

METHOD OF CONSTRUCTION STATEMENT VARTRY ROAD, LONDON

6 VARTRY ROAD, LONDON, N15 6PT

METHOD OF CONSTRUCTION STATEMENT
FEBRUARY 2023 (REVISED SEPTEMBER 2023, "REVISION E")

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 ORIGINAL 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.”

The original CMS covered these items in turn in Chapter 2.

1.5 ADDITIONAL POST SUBMISSION QUERIES

Additional information was requested in July by officers.

The information, requested by email was as follows:

- “1. A highway dilapidation survey will be required to be agreed with LBH Highway Officers prior to start of works.
2. Details of basement excavation / under-pinning and arrangement for transfer of materials to/from construction vehicles and skips should be provided.
3. Details of Party Wall agreements with adjacent properties should be provided.
4. The size and number of construction vehicles expect should be provided.
5. A plan illustrating / detailing, material storage / refuse storage area, proposed location of skips, parking suspension including duration, loading/unloading area and programme for various phases of work is required.
6. Details of proposals to keep highway clear of mud deposit should be provided.”

Since the preparation of the original CMS a contractor has been appointed.

This information, prepared with the assistance of the contractor, is provided in Chapter 3.

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 8am and 4pm to 6pm, to aid the operational efficiency of the construction works / site and the neighbouring area.

~~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 (revised) 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 is aware that without suspensions and licenses or operating within existing traffic orders on surrounding roads that they risk being issued with Penalty Charge Notices.

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

The contractor has advised that no storage of plant and materials will take place on-street.

The bay outside the site or nearest available unoccupied bay / kerb space will be used for deliveries. Plant and materials will be carried in by a 5 man team to promptly conclude delivery activities. Once completed the highway will be cleaned.

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/drying/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> >).

There is not yet an appointed scaffolder to prepare a scaffold plan however the Ordnance Survey mapping shows the footway width at 2.7m wide. Allowing a 0.6m incursion on to the footway for scaffolding this would leave an approximate 2m wide effective footway which would seem to meet 1.2m to 1.5m footnote in the LB Haringey Application for Scaffolding/ Hoarding Licence form (< https://www.haringey.gov.uk/sites/haringeygovuk/files/application_for_scaffolding_and_hoarding.pdf >).

The dimensions of footway are to be confirmed on-site with a Haringey Highway Officer and, if necessary the applicant will pay for removal / reinstatement of bollards to maintain adequate footway width for pedestrian use.

The contractor has confirmed that there is no intention to use hoarding.

3 ADDITIONAL CMS DETAILS AND MEASURES

3.1 HIGHWAYS SURVEY

The requirement for a highway survey is accepted.

The highway survey will be carried out with a Highway Haringey Officer prior to the start of works.

It is anticipated that this will include a site visit and visual inspection to be made prior to works commencing with photo's recording highways conditions.

The client / contractor will fund the repair of any damaged directly caused to the highway.

3.2 BASEMENT EXCAVATION / UNDER-PINNING AND ARRANGEMENT FOR TRANSFER OF MATERIALS TO/FROM CONSTRUCTION VEHICLES AND SKIPS

The contractor advises:

“Basement excavation and underpinning will be excavated according to the architectural, building control and structural engineers drawings which will also comply with the rules and regulations set by the council.

Skips will be provided for the segregation and disposal of waste materials. These will be collected and disposed of by a licensed company.

Site activities will have relevant risk assessments carried out prior to works beginning and sufficient controls put in place if needed to bring excessive levels to within an acceptable level.

Materials and rubbish will be transferred from/to delivery vehicles and skips in the best possible way to minimise disruptions to neighbours.”

3.3 PARTY WALL AGREEMENTS

The planning agent has contacted the officer separately on this matter.

3.4 SIZE AND NUMBER OF CONSTRUCTION VEHICLES

Provided in Section 3.5.2 below.

Skip lorries are anticipated to be 6.8m long and grab lorries are anticipated to be 9.2m long.

3.5.1 WASTE REMOVAL

The contractor advises:

“Materials will be stores neatly inside the property to avoid any disruptions.

All rubbish will be stored neatly in bags inside the property until a wait and load skip arrives to clear it.

Wait and load skip will be dropped outside the property for an approximate time of 45mins and taken away after loading is done.

Loading of rubbish and unloading of materials will be done outside the property in the best way to avoid any disruptions.”

LPA officers have sought further details as follows: “1. The CLP should include a plan illustrating the duration and extent of required on-street parking suspension. Vehicle swept path for skips being delivered and removed should be provided.”

Refer to Figure 1.

Additional LPA officers have stated “6. Regarding how excavated arising / materials delivered will be loaded onto / from vehicles, the response ‘...in the best possible way to minimise disruption to neighbours.’, is inadequate and details of actual arrangements are required.”

The contractor has provided additional details as follows:

“Throughout the duration of the works, all rubbish will be bagged in heavy duty construction bags and stored on site. when the wait and load skip arrives, it will then be carried from site by a 5 man team and put straight into the skip. This will take approximately 45mins and once loading has been completed, the skip will be taken away.

Throughout the duration of the works, when materials are delivered to site, it will be offloaded and carried from the delivery vehicle by a 5 man team and taken into site. This will take approximately 20mins and once offloading has been completed, the delivery vehicle will leave.”

3.5.2 CONSTRUCTION METHOD STATEMENT AND PROGRAMME

The contractor advises:

“October/November

Safety and indicative signage will be fixed to relevant where needed. Temporary lighting will be provided to the site and compound when/if needed.

All debris will be put into 8 yard skips and taken away by a licensed company

For this stage, 1 vehicles will be needed every week for skip drop-off and pick ups

December/January

Stripping and excavating of every required area

All debris will be put into 8 yard skips and taken away by a licensed company

For this stage, 2 vehicles will be needed every week for skip drop-off, pick ups and materials delivery

February/march

Erecting scaffolding around the building to allow for exterior work to commence.

Installation of mansard roof structure

Installation of staircase

Dividing interior with stud walls and appropriate insulation to clearly mark out rooms, kitchen, lounge and bathroom

Installation of plumbing and electrical first fix.

All debris will be put into 8 yard skips and taken away by a licensed company

For this stage, 2 vehicles will be needed every week for skip drop-off, pick ups and materials delivery

April/May

Rounding up of all frame work, floor joist and insulation.

Boarding up of all frame work and floor joist

Plastering of all rooms and communal areas

May/June

Application of first coat of paint everywhere

Installation of all door frames and skirting

Installation of all doors

Fitting of kitchen and bathrooms

Installation of plumbing and electric second fix in all areas

July/August

Final paint work to interior and exterior of property where applicable

All debris will be put into 8 yard skips and taken away by a licensed company

For this stage, 2 vehicles will be needed every week for skip drop-off, pick ups and materials delivery

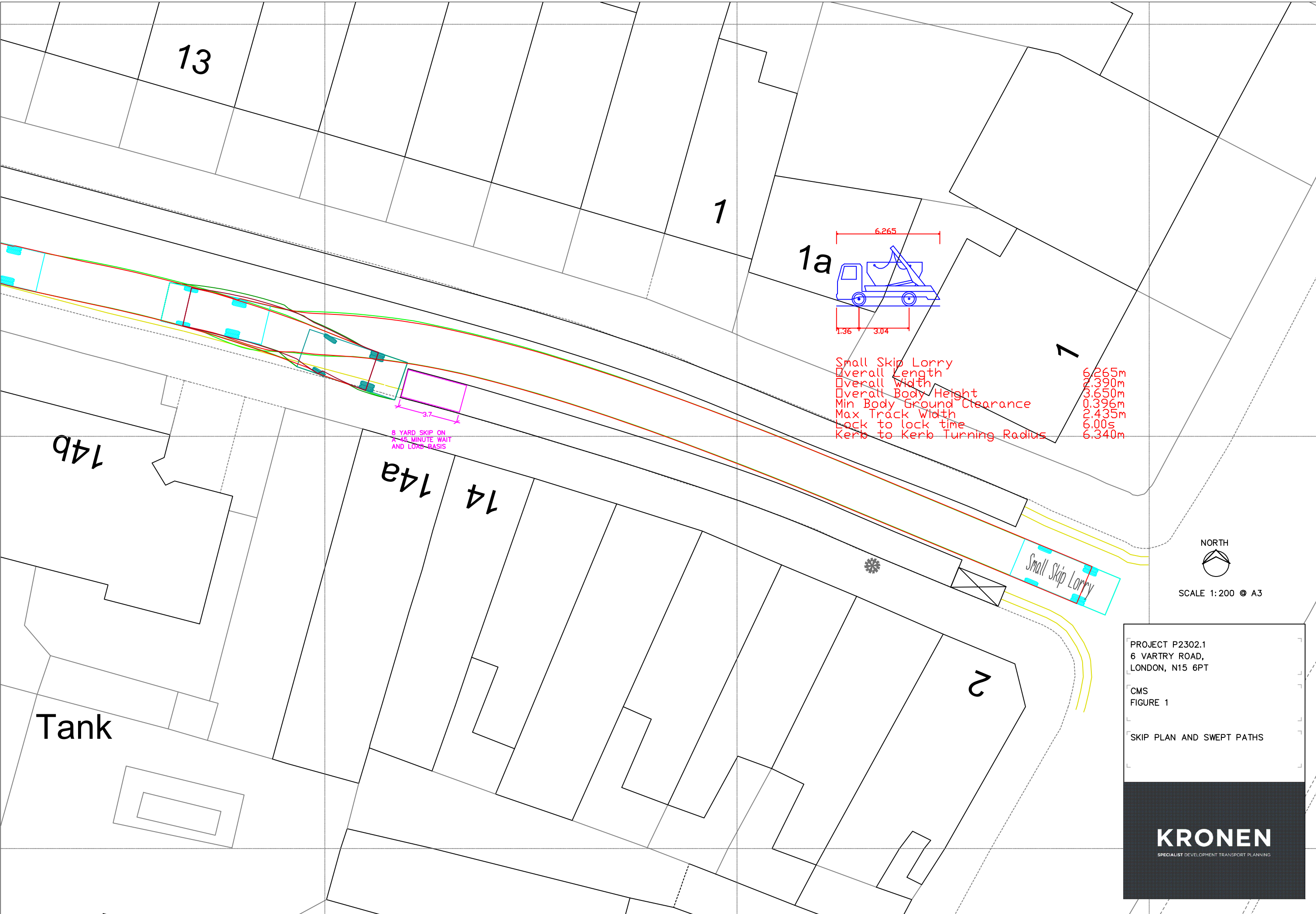
September/October.

All test carried out on property and issuing of all appropriate certificate”

3.6 HIGHWAY CLEANING

The contractor advises:

“A wheel wash station will be provided as and when needed in the form of an operative and jetwash to ensure vehicle tyres are clean when leaving site.”



PROJECT P2302.1
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CMS
FIGURE 1

SKIP PLAN AND SWEEP PATHS

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