

Method of Construction Statement

The purpose of this document is to ensure that the development approved at 12 Broadlands Road under planning reference HGY/2021/0692 is carried out with minimum disturbance to neighboring occupiers (in terms of noise, vibration, traffic and dust) and does not detrimentally impact on the environment and the safe operation of surrounding highways. It has been prepared by Facit Homes, who will be the main contractor and all sub-contractors will adhere to its objectives.

Site location:

Land to the rear of 12 Broadlands Road
London
N6 4AN

Planning reference:

HGY/2021/0692

Description of works:

Construction of a part single, part two-storey dwellinghouse (C3) with associated off street parking.

Site Plan:



Proposed programme:

The construction programme is estimated at 52-56 weeks. The estimated target start date (as of January 2023) is April 2023.

- 2 weeks site clearance and mobilisation - incl. work for site set-up and protective fencing.
- 12 weeks groundworks including drainage and trenching, and initial landscaping enabling works.
- 12 weeks structural timber frame production, assembly and erection.
- 10 weeks external finishes.
- 16 weeks internal fit out and services.

Site hours:

8am to 6pm - Monday to Friday

8am to 1pm - Saturday

No working on Sundays and Public Holidays

Site boundaries:

The main site area is not visible from the public highway and is surrounded by dense vegetation and existing boundary treatments that contain it both physically and visually, which will be retained.

Within the site, Herras fencing and secure Herras gates will contain the working area – see Figure 3 below. Where necessary, tree protection barriers will be used as proposed by the Tree Protection Plan, which has been submitted under separate cover.

Site access and parking:

All access to the site will be via the existing crossover on Broadlands Road. Access is via existing inward opening gates, which have an existing facing that provides visual screening.

All parking of vehicles of site personnel and operatives will be off street and within the curtilage of 12 Broadlands Road. Where possible, visitors will be advised to travel to the site via public transport. There are two vehicle entrances to the property with off-street parking space in front of the house that can accommodate small/medium vans and trucks. The layout allows for an in-out drive path without the need for a turning space, although there is also enough space for vehicles to safely turn if required. Broadlands Road will not be obstructed during the course of the development and no on street parking bays will need to be used. All vehicles will exit the site in a forward gear. See Figure 1 below:

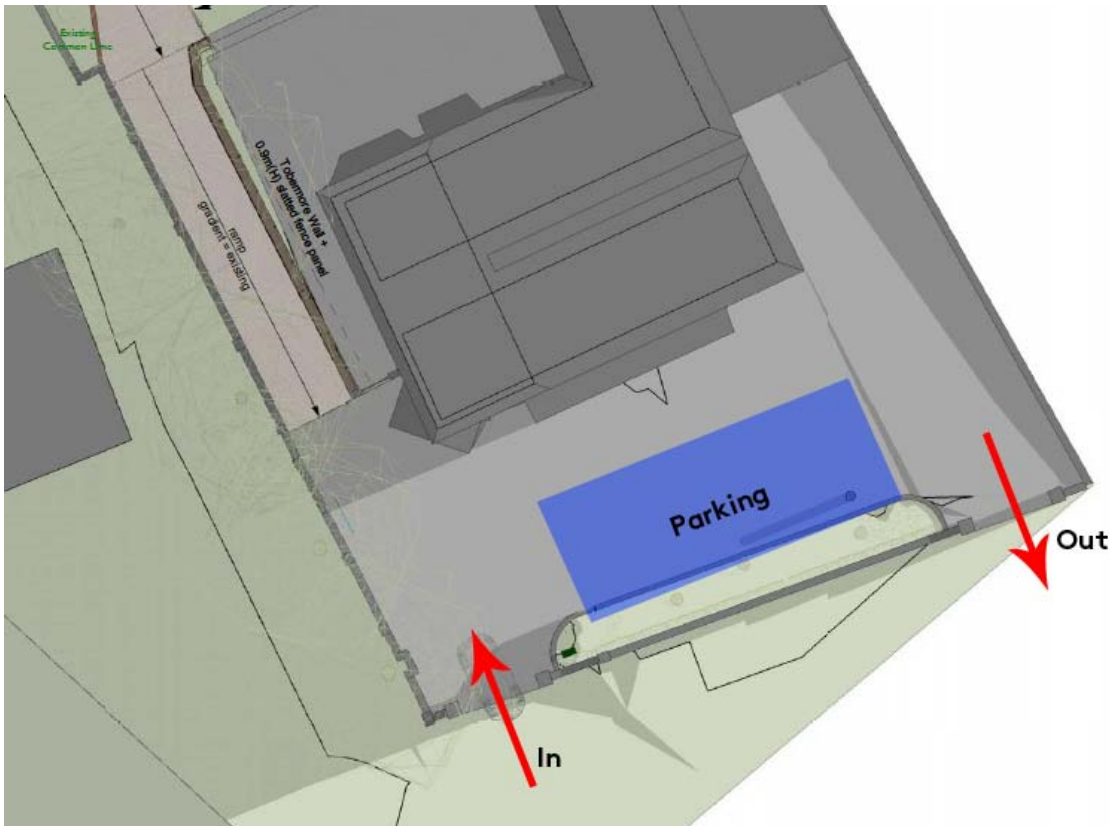


Figure 1

Vehicular movements, deliveries and traffic management:

It is anticipated that the largest lorry type utilized during the construction of the development will be a concrete mixer truck, of which a small number will be required for the ground floor slab. Other vehicles expected on site will consist of standard skip lorries and flat bed delivery vehicles of no more than 7.5 tonnes. This type of vehicle will fit within the designated on-site loading areas and trips are not anticipated to exceed more than 3-4 times per month.

There will be a rota system requiring all deliveries to be pre-booked at least 24 hours in advance to avoid on-site and off-site congestion by spreading the resulting traffic over a longer period of time. Whenever possible, there will be no major vehicle movement during "rush hours", defined as 07.30 – 10.00 and 16.30 – 18.30 Monday to Friday.

The site manager will coordinate deliveries and ensure that the safety of pedestrians, cyclists and other vehicles is considered at all times.

Other methods to optimize deliveries and to reduce their impact on traffic and congestion include:

- Consolidating deliveries whenever possible
- Not accepting part loads unless essential
- Issuing notices to sub-contractors and delivery companies stipulating that deliveries that have not been booked in advance or happen outside agreed delivery slots may be turned back and re-scheduled

Drivers will be advised to use the shortest possible route between the site and larger roads (such as the A1); in this case most traffic will be directed to approach the site from the A1 and along North Hill Road in order to access Broadlands Road – see Figure 2 below:

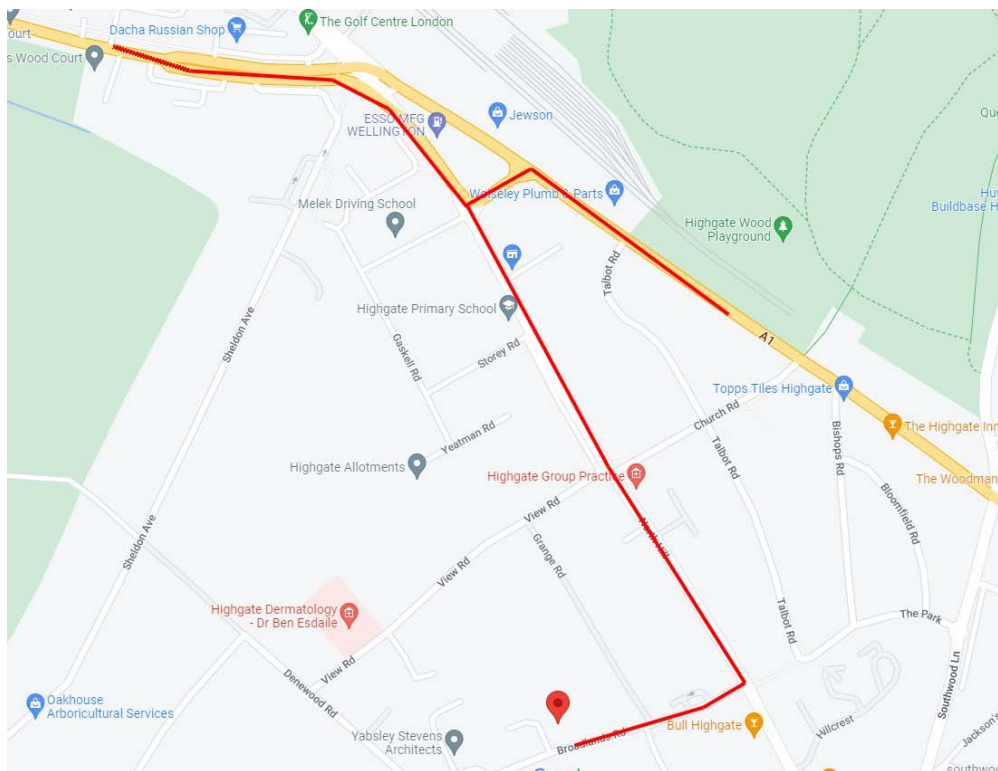


Figure 2

3A Godson Street, London, N1 9GZ
020 3034 0720 info@facit-homes.com facit-homes.com

Loading, unloading and storage of plant and materials:

All loading / unloading is to take place within the site and never outside the permitted working hours; see Figure 3 below. No on-street loading will be permitted without prior approval from the Local Authority.

In addition to the delivery procedures listed above, the principle of “just in time” deliveries will be followed strictly throughout the development process to ensure that plant, machinery and materials are not stored on site before they are actually required for the building works. When materials are kept on site then this will always be within the site boundary and only for as long as absolutely necessary. All materials, especially those prone to emitting dirt or dust, will be covered by appropriate sheeting and securely fastened. All areas within the site and on adjoining highways will be checked for spillages on a regular basis. All machinery and plant equipment that has to be kept on site will be switched off and secured when not in use.

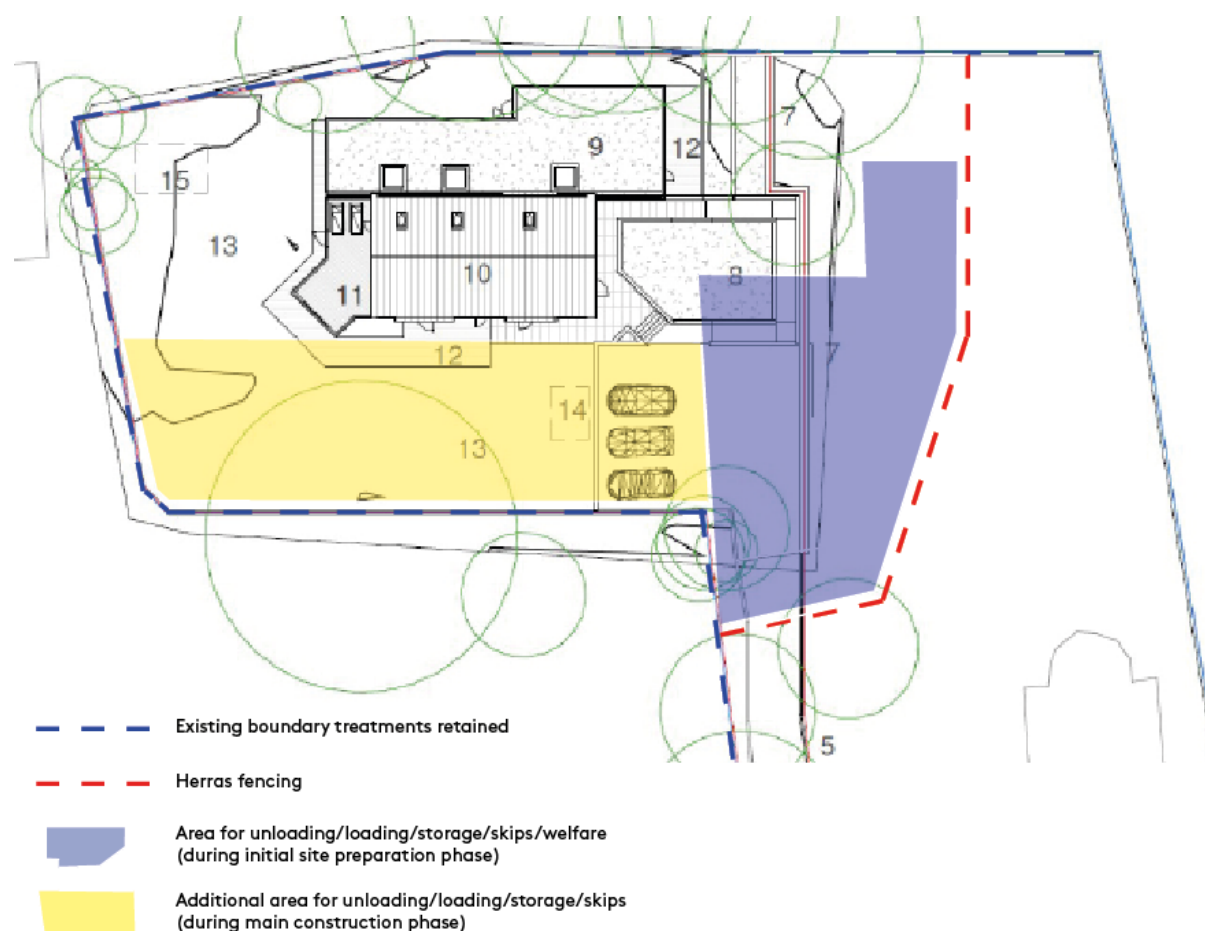


Figure 3

Dust, dirt and road cleanliness:

Dust and airborne dirt generation will be kept to an absolute minimum. Sawdust from the timber frame production will be contained within a temporary shelter during production. Skips will remain covered. Power tools will be fitted with dust hose attachments where possible.

No vehicles will be permitted to drive over any ground that does not have a compacted hardcore layer, in order to avoid the transference of earth/mud from the site onto the road network. Temporary manual wheel washing facilities shall be made available at the exit to the site to be used as required.

The site manager will confirm that any vehicle leaving site will not leave deposits on the public highway and will monitor the surrounding highways and footpaths on a daily basis and ensure that the construction works do not have a negative impact on road cleanliness. A schedule of condition of the surrounding footpaths and highways will be prepared prior to any works starting on site to ensure the highways are kept in a good condition throughout the development process.

Site waste management:

Waste will be managed under the principle of hierarchical waste management priorities which, in order of importance, are as follows: Reduce, Reuse, Recycle and Dispose.

It is important to tackle waste at the outset by reducing the amount of waste being produced in the first place, that is ensuring that the correct quantity of materials are ordered in the most environmentally friendly way. Each sub-contractor will be responsible for ordering and supplying their own materials, thus minimizing the risk of waste through over ordering (for which the subcontractor would be financially liable). Each sub-contractor will also be required to use the most environmentally friendly packaging at its disposal (including recycled) without adversely affecting the safe handling and protection of materials. The principle of "just-in-time" deliveries will furthermore reduce the risk of damage (and thus waste) through stockpiling. Facit Homes will endeavour to recycle as much waste as possible offsite through the use of recycling companies.

Hazardous materials are to be sealed, stored and disposed of in appropriate and safe manner in order to avoid contact with ground or wastewater. Burning of waste will not be allowed on site. The management and disposal of any remaining landfill waste will be handled in accordance with all relevant statutory requirements, including the Environmental Protection Act 1990 and the Environmental Permitting Regulations 2007.

Noise and vibration:

Best practical means are to be used at all times to minimise the noise and vibration impact of the works. Machinery and vehicles will be fitted with effective silencers wherever available, and kept in good working order. Equipment will be operated so it produces as little noise as possible. No idling engines or plant allowed onsite. Toolbox talks will take place for all subcontractors to ensure they are aware of noise and vibration issues onsite.

Community liaison:

A dedicated member of the Facit Homes team will be given the role of community liaison. They will handle any queries, concerns and complaints from neighbours and maintain a log book detailing such enquiries and any follow-up actions. The community liaison will discuss the works program with those neighbours directly adjoining the site to ensure they are aware of the

works involved and to address any concerns beforehand. Contact details will be displayed at the entrance to the site and distributed to adjoining neighbours.