



## Demolition and Construction Statement

Burgess House  
North End Road  
London  
NW3 7HP

17th August 2018

Rev B - 22.08.18

## INTRODUCTION

This method statement has been prepared to support the information required to release a planning condition in relation to the permission granted. It outlines our precautionary working approach to demolition and construction, inclusive of detailed information on our adopted approach to mitigate the impact on amphibians and bats.

### Pre-Construction

To support our precautionary approach to the project, we have appointed a CDM co-ordinator whom will support us throughout the project. Prior to commencement of the development we will prepare a Construction Phase Plan, which will enable us to plan and organise the project, working together with others involved to ensure that the work is carried out without risks to health and safety, ensuring compliance as required by The Construction (Design and Management) Regulations 2015. Works will be carried out based on carefully prepared method statements that relate the task to site specific hazards. We will also carry out an F10 Notification to the Health and Safety Executive.

### Site Access and Egress

As with all projects undertaken by BWP Ltd a site induction will be provided to all members of the team including sub-contractors, reinforcing the issue that all demolition and construction works are undertaken in such a way as to minimise the impact on neighbouring properties, owners, vehicular access, existing wildlife and vegetation.

BWP will ensure the safe access and egress to the site, with a banksman being deployed as and when required during deliveries, off-loading, site meeting and any other such occasions.

During the construction we will ensure that within reason the site access to the main road will be kept free from mud and debris which may, on occasion, be taken from the site on the wheels of site delivery vehicles. We will endeavor to clean the road of any debris by the end of each working day. It is not anticipated that the works will generate excessive dust. However, we will undertake to carry out damping down of areas with water if and when a problem of dust pollution occurs or is anticipated.



## DEMOLITION AND CONSTRUCTION STATEMENT

The following statement has been developed to convey our proposed sequence of works at Burgess House ensuring that during both demolition and construction appropriate measures to undertake all tasks with a high standard of care, professionalism and consideration.

### Sequence of Works

#### Demolition

Following the approval of the local authority and the discharge of the pre-commencement conditions demolition works will get underway following the below sequence:

1. Cut off and cap all incoming services (water, gas, electric, telephone and sewer connection) back to the point at which they enter to extents of the site.
2. Erect site fencing and protect the site (in accordance with CDM regs).
3. Strip out all services within the property - drainage, pipework, electrics, lighting, radiators
4. Demolish all non-loadbearing partitions, joinery, cabinetry, sanitaryware, ceiling linings
5. Strip roof and lead flashings
6. Demolish existing structure from top down firstly dismantling the timber roof structure
7. Demolish two storey timber / lead clad extension to the north of the property from the top down.
8. Demolish external envelope masonry walls, salvaging brick where possible.
9. Unwanted materials will be removed for crushing (see below)
10. Break-out existing concrete slabs and foundations
11. Grub out any outstanding groundwork's and redundant drains

*Duration – 4 weeks*

#### Construction of foundations

It is our intention to carry out the vast majority of excavations works from within the Burgess House plot and have allocated additional time to account for this being more time consuming and prolonged. Where not possible we will endeavor to limit access to the neighbours land, within reason which may differ at various stages of the works and as a result of the site topography.

1. Erect site hoarding, placing it up to a maximum distance of 300mm away from the existing fence
2. We understand the adjoining gardens at Brandon House feature mature trees and shrubs and therefore we will ensure these are fully protected and considered before any hoarding or excavation works are undertaken.
3. Remove the existing fence bordering Brandon House in sections (gridlines A, B, 1 and 3) relating to the sequence.
4. As illustrated via colour coding we will work our way around the site 'staking and stringing' out the existing line prior to the removal of each section of fence ensuring the boundary line is maintained as we progress, delineating the site extents.
5. Mapping of the boundary will then be run in a continual sequence around the site as the foundations for the new wall are excavated ensuring there is no land creep. Again, this will be in line with those set out in the architectural drawings, to agreed within the Party Wall Award.
6. Using a combination of mechanical and hand digging undertake 1.2 m max. wide excavations down to the maximum depth required below ground level - to reach stiff undisturbed clays (in accordance with the structural engineers drawings).
7. Where the existing garden wall is to be retained, temporary shoring will be mounted to wall face until new footings are completed in full.
8. Install sacrificial shuttering at the back of the excavation to prevent collapse
9. Allow for a min. safe working space within excavation whilst digging
10. All excavations to be inspected and approved by BC inspector
11. Install Cordek Claymaster boards to inner face of trench making sure it is adequately supported
12. Pour mass concrete footings in sections no greater than 1.2m (in accordance with HRW 1727\_GA001) along the boundary with Brandon House (gridlines A, B, 1 and 3)

13. Install Cordek Cellcore to base of ground beams excavations and Cordek Claymaster to inner face
14. Prepare formwork shuttering to ground beams along gridline C-C
15. Install H16 dowels at 400 centres linking footing sections as shown to RC ground beams
16. Pour mass concrete footings in larger sections to the remainder of footprint
17. Pour concrete to form RC ground beams along gridline C-C  
*Duration - 6 weeks*
18. When concrete has adequately cured commence laying of engineered brickwork to form base courses up to DPC level
19. Prepare formwork shuttering and pour RC
20. Install DPC to suit site topography and relationship of external envelope with external ground level
21. Construct base of cavity wall –100 / 140mm blockwork where specified by Structural Engineer
22. Ensure adequate void is maintained between existing ground level and underside of beam and block floor in accordance with Architects detail. Dig back as and where required.
23. Install precast beam and block floor to form ground floor substructure  
*Duration – 3 weeks*

### **Waste Management**

A waste management plan will be in place to ensure the logging of all waste and spoil ensuring what can be recycled is pre-determined prior to pick-up. All skips will be located within the confines of the plot again minimising the impact on neighbouring owners.

Any skips will need to be monitored to ensure that contamination of segregated skips does not occur. Therefore, we will advise regularly on how the waste management system is working. We will continually review the type of surplus materials being produced and where we can change the site set up to maximise on re-use or recycling and the use of landfill will be the last resort.

The plan will be communicated to the whole project team regularly. Updates will be communicated and discussed at Management and Health and Safety Committee meetings.

### **Lighting**

All site flood lighting appliances are to be fitted with directional shielding to prevent light pollution affecting adjoining properties. Lighting of the site will be restricted to within the working hours as stated elsewhere in this statement and will not be kept on overnight, particularly during the summer months between April and October. The use of high intensity security lighting will be avoided.

### **Archaeological**

As identified in the report produced by CGMS Heritage no designated archaeological assets will be impacted by the proposed construction of development works.

### **Biodiversity / Protected Species**

#### **Amphibians**

As identified in the submitted Ecological Appraisal undertaken by Crossman Associates all site operatives will be made aware of the possible presence of protected species during works.

The site is a residential house with well-maintained gardens of amenity lawns with perennial and shrub borders. The site is not considered to offer a significant habitat resource for amphibians due to the very heavy management of grassland and the lack of cover within boundary features. It is however considered that the site may provide suitable habitat for small numbers of amphibians in conjunction with surrounding habitats.

The following procedure will be followed to protect amphibians and will also be an effective means of protecting other species that may be present.

Management of amenity grassland will continue up until the commencement of development; this habitat is too short and lacks cover for amphibians so continued management will prevent colonisation. Dense vegetation including shrub and plant borders, trees and hedgerow vegetation be removed in two stages. In the first stage vegetation will be reduced to 10 cm above ground level by hand, brushings and cuttings removed, and the remainder left for a minimum period of 48 hours during fine warm weather (above 10C). This will reduce cover and encourage amphibians to move away from the area. Vegetation will then be cleared to ground level to fully destroy any amphibian habitat. If any amphibians are discovered, they will be moved to the edge of the site and away from the development footprint.

All construction/building materials will be kept on site will be stored in manner that won't attract amphibians. Construction materials will be stores on pallets and all site rubbish will be places directly into suitable receptors for disposal. Any woody vegetation that is felled or cleared will be removed from the site. No felled or cleared vegetation will be stored in the site at any time.

Ditches, trenches or piling holes will not be left open overnight or if they need to be left open will be fitted with a ramp to provide any animals which fall into the excavation, with a means of escape. Any ditches left open overnight will be checked the following morning, or as soon as possible for the presence of animals, prior to the recommencement of works.

### **Bats**

The works will proceed using a 'soft' approach. Roof panels, will be removed in a vertical rather than horizontal sliding motion. Any masonry will be dismantled using a 'soft' approach taking care with cavity walls where present. All site workers will be vigilant at all times. Should BWP have any concerns or identify any nesting evidence (e.g. crevice-dwelling bats or a bat roost) or if a bat is found works will be halted immediately and advice should be sought from Crossman Associates or Natural England.

In addition to the above it is the intention as further identified in the above report that artificial nesting boxes will be installed within the supporting walls of the replacement dwelling in due course.

### **Birds**

The works will proceed using a 'soft' approach and should the presence of any nesting identify any evidence be found works will be halted immediately and advice should be sought from Crossman Associates or Natural England.

Following completion new proposals will involve the installation of two sparrow boxes (Habibat Terraced Sparrow Box) and a new bat box (Habibat 001) to be installed on the southern elevation of the dwelling, as determined by the Planning Conditions. The manufacturer's instructions will be adhered to when installing these features.

## Reference Documents

All the below documents and their findings have been taken in to consideration in the preparation of the above documentation and will continue to be consulted as necessary throughout the demolition and construction period.

Biodiversity and Ecological Assessment – Crossman Associates, 09<sup>th</sup> July 2018

Tree Survey Report (revA) – Canopy Consultancy, February 2018

Tree Protection Plan – 17-537-TPP, 15<sup>th</sup> Feb 2018

Archaeological Assessment - CGMS Heritage – February 2018

AOC\_207\_C20 NBS Specification

HRW Engineers construction pack - February 2018

Asbestos Survey Report and Register - 20th August 2018