

Construction Method Statement

28 Linden Road

Haringey

N10 3DH

Index.

Please scroll within document.

- Site Management Plan including Site Management, Welfare, Waste and Plan.
- Site Traffic Management Plan including Table of Vehicle Movements
- Site Noise, Dust & Vibration Management.
- Location Photos with Descriptions.
- Indicative Program

Site Management Plan including Waste Management.

Site Hoarding and Site Access.

- A secure, timber framed hoarding will be erected to the front of the property within the property boundary.
- This hoarding will be 2.4mtr high and have a secure access gate for materials and pedestrians at the front opening onto the path. This will have a secure lock and will remain closed unless there is a delivery or collection, during which it will be supervised whilst open.
- The hoarding will be painted to the Principal Contractor's (TBC) colours and will have a site noticeboard with Site Management contact details, Principal Contractor's main office contact details, emergency contact details, and any licensing from the council, such as bay suspension notices.
- The hoarding will be kept clean and regularly inspected for any dust or damaged (weather damage, for example.). Cleaning and repairs will take place promptly where necessary.
- The 'Signing In' book and interior site noticeboard will be located within the property and will contain the Signing In Book and site rules and management details.

Site Plan including Office & Welfare.

- Please refer to the site plan beneath that shows key locations within site, including Hoarding, Front access, Waste Storage, Materials Storage and the Office and Site Welfare.
- Pedestrian access will be through the front hoarding of the property as noted above and the majority of the materials will be via a separate gate in the hoarding opposite the side passage on the south west side, access for which will be maintained throughout the project.
- Waste Storage will be within the secure front hoarding area allowing easy access for collection of waste via the front hoarding.
- Plant such as the digger and site tools will all be stored securely within the property as required by hire company instructions or tool manufacturer's instructions.
- Materials will be stored within the property where they are to be immediately used, or within the rear garden in secure storage. This will be in line with all COSHH regulations, and storage will be weatherproofed. See Dust plan below.
- The Site office, Site Welfare and WC will be located within the property.

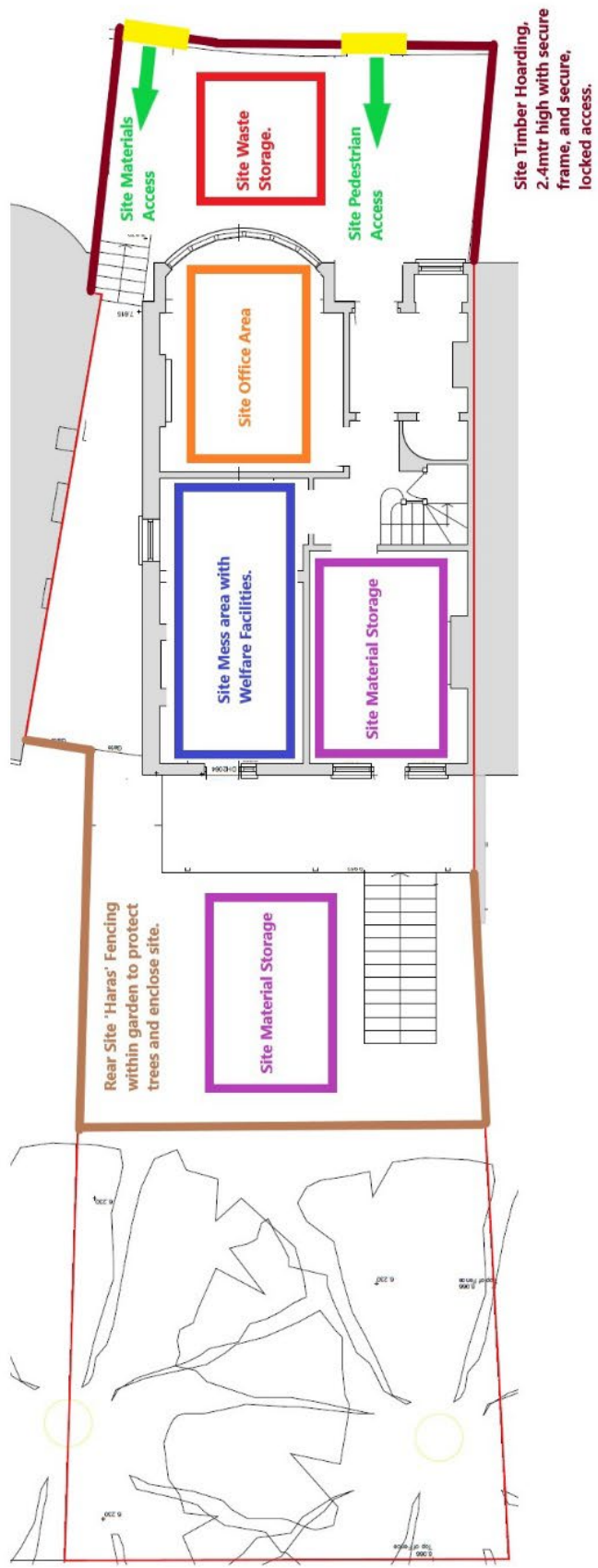
Site Waste Management.

The overall design and any related sub-contractor design has three main targets within Waste Management.

- 1) **To reuse;** identify existing materials on site that may be reused as they currently are e.g. timber joists and roof tiles without any further material input.
- 2) **To recycle;** identify existing materials on site and materials that are brought to site during the works which may be recycled on site for alternative uses to which they were initially designed. This may involve the Main Contractor or Sub Contractor utilising waste materials on other projects.
- 3) **To reclaim;** identify waste materials on site which cannot be used or recycled within the building site, but which are suitable to be sent to a specialist waste reclamation company via a licenced waste handler for conversion to other useful products.

The Principal Contractor, once appointed, will be required to name the proposed Waste Handling Company and subsequently ensure the handling company has documentation showing it is licensed, and also documentation showing how waste has been collected from site and recycled once the works begin.

As noted previously, the designated waste storage area will be at the front of the property within the secure hoarding, where it will be ready for collection by Wait & Load Skip or contractor's van. Waste collections will be supervised by site operatives wearing the correct PPE such as boots, Hard hat and High Viz jacket. The operatives will ensure the safety of pedestrians through the use of safety barriers and escorting of pedestrians when necessary.



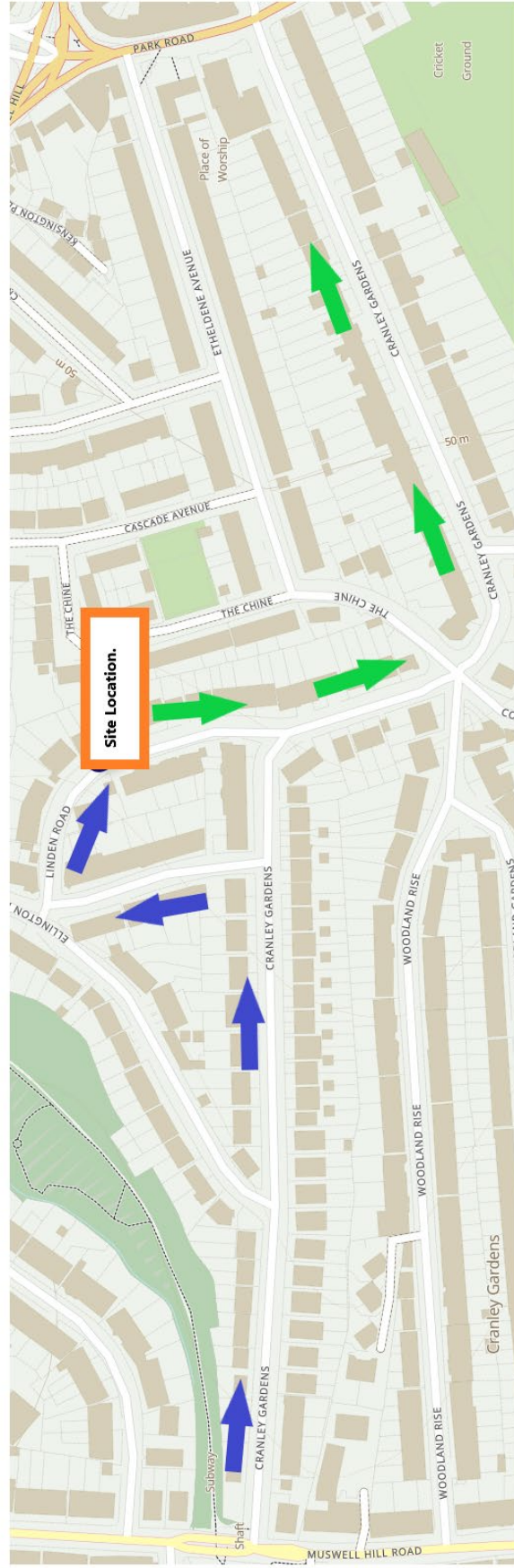
Site Traffic Management Plan.

- No more than one vehicle to attend the site at any one time.
- Vehicles will not be permitted to stack outside the site or on local roads and a proper 'call-up' procedure will be used.
- Construction vehicles will not block the road.
- Waste and spoil will be removed using wait and loads directly outside the property, see photographs.
- There is sufficient clear carriageway to ensure 3.0m for passing vehicles.
- Site Supervisor and banksmen will use portable barriers to protect pedestrians whilst site traffic is parked outside the property during deliveries and collections.
- No exceptional loads which may require closure of the road are planned.
- No footway or road closure is required.
- All vehicle engines to be switched off when on standby.
- The public highway to be kept clean at all times during the works.
- Any damage to the public highway to be reported immediately.
- No parking bay suspensions required as there are no bays outside the property.

All traffic will be to follow the site directions below;

- If approaching from the West to use the B550 and then to turn into Cranley Gardens, then turn left into Leinster Road, at the junction with Linden Road to turn right and approach no 28 without having to 'cross the road' .
- If approaching from the east to use the A504 Muswell Hill and then Park Road A1201. Vehicles will then turn into Cranley Gardens and approach from the south east, then left into Leinster Road, at the junction with Linden Road to turn right and approach no 28 without having to 'cross the road' .
- Traffic will leave the area turning onto Cranley Road using either of the above access routes as necessary in reverse. Traffic will minimise the risk of accidents by turning 'left' with the traffic flow where possible, thus avoiding crossing traffic.

Programme Schedule and associated vehicles.		
Phase	Vehicle Types & Dimensions	Expected Number per Week
Site set up and strip out	Contractors Panel Van-for example Nissan Cabstar or Ford Transit, Length 5.3m width 1.97m	10 for 4 weeks
Demolition& Excavation	Skip Lorry for example Leyland DAF, Length 7.1m width 2.5m	5 for 11 weeks
Structural	Skip Lorry for example Leyland DAF Length 7.1m width 2.5m	3 for 10 weeks
Fit Out	Contractors Panel Van for example Nissan Cabstar or Ford Transit, Length 5.3m width 1.97m	10 for 20 weeks
Finishing	Contractors Panel Van for example Nissan Cabstar or Ford Transit, Length 5.3m width 1.97m	10 for 6 weeks



Noise & Dust Mitigation.

The client is committed to ensuring that the requirements on noise and vibration mitigation are met as best practicable and in conjunction with health and safety law, and the main contractor appointed will be expected to adhere to these conditions.

The following procedures will be in place:

- Haringey Council permitted working hours will be observed at all times.
- Where practicable, hand tools will be used to perform tasks to avoid noise from power tools.
- Where power tools have to be used, they will be 110v electrically operated, or they will be battery operated and only used during high impact hours.
- A mechanical digger will be used to move spoil around and accelerate the program thereby lessening the period over which dust may be produced.
- Where works to the party walls are to take place, neighbours will be warned in advance of these works with a letter as detailed before, and if necessary, timings of works fixed at certain times (i.e., works to party wall only 9am-noon if a neighbour has specific requirements)
- Operatives will be inducted to site, so they understand site specific requirements.

Dust Mitigation and Air Quality.

The client is committed to ensuring that the best practice requirements on Dust mitigation and Air Quality are met as best practicable and in conjunction with health and safety law. The appointed main contractor will be expected to adhere to these conditions.

Dust mitigation and air quality measures on site will include:

- The requirement to wear PPE where dust is created, including mask and goggles.
- The use of hand tools where possible to perform tasks.
- The use of dust extractors on power tools that may create dust.
- A 'Wetting Down' procedure of materials where required.
- The storage of waste materials within rubble sacks before being taken to a skip to ensure no escape of dust.

- The safe and correct storage of materials on site as per manufacturer's instructions.
- Cleaning and sweeping of site on a regular basis by attendant site labourer.
- There will be no wheel washing facilities as no wheeled vehicles will be able or required to enter and leave the site.
- Face Fit Dust Masks will be worn on site.
- Windows will be installed as soon as is practicable to contain the dust within the property.
- Risk Assessments, Method Statements and Tool Box Talks will be provided by the Principal Contractor to cover topics such as Noise, Dust and Vibration.

The risk of noise and vibration is low and mechanical aids and procedures are in place to reduce this risk. Noisy activities will be restricted to the working hours on site and hand tools have been selected for low vibration magnitudes and exposure limits have been assessed using the Vibration Ready Reckoner where available.

Noise

The *lower exposure action values* are

- 80 dB(A) LEP,d or 80 dB(A) LEP,w - i.e. a daily or weekly personal noise exposure of 80 dB(A) ; and
- 135 dB(C) LCpeak - i.e. a peak sound pressure level of 135 dB(C).

The *upper exposure action values* are

- 85 dB(A) LEP,d or 85 dB(A) LEP,w - i.e. a daily or weekly personal noise exposure of 85 dB(A)
- 137 dB(C) LCpeak - i.e. a peak sound pressure of 137 dB(C).

The *exposure limit values* are

- 87 dB(A) LEP,d or 87 dB(A) LEP,w - i.e. a daily or weekly personal noise exposure of 87Db (A); i.e.
- 140 dB(C) LCpeak - i.e. a peak sound pressure of 140 dB(C).

Vibration

- Exposure action value of $2.5 \text{ m/s}^2 \text{ A}(8)$ at which level will introduce technical and organisational measures to reduce exposure.
- Exposure limit value of $5.0 \text{ m/s}^2 \text{ A}(8)$ which will not be exceeded by the Contractor.

Photos.



The above photo shows the front of no.28 Linden Road. A Site hoarding will be erected as per the site plan further above within this document.



The above photo shows Linden Road looking northwards. The site at no.28 is just before the skip on the right-hand side.



The above photo shows Linde Road looking southwards from just outside no.28



The above photo shows the materials access route via the side passage of the property. The road is towards the front, the garden towards the rear, and there will be secure access via the locked hoarding.



The above photo shows the nearest Fire Hydrant outside no.24 Linden Road.



The above photo shows the junction of Linden Road and Leinster Road. Traffic will travel 'down' the hill to the site, located out of view but on the left hand side.



The above photo shows the junction of Linden Road and Cranley Gardens, where traffic will turn left and leave the local area.

Linden 28 N10 3DH

Task Name		Jul				Aug				Sep				Oct				Nov				Dec				Jan				Feb				Mar				Apr				May				Jun							
		Jun 30	Jul 7	Jul 14	Jul 21	Jul 28	Aug 4	Aug 11	Aug 18	Aug 25	Sep 1	Sep 8	Sep 15	Sep 22	Sep 29	Oct 6	Oct 13	Oct 20	Oct 27	Nov 3	Nov 10	Nov 17	Nov 24	Dec 1	Dec 8	Dec 15	Dec 22	Dec 29	Jan 5	Jan 12	Jan 19	Jan 26	Feb 2	Feb 9	Feb 16	Feb 23	Mar 2	Mar 9	Mar 16	Mar 23	Mar 30	Apr 6	Apr 13	Apr 20	Apr 27	May 4	May 11	May 18	May 25	Jun 1	Jun 8	Jun 15	Jun 22
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2																																																					
3	Indicative Programme																																																				
4																																																					
5																																																					
6	Program of works																																																				
7	Site Set up																																																				
8	Strip Out																																																				
9	Demolition																																																				
10	Excavation inc temporary propping																																																				
11	Structural inc roofworks, waterproofing etc																																																				
12	Installation of Windows																																																				
13	First Fix Mechanical Electrical																																																				
14	First Fix Carpentry & Joinery																																																				
15	Plastering & Drylining																																																				
16	Second Fix Mechanical & Electrical																																																				
17	Second Fix Carpentry & Joinery																																																				
18	Installation of Kitchens & Sanitaryware																																																				
19	Installation of Floor & Wall finishes																																																				
20	Decorating & Commissioning																																																				
21	Snagging																																																				
22	Handover																																																				