

ARCHETYPE Ltd

Construction Method Statement

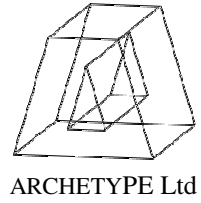
Excavation and construction of a lower ground extension with courtyard, enlargement of the existing front lightwell and internal alterations.

at

18 Grove Terrace
London
NW5 1PH

October 2014

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Section 1

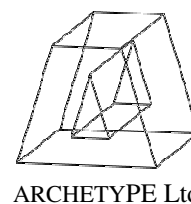
General

This Construction Method Statement (CMS) is prepared on behalf of the applicant for the excavation and construction of a lower ground extension with courtyard and enlargement of the front light well.

This document will comprise a first stage of the Construction Phase Health and Safety Plan which is required under the Construction (Design and Management) Regulations 2007.

This CMS sets out proposed measures to minimize and mitigate construction impact on the community and targets for the management of the site during the construction phase. It is intended that the CMS remains under review during the construction of the project.

The following text contains a series of considerations that the applicants and their appointed contractor will follow whilst working on site to project completion.



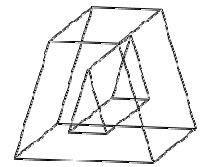
Section 2

Description and Location of Project

Author: Archetype Associates, 121 Gloucester Place, London W1U 6JY
Location: 18 Grove Terrace, London NW5 1PH
Nature of Project: Excavation and construction of a lower ground extension with courtyard and enlargement of the front lightwell.

Scope of Project:

- Excavate ground.
- Removal of debris from site
- Install foundation as per Structure Engineer's design
- Erect walls
- External brick/ render finish
- Install flat green roof
- Internal fittings/ plumbing/ electrical etc.
- Landscaping and external paving.



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Site Location

The site is located on east side of Grove Terrace.



Surroundings and Context

Grove Terrace is in a Conservation Area and the property is Grade II listed.

Access to the property is via Grove Terrace at the front or via The mews at the rear garden.





Section 3

Construction Method Statement

General.

The Contractor's contact information and details will be displayed on the hoarding. The neighbours will be informed in writing of commencement date and the expected duration of works.

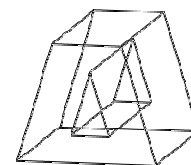
i) Parking suspension.

There is no parking within the site boundary, therefore operatives will use public transport. Suspension of a parking bay in front of the property to accommodate a skip.

ii) Deliveries.

All loading and unloading of plant and materials will be from Grove Terrace at the front or from The Mews at the rear.

- Put procedures in place to prevent delivery vehicles from queuing outside the site boundary whenever possible.
- Make delivery drivers aware of traffic restrictions on and around the site.
- Delivery vehicle engines should be turned off while waiting to be unloaded.
- Have personnel on site to receive deliveries, direct vehicles and act as banksman



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iii) Storage of materials.

The materials shall be stored within the property or within the hoarding in the front garden.

- There will be no materials stacked outside of the site boundary/fence.
- Seek to ensure that no wind-blown litter or debris leaves site whenever possible
- Ensure that materials are well secured to prevent vandalism and immobilise all equipment over night.
- If required, install deterrents such as lights and warning notices.

iv) Hoardings.

- The hoardings shall be erected along the front boundary to ensure the site is secure.
- The existing fences shall be retained at the boundaries.
- All hoarding will be maintained and kept in good repair at all times and painted in appropriate/required company colours.
- The hoarding shall be 2m high with high quality locks provided for front gates

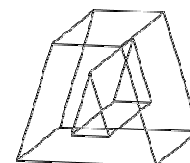
v) Hours of construction including times of deliveries:

• The normal site working hours in keeping with the restrictions imposed by the local Environmental Health Officer will be as follows:

Monday –Friday 08.00 – 18.00

Saturday 08.00 – 13.00

Sunday and bank Holidays – Site closed - No noisy work at all



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vi) Measures to control the Emission of dust and dirt:

The dust emitting activities can be effectively controlled by appropriate dust control/mitigation measures..

Construction work will be carried out in accordance with the Mayor of London's Best Practice Guidance '*Control of Dust and emissions from construction and demolition*'.

Dust from the construction will be minimised by keeping the cutting/grinding of materials on site to a minimum. Where cutting or grinding is unavoidable, equipment and techniques to minimise dust will be used. All clearing activities will be "damped down" using water suppression. Loaded lorries and skips will be covered with netting/sheeting. The hoarding and gates around the site perimeter shall prevent dust breakout.

vii) Local Considerations:

Property owners have responsibilities under Environmental Protection Authority's Environmental Protection (Water Quality) Policy 2003 to avoid discharging or depositing waste or pollutants into any waters, bores or onto land where it might enter the water. Therefore:

- The contractor will ensure that no such pollutants or mud is discharged in any gullies located in the street.
- The areas around any gullies present on street will be cleaned regularly to avoid built up of muck.