

Quorus Property Group Ltd	Construction Method Statement for four bed townhouse on Land Adjacent to 46 Blythwood Rd, N4 4EX	Project No: BR47.101 Rev No: 01 Dev Date: 06/11/2023
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Construction Method Statement

For Quorus Property Group Ltd

Project No. BR47.101

Rev No: 01

Dated: 06/11/2023

Prepared by	Courtney Algar Project Manager	Date	06/11/2023
Approved by	Steve Algar Project Architect	Date	06/11/2023

Issued to Haringey Council in support of application condition discharge No. 9.

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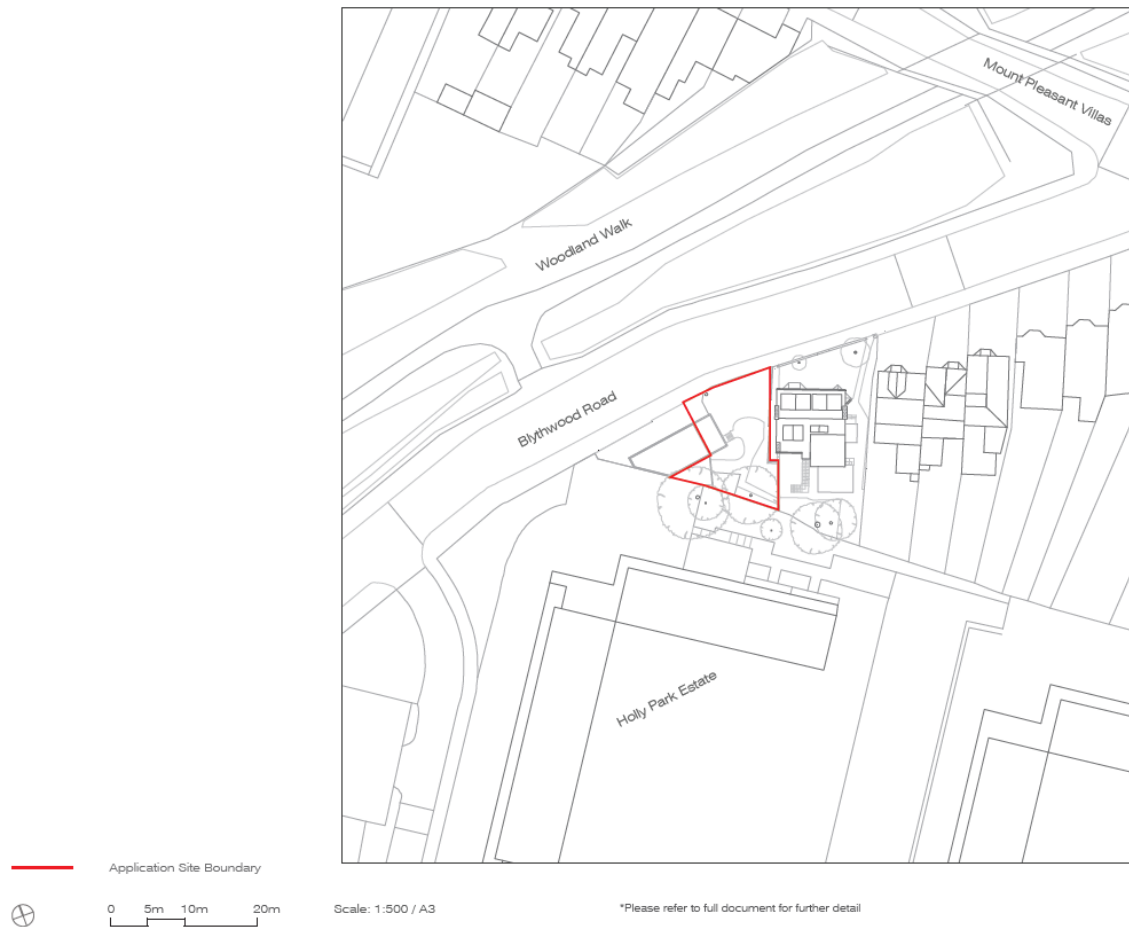
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1.0 Project information

1.1 Project Brief

Project title:	47 Blythwood Road – Four bed townhouse
Project No:	BR47.101
Planning Ref:	HGY/2021/2612
Site Office Address:	Coach house Kennel Avenue Ascot Berkshire SL5 7PB [Grid Ref: 491729 , 169792] What3Words: music.deny.owner
Site Office Telephone:	07714236456
Email:	TBC
Project Description:	The project is the development of a four bed newbuild townhouse including a full site excavation and basement level. The proposed development is phased as follows: • Site clearance, demolition of existing garages, excavation of levels with appropriate retaining walls stabilising neighbouring buildings. (Phase 1) • Piling and foundation structure (Phase 2) • Superstructure and watertight shell (Phase 3) • Internal fit out, second fix, Sanitary ware and kitchens. (Phase 4) • Snagging, building signoff and aftercare (Phase 5)



1.2 Emergency Contacts

Emergency Contacts	Name	Location	Contact Number
Project Safety Manager	Courtney Algar Steve Algar	Site Office Quorus Office	07714236456 07740306309
Project Sustainability Manager	Courtney Algar Steve Algar	Site Office Quorus Office	07714236456 07740306309
Health and Safety Executive		Canary Wharf 10 South Colonnade Canary Wharf London E14 4PU	0300 003 1747
Hospital A&E	Whittington Hospital	Magdala Ave, London N19 5NF	020 7272 3070
Fire Service	Holloway Fire Station	270-282 Hornsey Rd, Finsbury Park, London N7 7QZ	Call 999 in an emergency

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Police	Stoke Newington Police Station	33 Stoke Newington High St, London N16 8DS	101 (in emergency call 999)
Haringey Environmental Emergency			020 8489 1335
Environment Agency Incident Notifications			03708 506 506
Site Security			TBC
Local Water Company (Sewerage Undertaker)	Thames Water		TBC

1.3 Relevant Planning Conditions

This Construction Method Statement (CMS) has been specifically prepared to respond to decision notice HGY/2021/2612 Pre-commencement condition 9 and 2 below.

Pre-commencement condition 9

No development shall take place, including any works of demolition, until a Method of Construction

Statement, to include details of:

a) parking and management of vehicles of site personnel, operatives and visitors

b) loading and unloading of plant and materials

c) storage of plant and materials

d) programme of works (including measures for traffic management)

e) provision of boundary hoarding behind any visibility zones

f) wheel washing facilities:

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 SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Pre-commencement condition 2

2. The approved plans comprise drawing nos Basement Impact Assessment by FG+ 2147/BIA, Daylight and Sunlight Assessment by herrington Consulting Limited August 2021 rev 01, Location Plan scale 1:1250, Existing site pan scale 1:500, Proposed site plan scale 1:250, Proposed site plan scale 1:500, Energy Statement by C80 Solutions 13225, Russell Jones application for planning consent August 2021, Arboricultural Impact Assessment by Artboricultural Solutions LLP July 2021, P40 Rev A, P 41.1, P 41.2, P 42.1, P 42.2, P 42.3. The development shall be completed in accordance with the approved plans except where

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conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

2.0 Construction Method Statement

2.1 Project specific arrangements

The location of the site raises some logistical challenges as it is adjacent to residential dwellings and public footpath, with the immediate public highway footpath and road being shared with local residents. Some of the factors we've taken into account whilst preparing this document are as follows:

- Proximity of immediate residential neighbours backing on to and on either side of the site.
- Construction vehicle access along Blythwood Rd, width of existing highways and observed on street parking.
- Considerations of new incoming service connections e.g. electric, water, broadband.
- Connections to existing foul drainage services in Blythwood Rd.
- Site Security.
- Location of welfare and site entrances.
- Material storage and safe movement of materials around the site during construction.

We've included construction traffic routing plan and a logistics plan in the appendices which gives a better understanding of how we have approached some of these challenges and what we have also assumed in preparing our outline construction programme and methodology.

Quorus Property Group will advise the Health and Safety Executive (HSE) of the project and submit a completed F10 notification.

We will register the scheme for the Considerate Constructor scheme and adhere to its standards. This is a voluntary scheme which Construction sites and companies that register with the Scheme are monitored against a Code of Considerate Practice, designed to encourage best practice beyond statutory requirements. We'll appoint a project sustainability manager who has the authority to influence site activities and ensure that detrimental impacts to on-site biodiversity and nuisance to neighbours are minimised. After contract award and before we start on site we will continue liaison meetings with the local

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neighbours / stakeholders and issue a newsletter to update all parties about our plans, and on what to expect in the coming weeks and months when construction has started.

Subject to Haringey Council approval our first operations on site will be to:

- Carry out surveys of the site approach roads, site boundaries and drainage services prior to any work taking place.
- Survey, mark with spray paint on the ground routes of all underground services within the site and it's immediate boundaries.
- We will send out notification and directions to delivery / suppliers indicating all requirements.
- Erect tree protection fencing and signage as required.
- Initially secure the site using solid hoardings.
- Carry out site clearance, bulk excavations and earth moving activities.
- Connect temporary utility services to supply welfare and site (Water, electric, drainage)
- Place operative welfare unit.

2.2 parking and management of vehicles.

Contractor parking will be facilitated by on road parking in the area adjacent to the site. Restricted parking exists directly outside of the site on Blythwood Road. Parking spaces are available along Blythwood Road daily, with a restriction between 12.00-2.00. Additional parking can be found on adjacent roads for operatives and visitors with no parking restrictions between 12.00-2.00. Contractors will be asked to limit the number of vehicles visiting the site as to not have excess traffic and parking within the local area.

Parking restrictions will be written into subcontractor orders, clarified again during pre-start checks and reinforced during site safety and environmental inductions before contractors start their works on site. The site managers number will be provided to neighbours with the local vicinity as a point of contact to minimise any potential nuisance in the area.

2.3 Loading and unloading of plant and materials.

"Just in time" management will be adopted using a web-based delivery system. Written into orders with our supply chain and material suppliers, any company wanting to make a delivery to site will book an allocated date and time slot. Adopting this approach will let us pre-plan deliveries needing unloading by mobile cranes, check deliveries off as they arrive and know who to contact when plans suddenly change. Knowing what is coming and when should enable us to minimise any backlog on the public highway. The site manager will be notified of deliveries so pre-checks can be carried out to avoid traffic disruption and unnecessary manoeuvres. Clear and prominent site signage will be placed on routes leading to the site.

When delivered to site, materials and work equipment will be off loaded by Hiab and stored on site away from the public highway in a screened and protected loading area. No materials

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are to be placed on the public highway at any time. The pavement outside the site will be kept clean and clear for passing pedestrian traffic. Existing residents parking bays will be required at specific times through the build for large materials or plant deliveries, appropriate permits will be acquired to enable this at the appropriate times.

A one way vehicle system moving down Blythwood Road will be agreed with all site traffic to minimise disruption to local residents and avoid site traffic blocking the road. All sub-contract and material orders will have the logistics information attached and also a strict route to site which must be followed.

2.4 Storage of plant and materials

A loading area will be constructed at the front of the site for direct material off-loading. Materials will then be transferred on to a secondary secure storage platform at the front of the site for extended storage away from the public highway behind hoarding using electric pallet movers.

A waste skip will be placed on the parking bay adjacent to the site with Heras fencing surrounding to obscure the view of the skip and attach visibility lighting to. An appropriate license will be purchased for each period the skip is placed on the highway.

Plant will be parked in a safe manner and de-mobilised during non-working hours and break times. All plant will be parked away from sensitive boundaries.

2.5 Programme of works

Project building programme is planned to run from January 2024- September 2024. Materials delivery will be planned between 10.00am - 2.30pm Monday-Friday avoiding busy traffic periods.

Site working times will be limited to Mon-Fri 8am-6pm and Sat 8am-1pm
No deliveries will be planned outside of the working hours.

Site Clearance

Site hoarding will be erected around the site perimeter with double access gates for material drop off and plant access and a single pedestrian gate. Both gates will be protected by with a coded security lock. All required foliage will be removed and trees removed as proposed.

Excavation, Demolition and Substructures

Site levels excavated to required depths, excavation boundaries secured with a reinforced concrete retaining wall. Drainage and Services connections outside the site will be made at the earliest point possible and we will liaise with the local authorities and statutory bodies to ensure that relevant permits are in place and that connections are completed in line with

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our programme requirements. A precast concrete beam and infill block ground floor is proposed and this will be manufactured off-site and delivered/installed by the manufacturer.

Superstructures

When the substructures are suitably advanced the construction of the cavity masonry walling will commence. Scaffolding will be erected to permit the raising of the walls. Block and beam flooring will be used throughout with structural steelwork as required.

Building Envelope

As the superstructure and the floors are completed, the trades associated with the completion of the building envelope will follow. Installation of doors and windows will be coordinated with the installation of the roof coverings to ensure that a weather tight structure is achieved in a timely manner with no adverse impact on health and safety standards, or programme. Ground floor partitions will be built using timber studwork. Ceilings, linings and plastering will then complete the actual construction works.

Services Installation

A designated team member will be responsible for managing the design and installation of building services. The services installation will generally follow the works sequence as outlined above, so that services can be installed, tested and commissioned by the completion date. The team member will be responsible for managing a sign-off process aimed at identifying and dealing with defects throughout the construction period. This process will commence at the first fix stage with a permit system being operated to log inspections and sign off to allow next stage of works to progress. The process outlined above not only serves the construction process but also provide an early compliance check in regards to design. Throughout this process we engage closely with Building Control and the warranty provider to ensure they are fully involved and informed on works progress and quality standards.

Internal Fit-Out

The internal fit-out will commence as soon as the house is made watertight. Wet trades such as floor screeds and plastering will be completed at the earliest opportunity to take account of drying out periods in readiness for applied finishes. The fit-out will follow five key phases as follows:

- First Fix
- Second Fix
- Finishes
- Snagging/ De-snagging
- Testing & Commissioning

External Works

The external areas can only be started once the external scaffolds around the perimeter of the houses have been dismantled and in order to maintain as much space as possible on site, the majority of the utility connections and site drainage will be completed during the Substructures stage.

Around the perimeter of the houses the hard landscaping works will follow the dismantling of the external access scaffolds and the site hoarding. During the last weeks of the build, the site cabin will

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be removed to permit the completion of the boundary wall. Fences and gates will be erected, paths laid and soft landscaping planted.

2.6 Provision of boundary hoarding behind any visibility zones

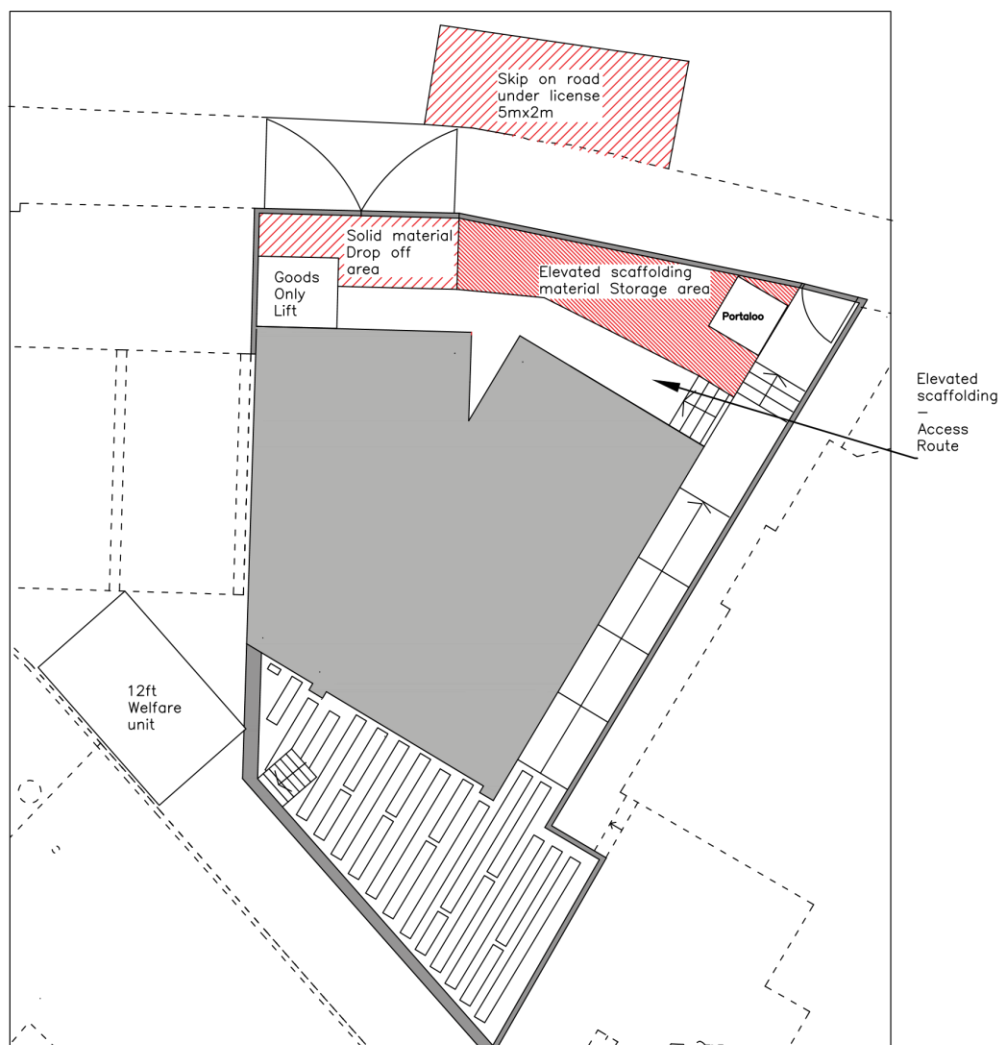
Boundary hoarding will be erected along the back of pavement line with personnel access through a door and material unloading will occur through double inward opening doors having direct access onto the loading platform. This loading platform will be constructed from heavy duty scaffold and scaffold beams with approved, registered loading accreditation tags. Once initial groundworks are complete this loading platform will be replaced with

2.7 Wheel washing facilities

All transport leaving site will be monitored and controlled as not to leave site unless in a clean state, we may require a wheel control wash installed at periods of the project to assist with the control. This could be a wheel wash or local jet washing, all water and discharge will also be controlled as not to discharge on the public highway with all vehicle cleaning taking place on site behind the boundary hoarding. A standpipe and hose will be provided located next to a grid surface matting which will be provide covering over a gravel area, where plant and tools can be cleaned.

3.0 Appendix

3.1 Logistics plan



Scale: 1:300 / A4

5m 1 0

N

47 Blythwood Road, Crouch End, N4 4EX

BR47-008

Proposed Logistics Plan

3.2 Construction traffic routing plan

All construction traffic is to follow the route shown below approaching from the A1201 down Blythwood Road towards Mount Pleasant Villas. Traffic is then to drive down to Stapleton Hall Rd to make their way back to the A1201.

