

Alteration of Structural System and New Storeys For 147 Highgate Road Method Statement

The Proposal

It is proposed to renew structural items and add two new storey for all building of 147 Highgate Road, NW5 1LJ. The new structural system will consist of steel RSJ beams, new timber joists, new timber partitions, new timber frame for roof.

Programme and schedule

The contractor's operatives and sub-contractors will work with the established rules regarding residential areas, working from 8:00am to 17:30pm weekdays and 8:00am to Saturdays. Please note it is unlikely the contractor will work on Saturday mornings.

The proposed hours within which vehicles will arrive and depart is 8:30am – 4:30pm on week days and 8:30am – 12pm for Saturdays, though it is not expected for many deliveries to occur on this day.

Local residents

Construction working group will be set up to facilitate addressing the concerns of surrounding residents. This will include the Architect, Client and Site foreman who will meet regularly to assess the works potential impact on the surrounding area and plan to mitigate any identified nuisances before the work takes place. The site foreman will be the community's point of contact regarding any concerns they may have.

The contractor will show the proper consideration for our neighbours. Contractors will be required to follow the "Guide for Contractors Working in Camden". Whilst there are undoubtedly operations on any building site that can be noisy, we will seek to have the contractors adopt measures to mitigate not only noise but also any form of nuisance such as dust or vibration. Dust screens will be set up adjacent to party walls and existing windows will be kept closed during times where dust and noise may be a nuisance. Where noise is unavoidable the contractor will give advance notice to the local residents and ensure the work is carried out at agreed times only.

During the works hosepipes will be used to mitigate the effects of dust. Some water will flow over the pavement / spray over the party wall lines. However this will not contain chemicals and will not pose any risk.

The public highway: Pavements

No highway works are necessary to enable construction to take place.

The existing buildings occupy the site's boundary. These will be boarded up for the duration of the works and will act as hoardings.

At present it is not envisaged that cranes will be required for the construction to take place.

The public highway: Roads

It is not envisaged that any large plant, such as cranes will be required during the construction of the building. Deliveries will be limited to that normal for a small-scale construction site. It seems likely that there will be approximately three deliveries a week from lorries during the first three weeks of the project with this frequency dropping to approximately one a week after this period. The site will be managed to avoid clustering of deliveries, reducing congestion around the site.

There is a minor construction site in the local area at present so it is not envisaged that there will be any disruption or nuisance caused cumulative construction traffic.

Once at the site a supervisor will manage deliveries, directing the lorry to the appropriate drop off point. The designated drop out point is to the front of 147 Highgate Road.

It is likely that the removal of site waste / debris will be infrequent as there is sufficient space on site to store these materials. Waste materials will be stored within the commercial unit located at 147 Highgate Road. When there is a sufficient amount of debris on site, a skip will be called and loaded. The waste will then be removed immediately ('wait and load').

Pedestrian and cyclist safety will be maintained by having all deliveries / removals supervised by a supervisor. The supervisor will ensure that the needs of the local community are represented and traffic flow is maintained at all times.

Sequence of Works

1. Protect 145-149 Highgate Road's existing brickwork from water egress with polythene fixed to wall with battens.
2. Retain existing brickwork and demolish all wooden parts of the building.
3. Install all RSJ beams and steels as per the structural drawings.
4. Cast ground floor reinforced concrete slab.
5. Add 2 new storeys

The superstructure is to be constructed from standard methods of construction and is not included in this method statement.