

CONSTRUCTION METHOD STATEMENT

208 HENLEY ROAD | BERKSHIRE | RG4 6LR



NOVATE | ACS

NOVATE ACS LTD

CONSTRUCTION METHOD STATEMENT

JUL-2024

208 HENLEY ROAD | BERKSHIRE | RG4 6LR

CMS STRUCTURE

This method statement outlines how the construction project will be managed to ensure all work is conducted safely, efficiently, and with minimal impact on the community and environment. Here are the key elements within the CMS

1.	PROJECT DESCRITPION	PAGE 4
2.	SITE PLAN	PAGE 5
3.	DETAILS OF NEIGHBOUR CONSULTATION	PAGE 6
4.	POST-COMMENCEMENT NEIGHBOURHOOD LIAISON	PAGE 6
5.	SITE TRAFFIC MANAGEMENT	PAGE 6
6.	NOISY WORKS AND HIGH IMPACT ACTIVITIES	PAGE 9
7.	SUMMARY AND PROGRAMME OF WORKS	PAGE 10
8.	DEMOLITION AND CONSTRUCTION METHODOLOGY	PAGE 10
9.	PLANS FOR SITE ARRANGEMENT (INCLUDING STORAGE AREA)	PAGE 10
10.	DETAILS OF LICENCES REQUIRED	PAGE 11
11.	DETAILS OF NOISE AND VIBRATION MITIGATION	PAGE 12
12.	DETAILS OF DUST MITIGATION AND AIR QUALITY MEASURES	PAGE 13
13.	STATEMENT TO CONFIRM SIGN UP TO CONSIDERATE CONSTRUCTORS SCHEME (CCS)	PAGE 13

1. PROJECT DESCRITPION

1.1 DEVELOPMENT PROPOSAL

208 Henley Road is a detached, double-storey dwelling set back from the main road. While its historic period aligns with neighbouring properties, its unique proportions and architectural style distinguish it from nearby homes. The property features 3 bedrooms and 2 reception rooms, and is surrounded by a substantial garden of approximately 895 square meters, receiving ample sunlight due to its South West orientation.

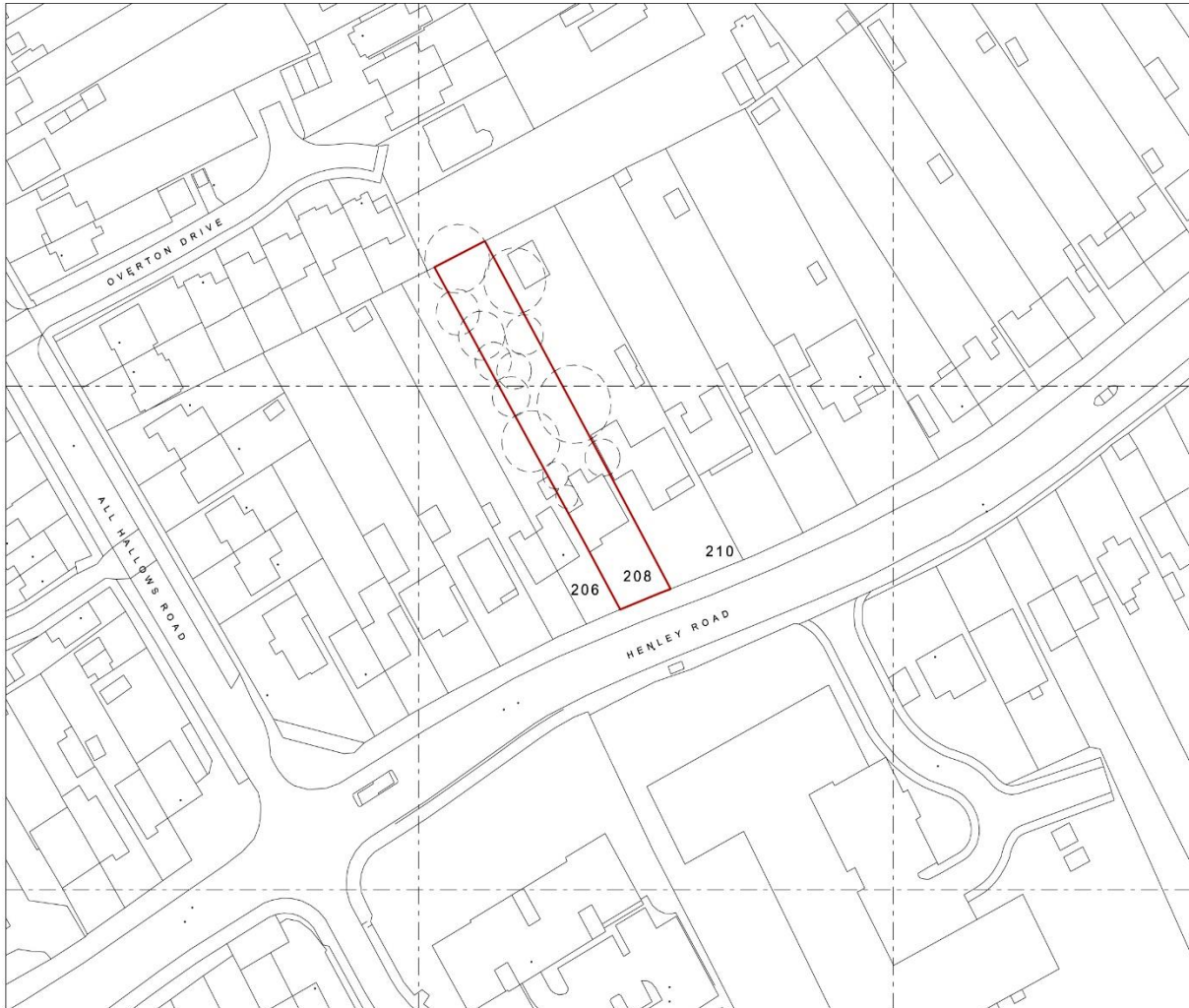
The proposal includes:

- A two-story rear and side extension
- A single-story rear/side extension housing a utility room
- A loft conversion for additional guest bedrooms

The works will include the demolition of the existing garage, rear extension and roof including internal walls and rear wall demolition. The construction will comprise of cavity wall construction for a the double storey rear side extensions, strip foundations and tiled pitched roofing for the loft conversion.



2. SITE PLAN





3. DETAILS OF NEIGHBOUR CONSULTATION

3.1 PRE-COMMENCEMENT NEIGHBOURHOOD CONSULTATION

Prior to commencement of the works letters will be sent out to all residents that will be affected by the development

4. POST-COMMENCEMENT NEIGHBOURHOOD LIAISON

The most important factor in minimising complaints is the development of an effective neighbourhood liaison and communication strategy therefore an effective neighbourhood liaison and communication strategy will be implemented.

This strategy will include a combination of the following as required and *as proportionate to the scope and scale of works*:

- a. Meetings with residents/other affected occupiers at appropriate intervals including before work begins.
- b. Minutes of meeting and agreed actions circulated to residents.
- c. Contractor details, contact details for site manager, duration of project and site working hours displayed clearly on the site hoarding.
- d. Person appointed to deal with complaints.
- e. All staff and subcontractors briefed on noise mitigation and permitted hours for noisy works, including restricted hours for High impact activities.

5. SITE TRAFFIC MANAGEMENT

5.1 WORKS ACCESS ARRANGEMENTS

- a. A site hoarding will be erected at the boundary line of the site and will have displayed the contractors' contact details and displaying appropriate warning signage. A vehicle access gate and pedestrian access gate will be provided, and this will open inwards.
- b. All site vehicles will be stationed within the property boundary, there will be no requirement for any access for goods and works vehicles to be stationed within the street.
- c. Skips and waste disposal will be designated and stationed within the property boundary and all materials will be stored within the property boundary.
- d. Ensuring minimal disruption to the cycle path during construction will be carefully planned and managed.



- e. To enable continued and unobstructed pedestrian and cycle access a gantry, complete with a covered clear and protected pedestrian walkway A secure hoarding will be erected around the boundary of the site and will feature lockable inwardly opening plant/material and pedestrian site access gates.
- f. Clear and visible signs to inform cyclists and pedestrians about construction work and any temporary changes to the cycle path. All relevant signage and lighting will be installed on the hoarding to illuminate the pavement; the lighting will be such as to provide illumination but to not adversely affect neighbours or road users.
- g. No construction work will be completed in public areas and the adjoining footway and highway will be kept clear and free of obstructions.
- h. For ingress and egress of vehicles from the site and to safeguard pedestrians and cyclists suitably qualified (Lantra or similar) Traffic Marshalls will be present during the hours of work and will ensure the safety of pedestrians and road users. They will direct the works vehicles in and out of the site and also make sure the road is clean and obstruction free.
- i. All vehicle movements will be supervised by suitably qualified and experienced Traffic Marshals who will manage the interaction of construction vehicles and pedestrians, vulnerable footway users, cyclists, and other road users. Whenever necessary, activities will be stopped to allow pedestrians to pass safely.
- j. Vulnerable pedestrians will take priority and, if required, will be escorted on the footpath across the site access. Traffic Marshalls will possess the Site Access Traffic Marshal qualification as a minimum.

During all stages of the development vulnerable users including wheelchair users and those with prams will be afforded every assistance possible to safely navigate the area and this may mean stopping traffic briefly to provide as much space as is required by the pedestrian.

1. Traffic Marshals will ensure that pedestrians and vulnerable users are clear of the site prior to releasing or accepting a vehicle from/to site.
2. To ensure that safe pedestrian passage is maintained a Traffic Marshal will be in position on the footway during the transfer of spoil, concrete, plant, and materials across the footway.

GENERAL MANAGEMENT ISSUES

The depositing of mud/detritus on the highway originating from the site or from any construction vehicle associated with the development will be prohibited

A wheel washing facility will be provided at the vehicular access gates to the development site to ensure that mud/detritus originating from the site is not deposited on the public highway.

Where the deposition of some dirt on the highway is unavoidable, any mud/detritus shall be expeditiously cleared using street cleansing vehicles or similar. Jet washers will not be used to flush such dirt into road gullies. No development dirt will be evident on the highway at the end of any working day.

No concrete residue or other detritus be washed into the drainage system. Appropriate measures will be taken to prevent concrete and other detritus from being washed into the public highway drainage system.

CONSTRUCTION TRAFFIC HOURS

Deliveries and collections must be restricted to between 9.30am and 4.30pm, Monday to Friday. Where there is a school on route, then deliveries will be restricted to between 9.30am and 3pm, Monday to Friday, during term time. Deliveries and collections will not occur on Saturdays, Sundays or public holidays.

Table 1: Restricted hours for deliveries and collections.

RESTRICTED HOURS FOR DELIVERIES AND COLLECTIONS	
Monday - Friday (during term time)	09:30 - 15:00
Monday - Friday (outside term time)	09:30 - 16:30
Saturdays	Not Permitted
Sundays	Not Permitted

Any exceptions to the above must be specified here (for example where the delivery of abnormal loads such as tower cranes, heavy plant or site offices is planned).



6.1 NOISY WORKS AND HIGH IMPACT ACTIVITIES

'The following Permitted Hours for 'noisy works' apply to construction work that can be heard at the Site Boundary (or, in occasional circumstances and as agreed with the Council, at the boundary with the nearest occupied property):

a. Permitted hours for noisy works:

8am to 6pm – Monday to Friday

At no time – Saturday, Sunday and Public Holidays

***b. Restricted hours for High Impact Activities: 9am to 12-noon
and 2pm to 5.30pm – Monday to Friday***

At no time – Saturday, Sunday and Public Holidays

Potential High Impact Activities:

- Demolition, ground-breaking and excavation works using percussive equipment.*
- Percussive piling operations and percussive pile reduction and pile break-out works.*
- Any other construction activity specified by an officer of the Council's Noise and Nuisance Team.'*

6.2 NON-NOISY WORKS

Any works that do take place on Saturdays, Sundays and public holidays should be restricted to *non-noisy* works. This means works that would not be apparent to neighbours as the result of noise.

Should there be a need to undertake such *non-noisy* works outside the permitted hours neighbours will be communicated with so that they are assured there will be no disturbance, and a robust line of communication will be offered should any issues arise.

Where there is a pressing need to undertake *noisy works* outside the permitted hours a dispensation application will be made to RBKC detailing the exceptional need and measures that will be employed to mitigate any disturbance.

Although *non-noisy* works may be permitted on Saturdays and Sundays all deliveries and collections must only be undertaken within the permitted delivery and collection hours.

7. SUMMARY AND PROGRAMME OF WORKS

7.1 SUMMARY OF WORKS

ESTIMATED START DATE AND DURATION OF WORKS

ESTIMATED START DATE: 2nd September 2024
ESTIMATED DURATION OF WORKS: 31 weeks

7.3 PROGRAMME OF WORKS

Table 2: High-level programme of works

SITE ACTIVITY	START DATE	END DATE	DURATION (WEEKS)
1. Site setup and demolition	02-SEP-24	30-SEP-24	4
2. Rear and Side Extension	30-SEP-24	17-EDC-24	10
3. Super-structure	17-DEC-24	14-JAN-25	3
4. Loft Conversion	14-JAN-25	08-APR-25	8
6. Fit-out, testing and commissioning	08-APR-25	20-MAY-25	6
TOTAL (WEEKS)			31

8. DEMOLITION AND CONSTRUCTION METHODOLOGY

Please refer to Appendix B: Construction Method Statement. - TBC

9. PLANS FOR SITE ARRANGEMENT (INCLUDING STORAGE AREA)

All materials will be stored within the site boundary, no materials will be stored onsite.
Please refer to Appendix A: Site Layout Plan.



9.1 NOISE AND VIBRATION MONITORING

Due to the scope and scale of the proposed works (the site is a Category 2 site) noise and vibration monitoring is not required.

9.2 AIR QUALITY (DUST) MONITORING

Due to the scope and scale of the proposed works (the site is a Category 2 site) dust and air quality monitoring is not required.

10. DETAILS OF LICENCES REQUIRED

Table 3: Details of licences that will be applied for

LICENSE TYPE	REQUIRED	DETAILS
1. Temporary Structure	No	Hoarding and gantry will be installed along the front aspect of 208 Henly Road
2. Plant And Material	No	N/A
3. Skip	No	This will be stored on the driveway within the site development
4. Footway Closure	No	N/A
5. Road Closure	No	N/A
6. Temporary Crossover	No	N/A
7. Mobile Lifting Operation	No	To deliver steels into site. This will be within the site development boundry
8. Parking Suspensions	N/A	N/A
9. Scaffold	No	The installation of scaffolding for the constructions works. All vehicles will be within the site boundary

Please refer to Appendix C: Site Layout Plan.



11. DETAILS OF NOISE AND VIBRATION MITIGATION

In terms of controlling noise from the development the following mitigation measures will be implemented as and when required:

- a. The first action that would be taken at site level would be to simply undertake a different (less impactful) activity on site, if this were an option that did not affect productivity or compromise health and safety in any way.
- b. If (a) were not possible, the next option would be the mitigation of noise by limiting the periods of noisy work during any particular day. This would be for example limiting works to 2 hours on/off to allow respite periods during the working day.
- c. Where, for practical reasons, such activity (a) or time limiting (b) cannot be achieved i.e., when undertaking a concrete pour or due to health and safety and/or structural reasons, the proactive construction of a noise enclosure, which should reduce noise levels in line with the noise criterion for all phases of the proposed work.

Communication with the local residents and businesses is important and will ensure any concerns about the adverse impacts due to construction are reduced.

It is advised that best practical means (BPM) are employed throughout the construction process to reduce the likelihood of noise and vibration complaints. All contractors and sub- contractors will be made aware of the working practices implemented to reduce complaints. This will be informed at all site inductions.

The proposals with regard to general noise and vibration mitigation would be in accordance with BPM as specified in BS 5228-1:2009 and would comprise of the following, where possible:

- a. Investigate the cause of complaint
- b. Investigate as to whether the agreed limits have been exceeded
- c. Provide a response regarding the complaint
- d. Good communication with the adjacent residents is required, especially during periods of high noise and vibration.
- e. Switching off engines where vehicles are standing for a significant period of time
- f. Fitting of acoustic enclosures to suppress noisy equipment as appropriate
- g. Operating plant at low speeds and incorporating automatic low speed idling
- h. Selecting electrically driven equipment in preference to internal combustion power, hydraulic power in preference to pneumatic and wheeled in lieu of tracked plant
- i. Properly maintaining all plant (greased, blown silencers replaced, saws kept sharpened, teeth set and blades flat, worn bearings replaced, etc.)

12. DETAILS OF DUST MITIGATION AND AIR QUALITY MEASURES

The GLA guidance, which is used as a benchmark for developments across the UK, suggests a number of mitigation measures that can be adopted in order to minimise impacts from dusts and fine particles.

The measures that will be included in the construction of the proposed development, as required, are:

- a. Water suppression during demolition work and other major dust generating activities, such as cutting, grinding and sawing.
- b. Skips and chutes will be completely covered to ensure that dust does not escape.
- c. No burning of any materials will be permitted on site.
- d. Hard surfaces will be used for haul routes where possible.
- e. Haul routes will be swept/washed regularly as required to avoid the trackout of debris onto the public highway.
- f. Vehicle wheels will be washed on leaving the site if required.
- g. All vehicles carrying dusty materials will be securely covered.
- h. Delivery areas, stockpiles and particularly dusty items of construction plant will be kept as far away from neighboring properties as possible.

13. STATEMENT TO CONFIRM SIGN UP TO CONSIDERATE CONSTRUCTORS SCHEME (CCS)

The Principal Contractor will be a member of the Considerate Constructors Scheme or will register the site with the Considerate Constructors Scheme, and that the Site-Specific CCS ID will be made available on request.

All relevant information/signage relating to the Considerate Contractors Scheme will be displayed in a prominent position on the site hoarding.

Notwithstanding the details given hereunder the developer/ owner will necessarily, as a condition of their planning permission, be responsible for ensuring this plan is adhered to in full.

ROLE:	Principal Contractor
COMPANY NAME:	Novate ACS Ltd
CONTACT NAME:	Frank Amankwah
POSITION:	Project Manager
TEL:	0777 0468 071
EMAIL:	frank@novate-acs.com

