

METHOD STATEMENT FOR THE BUILDING CONSTRUCTION WORKS
In relation to

RESIDENTIAL DEVELOPMENT at
7, Hawthorn Road, Caversham, Reading

Client: Mr H S Juttla
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1 BRIEF DESCRIPTION OF THE WORKS

- 1.1 Proposed erection of a pair of semidetached dwellings on land previously occupied by a domestic dwelling which was demolished by the previous owners.
- 1.2 Demolition does not form part of the works with the previous structures already removed.
- 1.3 There are existing trees to be protected on the site during the works, and these are marked on the Landscape proposals plan, and the protection is shown on the latest revision of the "Site management and tree protection plan HRC07:M1"
- 1.4 The works relate to a new build work with new foundations for a 2.5storey structure, with hard/soft landscape areas, and works to existing drive access to provide parking spaces as an overall provision for the development site.
- 1.5 The works to include construction of simple foundations, ground floors in Beam and Block suspended construction and upper floors in timber, masonry cavity wall construction with some stone banding and pitched roofs. Cycle storage, bins storage and access to the site with parking for vehicles.
- 1.6 Complete construction and clear away ready for occupation.

2 SEQUENCE OF OPERATIONS

2.1 Party Wall Notices

Identify need for and to Issue all notices required under the Party Wall Act, and submit all construction details for agreement by the agreed party wall surveyor.

2.2 Conditional Survey

The contractor to prepare a schedule of condition with photos of the land and adjacent buildings that is to be taken up for the works, before works commence and agree this directly with the adjoining owners if required.

2.3 Site Clearance

Clear debris within the site boundary area ready for implementation of the new scheme proposals.

Site hoarding and to front and side boundaries and to restrict works area at rear is already in place. Paint the hoarding white. Put in place all signage i.e. Danger Demolition in Progress; Warning Dangerous site – Keep Out; Children warning signs; etc., and protective barriers as required under the CDM regulations.

2.3.1 Demolition

Not relevant other than site clearance.

2.4 Construction Works

i) Working Hours:

The Site working hours shall be 08:00 to 18:00 Monday to Fridays and 09:00 to 13:00 on Saturdays. **NO SUNDAY WORKING**

ii) Parking Facilities:

All site operatives will arrive on site in a shared vehicle or by public transport to minimise vehicles being parked on site. Temporary visitor parking will be provided. The parking area is as shown on the attached plan.

iii) Loading and unloading Facilities:

All loading and unloading of plant and materials shall be carried out in designated area as shown on the attached plan.

Access to the work area in the main will be via the existing access with hording gates already in place, with parking segregated to allow uninterrupted use by the residents of the completed units.

Part of the parking area will be used temporarily for site accommodation cabins, with the existing secure gated access to the works area.

Once all the concrete foundations are complete, scheme to progress in correct sequences to roof level and completion.,

The site cabins to be removed once nearing completion to allow surfacing of the eventual parking arrangement and landscape scheme implementation.

Only sufficient building materials for the construction of the new building shall be stored on site to complete the building works as vehicular access and storage capacity on site is limited.

Wheel cleaning facilities shall be provided adjacent to the gated entrance. Where possible the delivery of materials to site shall be programmed when the site ground is reasonably dry.

iv) Storage Facilities:

Storage of plant and materials used in constructing the development areas are as shown on the attached plan.

v) Foundations:

Set out and mark the foundation limits to setting out details.

Foundation design is likely to be standard footings 1.0m deep, if piling design is employed, then Prepare good sound mat for piling rig to travel, Piling rig to be delivered to site. Piling to commence using augured piles, with arisings used to fill where required on site and excess material to be carted away to approved and accredited disposal sites. Piled foundation to proposed depths and obtain approval from the Building Control checking authority.

Once the concrete footings are set (either foundation method), follow with the construction of new building of walls; new floors and roof structures; balconies, roof membrane, soffit & rainwater guttering; windows doors and painting, etc.

The works shall be carried through with reasonable expedition after commencement and so as to avoid unnecessary inconvenience to the adjoining owner or occupiers. Weekly liaise with the owner to minimize inconvenience caused by the works and ascertain security is maintained on both sides throughout the works. Dampen and clear away any dust and debris from time to time as necessary. Provide temporary screens to protect the windows.

vi) Avoidance of dust & mud on roads

Site planning:

Erect solid barriers to site boundary; No bonfires;

Plan site layout – machinery and dust causing activities should be located away from sensitive receptors;

All site personnel to be fully trained;

Trained and responsible manager on site during working times to maintain and carry out site inspections.

Construction Traffic:

All vehicles to switch off engines – no idling vehicles; Effective vehicle cleaning and specific fixed wheel washing on leaving site and damping down of haul routes;

All loads entering and leaving site to be covered;

No site runoff of water or mud; On-road vehicles to comply to set emission standards;

Minimise movement of construction traffic around site; ensure Hard surfacing and effective cleaning of haul routes for vehicles around site.

Cutting or masonry operations if required:

Use water as dust suppressant;

Cutting equipment to use water as suppressant or suitable local extract ventilation;

Use enclosed chutes and covered skips;

Wrap building(s) to be demolished, with scaffold perimeter sheet enclosure

Site operations:

Minimise dust generating activities;

Use water as dust suppressant where applicable;

Cover or fence off stockpiles to prevent wind whipping;

Screen off and or screen mixing areas

vii) Noise mitigation

Construction working hours should be carefully managed. All works should take place between normal working hours 08:00 and 18:00, Monday to Friday and 09:00 to 13:00 on Saturdays - NO SUNDAY WORKING

Vehicles and mechanical plant will be maintained in a good and effective working order and operated in a manner to minimise noise emissions.

The contractor will ensure that all plant complies with the relevant statutory requirements;

- HGV and site vehicles will be equipped with non-tonal reversing alarms;
- Compressor, generator and engine compartment doors will be kept closed and plant turned off when not in use;
- All pneumatic tools will be fitted with silencers/mufflers;
- Care would be taken when unloading vehicles to avoid un-necessary noise;
- The use of particularly noisy plant will be limited, i.e. avoiding use of particularly noisy plant early in the morning;
- Restrict the number of plant items in use at any one time;
- Plant maintenance operations will be undertaken at distance from noise-sensitive receptors;
- Reduce the speed of vehicle movements;

- Ensure that operations are designed to be undertaken with any directional noise emissions pointing away from noise-sensitive receptors;
- When replacing older plant, ensure that the quietest plant available is considered;
- Drop heights will be minimised when loading vehicles with rubble;
- Vehicles should be prohibited from waiting within the site with their engines running or alternatively, located in waiting areas away from sensitive receptors;
- Local hoarding, screens or barriers should be erected to shield particularly noisy activities;
- If required, Piling will be carried out with the method that minimises both noise and the transmission of vibration to sensitive receptors;
- Temporary noise screens will be used to reduce noise from particularly noisy activities and the height of perimeter hoarding will be extended where this would assist in reducing noise disturbance at sensitive receptors.

viii) Site Access

The main site access will allow all vehicles to enter the site in a single direction. A competent banksman will be in attendance at all times to oversee entrance and exit of vehicles.

Disposal and deliveries shall be scheduled such that off-site holding areas will not be required.

ix) Traffic Management

Temporary footpath closures are not envisaged as all works are integral to the site, with use of existing services and drainage routes being re-used.

Otherwise road traffic management for short duration shall be required during deliveries and disposal vehicles entering and exiting the site.

The construction team will reduce as far as possible any potential impacts of construction on the highway network during the construction. Motorways and principal road shall be used by construction vehicles.

2.5 Scaffold

Scaffold up to and including roof fascia level. Scaffold fitted with safety netting to prevent any accidental falling of material. Provide first floor level holding / scaffold boarding area to trap or prevent any falling materials getting through. Put in place all 'Keep off the scaffolding'; 'Warning falling objects', etc. signage.

2.6 Piled foundations (if found necessary)

If piled foundations are required, then are to be piled with augured piles to minimise disturbance to adjoining owner's buildings and noise from the site.

Piling rig to arrive on site after site clearance and with running surfaces prepared with safe and sound piling mat, with the contract placed with specialist piling contractors.

Piling contractor to manage site operations in line with this method statement for access, traffic management, noise, and mud emanating from the works.

2.6 Cranage

Lifting to upper levels will be necessary, and as the scope in essence is to extend the existing property, the need for cranage is not anticipated due to components being of small scale.

Prefabricated trusses and floor planks are not required for the project and loose timbers can be erected by manual handling.

2.6 Reinstatement and Boundary Fencing

Remove any scaffolding or screens as soon as the construction works adjacent to the property are complete. Reinstatement area any damaged areas to its original condition. Lastly, remove temporary ply board fencing and posts inclusive of post foundations. Reinstatement post footing voids left after removal of temporary posts.

2.7 External Works and Completion

Remove and clear all rubbish / debris left over.

Upon completion of the works and following the reinstatement of the said land, the builder is to jointly inspect the reinstatement.