

ASAVA CONSTRUCTION LTD**METHOD OF CONSTRUCTION STATEMENT***Discharge of Planning Condition 9*

Site Address	52 Elmfield Avenue, London N8 8QG
Planning Reference	11676 – YMCA London City and North
Employer / Client	YMCA London City and North, Landaid House, 10 Errol Street, London EC1Y 8SE
Principal Contractor	Asava Construction Ltd, 12 Church Street, Storrington, West Sussex RU20 4LA
Contract Administrator	Potter Raper (Employer's Agent)
Programme Duration	50 weeks from contract start – Target commencement 1 July 2026, subject to contract execution. Practical Completion anticipated approximately 50 weeks from confirmed start on site.
Date of This Statement	15th July 2026
Condition Reference	Condition 9 – London Borough of Haringey

a) Programme of Works

Asava Construction proposes a structured 50-week delivery programme. The target start on site is 1 July 2026, subject to contract execution. Practical Completion is anticipated approximately 50 weeks from the confirmed start on site. The programme has been developed in Asta Powerproject and is structured around the logical sequencing required for a refurbishment and extension scheme within a constrained residential environment.

Key Programme Phases

- Mobilisation and Pre-Construction (Weeks 1–14): Contract execution, design co-ordination, Construction Phase Plan preparation, statutory service enquiries, procurement of long-lead items (structural steelwork, fire doors, M&E). Hoarding and welfare establishment.
- Enabling Works and Demolition (Weeks 3–10): Site set-up, strip-out, soft demolition. Demolition arisings removed promptly. Temporary works and propping installed prior to structural alterations.
- Drainage Alterations and Below-Ground Works (Weeks 13–18): Drainage alterations, repairs and new foundations. Co-ordinated with Building Control inspections. Based on the Arvon Drain Clearing Ltd CCTV survey provided in the tender information.
- Structural Alterations and Superstructure (Weeks 15–32): Steel fabrication and installation, blockwork, roof structure, scaffold lifts, windows. Weather-tightness achieved as early milestone (Week 35).
- Building Fabric, First-Fix M&E (Weeks 37–38): Envelope complete, first-fix mechanical and electrical services co-ordinated with fire compartmentation and life-safety systems.
- Internal Works, Second Fix and Finishes (Weeks 38–43): Phased internal fit-out, finishes, decoration, fire doors, front and rear landscaping, S278 works.
- Testing, Commissioning and Snagging (Weeks 44–50): Electrical and fire alarm testing, gas safe certification, air and acoustic testing, snagging, client demonstrations. Dedicated 4-week snagging period.
- Practical Completion: Approximately 50 weeks from confirmed start on site (target start 1 July 2026, subject to contract execution).

Working hours will be in accordance with the London Borough of Haringey's standard requirements: Monday to Friday 08:00–18:00, Saturday 08:00–13:00, no working on Sundays or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

b) Parking and Management of Deliveries to the Site

Asava Construction recognises that 52 Elmfield Avenue is located on a busy permit-controlled road within a 20-mph zone and in close proximity to neighbouring residential properties. The following arrangements will apply throughout the construction period.

Contractor Parking

- Contractor and operative parking will not take place on Elmfield Avenue. Operatives will be encouraged to travel to site by public transport or to park in agreed off-street locations away from the immediate residential area.
- Subject to agreement with YMCA London City and North, limited use of parking bays at the rear of the main YMCA building may be utilised for contractor welfare and secure material storage during high-intensity phases. Any such use will be agreed in advance, controlled and removed immediately once no longer required.
- Contractor vehicles will not be left idling outside the site boundary. Engine-off policy will be enforced during unloading.

Delivery Management

- All deliveries will be pre-booked and time-slotted in advance. No unplanned or ad-hoc deliveries will be permitted to site.
- Delivery schedules will be co-ordinated with the construction programme to support key work stages and avoid unnecessary congestion on Elmfield Avenue.
- Vehicle sizes will be restricted to those appropriate for the residential road. No abnormal loads will access the site without prior agreement with the Local Planning Authority and notification to residents.
- Deliveries will be programmed to avoid peak traffic periods (school run times and peak commuting hours) wherever practicable.
- A trained site operative will act as banksman for all vehicle movements involving deliveries. No vehicle will manoeuvre without banksman supervision.
- Where on-street skips or temporary parking suspensions are required, these will be arranged in advance with the London Borough of Haringey and clearly communicated to residents with adequate notice.

c) Loading and Unloading of Plant and Materials

All loading and unloading of plant and materials will be managed within the site boundary, utilising the defined delivery and unloading area to the front of the site as established within the adopted Site Logistics Plan (Drawing No. 4029-LB-ZZ-00-D-A-060700 Rev C02).

- A designated unloading area will be established at the Elmfield Avenue frontage within the hoarded site boundary. No loading or unloading will take place on the public highway unless a Temporary Traffic Regulation Order or Skip Licence has been obtained from the Local Planning Authority.
- During high-intensity phases (drainage and structural works), appropriately sized plant and vehicles will be pre-booked and supervised. Concrete deliveries will be time-controlled and supervised by the site manager.
- Spoil and demolition arisings will be removed promptly and co-ordinated to prevent stockpiling and double handling on the highway.
- A banksman will be in attendance for all deliveries and all loading/unloading movements. The banksman will control vehicle movements and ensure pedestrian safety at all times.

- During later stages (second fix and finishes), deliveries will transition to smaller, more frequent loads to reduce congestion and protect completed work.
- A site logistics register will be maintained by the site manager, logging all deliveries and vehicle movements throughout the project.

d) Storage of Plant and Materials

External material storage will be kept to an absolute minimum throughout the project. The logistics strategy is based on just-in-time delivery scheduling to reduce the quantity of materials stored on site at any given time.

- Materials will be delivered on a just-in-time basis and either installed immediately upon delivery or transferred directly to designated internal storage areas once the building envelope is weather-tight.
- Plant and equipment will be stored within the secure hoarded site boundary. No plant or materials will be stored on the public highway or footway.
- During the demolition and below-ground phase, a limited skip and waste area will be maintained within the site boundary. Skips will be exchanged regularly to prevent build-up. On-street skip licensing will be obtained from the Local Planning Authority if required at any stage.
- Hazardous materials (fuels, adhesives, chemical products) will be stored in accordance with COSHH Regulations within appropriate locked and bunded storage areas within the site boundary.
- Daily housekeeping inspections will be carried out by site management to ensure clear access routes, safe working conditions and compliance with the Construction Phase Plan.
- Completed areas within the building will be protected from damage by subsequent trades. A clear floor-by-floor sequencing strategy will be implemented to safeguard finished works.

e) Scaffolding, Skips, Hoardings and Hoists Over or On the Highway

The following sets out Asava Construction's approach to all temporary structures that may affect or interface with the public highway.

Hoarding

- A secure hoarded site boundary will be erected along the Elmfield Avenue frontage in accordance with the adopted Site Logistics Plan. The hoarding will be maintained in good condition throughout the project, kept clean and tidy, and will include contact details for the site manager.
- No hoarding will encroach onto the public footway without prior consent from the London Borough of Haringey Highways department and, where applicable, a Licence under Section 169 of the Highways Act 1980.

Scaffolding

- Scaffolding will be designed by a qualified scaffolding contractor in accordance with TG20:21 guidance and will be subject to structural engineer approval where required.
- Two scaffold lifts are programmed: Lift 1 from 26 June 2026, Lift 2 from 3 August 2026. The scaffold will be struck in October 2026 following achievement of weather-tightness.
- Where scaffold is required to project over or adjacent to the public highway, a Licence under Section 169 of the Highways Act 1980 will be obtained from the London Borough of Haringey prior to erection. The scaffold will include appropriate fans, temporary roofing, lighting and safety netting as required.
- Scaffold inspections will be carried out weekly and following any adverse weather event. Records will be maintained on site.

Skips

- Skips will be located within the secure hoarded site boundary wherever practicable. Where it is necessary to position a skip on the public highway, a Skip Licence will be obtained from the London Borough of Haringey Highways prior to placement.

- Highway skips will be lit and marked in accordance with the Highways Act requirements. Skips will be covered or sheeted when not in use to prevent wind-blown debris.

Hoists

- It is not currently anticipated that a permanent hoist projecting over or onto the public highway will be required. If this position changes, Asava Construction will notify the Local Planning Authority and obtain all necessary consents prior to installation. A mobile crane may be required on a short-duration basis for structural steel installation. Where any crane operation requires oversail of the public highway or adjoining properties, a crane oversail licence will be obtained from the Local Planning Authority and/or a crane oversail agreement entered into with affected landowners prior to any lift taking place. No crane will operate over the public highway without all necessary consents being in place. Affected residents and the Local Planning Authority will be notified in advance of any such operation.

Temporary Parking Suspensions

- Where it is necessary to temporarily suspend on-street parking bays on Elmfield Avenue to facilitate safe delivery access or critical construction operations (including structural steel installation), Asava Construction will make the necessary application to the London Borough of Haringey Highways in advance and will provide advance notice to affected residents.

f) Site Management

The Site Manager shall be responsible for implementing this Method of Construction Statement throughout the construction period. Any significant changes to the construction methodology or site logistics shall first be agreed in writing with the Local Planning Authority.

Submitted by:

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Date	15 th July 2026