION OF AREAS REQUIRING PROTECTION

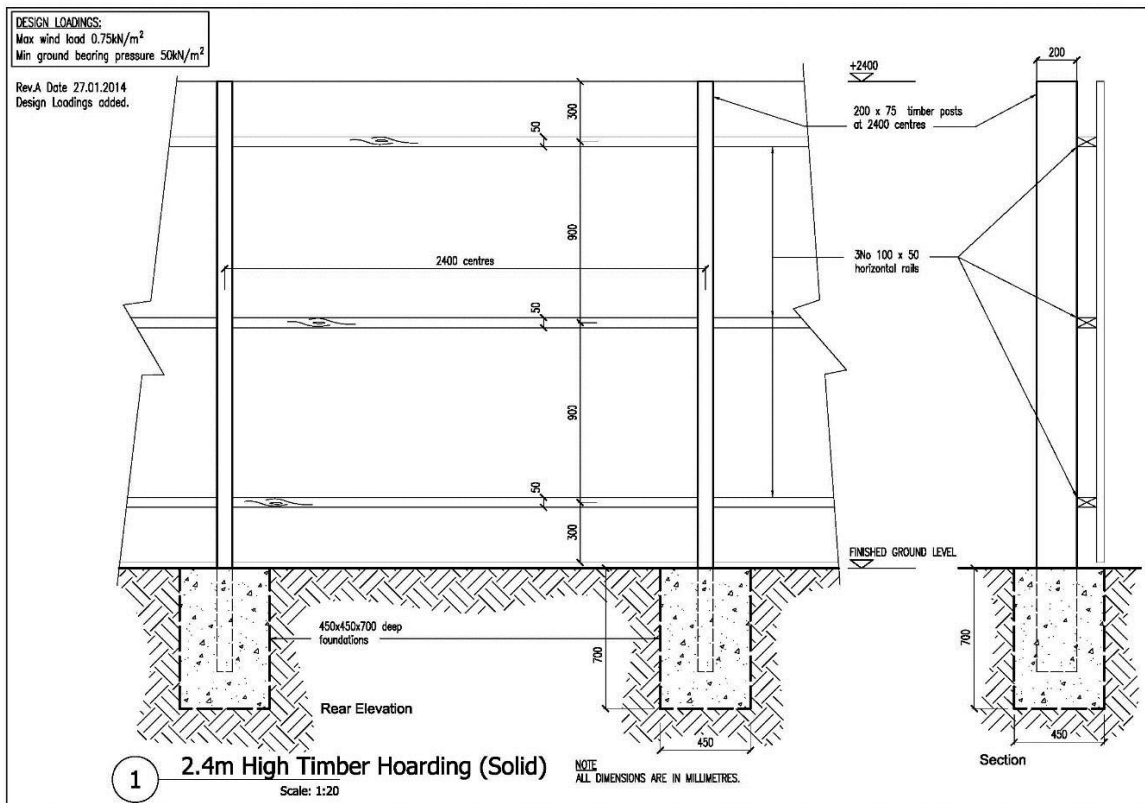
4.1 The potential for damage to The Former Stables Building is where the construction site and access routes abut The Former Stable Building. This occurs in two locations as follows:

- Where the service road between Merlewood Place and the site bends into the site (identified in purple on diagram below)
- The North Gable of The Former Stables and South boundary of the site (identified in orange on diagram below)
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5 METHOD OF PROTECTION

- 5.1 The site constraints only allow for narrow bodied to access the site at the locations identified at risk, segregation of The Former Stables Building by means on a close boarded hoarding to a height of 2.4m where The Former Stables Building abuts the construction site and service road will be sufficient to protect the heritage assets of The Former Stables Building. The design for this hoarding is detailed below. The foundations for the hoarding must be hand dug and at a minimum distance of 400mm from The Former Stable Building.



RULES & ARRANGEMENTS FOR MONITORING AND MAINTAINING PROTECTION

6 LIAISON WITH CONSTRUCTION STAKEHOLDERS

- 6.1 On first arrival on site all operatives will be given an induction by the Site manager which will include the provisions set out in this Method Statement. The names of those receiving induction training are to be recorded in the site records. Nobody, including visitors, will be allowed access to the site until they have received this induction briefing.
- 6.2 It is not expected that elements of works will be further sub-contracted to others. However, should such instances occur, the Principal Contractor will take reasonable steps to ensure the competence and resources of those appointed who will also be expected to comply fully with the contents of this Method Statement. The sub-contractor must ensure adequate site supervision for the work involved. The Principal Contractor remains responsible for method statements and risk assessments to be communicated and worked to.
- 6.3 All work carried out will be carried out under a Risk Assessment ensuring compliance with the contents of this Method Statement.
- 6.4 All the following rules are to be observed by all on site. Site induction will include these rules and those working on site are required to sign indicating their agreement to comply.

7 ARRANGEMENTS FOR MONITORING PROTECTION

- 7.1 A continuous inspection process of the protection measures will be carried out by the Site Manager. A checklist for these inspections is included with the site safety records. These inspections will include all contractors working on site and a report of all actions required will be given to the contractor's foremen with instructions to rectify non-conformance in a timely manner.
- 7.2 Design information from specialist contractors.