Douglas and King Architects

Method Statement in Compliance with S106 Requirements

Proposal to Protect Neighbouring Properties

Supplementary to the Construction Management Plan

252 Finchley Road. London. NW3 7AA

Revision A – 17rd March 2016

Contents

1.0 Introduction

This Report is Method Statement is submitted pre construction to the above development.

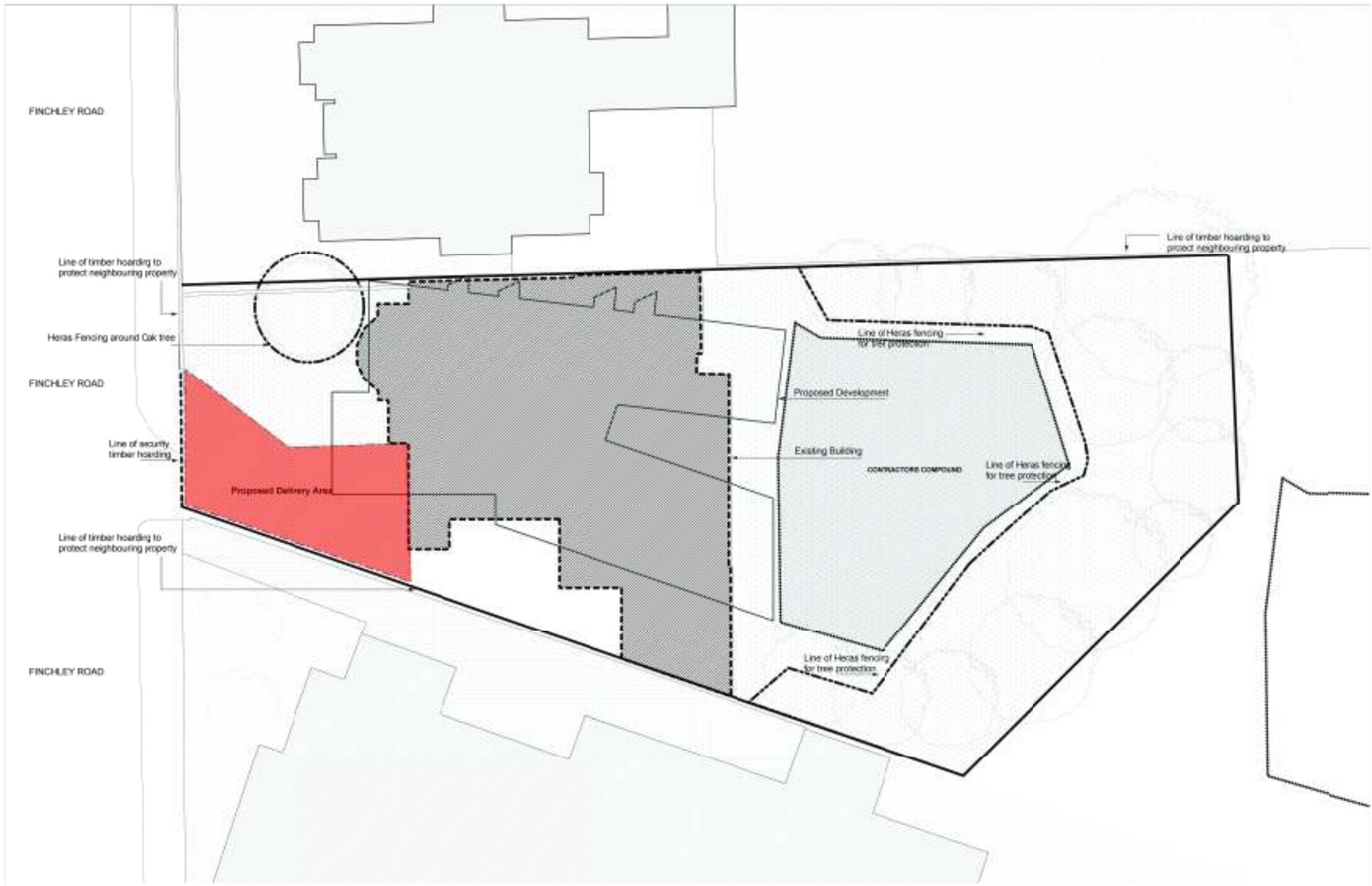
252 Finchley Road involves the demolition of an existing town house that has been converted in to three dwellings. A new building will be created on the site that will create 10,050 sq ft of residential accommodation broken into 12 apartments. It is intended that the apartments will be sold on completion.

The site is located between the Grade 2 listed St Andrews Church and a neighbouring property special consideration will need to be taken in the protection of these structures. To the south is the Presbyterian St Andrews Church and to the North is a listed period apartment building.

Of particular note and caution are the Stained Glass windows of the Church that face the site. One of the windows is a War Memorial in stained glass by Douglas Strachan (1875-1950). The artwork is one piece, consisting of two lancet windows wich with two lights.

This document outlines the protection methods to be included in the contract preliminaries in the selection of a main contractor.

2.0 Site Plan



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Construction Management Plan

3.0 Hoarding and Scaffolding.

All site hoardings are to be 2.4m high constructed with plywood sheets to a suitable thickness . All 150x150posts will be erected with racking braces to the internal elevation to prevent collapse due to wind loads.

The fixed timber hoardings will follow the line indicated on the site plan and will fully protect the neighbouring Church and residential building from Ground Floor debris, dust and noise during the working day. To the North East Heras fencing divides the site between the contractors working area and an environmental protection zone along the boundary.

All hoardings are to be matt black painted to minimise light reflection.

The hoardings will be supported on timber posts to cater for wind loads to BD EN 1991-41-4 2005+A1 2010.

Site hoardings are a contractor designed element of the works.

The wall along the boundary of the Church is within the cartilage of the listed building although is of very little Architectural value. It is unreasonable to expect a timber hoarding to protect the wall. Water filled vehicle barriers are to be designed to line the face of this boundary adjacent to the loading and unloading areas.

Scaffold will be erected as part of the construction contract for the new building. All scaffold areas will be fully enclosed behind Monarflex sheeting. Monarflex sheeting is reinforced with a polyester grid to give it the strength needed to withstand high winds and other construction site conditions.

4.0 Vibration

The greatest risk to the fabric of neighbouring buildings and particularly the stained glass windows of the Church are caused by vibration during the demolition and ground works stages of the project.

Vibration monitoring will be employed in 4 key locations, 3 No facing the church and 1 No facing No 254 Finchley Road. The equipment to be employed will be RDLVibe or similar remotely alarmed sensors that offer an uninterrupted supply of data to the site manager.

Use of vibration monitoring will be included in any necessary party wall agreements.

The Best Practicable Means (BPM), as defined in Section 72 of the Control of Pollution Act 1974, shall be employed at all times to reduce noise (including vibration) to a minimum, with reference to the general principles contained in British Standard BS5228: 2009 ‘Noise and Vibration Control on Construction and Open Sites’.

In terms of operations the piling process is the most significant process in terms of creating vibrations. Percussion or drop hammer piling will not be permitted as part of this development.

The proposed demolition of the existing will be largely by hand fragmentation but will include the use of mechanical hand tools. Excavators and dumper trucks will be used to remove material from the site and the routes used will be levelled to prevent vehicle impact noise and vibration.

Noise and Vibration limits for the site will be written into the tender documents for both the demolition and construction contracts.

The contractor shall employ the “best practicable means” as defined in the Pollution Control & Local Government (NI) Order 1978 to minimise noise and vibration resulting from his operations and shall have regard to British Standard BS 5228: 2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites, British Standard BS 6472-1: 2008 Guide to evaluation of human exposure to vibration in buildings – Part 1: Vibration sources other than blasting and British Standard BS 6472-2: 2008 Guide to evaluation of human exposure to vibration in buildings.

4.0 Noise

Noise controls are outlined in the Construction Management Plan that this supplement accompanies.

Noise is inevitable on construction sites. The main restrictions in place will be the restriction on noisy working hours which are 08:00 until 18:00 Monday to Friday and 08:00 until 13:00 on Saturdays. No noisy works will be carried out on Sundays and Bank Holidays.

All noise controls will be in accordance with BS 5228-4 1992 ‘Noise control on construction and open sites’.

5.0 Dust

Dust control equipment will be readily available on site from the commencement of works.

The choice of plant and equipment and the method of work should reflect the necessity to employ best practicable means in the control of dust.

Generally, where alternative methods exist, intrinsically dusty operations such as dry sweeping or dry sandblasting are not permitted.

Dust emissions are most commonly caused by the following activities: -

Open storage of finely divided materials such as sand and cementitious products (including wastes).

- Vehicular movements across the site.
- Demolition.
- Cleaning operations such as sand blasting and sweeping.
- Cutting of stone, concrete, etc.
- Site stripping and excavation of soil.

Dust Control Measures

Where adequate dust control cannot be achieved by the choice of appropriate plant, equipment and work method dust suppression involving the use of water and/or containment by screening and enclosure will be allowed for.

Water Suppression

Water suppression of dust will be employed for operations such as cutting or sandblasting of stone or concrete as well as in more general applications where dampening can prevent excessive wind whipping of dust from stockpiles and operational areas of the site, or from demolition.

Where dust is likely to be a persistent problem a water spray system will be available from the commencement of the works. The use of such systems can be particularly effective in operations such as the removal of soil during construction.

Screening and Enclosure Finely divided materials such as sand and cementitious products will be stored where practicable under cover or in sealed containers.