

Re-Construction of 85 Camden Mews, NW1 9BU

CONSTRUCTION METHOD STATEMENT



October 2014

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1. Introduction

The purpose of this statement is to report how this project will be constructed efficiently and under controlled environmental conditions to minimise the impact on the community.

The project is to develop and rebuild an existing dilapidated building to create a modern family home with an enlarged living area.

The Principal Contractor West Design & Build Ltd understands its responsibilities to provide the management and site infrastructure and by taking the information in this report to task in every aspect to achieve the main objectives outlined

2. Site Location

The site is located on Camden Mews NW1, a street running parallel to Camden Road (A503) which runs between Camden Town and Holloway Road. The site is surrounded by existing mixed housing to the North, East and South. The properties adjoining, opposite and around the site are densely packed and all family homes.

To the West of the site is Canteloves Recreation Park which is located on the other side of the road to the site entrance. Further down Camden Road is Camden School for Girls and a service station.

The site is close to a designated 'Red Route' which provides a high volume traffic route, therefore, it is critical the operation and vehicle movements serving the construction site do not interfere with the flow of traffic at any time.

Camden Mews is a narrow one-way street with residents parking and is unsuitable for large lorries except when entirely necessary by prior arrangements. As described in Section 5 the delivery, collection and storage arrangements of materials require careful management to limit vehicle movements in the area to the very minimum.

The site will only accept deliveries and collections between Monday & Friday from the Hour of 8am until 5pm as described in the Construction Materials Deliveries instructions as stated in Section 5.

Whilst these limited movements will have to take place to enable the works to be supplied and progress, particular close attention is required in relation to the both vehicular and pedestrian traffic, to eliminate danger and avoid obstruction to local traffic flows.

Please refer to Site Location Drawing on Page 5

3. Site Set Up

Site will be operative from 8am - 6pm on Monday and Tuesday and Saturday from 8am - 1pm.

The Site will be secured by hoarding on all sides with a gate which can be opened for access and materials handling.

There will be a Small Shielded Site Staff Refuge at the rear of the site. Supplies of Health & Safety PPE equipment will be stored in this area at all times.

Due to the restrictions of the site Camden Council have agreed permission to locate a manned Site Base on Canteloves Road to ease pressure on Camden Mews.

The location of this would be over the Motorcycle Bay, however, not to prevent right of way to 75 & 77 Camden Mews as they both have vehicular access via the side of their respective properties. The motorcycle bay will be relocated on a temporary basis via a Traffic Order agreed with George Hamilton Network Co-ordinator Camden Council.

This facility would:

1. Provide a Collection and Drop Off Point for Materials
2. Create a secure enclosure for Staff Welfare, Materials Storage and Site Office.
3. Manage vehicle access to Camden Mews which is key to the success of the project.

The materials handling is key to reduce the impact on the mews in terms of obstruction and disturbance so it is proposed to shuttle materials between Canteloves Road Site Base and Site by means of manpower, small loader and where possible a Small Electric Trolley to reduce motor vehicle noise pollution.

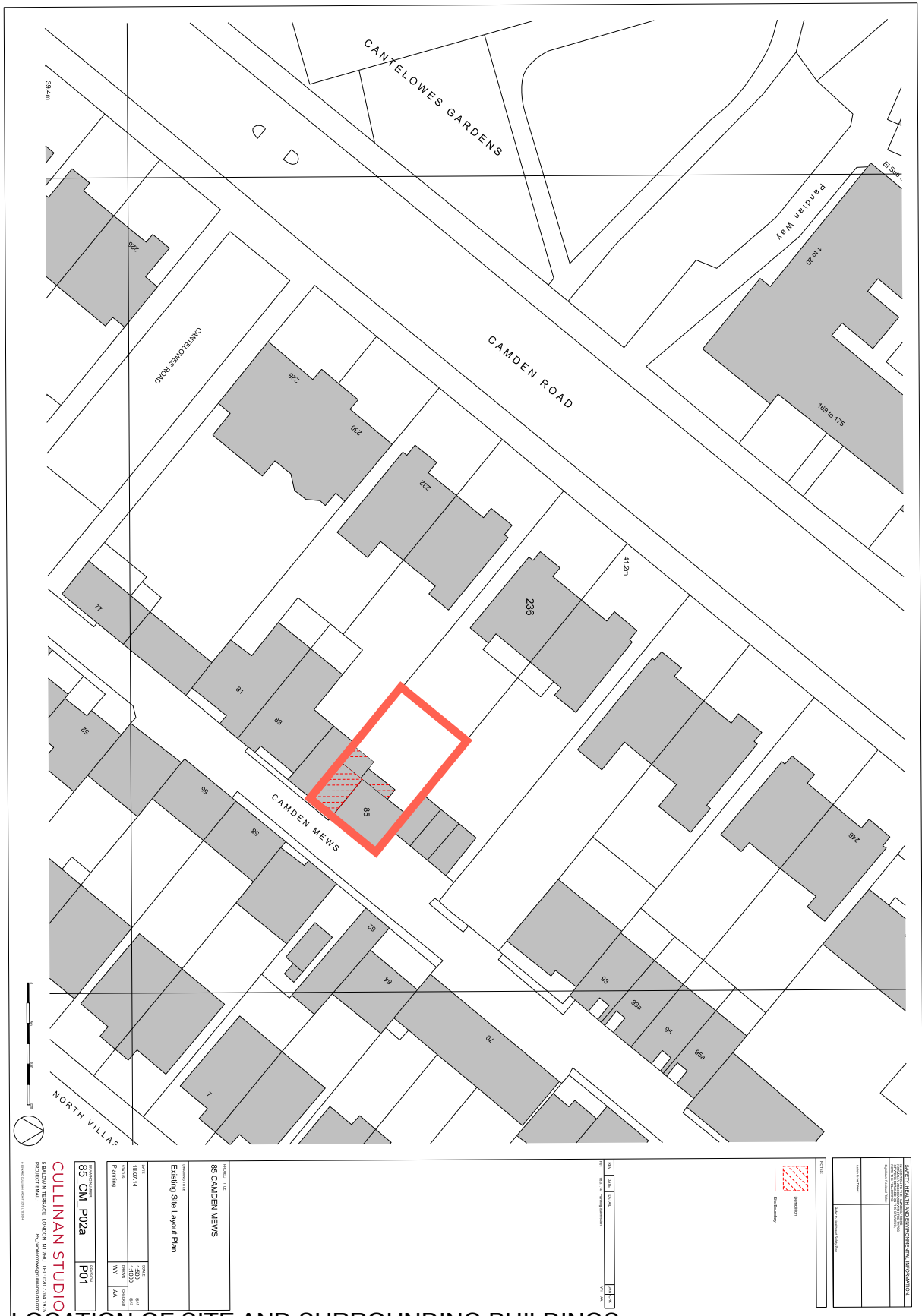
Please refer to Site Set Up Drawing on Page 7

4. Site Worker and Visitor Transportation

The core team employed on a permanent basis will use public transport to travel to site.

Management & Visitors will be encouraged to travel to site via public transport, however, in the event of arrival by car will be advised to park on Pay & Display Bays on Camden Terrace or Camden Park Road.

Sub- Contractors will be advised to drop equipment when their phase of work commences then use Public Transport throughout their work period. Again they will be advised to park on Pay & Display Bays on Camden Terrace when they are with their vehicles.



LOCATION OF SITE AND SURROUNDING BUILDINGS

<p>85 Camden Mews Existing Site Layout Plan</p>		<p>85_CM_PO2a PO1</p>	
<p>Scale: 1:1000 Date: 18/07/14</p>	<p>Author: [Name] Designer: [Name] Checker: [Name]</p>	<p>Project Name: 85 Camden Mews Project Ref: [Number]</p>	<p>Client: [Name] Address: [Address] Contact: [Phone/Email]</p>

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5. Construction Materials Deliveries and Daily Delivery Scheduling

As described in section 2 the site is located on a restricted street, therefore the management of the site logistics is critical to avoid obstruction to residents daily life.

The Main Points of the Logistics Plan would be:

Implementation of a drop off/collection point and materials store on Canteloves Road.

Deliveries and Collections only to be made between the hours of 8am and 6pm between Monday and Friday

All Vehicles will need to use Camden Road A503 and turn into Murray Street/Camden Square as access to Canteloves Road is restricted by width restrictions elsewhere.

On arrival at the Canteloves Road Site Base the vehicle will be received by a qualified Banksman and the Site Manager will be informed. Once the site manager has agreed to accept the delivery/collection the driver will be issued with Loading/Collecting Instructions highlighting the dangers of the drop off/collection point and expectations of the site manager whilst making the delivery or collection.

Once two qualified members of the team are in place and have set up warning cones on the road the driver can transfer his load. The delivery driver will carefully place or lift materials between the vehicle and the ground or waiting trolley/loader. Particular attention will be paid to pedestrians and loading will be stopped frequently to allow safe passage.

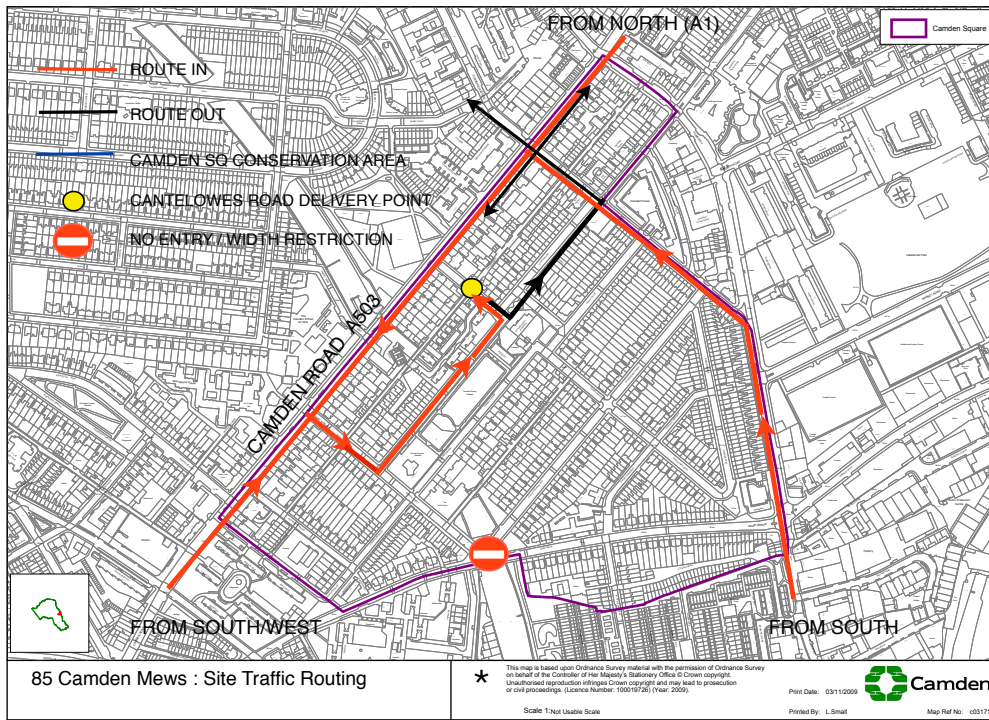
After vehicles have made their drop or collection then they will be directed through North Villas to rejoin Camden Road A503 which feeds back into Camden Road A503.

Deliveries will only be accepted on a 'just-in-time principle'. There will be no bulk storage allowed on-site to avoid site reaching capacity and the risk turning away vehicles and making second attempts. It is expected that all deliveries will be booked in with the logistics team not less than 24 hours prior to arrival on-site.

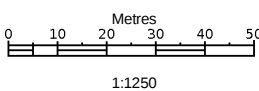
The principles of the logistics plan will be detailed in all tender and contract documents issued to suppliers and sub-contractors. It is anticipated that site logistics will form a significant part of the pre-appointment meetings for contractors and sub contractors and that regular coordination meetings will be held throughout the construction phase of the project.

In view of the location of the site, and its constraints, a senior member of the logistics team will be nominated as a liaison officer responsible for communication with the local highway authorities and neighbours with regard to any arising traffic problems, planned large deliveries and any road maintenance issues.

On the rare occasion a specialist vehicle or load will require access to Camden Mews. Only once permission has been arranged and residents notified will the vehicle be allowed to carry out its task but only if it can safely reach the site and pass through Camden Mews. It is crucial vehicles also have a clear exit at the Camden Park Road end before entering the mews so it avoids blocking the mews to local traffic.



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85, Camden Mews, London
 NW1 9BU

6. Construction Vehicles Movements around Site

It is foreseen there will be limited requirements for use of construction vehicles within the site.

During the planning of the works it is estimated the following vehicles and larger equipment will be required:

1.5 tonne Mini Excavator - Elevation and Groundworks

1 tonne Loader - Elevation and Groundworks

Concrete Lorry and Pump - Groundworks - Located on Canteloves Road

Electric Conveyor Belts - Electric

Electric Trolley

All vehicles will be turned off when not in use - See Section 9

7. Road Cleanliness

The Highway and Footpaths will be swept and washed on twice daily basis and always after waste collections.

8. Site Stability

To insure against collapse and the following measures will be in place when making excavations and demolitions:

A Temporary Works Schedule is to be agreed in advance before breaking ground.

Lateral Supports and Shoring to be employed when excavation commences.

Sump Pumps with back-up to be used 24 hour a day/7 days a week to remove groundwater within excavation.

It is assumed under-pinning will be necessary on a project of this type and therefore it is to be carried out sequentially as per Structural Engineers Specification and with Risk and Method Statements issued to all parties before works commence.

During Excavation if any services, sewers, or other sub-terrain conduits are discovered which are not marked on surveys provided then work will cease until clarification and inspection by relevant parties.

A Steel Frame will be erected as necessary to the retained facade to avoid collapse.

A further detailed report and statement will be made available ahead of any works that are granted permission.

9. Dust & Noise Suppression

Best practicable means of preventing, reducing and minimising dust and noise will be adopted. It is expected that the Proposed Development will adhere to the relevant Codes of Practice during construction. On-site good building practice procedures will be followed in order to mitigate noise, vibration and air pollution (e.g. through dust and fume generation)

Measures planned to be adopted include:

Use of hoarding around the entire perimeter of the site to assist in the screening of noise and dust generation from low-level sources

Hydraulic construction techniques to be used in preference to percussive techniques where practical

Off-site pre-fabrication to be used where practical

All plant and equipment to be used for the works will be properly maintained, silenced where appropriate, operated to prevent excessive noise and switched off when not in use. Plant will be certified to meet relevant current legislation and British Standard 5228 (BS5228) Standards.

All Trade Contractors will be made familiar with current legislation and the guidance in BS5228 (Parts 1 and 2), which will form a prerequisite of their appointment.

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.

As far as possible, construction works will be carried out using methods that minimize 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.

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.

Carry out regular brushing and water spraying of heavily used site hard surfaces and access points.

Sealing Site Skips to prevent Dust spreading when adding waste.

Employ method of Spraying Water on Structure and Material during demolition.

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.

Burning of wastes or unwanted materials will not be permitted on-site.

Dust or Noise complaints, or exceeding of action levels, will be reported to the Contractor and immediately investigated.

10. Waste Plan Management

The contractor 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 project team and sub-contractors employed 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 to their deliveries. A Waste management plan will be developed to organise the segregation of waste into separate containers so that recyclable items such as metals and timber can be recovered.

The Site Base on Canteloves Road will allow for a large static skip which can be emptied by Grab Lorry to eliminate road obstructions. Smaller Containers will be made available for sorting of metals and timber for recycling.

The Government has set broad targets of the use of reclaimed aggregate, and in keeping with good practice, the project will maximise the proportion of materials recycled. After segregation the materials are channelled to either specialist re-cycling operators or re-used.

List of Materials and Destination

Top Soil	Stockpiled for Landscaping on site
Clay	Stockpiled for backfill or collected by licensed carrier for use elsewhere
Concrete	Stockpiled for hardcore or collected by licensed carrier for use elsewhere
General Timber	Collected by Licensed Waste Carrier for re-cycling
Floorboards & Doors	Collected by Salvage Yards
Bricks	Stockpiled and Reused
Metal	Collected by Licensed Waste Carrier for recycling
Mixed Waste	Collected by Licensed Waste Carrier for treatment and disposal
Packaging	Collected by Licensed Waste Carrier for recycling

As the new dwellings become enclosed, the rubbish will be collected in lightweight floor-based wheeled bins that can manoeuvre around the configuration of the units. The bins will then be taken to ground floor level and either disposed of into larger skips, or taken directly to local recycling centre.

11. Site Security

Safety is paramount in the construction industry and occupies a large part of our site management daily routine. As such, all necessary protection, 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 compound and offices will be kept locked, and the offices alarmed.

Hoarding Screens will be erected and maintained at the boundary of the site.

PIR floodlighting will be installed and maintained to offer a deterrent during the night.

The Site Base on Cantelowes Rd will be secured with Security Lighting & Hennis Fencing.

We are very aware that construction sites are a “magnet” for children so clear signage warning of the dangers of the site will be displayed on the perimeter at all times.

12. Site Rules and Staff Conduct

The Contractor will adopt a considerate approach to working within the proximity of the General Public and Neighbours and will ensure operatives employed respect the Site Rules to ensure professional conduct during these works. The Rules will cover:

No smoking permitted on the site except designated smoking area

No Shirts off in or outside the building

No swearing, radios or anti-social behaviour

No obstruction, trespass or interference to residents of adjoining properties

Not working outside the hours stated above

Noisy or disruptive jobs to be discussed in advance with site manager and relevant parties

Notification and scheduling disruptive tasks with other parties concerned

Keeping the working area and street area clean and tidy.

13. Site Contact / Complaints Procedure

A designated Project Team member will deal with a enquiries and complaints. This individual will be named at the site entrance, with a contact number, and will be identified to the Client and neighbours 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.

14. Reference Section

Cantelowes Road Site Facility located on Public Highway agreed with George Hamilton, Network Co-ordinator Camden Council (subject to fees)