

ARCHETYPE Ltd

Construction Method Statement

New Built House

at

36 Redington Road
London NW3 7RT

May 2015

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Section 1

General

This Construction Method Statement (CMS) is prepared on behalf of Mr Zolf of *Abbey properties Ltd.* for the construction of a new built house on Land at 36 Redington Road, London NW3 .

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. Sequencing of the work will be programmed once the reserved matters have been approved and the contractor appointed. Further details of the construction programme can be provided at that time.

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

Section 2



Description and Location of Project

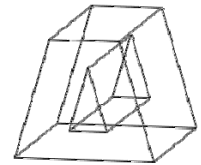
Author: Archetype Associates, 121 Gloucester Place, London W1U 6JY

Location: Land at 36 Redington Road, London NW3 7RT

Nature of Project: Construction of part 2 and part 3 storey building to provide single family house including basement and underground parking for 2 cars, associated landscape, refuse store and cycle parking'

Scope of Project:

- carry out asbestos inspection
- carefully dismantle the existing 2 storey building using a 20 ton digger and segregate the debris on site for recycle.
- Hacking off existing concrete floor and excavate ground.
- removal of debris from site
- install pile foundation as per Structure Engineer's design
- erect load bearing walls, lay concrete floor on ground floor
- Pre-cast concrete floor to first floor
- suspended timber floors to upper stories
- external brick/ render finish
- install flat roof
- Internal fittings/ plumbing/ electrical etc.
- landscaping and external paving.



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Site Location

The site is located on south side of Stuart Avenue at its junction with Edgware road (A5)



Surroundings and Context

Redington predominately has 3/ 4 storey semi detached houses built typically turn of century. Adjoining the site there is a new development accessed from Edgware road.

Redington is a main through affair and the site has direct vehicular access from Redington Road.





Section 3

Construction Method Statement

i) There is insufficient parking within the site boundary to accommodate all staff operatives and visitors vehicles ,

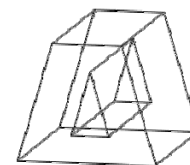
Measures:

- Designate an area of the site for site delivery
- suspension of parking in front of the site.
- operatives will need to use public transport in Finchley Road

ii) All loading and unloading of plant and materials will be from the Redington Road as marked up on the Site Plan. A traffic plan will be produced prior to commencement of construction clearly stating the routes to be used and identifying any local site rules and directional requirements.

Measures :

- Develop a construction and related traffic management plan.
- Identify sensitive areas (eg schools and homes)
- Develop a map showing delivery drivers routes to site from trunk roads
- 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.
- Vehicles should be loaded and unloaded off the highway wherever possible.
- Have designated personnel on site to receive deliveries, direct vehicles on and off site, and act as banksman

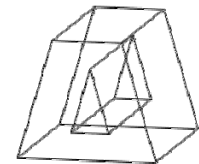


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iii) Safe and secure plant and material storage areas will be utilised as the overall site develops. These will be provided within the area shaded green. This will be sub-divided into trade specific sections, and will facilitate the safe segregation of materials (flammable/non-flammable, etc). There will be a permit system in place for the issue of keys for the plant on site, and all vehicles will be locked and secured at the end of each working day and the keys returned to the site management for safe keeping.

Measures:

- There will be no materials stacked outside of the site boundary/fence.
- Seek to ensure that material and plant storage areas are properly managed, cover lightweight materials with sheeting if necessary
- Seek to ensure that no wind-blown litter or debris leaves site whenever possible
- Ensure that materials that are potentially hazardous are well secured.
- It is a legal requirement to lock fuel outlets when they are not in use
- Secure plant to prevent vandalism and immobilise plant and equipment over night
- If required, install deterrents such as lights and warning notices
- Inform the local police about the site and seek their advice on security
- Consult with the Fire Brigade for advice on storing fuel and flammable materials on site
- Order the correct quantity of materials to arrive when they are needed to reduce the required storage time and risk of damage and theft.
- Establish in what form materials will be delivered, so that the appropriate unloading plant can be arranged and space set aside.
- Select packaging materials for deliveries that can assist effective/secure storage and movement of materials on site.



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iv) Existing site fencing will remain to the East, South, and West boundaries of the site for the duration of the works. Heras style fencing will be used along the North/east boundary to complete the site boundary security. This will enable easy public viewing along the western boundary of the construction works and will help to reduce general inquisitive nature commonly encountered with building sites.

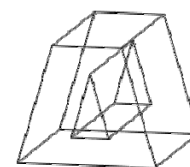
Measures:

- Ensure the site is secure
- Secure the site boundary using existing perimeter fencing and high quality locks on gates.
- Ensure that appropriate clean-up/repair is undertaken promptly, to discourage further problems from occurring if the site experiences a problem such as vandalism or graffiti.

v) Full wheel washing facilities will be maintained near to the access/egress point as shown in pink on the site setup drawing in Appendix A.

Measures:

- Frequently brush-clean the wheel washing facilities.
- Keep haul routes clear.
- Keep roads free from mud wherever possible.



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vi) 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 land clearing activities will be “damped down” using water suppression. Loaded lorries and skips will be covered with netting/sheeting, and the wheels of all vehicles/plant leaving site will be cleaned so that mud is not spread onto the surrounding roads

vii) A Site Waste Management Plan which will be employed on the site, or another such Plan to be agreed in writing with the Council,

Measures:

- Segregate different types of waste as it is produced and arrange frequent removal by registered waste carrier.

viii) Protecting Water courses

There are no watercourses on or near the site.

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.

Measures

- 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.
- Wheels of any vehicles leaving the site will be cleaned with pressure washer to avoid spreading the mud on street.



APPENDIX A

Construction Site Setup Drawing