

Construction Statement South Lodge, Heathside – 2018/2219/P

August 2018

Programme

- Please refer to the attached construction programme. The dates will be adjusted when the start date is known.

Vehicles used for construction and access to the site.

- Vehicles will access the site from the existing entrance gate to South Lodge. The existing metal gates and side panel will be removed and stored away safely to prevent damage and will be reinstated after the works are completed. Temporary gates will be installed to create a vehicle entrance gate and a pedestrian access gate for the duration of the construction works.
- A secure pedestrian access route will be maintained and segregated from the vehicle access route using heras fence.
- There are no proposals to install hoardings on either the pavement or the public highway.
- Up to 15 workers would be on-site at any one time; they would commute in together by van/car. They would be dropped off and the car/van would have to find the nearest pay and display bays in proximity to the site.
- General builders merchant Crane Lorries (height 4.5m with the crane completely down, length 10m and width 2.5m) would visit the site around once or twice a week when the job first starts, declining dramatically to about once per month thereafter.
- Grab lorries (2.5 wide, 7m long, 4m high) for soil removal only during demolition and excavation at the beginning of the project. Estimated twice per week for the first 3 months.
- Skip lorries – estimated 1-2 times per week.
- It is estimated that the Crane and Grab lorries would visit site for about a half hour each time. This would be planned for mid-morning or early afternoon in order to avoid the early morning rush and afternoon rush.
- Standard transit vans (couriers) to make the deliveries once or twice a week.
- All skips to be delivered, filled and removed within any 24-hour period.
- Deliveries will be timed and a prior booking system will be maintained. No deliveries will be taken outside the pre-booked times.
- A mini crane will be used to lift materials on to the scaffold and roof during roof and façade works. We expect the mini crane will be required to visit on 2 days during a 6 week period of roof and façade works.

- A hoist will be used for vertical movement of materials. The proposed location of the hoist is shown on the attached plan.
- Lorries will load and unload in the designated loading/ unloading area as shown on the plan.

Timing and sequencing of deliveries/removals

- No deliveries will take place before 9.30am or after 16.30pm. This will be reduced to between 9.30am and 3pm in term time to avoid school pick up/drop off times and morning/evening resident movement.
- Construction vehicles will not be permitted to approach the site whenever Council refuse vehicles are operating (or are expected to operate) in the road.
- Construction vehicle movements will not be permitted at weekends or during public holidays.
- Suppliers will be expected to call the site a minimum of 20 minutes before their planned arrival time, to confirm that there is no other vehicle likely to be loading/unloading at the same time. If no space is available, construction vehicles will be instructed not to proceed to the site.

Storage of materials on site.

- The works are largely confined to the interior, side and rear of the property.
- The large front garden provide a relatively extensive construction site in which soil can be stored before removal by lorry and in which construction materials delivered to site can be stored. This on-site storage capacity will help to manage and better sequence on-street traffic movements.
- The submitted Arboricultural Method Statement details protection measures to prevent storage of materials above tree roots.
- No materials will be stored within the designated root protection areas or within any section of tree protection this is erected on site.

Excavation of ground and how this would be removed from the site.

- The construction is confined within the site boundary mainly to the east side and south of the property.
- Excavation will be carried out using mechanical equipment in most areas except in the vicinity of protected tree roots. Hand-digging methods will be used in such areas in order to protect tree roots in the vicinity. This will necessarily result in a slower process with less machinery and fewer impacts.
- The large site area allows soil to be stored before removal by lorry and in which construction materials delivered to site can be stored.
- The attached arboricultural method statement plan denotes the construction exclusion zone for the duration of the project (coloured grey and extending across most of the area of the rear garden). No fill material will be stored outside this zone.

- The attached arboricultural method statement plan denotes the construction routes through the site:
 - Via the front door.
 - Via the side passage.

Waste Disposal

- In accordance with PPS10, Planning for Sustainable Waste Management, a Site Waste Management Plan will be developed in order to identifying the type of material to be demolished and/or excavated, opportunities for the re-use and recovery of materials and to demonstrate how off-site disposal of waste will be minimised and managed.

Demolition and excavation waste

- As far as possible, excavated material (soils) will be retained on site for re-use.
- Waste that cannot be re-used or recycled is likely to end up in landfill.
- Any hazardous waste (none is anticipated) will be dealt with by a licensed operator and disposed of at a secure site.

Construction waste

- **Re-use**- Cardboard can be re-used on site provided it is kept clean and dry. Plastic sheeting can also be re-used as weather protection; pallets can be re-used on site in moving materials around and polypropylene bags can be used for storing waste.
- **Recycling** – There is potential to recycle plastics if they are properly segregated to avoid contamination. Cardboards can also be recycled as well as timber/wood, which can be shredded and used for the manufacture of fibre and chipboards. However, wood for these processes should be uncontaminated.
- **Disposal** – Residual waste that cannot be re-used/recycled or that is hazardous is likely to be sent to landfill.

Hours of working

- Construction hours shall be limited to 8am-6pm on Mondays to Fridays only.
- High impact activities will be restricted to 9am – noon and 2pm-5.30pm on weekdays.

Noise

- Construction noise will be managed in accordance in accordance with BS 5228: 2009.

- Construction activities will be limited to 8am to 6pm on Monday to Friday, and 8am to 1pm on Saturday.
- No noisy work should take place on Sundays or bank holidays.
- Where construction vehicles have to wait they should not idle. Generally, if a vehicle is stationary for more than a minute, the engine should be turned off in order to reduce emissions and fuel costs.
- Well-maintained and silenced plant and equipment will be used including compressors, generators and power tools.

Dust

The following mitigation measures are proposed:

- Soft stripping will be employed as an effective way of screening dust and preventing dispersion.
- Water suppression will be used to damp down dust and other debris that could generate dust.
- Mechanical demolition/excavation techniques will be used except in areas where tree root protection is in place in the vicinity where manual digging techniques will be used.
- Skips, chutes and conveyors will be covered wherever practicable and, if necessary, completely enclosed to ensure that dust does not escape. Similarly, drop heights will be minimised to control the fall of materials.
- No burning of any material is permitted on-site.
- Any excess material should be reused or recycled on or off-site in accordance with appropriate legislation.
- Cement, sand, fine aggregates and other fine powders will be sealed after use and if necessary stored in enclosed or banded containers. Some materials should be kept damp to reduce the risk of drying out.
- The road should be kept free of dust as far as possible and swept regularly. Where possible, this should be water-assisted to increase damping down. However, care should be taken to not to contaminate sewers or local waterways.
- All vehicles carrying dusty materials should be securely covered before leaving, to prevent dust spilling on the road and being swept away by the wind.

Pest control

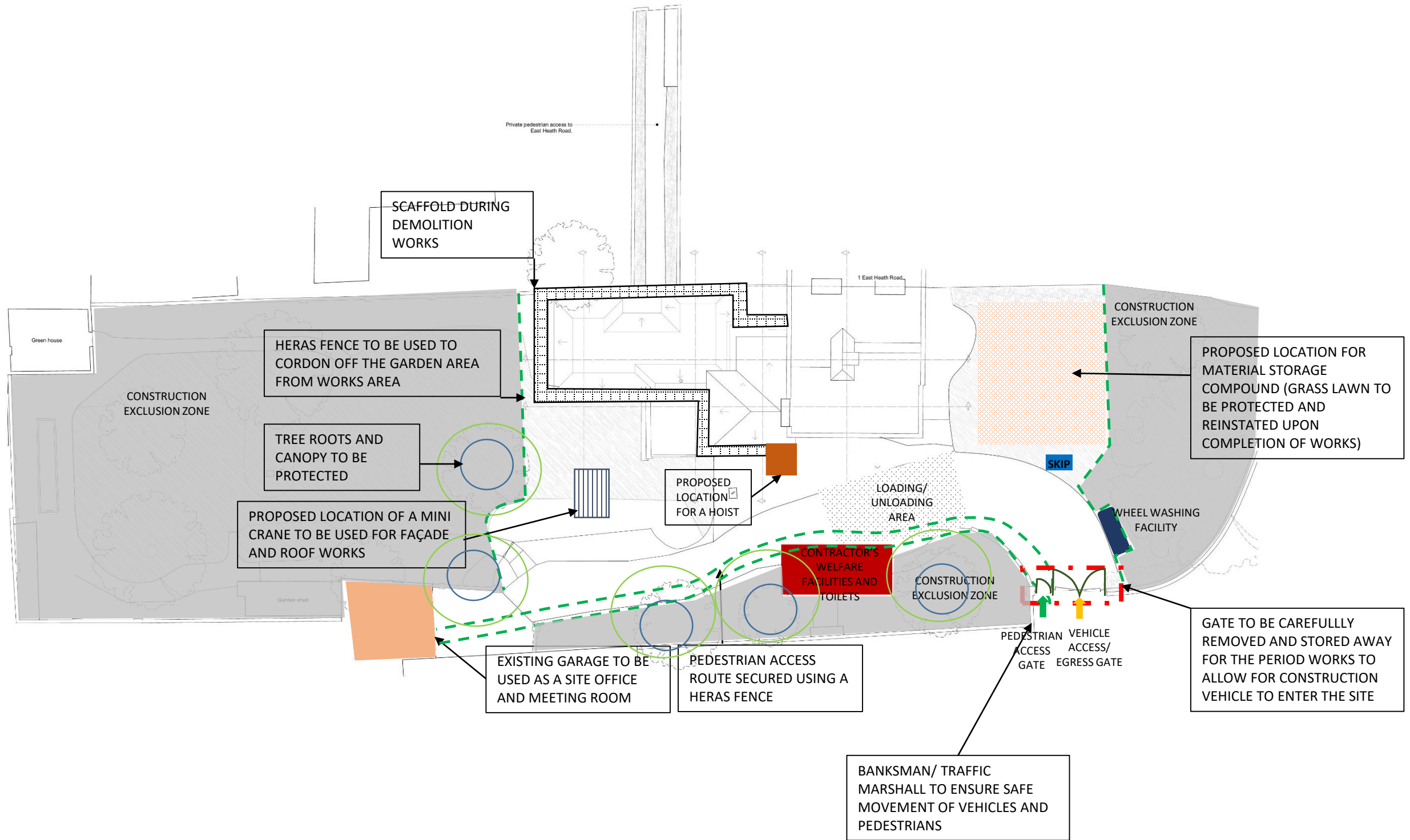
- Pest control measures will be implemented during construction works.

- The contractor shall comply with the Chartered Institute of Environmental Health's Guidelines set out in 'Pest minimisation: Best practice for the construction industry', particularly section 3.0 (Demolition / refurbishment and construction of properties).

Complaints and community liaison

- Neighbours will be notified of the development construction period in advance.
- The contractor's operatives are to maintain courteous relations and must be helpful to neighbours and passers-by at all times.
- A book will be kept on site, which will be used to record details of any complaints. This will include the name of the person making the complaint. The complaints book will be regularly reviewed to ensure that any complaints are dealt with and resolved.

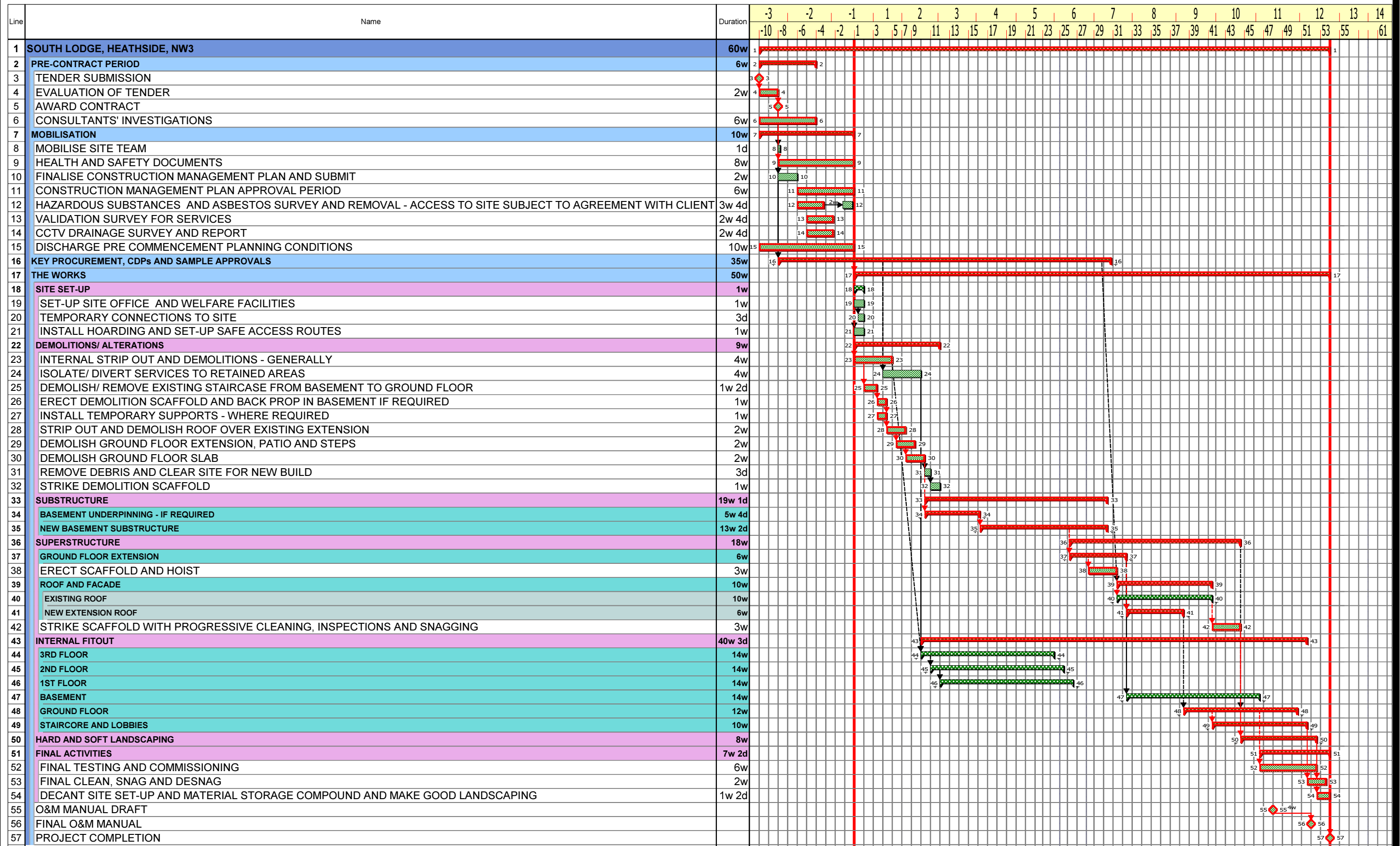
SOUTH LODGE, HEATHSIDE NW3 ACCESS AND LOGISTICS PLAN



SOUTH LODGE, HEATHSIDE NW3

INDICATIVE PROGRAMME

CLIENT: Mr Nick Raphael & Mrs Amanda Raphael



Drawn by: RS

Dwg No. 00001

Revision No. PLANNING

Revision Date: 17/08/2018