

METHOD OF CONSTRUCTION STATEMENT VARTRY ROAD, LONDON

6 VARTRY ROAD, LONDON, N15 6PT

METHOD OF CONSTRUCTION STATEMENT
FEBRUARY 2023

PREPARED FOR LINEAR INSIGHT LIMITED
PREPARED BY KRONEN LIMITED

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1 INTRODUCTION

1.1 METHOD OF CONSTRUCTION STATEMENT OBJECTIVES

The objectives of this Method of Construction Statement include reducing the project's construction-related:

- Road congestion on Vartry Road and the wider local road network
- Highway safety impacts on Vartry Road and the wider local road network

1.2 SITE CONTEXT

The site is 6 Vartry Road, London, N15 6PT (in the London Borough of Haringey planning and highway authority area).

The site is accessed from Vartry Road, a single carriageway unclassified local access road / residential street.

The site falls within the Seven Sisters South Permit Controlled parking Zone which is operational Mondays to Fridays 8am to 6.30pm.

1.3 DEVELOPMENT PROPOSALS

The site currently comprises a three-storey mid-terraced house.

The site has no vehicle access or off-street parking.

In August 2022 application "HGY/2022/1086" for the construction of a "Conversion of existing Dwellinghouse into 3no Flats with Mansard Roof extension" was approved at the site.

1.4 THIS CMS AND ITS STRUCTURE

The decision notice for "HGY/2022/1086" included condition 5 as follows:

"5. No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) details of the timing and routing of construction traffic to and from the construction site;
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management);
- e) details of scaffolding and hoardings

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SPO of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD

2017.”

2 CMS DETAILS AND MEASURES

2.1 TIMING AND ROUTING OF CONSTRUCTION TRAFFIC

2.1.1 TIMING

A booking system will be used to plan deliveries to the site.

Deliveries will be booked out of peak times, 7am to 9am and 4pm to 6pm, to aid the operational efficiency of the construction works / site and the neighbouring area.

2.1.2 ROUTING

A map is provided in Appendix A.

As discussed the site is accessed from Vartry Road, a single carriageway unclassified local access road / residential street.

With regards the wider area context the site is well located for access to TLRN roads for construction access and these roads are the A10 Stamford Hill to the east and the A503 Seven Sisters Road to the west.

A copy of the route plans will be available to all suppliers when orders are placed to ensure drivers are fully briefed on the required routes to take. The suppliers will be made aware that these routes are always required to be followed unless agreed or alternate diversions are in place.

2.2 LOADING AND UNLOADING OF PLANT AND MATERIALS

On-street parking bay suspensions, highways skip licenses and scaffolding licenses will be required for the works. The contractor will apply for these via the standard online processes at least two weeks in advance. (< <https://www.haringey.gov.uk/parking-roads-and-travel/parking/parking-permits/parking-bay-suspensions> >, < <https://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/building-near-road/skipbuilding-materials-licence> > and < <https://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/building-near-road/scaffold-hoarding-container-and-crane-licences> > respectively).

The contractor will have a designated Banksman and / or a Traffic Marshall who will be responsible for the safe movement and guidance of any plant and material to the site to maintain pedestrian and general highway safety.

No abnormal loads are anticipated.

2.3 STORAGE OF PLANT AND MATERIALS

It is expected that some storage of plant and materials will take place on-street within suspended parking bays.

The contractor will provide details when applying for suspensions and licenses.

2.4 PROGRAMME OF WORKS (INCLUDING MEASURES FOR TRAFFIC MANAGEMENT)

The programme of works sequencing would be along the lines of the following:

- Site setup for hoarding and staff welfare
- Temporary props where needed prior to removal of existing items
- Basement dig out and underpinning if needed as per Structural Engineer advice
- Existing rear outrigger – underpinning if needed as per Structural Engineer advice
- New foundations and footings as necessary
- Laying of drains – foul and surface water
- Walls up to DPC level, DPM, floor slab
- Superstructure to roof level including insulation, steels, doors and windows.
- Roof/ tiles, fascia, soffits guttering
- Internal walls, staircases
- First fix electrics and plumbing
- Internal finishing/dryling/plaster/ceilings etc.
- First coat paint
- Woodwork, architraves doors skirtings etc.
- Second fix, bathrooms, kitchens, fixtures, fittings.
- Flooring/tiling
- Final coat paint
- External areas, bin enclosures etc.
- Snagging
- Handover

The programme of works is expected to have a duration of 9 to 12 months.

With regards to hours of working standard CCS working hours: Monday to Friday 8am to 6pm, Saturday 8am to 1pm, with no noisy works on Sundays or bank holidays, will be adopted.

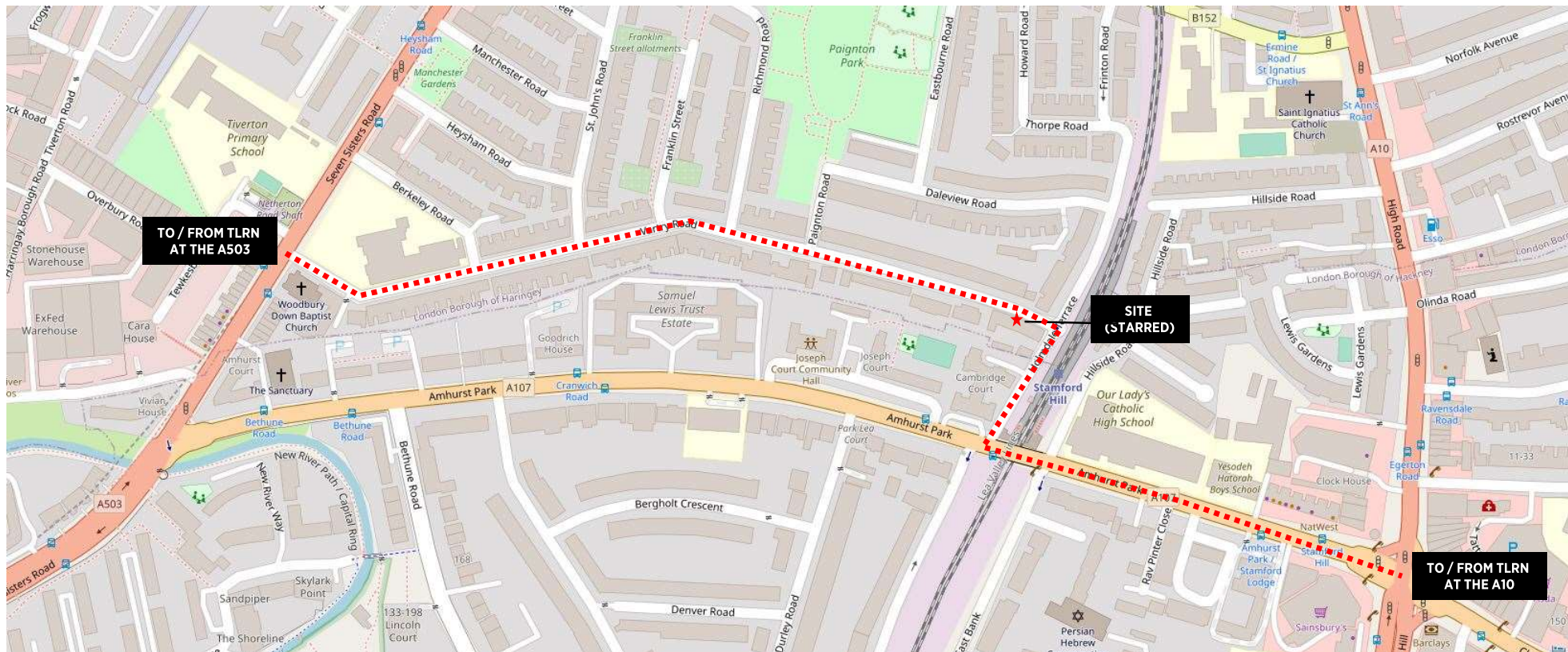
No carriageway or footway closures are considered necessary and as above with regards to traffic management, contractors will marshal the access for plant, materials and vehicles.

2.5 SCAFFOLDING AND HOARDING

Highways scaffolding licenses will be required for the works. The contractor will apply for this via the standard online processes (< <https://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/building-near-road/scaffold-hoarding-container-and-crane-licences> >).

Hoarding will be erected at the site boundary.

Hoarding will be constructed in ply timber to a height of 8ft.



CONSTRUCTION VEHICLE ROUTING TO TFL ROAD NETWORK (MAP BASE OPEN STREET MAP)