



**60, Beaufoy Road,
London, N17 8BU**

CMS Construction Method Statement

Prepared for:
Haringey Council,
Planning Services

November 2023



Prepared by

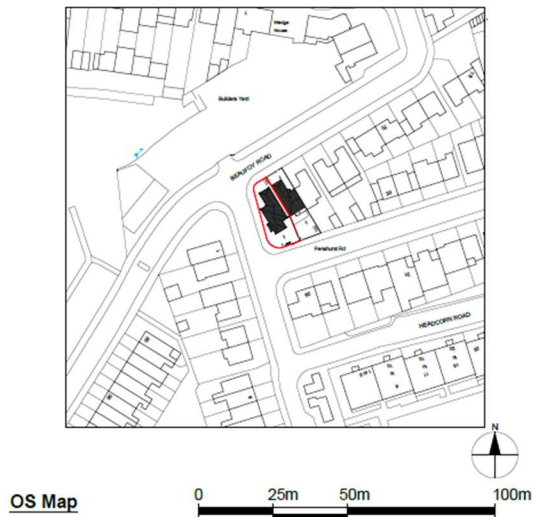
**Sam Planning
Team**

ABOUT SAMPLANNING

Our team of engineering and architectural specialists offer advanced levels of expertise and experience to our clients. We have a wide experience of the construction and development industry and tailor teams to suit each individual project. We are able to advise at all stages of projects from planning applications to handover and we specialise in planning, building regulations, structural engineering and technical construction details.

INTRODUCTION

- The purpose of this document is to detail the Construction Management Statement by outlining how the neighboring area will be protected as well as local environment and amenities.
- The proposal consists of Demolition of garage and the erection of a new two-bedroom bungalow.
- The nominated building contractor under the supervision of the client's project manager will liaise with London Borough of Haringey Council and the local residents to ensure that the principles outlined are established in detail prior to the commencement of construction and to ensure the impact of the proposals is minimized.
- Safety both on site and adjacent to the site is of paramount importance.
- Liaison with the local residents will be undertaken.



OS Map

0 25m 50m 100m

SCALE 1:1250

Property Boundary

Property Boundary Area= 195.65 sqm

LOCATION PLAN



Image 1 - Proposed new development

This Construction Management Statement has been produced in response to planning condition 5 of the associated decision notice and includes the following details:

1. Construction traffic management proposals
2. Construction hours
3. Parking arrangements
4. Noise mitigation measures
5. Enclosure of working areas and storage of plant and materials
6. Temporary lighting
7. Air Quality and Dust Management Plan

8. Wheel wash measures
9. Site security
10. Drainage strategy
11. On site complaints procedure
12. Existing Road/Footway Conditions Survey

1.0 CONSTRUCTION TRAFFIC MANAGEMENT PROPOSALS

The main contractor recognises the importance of controlling the construction traffic to and from the site along with the interface with the local residents. The following measures will be put in place to control traffic management:

The main site access will be via Beaufoy Road. Vehicles for collection and delivering of plant and materials will be required to access the site from White Hart Lane to Beaufoy Road.

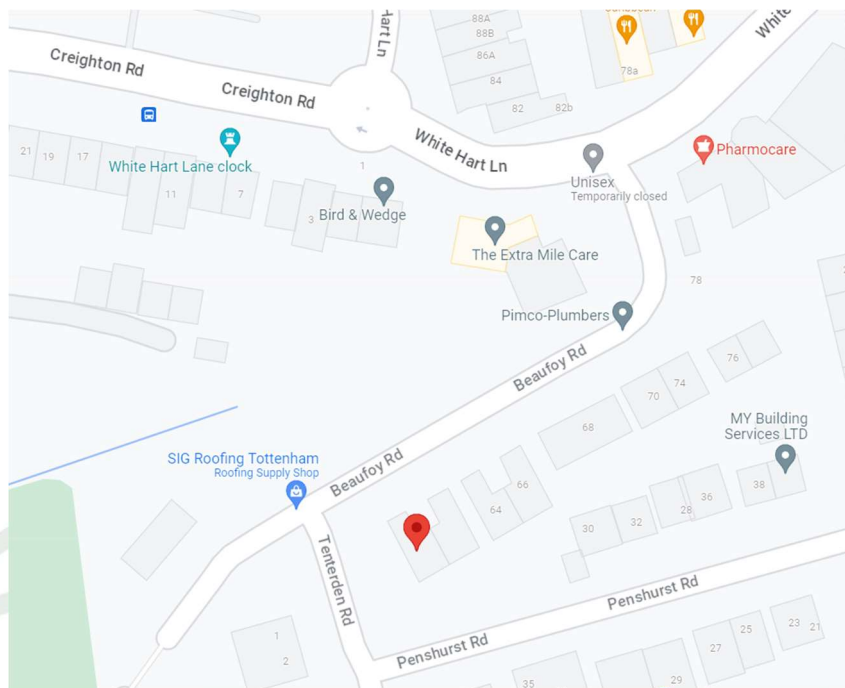


Image 2 - Beaufoy Road - Map/Street View 1

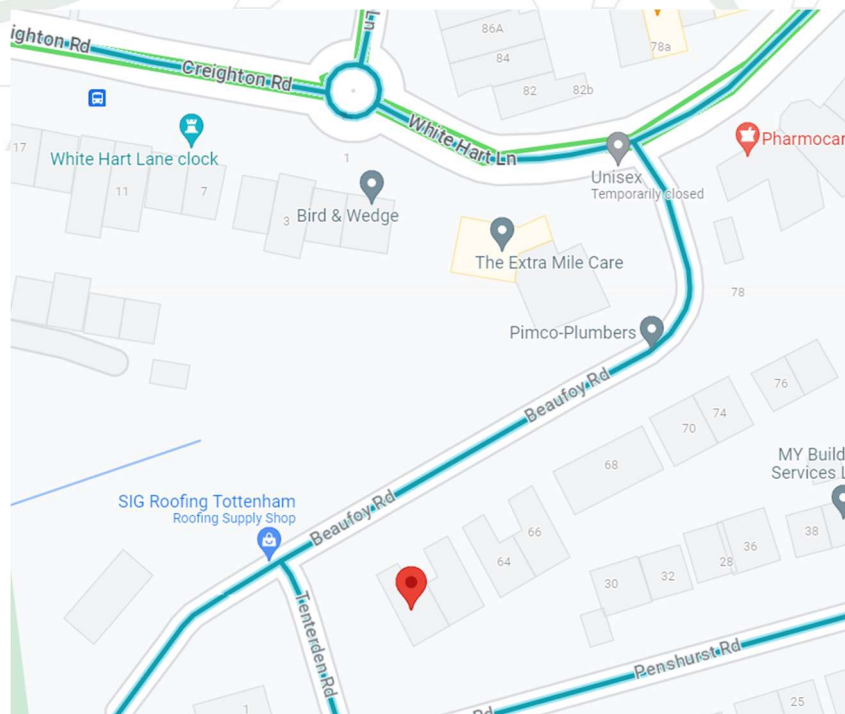


Image 3 – Beaufoy Road – Map/Street View 2

There will be loading / unloading areas set up along the rear of the site. Vehicles will park out with the assistance of a trained banksman, to ensure that is no risk to pedestrians.



Image 4 - Site Access Routes

Vehicles delivering to site weighing 7.5t and over must have FORS Bronze accreditation.

It is proposed to erect a security hoarding (with overall height of 2.4m) approximately along the boundary at Beaufoy Road, to both the front, rear and flank elevations. The hoarding will have vehicle, deliveries and collections access. The entrance will be manned during site hours and locked shut out of site hours.

The access gates will be used for deliveries of plant / materials and for the collection of site waste only. Delivery vehicles and grab lorries will park to the rear side to both deliver and collect as parking

permits. The road is sufficiently wide to allow for other vehicles to pass during loading and unloading.

The main contractor will be required to take full responsibility of controlling the pavement sweeping operations, ensuring all the approaching footpaths are kept clean at all times and ensure the site is kept in a clean and tidy condition throughout all phases of the construction works.

Site management will be required to control the number delivery and collection numbers to a maximum of 5 per day.

Site signage will be erected at the entrances to the site. On arrival at either site boundary a site supervisor will be available to meet all visitors, operatives and delivery vehicles.

The main contractor will be expected to receive advance notice from the supply chain partners and their suppliers for all multiple or abnormally sized deliveries, such deliveries will be scheduled so as not to interfere with the operations of surrounding properties or cause congestion to the bus routes on adjacent roads.

2.0 CONSTRUCTION HOURS

The appointed contractors will be contractually bound to the following hours of construction:

Monday to Friday: 7:30am to 6:00pm

Saturday: 7:30am to 1:00pm

Sunday: No Works

Bank Holidays: No Works

The above hours will be detailed during the tender process and written into the construction contract.

Appointed contractors will be expected to effectively programme their works around these times.

3.0 PARKING ARRANGEMENTS

There is on street free parking available on Beaufoy Road. Site vehicles and personnel will either travel to the site on public transport or parking space will be there on the rear and front side of the property.



Image 4 – Parking Arrangements

All on street parking will be strictly in accordance with the Highway Code. Site management will be required to ensure site operatives and visitors vehicles are parked in accordance with the Highway Code.

The main contractor will be encouraged to promote shared transport and public transport to limit vehicles arriving at site.



Image 6 - Looking along Beaufoy Road

4.0 NOISE MITIGATION MEASURES

The main contractor will be required to ensure neighbouring properties are not adversely affected by noise.

Under section 60 of the Control of Pollution Act 1974 the Local Authority has powers to control noise and vibration from construction sites. The following mitigation measures are intended to create a proactive approach to noise and vibration and ensure the impact on neighbouring properties are minimised:

- 4.1 The timing of noisy operations will be carried out between 9am and 5pm Monday to Friday.
Noisy works required outside of these times will be carried out only with the prior agreement with the employer.
- 4.2 Sub-contractors will be required to ensure that “best practical means” to minimise noise from their activities are put in place.
- 4.3 The use of radios or music equipment on site will be prohibited.
- 4.4 The main contractor will be required to ensure the proper maintenance of plant and equipment.
- 4.5 The sub-contractor will be expected to provide details on the choice of appropriate plant for a particular task. Poorly maintained plant and equipment can give rise to excessive noise and the failure to use the built-in noise control shielding on plant can cause problems.
- 4.6 The use of mains- powered electrical equipment will be encouraged (rather than using generators).
- 4.7 All work to be carried out into British Standards Institution BS 5228: Noise and vibration control on construction and open sites Part 1-4 1997 Code of practice.

4.8

5.0 ENCLOSURE OF WORKING AREAS AND STORAGE OF PLANT & MATERIALS

Materials will be stored in secured and sheltered areas within the secure site storage areas within the site boundaries to avoid pilfering and contamination of neighbouring areas with construction waste.

Designated loading zones will be established within the site area for dealing with deliveries. These zones will include a holding area for short term containment of goods to facilitate effective offloading and movement of delivery vehicles on / off the site.

Designated storage areas will be established for a limited amount of materials and plant will be locked and stored within designated areas outside of working hours. This will be strictly managed to control content. On site welfare will include toilet, washing and canteen facilities. Storage facilities will generally be used for high volume goods.

Following acceptance of a delivery and as required by programme and site progress, materials will be distributed from the holding area to the relevant location on site using site material handling methods as soon as is as practicable possible.

Due to the size of the proposed works (and due to the no parking permit restrictions), a lorry holding area hasn't been provided. The proposed deliveries schedule must be produced and confirmed by the appointing Contractor, avoiding multiple deliveries at the same time.

Sufficiently in advance of works, the Contractor will prepare a full programme of works, which will be maintained in a current format for the duration of the works and will be available for inspection when required, including details of site traffic movements showing the projected number of vehicles, what is being delivered, when peaks in activities occur, traffic marshalling arrangements, holding areas, etc.

Diversions of existing utilities as required and isolation of existing services and systems within the building will be carried out at an appropriate point in liaison with the statutory service providers.

Where multiple utilities require new connections to be made in the roadway, these should be planned early so as to allow the different utilities sufficient time to co-ordinate their efforts and carry out all respective works under a single road/lane closure. This is to minimise disruption to residents as well as save developer time/money. The utilities should each apply for a collaborative permit to prevent separate permits with overlapping dates in the same location from being denied.

Loose materials will be kept within the designated areas and covered as appropriate. Materials handling and hoisting on site will be mainly carried out by rough terrain telescopic forklift and by a self-erecting crane.

Concrete pumps will be employed to place concrete for foundations and floor slabs. It is the intention to adopt a 'just in time' approach for materials through effective planning, thus minimising storage space required.

A member of the site team will be designated as an appointed person responsible for the management and co-ordination of key vehicle movements and lift operations. Skips will be located in designated areas in the site boundary and will be covered. They will also be responsible for ensuring that all plant and equipment is operated within current health and safety guidelines.

The site access points will be manned during all operation hours, and access is to be restricted to staff and connected persons only. A log book is to be kept of all persons and vehicles entering the site.

Throughout the project the main contractor will be required to enforce a "Good Housekeeping" regime. A strategy will be incorporated into the site induction to ensure that all operatives engaged on the works are familiar with the work in progress, skilled at their task, aware of their duties and

responsibilities to others and knowledgeable of the site rules.

A specific area shall be laid out and labelled to facilitate the separation of materials for potential recycling, reuse and landfill. Recycling and waste receptacles are to be kept clean and should be clearly marked in order to avoid contamination of materials. The labelling system shall be clear and simple. If the relevant receptacles are clearly identified this will aid the bulk of the workforce in depositing the correct materials into the appropriate receptacle:

Re-used - If surplus materials can be used in the permanent works they are classified as materials, which have been re-used. If they are surplus to requirements and need to be removed from site and they can be removed and used in their present form, they can be removed from site for reuse.

Recycling - If the surplus material cannot be re-used in its present form but could be used in a different form, it is sent for recycling such as 50x50 timber to make chipboard.

Landfill - If either of the above cannot be satisfied then the only option left is to send the surplus materials to landfill.

Generally, all demolition materials such as concrete etc will be crushed on site for later re-use.

Excavated soil will be removed to licensed refused site for recycling / treatment.

6.0 TEMPORARY LIGHTING

The Site Management team, including the main contractor, will manage the temporary lighting within and around the site. The temporary lighting that will be provided will create a safe working environment during the construction phase, this will consist of fixed lighting and also portable task lighting as required throughout the duration of the construction phase.

7.0 AIR QUALITY AND DUST MANAGEMENT PLAN

Air quality monitoring will be undertaken during onerous works and if any peaks of poor quality are identified the operations will be temporarily suspended.

In addition to dust created by site activities there is also an impact upon air quality from the volume of construction traffic to/from the site. Wherever possible the contractor will seek to coordinate deliveries so that overall construction traffic volumes are kept to as low a level as is reasonably practicable. This will include shared loads, off site prefabrication where construction sequence permits and reuse/recycling of materials.

Subsequently to minimise the release of dust and air pollution during demolition and construction works, in accordance with the 2006 code of practice and the BRE guide for 'control of dust from construction and demolition activities, a number of measures will be implemented. These will include:

- 7.1 Any particles generated during the erection of boundary fences, barriers and screens should be damped down using water suppression.
- 7.2 All land clearing activities should be undertaken through the installation of 'dust bosses' that spray a fine mist of water onto work areas to suppress the dust and/or towed water bowsers with 'fantail' attachments to control dust on site haulage routes particularly through the demolition phases of the project.
- 7.3 Stockpiles of materials should be of the minimum practicable height and should be located away from the development area boundary, if feasible, as well as being positioned downwind of any sensitive receptors, where practicable, and should be stored only for the minimum period of time possible.
- 7.4 Heavily used areas should be paved as well as an area on the exit of the development area.

- 7.5 Non-paved areas should have vehicle speeds limited to 5mph and be damped down during dry windy weather.
- 7.6 Wheels of all site plant and vehicles should be cleaned so that mud is not spread on surrounding roads; This will be supported with the provision of wheelwash and jet wash facilities.
- 7.7 Area around the site is regularly and adequately swept to prevent any accumulation of dust from the site.
- 7.8 Exhaust emissions should not discharge straight at the ground. Construction plant and vehicles should be well maintained and regularly serviced ensuring MOT emissions standards for vehicles are met at all times. Visible smoke from plant should be avoided.
- 7.9 Defective plant should not be used.
- 7.10 Engines should be switched off when vehicles are not in use and refuelling areas should be away from areas of public access.
- 7.11 Skips and removal vehicles shall be covered when leaving the site to prevent dust being deposited in the neighbourhood.
- 7.12 Burning of any waste or other materials on site will not be permitted for any reasons. The main contractor will take all necessary precautions to prevent the occurrence of smoke emissions or fumes from site plant or stored fuel oils for safety reasons and to prevent such emissions or fumes drifting into residential areas or areas of public open space.
- 7.13 The contractor will be required to implement the following measures to control the spread of dust, smell and other effluvia:
- Work areas to be fenced off with 1200-gauge membranes
 - Locate machinery and dust generating activities away from receptors

- Create a physical distance and/or barrier between dust/emission generating activities and receptors
- Install solid screens or barriers around dust generating activities. These should be at least as high as any stockpiles onsite
- Cover stockpiles to prevent wind whipping
- Remove loose materials as soon as possible
- Hoardings, fencing, barriers and scaffolding should be regularly cleaned using wet methods
- Where possible cutting, grinding and sawing to be conducted off-site and prefabricated material and modules to be brought in.
- In cases where on site cutting and grinding must take place the main contractor will ensure that spraying water, from a water efficient spray pump, over the material as it is being cut will be implemented.
- Skips, chutes and conveyors will be completely covered to ensure that dust does not escape.
- Similarly, drop heights will be minimised to control the fall of materials.

It is intended to review the effectiveness of the above dust mitigation measure as part of the weekly site meeting.

8.0 WHEEL WASH MEASURES

In the early stages of the project when demolition and ground works are being carried out, wheel washers will be used to wash down all vehicles that enter / leave the construction site.

A wheel wash facility will be situated close to the site access road to ensure that any vehicles becoming contaminated with construction material will be washed and cleaned prior to returning onto the highway.

The wash bay area will be impermeable and isolated from the surrounding area by a raised kerb or roll over bund to contain solids, with effluent directed to the foul sewer (subject to discharge consent).

We will also make provision for cleaning of the road if required by an approved road sweeper.

9.0 SITE SECURITY

The Site Management team, including the main contractor, will manage site security within and around the site. Safety signage will be fitted to the security fencing and hoarding to front and rear of the site alerting the public to the dangers of the construction site.

Contact Details of on-site staff and the construction company with out of hour's telephone numbers will be displayed on a notice board for the public to view. Copies of the appropriate regulations will be kept on site.

All site personnel will be informed of the locations of the first aid kit and welfare facilities by notice boards, face-to-face instruction, written handouts etc.

Security on site during the Construction Phase will be provided at the site entrance at all times while the site is operational. In addition to manning the site access the site operatives will also be responsible for:

- Delivering site safety inductions for visitors to the site
- Recording vehicle movements on and off site
- Checking deliveries against the delivery schedule
- Validating deliveries that have not been notified with Site Staff
- Ensuring operatives/staff and visitors are equipped with PPE on entry
- Liaison with Security/Emergency Services

Site lighting will be provided across the site as required and will be varied in design according to where the service is required and to ensure that light pollution is not suffered above and beyond current levels to the project neighbours. Where continuous site lighting is required will be of a low energy nature and will remain lit throughout the hours of darkness (Photocell Controlled). Areas of this nature will include adjacent to the security office, around the main office accommodation and storage.

As the project progresses the building will also be illuminated in this manner internally and externally. Areas such as container storage will be externally lit with fittings that controlled by photocells and movement detectors which will therefore only be illuminated when it is dark and there is activity in the immediate area. Intruder alarms will be fitted to the main Site Office accommodation. The need for further alarms in secure containers and/or in the building as it progresses will be risk assessed on an on-going basis. Pedestrian Access to the site will be controlled by site staff.

10.0 DRAINAGE STRATEGY

Fuels and hazardous materials / liquids are not going to be kept on site.

Surface water drainage will be as per the existing site condition (ie: via gulleys and downpipes disposing to soakaways and / or via permeable landscaped surfaces.)

If, during the construction phase, there are instances of heavy persistent rain and a requirement for pumping water, this will be sub contracted to a specialist water pumping contractor and all liquids will be pumped in to a tank on a vehicle and removed from the site.

11.0 ON SITE COMPLAINTS PROCEDURE

The employer and the main contractor will liaise with local residents who may be affected by the works. It is intended to ensure local residents are informed of the nature of the works, proposed hours of work and their expected duration. Communications will include the name and telephone number of a main contact (site manager) which will also be displayed on the site hoardings.

The site manager will be able to provide further information to the caller and deal with any complaints or emergencies that may arise at any time.

The main contractor will be required to make their complaints procedure available to the employer and hold copies on site.

All complaints are to be investigated in accordance with the main contractor's complaints procedure in the first instance. If the complaint cannot be resolved to the satisfaction of the client then the matter will be referred to the employer.

A record will be kept on site of any complaints that are logged along with details of subsequent investigations and any mitigation methods implemented or work practice that has been modified.

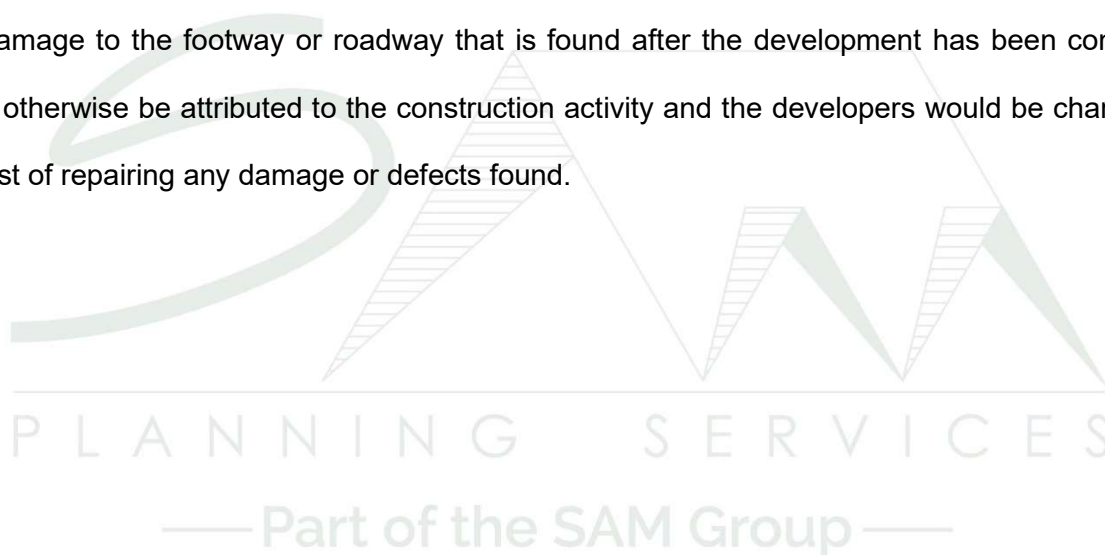
Such records are to be made available to the employer and / or the local authority on request.

All site staff are to be regularly briefed regarding the complaints procedure.

12.0 EXISTING ROAD/FOOTWAY CONDITIONS SURVEY

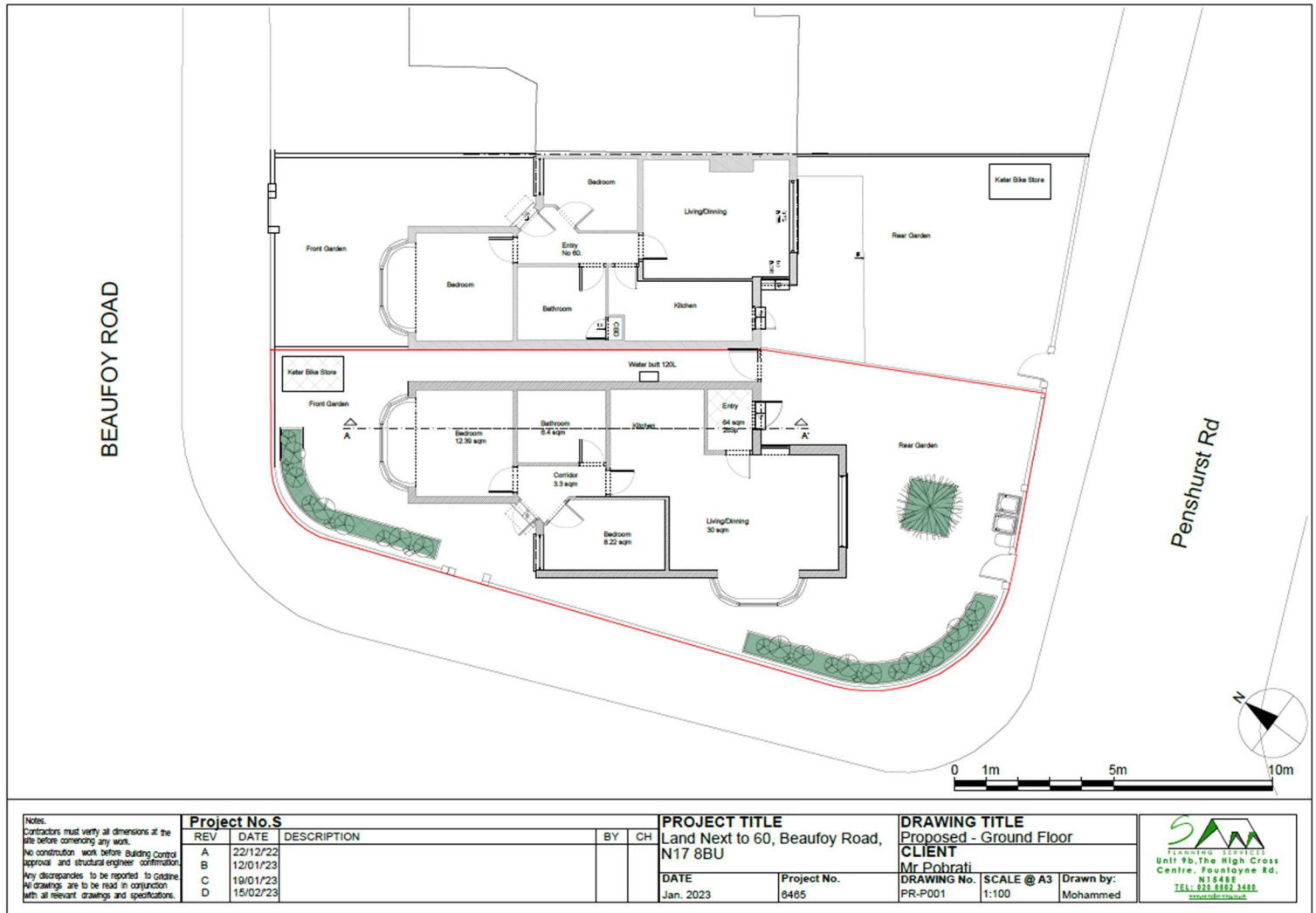
Sufficiently in advance of works, the Contractor will prepare a full survey of the existing road/footway conditions in order to establish any defects and damage that pre-date the site works.

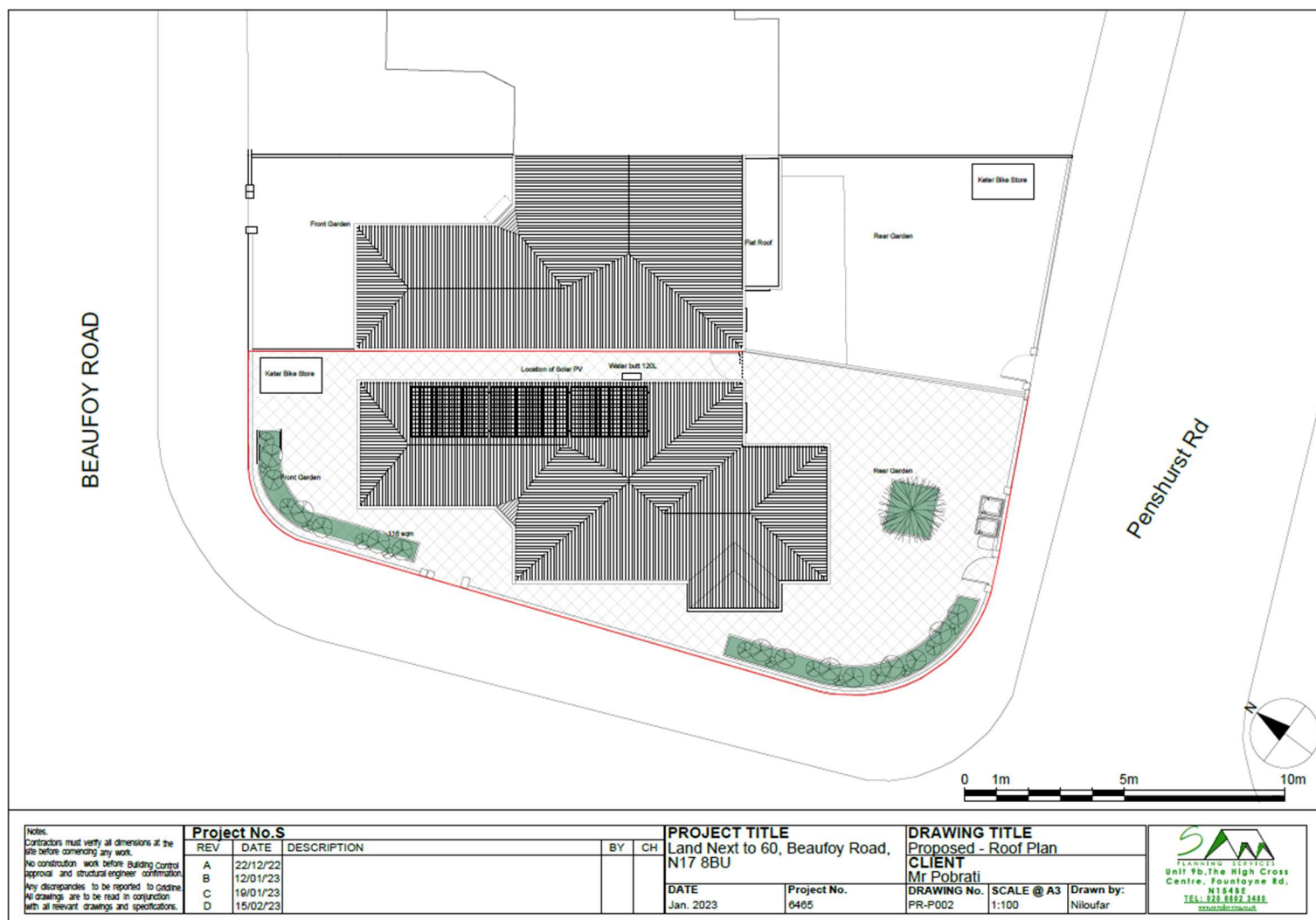
Any damage to the footway or roadway that is found after the development has been completed would otherwise be attributed to the construction activity and the developers would be charged for the cost of repairing any damage or defects found.



APPENDICES

Appendix 1: Proposed Drawings







0 1m 5m 10m

Notes:
Contractors must verify all dimensions at the site before commencing any work.
No construction work before Building Control approval and structural engineer confirmation.
Any discrepancies to be reported to Girdline.
All drawings are to be read in conjunction with all relevant drawings and specifications.

Project No.S

REV	DATE	DESCRIPTION	BY	CH
A	22/12/22			
B	12/01/23			
C	19/01/23			
D	15/02/23			

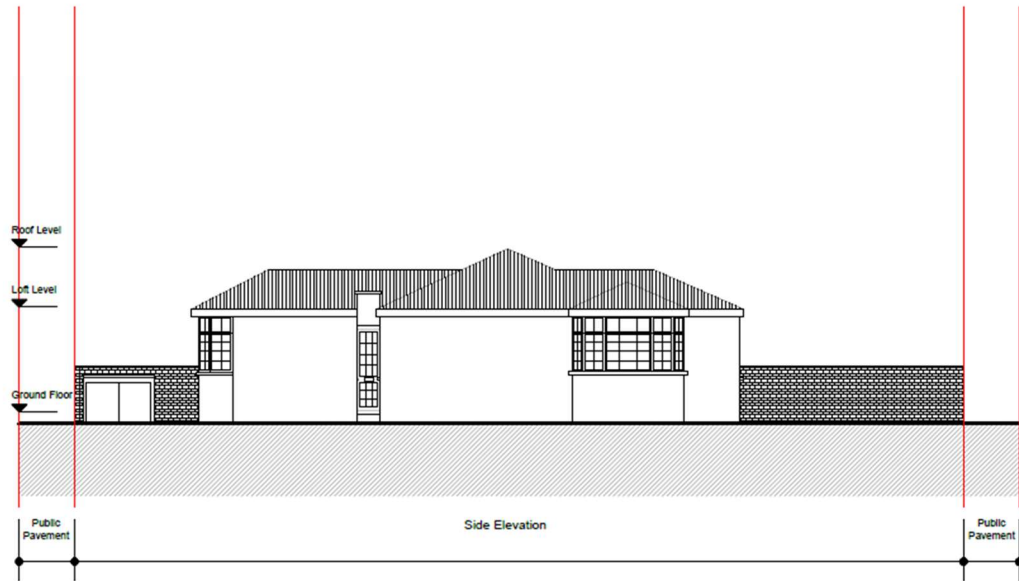
PROJECT TITLE
Land Next to 60, Beaufoy Road,
N17 8BU

DATE Jan. 2023 **Project No.** 6465

DRAWING TITLE
Proposed-Front/Rear Elevation
CLIENT
Mr Pobratil

DRAWING No. PR-E001 **SCALE @ A3** 1:100 **Drawn by:** Niloufar


Unit 9b, The High Cross
Centre, Fountainy Rd,
N15 4BE
TEL: 020 8802 3480
020 3846 6745



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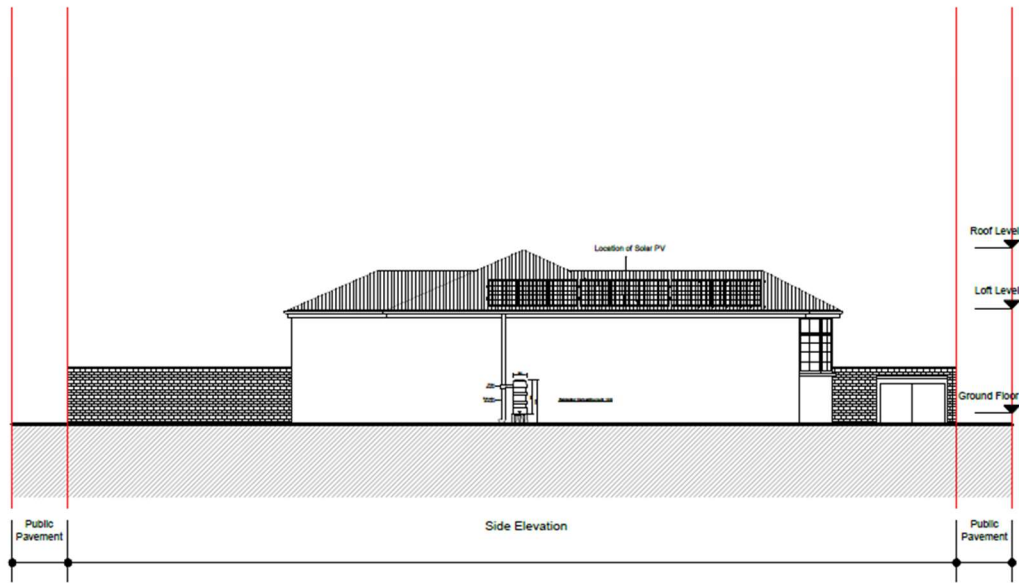
PROJECT TITLE
Land Next to 60, Beaufoy Road,
N17 8BU

DATE: Jan. 2023
Project No. 6465

DRAWING TITLE
Proposed - Side Elevation

CLIENT
Mr Pobrati

DRAWING No. PR-E002
SCALE @ A3 1:100
Drawn by: Niloufar



Notes:
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Project No. S				
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B	12/01/23			
C	19/01/23			
D	15/02/23			

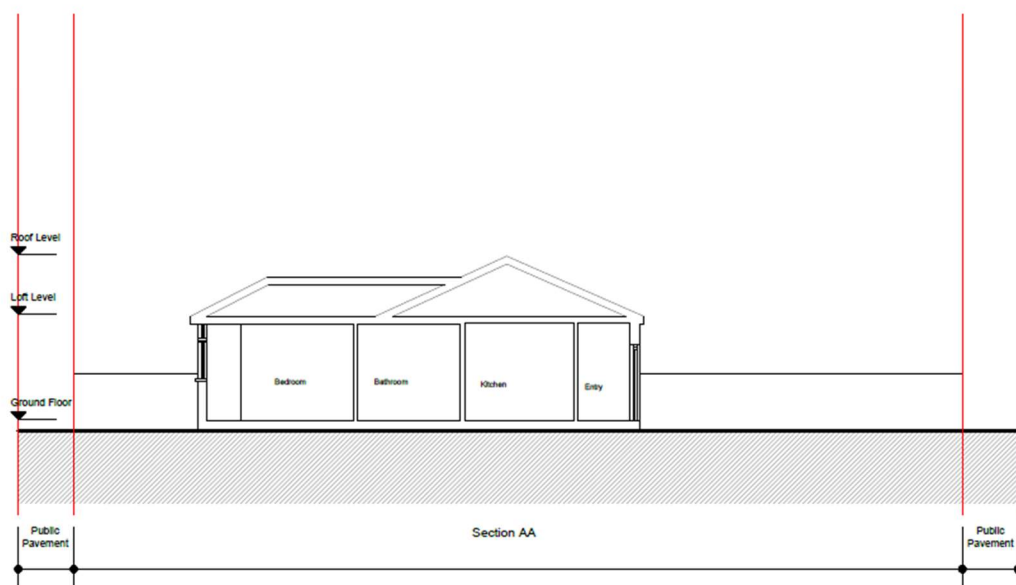
PROJECT TITLE
Land Next to 60, Beaufoy Road,
N17 8BU

DATE: Jan. 2023 Project No. 6465

DRAWING TITLE
Proposed - Side Elevation

CLIENT
Mr Pobratil

DRAWING No. PR-E003 SCALE @ A3 1:100 Drawn by: Niloufar



Notes:
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No construction work before Building Control approval and structural engineer confirmation.
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Project No. S

REV	DATE	DESCRIPTION	BY	CH
A	22/12/22			
B	12/01/23			
C	19/01/23			
D	15/02/23			

PROJECT TITLE

Land Next to 60, Beaufoy Road,
N17 8BU

DATE

Jan. 2023

Project No.

6465

DRAWING TITLE

Proposed - Section AA'

CLIENT

Mr Pobratil

DRAWING No.

PR-S001

SCALE @ A3

1:100

Drawn by:

Niloufar