

## Rear of 78 Fortune Green Road London NW6 1DS

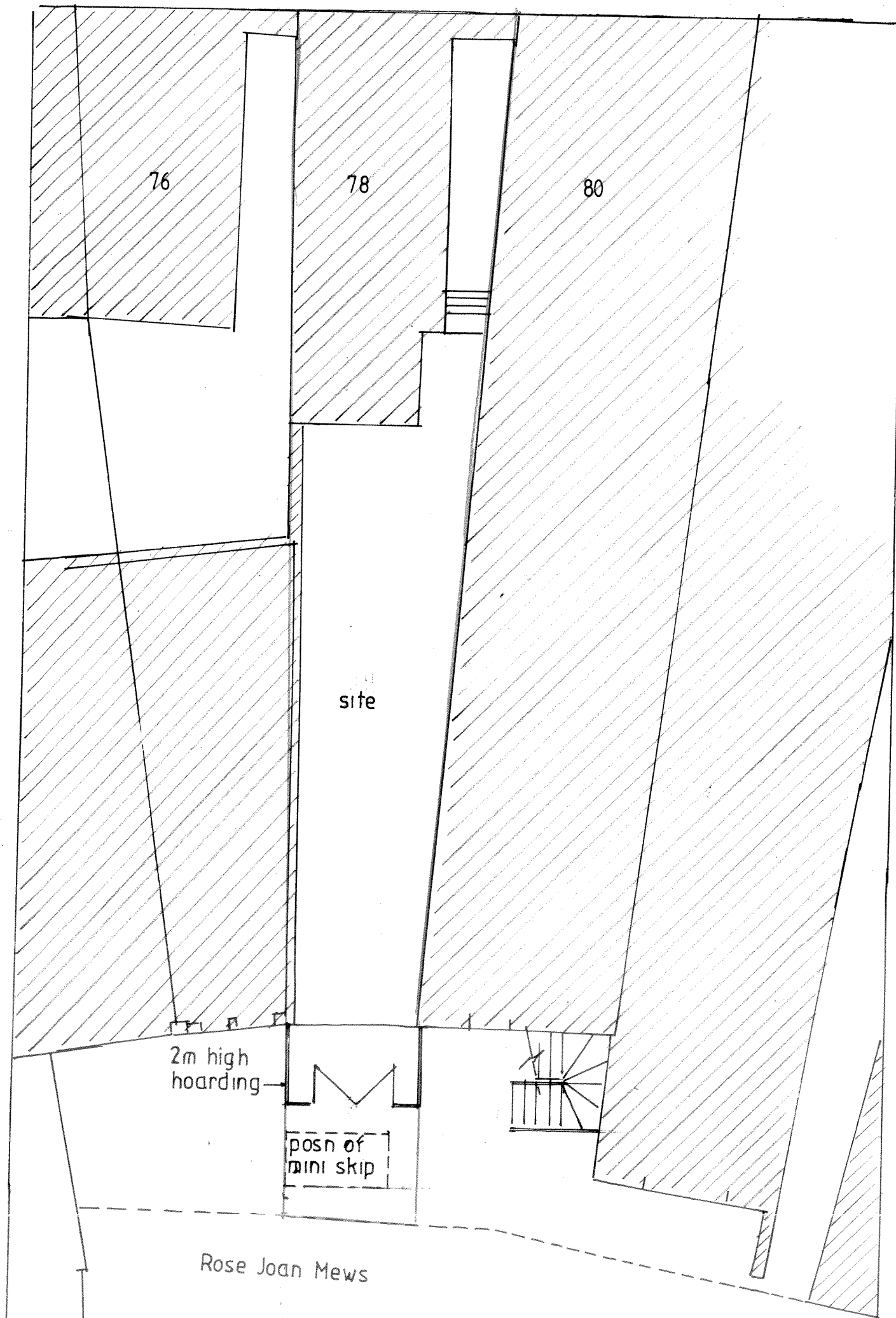
### Planning Approval 2012/1293/P Condition 6

#### **Method Statement of the Contractual Procedures of Building Works in the Construction of a Dwelling House.**

This method statement addresses the preparation, set-up and building works as carried out by the Building Contractor.

**Introduction** - The building site at the rear of 78 Fortune Green Road is accessed via the mews known as Rose Joan Mews, a narrow right of way serving several properties including those that front Fortune Green Road. To the rear of the site there is a freestanding, currently used as parking space in front of the existing garage accessed off Rose Joan Mews.

1. **Hoarding** – The first operation of the Building Contractor will be to erect a vision screen at the rear of the site. The screen will be 2m high constructed of ply sheets on timber posts. A pair of double gates will give access to the building site. The screen is detailed and shown on the accompanying drawing
2. **Parking** – Due to the confined nature of the site and the limited access no parking of by site operatives will be allowed at the rear of the site or on Joan Rose Mews. All parking will be on street parking on Fortune Green road or on neighbouring streets.
3. **Loading and unloading** – All loading and unloading of plant and materials will only be from Joan Mews.
4. **Skips** – Due to the limited access skips will be confined to small and mini skips (10 cu. M. max) and will be positioned at the rear of the site on the existing freestanding in front of the hoarding.
5. **Storage of plant and materials** – The storage of plant and materials will be within the confines of the site behind the hoarding. Due to the nature of the construction there will be very little bulk material required.
6. **Dust & Dirt control.** – To minimise dust and dirt causing a nuisance to neighbouring property all scaffolding will be erected with kick boards and green netting . However due to the construction tacking place between two existing party walls the existing walls either side will create a natural barrier to dust and dirt escaping from the site.
7. **Cleaning Roads** – Both private and public roads will be kept clear of mud with daily inspections and road cleaning employed, where it is found to be necessary
8. **Recycling** – There is minimal material arising from demolition. All pallets will be returned to the suppliers. Every effort will be used to employ materials that have been produced using eco-friendly processes. Local sourced materials will be used where possible to prevent long transport journeys. Local tradesmen will be employed to avoid lengthy journeys from home to the site.



PLAN TO ACCOMPANY METHOD STATEMENT 2762/3