

**53, Fitzroy Park, Highgate London N6 6JA**

**Method Statement in relation to Precautionary Approach to Demolition and Construction**

**Revision C 1204 19**

**Planning Application no: 2018/2104/P**

*Condition 14. : Prior to implementation a method statement for a precautionary working approach to demolition and construction should be submitted to the Local Authority and approved in writing. This shall include approaches to mitigate the impact on protected species, including impact of lighting during works. All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately, and an ecologist should be contacted. The applicant may need to apply for a protected species licence from Natural England, evidence of which should be submitted to the Local Authority.*

*Reason: To ensure that the development contributes to the protection and creation of habitats and valuable areas of biodiversity, ensuring compliance with the Habitats Regulations and Wildlife & Countryside Act 1981 (as amended) and in accordance with policies A2 (Open Space) and A3 (Biodiversity) of the Camden Local Plan 2017.*

**1. Description of the project**

Oakbridge Bespoke Homes have been instructed to carry out the Demolition and redevelopment works. The Project comprises the demolition of the existing building and construction of a single dwelling to replace the existing building. The site is located in Highgate London N6 6JA. Currently the site comprises an existing derelict three story house, patio and associated garden. The garden comprises unmaintained bare ground, several semi mature trees, scrub and short perennial vegetation and various piles of rubble.

**2. Consultant Reports**

Two relevant Consultant reports have been prepared in advance of this document. The first being a detailed Ecological Survey prepared by Clarkson and Woods dated May 2015. The second being an Arboricultural Method Statement prepared by Landmark Trees dated 23rd August 2018.

**3. Results of Ecology Survey**

A detailed Ecology Survey was carried out by Clarkson and Woods in May 2015. The survey contains desktop historical data as well as data collected from a detailed field survey. The field survey was carried out by Frankie Brookbank GradCIEEM who has experience in undertaking ecological surveys and has BSc and MSc in relevant subjects.

The field survey included a detailed inspection of the likely habitats of native species and any evidence that any native species were present within the site boundaries. Specifically, the survey concentrated on evidence of Bats, Amphibians, Hedgehogs, Reptiles, Birds and Dormice. No evidence was found of any of these species on the site or evidence that they had been in occupation on the site.

**4. Recommendations for Further Work**

 The above-mentioned survey recommends that further works should be carried out as follows: -

Habitats and Trees – Trees to be retained should be protected using tree protection fencing in accordance with BS5837:2017

Bats – A suitable lighting strategy should be prepared and implemented within the site to protect retained feature suitable for commuting and forging bats.

Reptiles and Amphibians – A precautionary phased cutting of vegetation which will be maintained at ground level.

Birds – If any vegetation and buildings are to be directly affected by the construction activities (including site clearance) during the months of March to August inclusive a check of suitable habitat for nesting birds prior to site activity in that area should be carried out by a suitably qualified ecologist.

Hedgehogs – The shed should be removed carefully checking for Hedgehogs sheltering underneath. Should any be found the ecologist will be contacted to advise.

**5. Site Clearance**

It is intended to remove the five trees that are to be removed during the month of February, prior to the “nesting season”, at the same time the undergrowth and perennial plants will be removed.

Prior to the Site Clearance being undertaken the ecologist will be asked to return to the site and will carry out a further survey to ensure that no species have since occupied the site and if this has happened will advise on what action will be necessary.

The site clearance and tree removal will be carried out by Suitably qualified tree surgeon. Prior to carrying out the works the tree surgeons’ operatives will be advised and instructed by the ecologist on what to look out for and what actions to take in the event of finding any animal species. They will be instructed to stop work upon finding any animal species and to contact the ecologist prior to carrying out any further works.

6. **Demolitions**

As described above the existing house has no evidence of animal species being present. Prior to the demolition being carried out the ecologist will carry out a further survey to ensure that no species have inhabited the property.

It is intended that the house will be demolished by hand. Prior to these works commencing the ecologist will advise and instruct the demolishing contractors operatives on what to look out for and what actions to take in the event of finding an animal species. They will be instructed to stop work upon finding an animal species and to contact the ecologist prior to carrying out any further works. A scaffolding will be erected to the four side of the building. This will be used as a platform for safe access to demolish the building by hand. The materials that arise from the demolition will be stored on site until a temporary access road has been constructed to allow the materials to be safely loaded onto a vehicle that has been driven onto the site, turned and is able to leave the site in a forward gear.

**7. Health and Safety**

A health and safety file will be prepared with risk assessments and Method Statements for all trades and activities.

This will be strictly adhered to and constantly monitored and updated by the Construction and Site Managers.

**8. Site Visitors**

All visitors and contractors that have not worked on this site before will undergo an induction by the Site Manager prior to being allowed on site.

The Site Manager will ensure that the appropriate high visibility and safety clothing will be worn by all visitors.

**9. Staff/Contractor Wellbeing**

Fully heated office, canteen, washing/services will be provided for the appropriate number of staff. These will be kept clean and regularly serviced by cleaning contractors. Location of welfare facilities is indicated on attached site plan.

**10. Lighting During the Contract Works**

The following has been composed with the benefit of Camden Councils Bats and Lighting Mitigation Methods and the Ecology Survey as detailed above.

The works will be carried out in accordance with the working times that have been detailed in the Planning Permission detailed above. Operations can only take place after 8am and are to be complete by 6pm on weekdays. Sunrise on average occurs at between 07.39 am in the winter and 06.32am in the summer in the London area. Sunset on average occurs between 16.48 pm in the winter and 20.50 pm in the summer.

Therefore, no form of artificial lighting will be required in the spring, summer and autumn months. During the winter months artificial lighting will be required and will be restricted to the site accommodation and to provide low level task lighting within the dwelling as it is being completed. No amount of external “flood” lighting will be used or is required.

During the winter months any external works will be restricted to the daylight hours.

Construction sites are mandated to use a power supply of 110V. The site accommodation and any task lighting will be illuminated with 10 to 15-Watt LED bulbs as recommended by the reports above.

It is not proposed to have any lighting in operation during the night when the site is unoccupied and therefore its effect does not need to be considered.

Given the absence of any form of wildlife being present on the site and the fact the works will not be undertaken during “night-time” hours the possible effect on wildlife from lighting during the construction phase of the project is expected to be minimal.

**11. Deliveries, Loading and unloading of plant and materials**

All materials arising from the demolition will be stored on site as item 6 above.

**12. Contractors Parking**

Provision will be made on site for all Contractors parking in accordance with drawing number E-322-02.

**13. Road Cleanliness**

Hard standing and wheel washing facilities will be installed on site. Although a clean off-road hardstanding will always be provided. A site operative will always be allocated to keeping the road clean. If necessary, a road cleaning vehicle will be employed.

**14. Working Times**

 Work will be restricted to the following times: -

* Mondays to Fridays – 0800 to 1800
* Saturdays – 0900 to 1300
* Sundays and Bank Holidays – no work

**15. Residential Amenity**

Noise will always be kept to a minimum with machinery being turned off when not in use. Dust will be kept to a minimum and a water spray will be utilised when necessary.

**16. Preliminaries**

* The site is secured by a 2.4m high hoarding to south of the site. Hoarding will be incorporating lockable gates next to designated off-loading area.
* All existing services will be disconnected where necessary

**17. Programme of Works**

It is envisaged that the demolition works will take 6 weeks followed by the basement construction period will be 12 weeks, with the bulk excavation taking the first 2 weeks of this period.

**18. Construction Sequence**

* Erect and secure site hoarding and access gates
* Scaffold to existing building
* Demolish by hand existing building
* Excavation of basement area plus working space
* Concreting of basement slab
* Concreting of basement walls
* Back filling the excavation around the basement walls.
* Foundation brickwork
* Drains
* Ground Floor slab