

Construction And Demolition Management Statement



**42 Shepherds Hill
London
N6 5RR
March 24**

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<i>Planning Reference</i>	HGY/2021/2205
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<i>Revision</i>	<i>Date</i>	<i>Comments</i>
B	05/04/24	Revision post comment by JG, 05/04/24.

1 - Introduction & Scope of Construction Works

1.1 Scope of the Document

This document has been prepared to highlight how the scheme can be delivered in a safe and efficient manner through careful management of the site constraints.

1.2 Description of the project

Rear extension, deepening and extension of the existing single-storey basement towards the rear garden.

1.3 Location

42 Shepherds Hill
N6 5RR

1.4 Timescale for commencement of construction work

4th March 2024

1.5 Timescale for completion of construction work

30 weeks

1.6 Client

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1.7

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1.10 Principle Contractor

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2 - Pre – Construction Activities

2.1 Detailed planning of construction works

Competent and properly resourced companies have been appointed to further the detailed design of the scheme post planning. These consultants are named in section 1.

2.2 Below ground services

All below ground services will be thoroughly surveyed and identified prior to construction. Lifestyle Projects LTD will liaise with all statutory bodies and authorities to facilitate the connection to, or amendments of all below ground drainage or services.

2.3 Party wall agreements

Party wall Agreements are not required.

2.4 Outline construction method.

The development will be constructed using traditional methods e.g
Strip foundations masonry walls with Beam and block floors and timber constructed roof.

3 - Site Arrangements

3.1 Site conditions and boundaries

The existing site contains a five-storey detached residential house which is to be redeveloped at the rear, with the existing single-storey basement deepened and extended towards the rear garden.

3.2 Existing traffic systems and restrictions

Shepherds Hill is a dual direction, single lane carriageway with a single resident permit parking bay and double yellow lines outside of the proposed development.

The main access route is from the A1 and A1201. Access to the site is directly across the pavement into the property's driveway.

3.3 Traffic, deliveries and accessibility

A number of mitigation measures will be implemented to minimise the effects of construction traffic movements, particularly HGV's, as far as possible. These include the following;

- i. The contractor will organise the site to ensure that vehicles and pedestrians passing and visiting the site can move safely. The site will include separate access gateways to the working area for pedestrians and vehicles. There is one point of access onto site for vehicles.
- ii. The size of the delivery vehicles will be monitored and only consist of small to medium vehicles up to 3.5T, 6.9m long flatbed trucks. We anticipate up to 10-15 deliveries a week. These are to turn within the driveway access.
- iii. Large HGVs will be limited as much as possible. HGVs will be used for muck away sizing up to 8-wheel, 16T and 9.1m long. These are to reverse into the site through the single access point.
- iv. Material deliveries will be restricted, where possible, to non-peak traffic periods.
- v. Where possible, heavy or special loads will be delivered to the site during off peak hours providing this does not give rise to additional levels of construction noise.
- vi. Materials and equipment will be stored securely on site to minimize unnecessary traffic movements.
- vii. All deliveries and vehicular access will be controlled using trained banksmen who will be responsible for the vehicle movements in and around the site.
- viii. Deliveries will be routed as outlined previously in section 3.2
- ix. No deliveries will take place in peak hours 07.00 – 09.00 and 16.00 – 19.00

3.4 Storage of materials

Bulk materials will be stored externally in neat stacks within the site boundary. Higher value material and small plant and equipment will be stored within secure storage facilities. There will be separate secure storage for flammable materials and liquids. Materials will be ordered and managed so that sufficient are available on site to continue construction but not too many as to cause congestion within the site.

3.5 Hours of working

Normal working hours on site will be Monday to Friday 0800 to 1800 and 0800 to 1300 on Saturdays with no normal works taking place on Sundays or bank holidays.

3.6 Site housekeeping

The Contractor will ensure that a good housekeeping policy is applied on the site at all times. This shall include, but not necessarily be limited to, the following requirements;

- i. All working areas to be kept in a clean and tidy condition
- ii. All working areas shall be non-smoking
- iii. Open fires shall be prohibited at all times
- iv. All necessary measures shall be taken to minimize the risk of fire and the contractor shall comply with the requirements of the local fire authority, and the joint fire code.
- v. Audio equipment (radios) will not be operated on site
- vi. Waste is to be stored in designated and enclosed containers and removed at frequent intervals
- vii. Toilet facilities will be provided for all staff
- viii. Food waste will be removed frequently
- ix. Working areas will be inspected frequently by the contractor and the client will be allowed to carry out inspections at any time without prior notice.
- x. Wheel washing facilities included for vehicles, plant and manual handling equipment.

3.7 Fencings and hoardings

The Contractor will ensure that all working areas are sufficiently and adequately fenced off from members of the public and to prevent animals from straying onto the working area. The temporary hoardings on site will consist of:

- i. 2.4m high plywood faced timber framed boundary hoarding to provide security and noise attenuation adjacent to noise sensitive neighbors.
- ii. All hoardings shall be maintained in a neat and tidy condition. Adequate signs will be erected to warn the public and to identify the construction site, the contractor and contact details of the nominated staff members. All hoarding and fencing shall be removed as soon as reasonably practicable after completion of the works.
- iii. A 2.4m gate will be installed for vehicles and for pedestrians and visitors.

3.8 Lighting and security

Construction equipment and lighting shall be sited as to minimize visual intrusion and light spillage to nearby residential properties, in so far as is consistent with site safety. Adequate security shall be exercised by the contractor to prevent unauthorized entry to the site. Site gates shall be closed and locked when there is no site activity and site security measures shall be implemented. Additional lighting will be provided to the footpath if necessary.

3.9 Site facilities

Portable site facilities will be provided (on multiple levels if necessary) to include an office, rest room and lockers. Toilet facilities will also be provided. The contractor shall ensure that the risk of infestation by pests or vermin is minimized by adequate arrangements for the disposal of food waste and other materials that attract pests. If infestation occurs the contractor shall take such action to deal with it as required by the local authority. On completion of the project, the contractor will remove all site facilities in a timely manner.
See Appendix for site layout plan.

3.10 Site safety

Under the CDM Regulations 2015, a Principal Designer and Principal Contractor have been appointed and a thorough Construction Phase Plan has been prepared. All site work will be carried out under the provisions of the Health and Safety at Work Act 1974. Health and Safety briefings will be made to all staff before they enter the site initially followed by regular updates and awareness raising. The Contractor will nominate a senior member of staff to supervise the activities on the construction site at all times when the site is operational. The appointed person responsible for all Health and Safety measures, will ensure compliance with the final Construction Method Statement and will hold meetings with the client, design team and statutory bodies as necessary.

This designated person from the contractor will be the first point of contact for members of the public in the event of complaints or disturbance. Contact details will be clearly displayed on hoardings around the site. All complaints will be logged, and appropriate

action taken within 2 days. A written response must be provided within 5 days.

3.11 Requirements relating to the health and safety of the Client's employees or those involved in the project.

The Contractor is to note that the remaining residential properties will remain occupied throughout construction. The Contractor will make the following arrangements to ensure the segregation of occupants/ employees from the works:

1. Erection of physical barriers – these must be sufficient to ensure the protection of occupants, employees and visitors from the works, and where appropriate should mitigate their exposure to dust or fumes.
2. Installation of Appropriate Signage: Strategically placed to ensure that all occupants, employees and visitors are aware of potential site hazards.
3. Plan and maintain safe pedestrian routes for occupants, employees and visitors. The Contractor must ensure that access to the site is restricted. They must also ensure that materials / debris from works to the site will not obstruct evacuation routes or impede the highway.

4 - Environmental Factors

4.1 Dust and air quality

Measures to reduce the levels of dust and prevent the deterioration of local air quality have been included in this Construction Management Plan as best practice and ensure that levels do not become significant. The contractor shall take all necessary measures to avoid creating a dust nuisance during construction. Best Practicable Means will be used to minimize the creation and emission of dust. The following measures take into account guidance prepared by the BRE of the control of Dust from construction activities. These include;

- i. Water suppression or dust extraction technology to be fitted to drilling and grinding equipment.
- ii. Where appropriate drilling and excavation surfaces will be wetted.
- iii. During dry conditions, debris piles will be kept watered as necessary so that no dust nuisance may be caused.
- iv. Suitable measures will be taken during the construction period to prevent the deposition of mud and dirt onto public roads and to prevent the propagation of dust from the site.
- v. Sheeting of lorries during transportation of construction and demolition materials and

spoil export.

- vi. All containers will be totally enclosed or covered by tarpaulins to prevent escape of dust or waste materials during loading and transfer from site.
- vii. The contractor shall take precautions to prevent the emission of smoke or fumes from construction vehicles, site plant and stored materials including volatile substances. Vehicles and plant shall be well maintained, and measures shall be taken to ensure engines and motors are not left running for long periods when not in use.
- viii. The contractor will comply with the provisions of the Environment Act 1995, the Clean Air Act 1993, the Health and Safety at Work Act 1974, the Control of Substances Hazardous to Health regulations (COSHH) 2002 and Health and Safety Executive Guidance notes EH 40/90 and EH 40/97 on Occupational Exposure Limits.

4.2 Noise and vibration

Unacceptable impacts arising from construction noise are not expected on this site. In general, Best Practicable Means as defined in section 72 of the Control of Pollution Act 1974 will be employed to minimize noise and vibration. Furthermore, the guidance provided within BS 5228-1:2009 – Code of practice for noise and vibration control on construction sites –part 1 will be followed. Such measures control the noise at source by using effective acoustic screens or barriers and ensuring regular maintenance of plant. The following measures will be implemented:

- i. Restricted working hours as previously noted to reduce impact.
- ii. The contractor will only use the most environmentally acceptable and quietly operating plant and equipment compatible with the safe and efficient execution of the works.
- iii. Items of plant operating on site will be shut down in intervening periods of use.
- iv. Compressors brought onto site will be sound reduced models.
- v. All pneumatic tools will be fitted with silencers or mufflers.
- vi. Where the use of impact hammers is necessary for the ground works, their attachment to larger and heavier excavators can often reduce the level of vibration.
- vii. Care to be taken during the erection of scaffolding, if necessary, to avoid impacts from banging steel.
- viii. Deliveries will be programmed to arrive during working hours only. Care will be taken when unloading vehicles and construction vehicles will be routed on major roads where possible.
- ix. In addition, liaison with the Environmental Health Officer at London Borough of Hammersmith will be maintained throughout the construction period if required.

5 – Community Liaison

5.1 Communication

The community liaison officer is to be appointed as part of the contractor's team. Throughout the project, The Contractor will remain in regular contact with the neighbors of the property and share any significant information as soon as possible. Monthly information meetings with immediate neighbors will be held to keep them updated.

Notices have been displayed adjacent to the property to inform the residents of the upcoming works and this has provided them with the opportunity to feedback to the governing bodies that are involved with these works.

5.2 Services

The associated energy service companies have been contacted and Letters will be distributed to neighbors in the event of any disruption and/or any significant information.

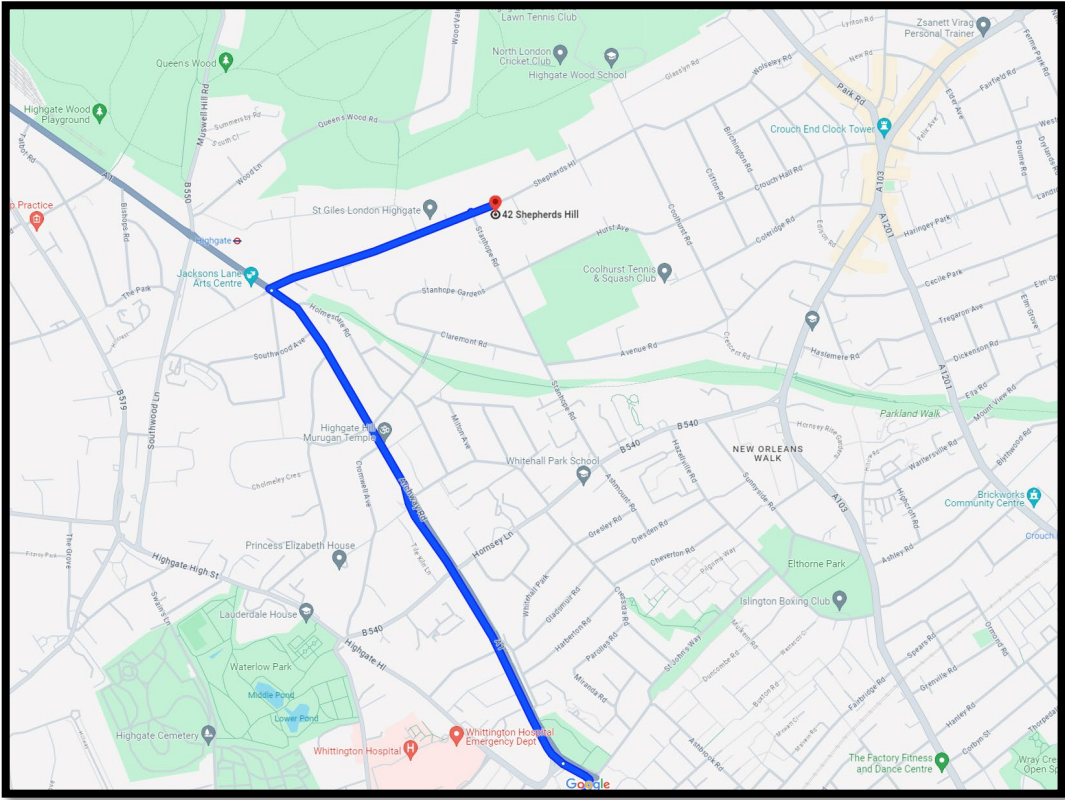
Appendices

- 1- Existing Site from the Road.
- 2- Delivery Routes from the A1 and A1201
- 3- Site Layout Plan
- 4- Welfare layout

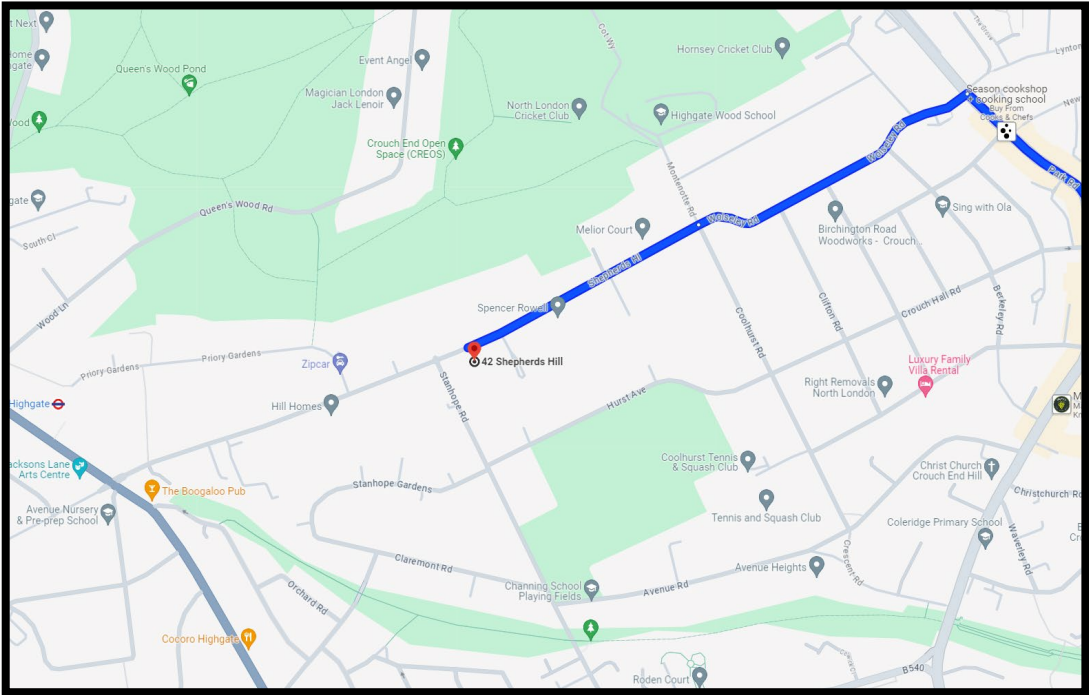
Existing House



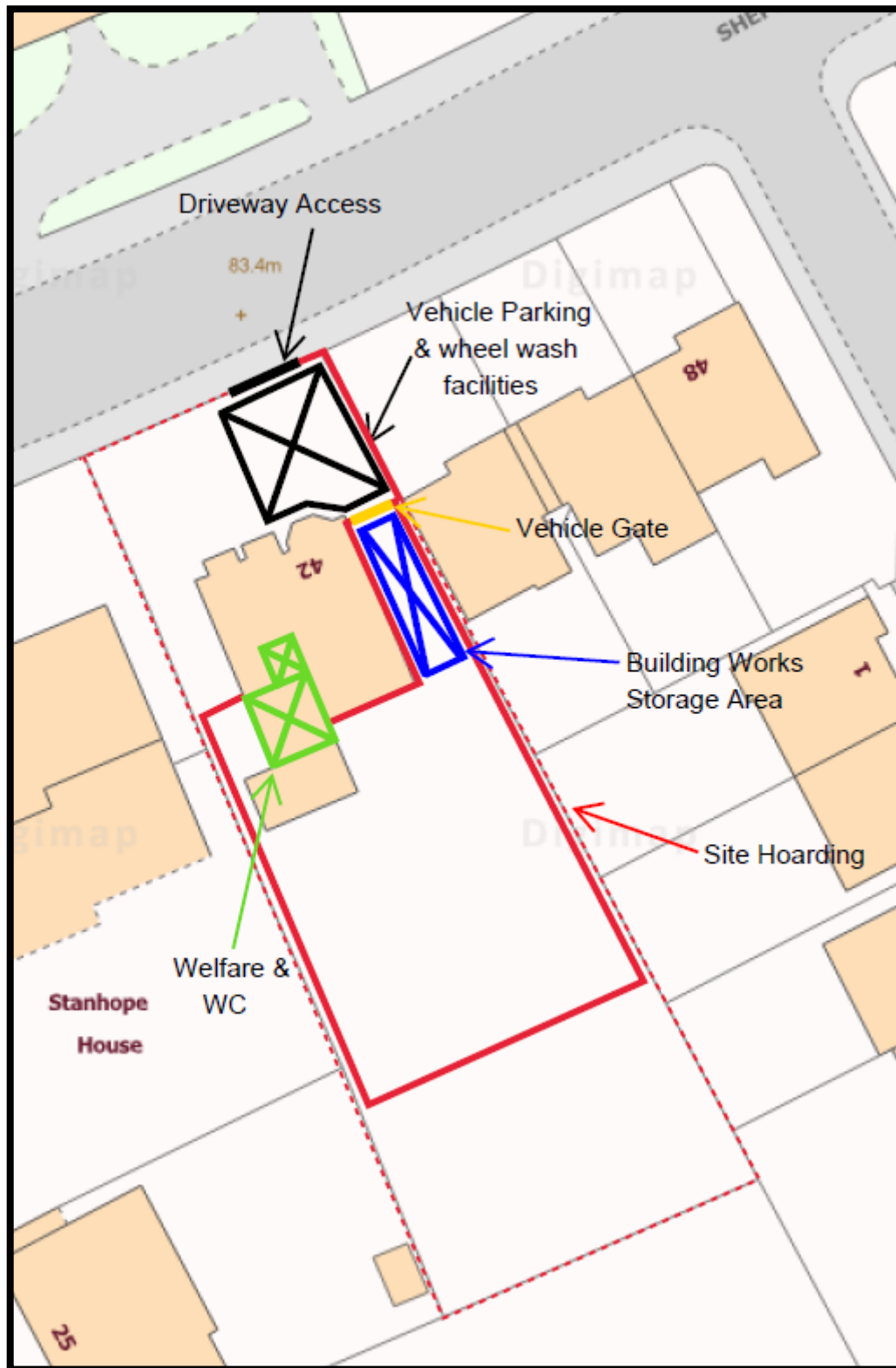
Delivery Route A1



Delivery Route A1201



Site Layout Plan



Welfare Layout

