



Construction Method Statement



Project Name: CHEPSTOW VILLAS
Site Address: 13 CHEPSTOW VILLAS W11 3DZ
Prepared By: HCCC LIMITED
Date Prepared: 12 DECEMBER 2014

Construction Method Statement		
Project:	13 Chepstow Villas W11 3DZ	

CONTENTS

1	INTRODUCTION	3
2	DESCRIPTION OF PROJECT	3
3	OUTLINE METHOD OF WORKS	4
4	CONSTRUCTION MANAGEMENT ACTION PLAN	6
5	SITE WASTE MANAGEMENT PLAN	13
APPENDIX 01	SITE SET UP PLAN AND SECTION	17
APPENDIX 02	PRELIMINARY PROGRAMME	18
APPENDIX 03	RESPONSE TO STATUTORY AND THIRD PARTY CONSULTEES	19

Construction Method Statement		
Project:	13 Chepstow Villas W11 3DZ	

1. INTRODUCTION

The purpose of the Construction Method Statement is to outline our approach to managing the construction works for 13 Chepstow Villas, London. This document includes specific comments on the site establishment, logistics, and the process of managing the overall environment surrounding the property. It will also ensure that the construction works cause the minimum disruption to the adjacent residents with a safe working and living environment maintained. The agreed contents of the Construction Method Statement will form part of the development plan and will be agreed with the Royal Borough of Kensington and Chelsea Council. The Plan will constantly be reviewed and any changes or improvements will be added and agreed with the Council and the Plan revised and re-issued.

These proposals are to enable third parties to understand the nature of the works and the various construction activities associated with the development. This Construction Method Statement is subject to third party approvals and therefore amendments are likely. Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client. Liaison with the neighbours and interested parties will continue throughout the project, as information is updated and as the project develops. Particular attention will be paid to ensure that the neighbours are kept apprised of progress and future works on the project. The information provided in this document is an overview of the key project activities at Chepstow Villas. Generic statements herein are to be further developed into plans, procedures, and detailed method statements as the project develops.

This Plan is to inform interested parties. It will be used as the background for the detailed construction method and risk assessments, and will be included in all specialist trade contractor portions of the works.

Further information on the Subterranean Development are detailed within Fluid Structures Basement Impact Assessment Ref No. 23744.

2. DESCRIPTION OF PROJECT

13 Chepstow Villas is a four storey semi-detached property comprising, lower ground, ground, first and second floors. The building is situated within the Pembridge Conservation Area near the junction of Ledbury Road, Chepstow Crescent and Chepstow Villas but is not listed.

The works comprise the construction of a small basement to house a Study and the refurbishment of the Lower Ground Floor.

The property has front access only, with no vehicular access.

Construction Method Statement		
Project:	13 Chepstow Villas W11 3DZ	

3. OUTLINE METHOD OF WORKS

GENERALLY

The proposed site plan relating to this proposed outline method of works is detailed upon drawings 562_P_001 and 002 included in Appendix 01 of this Construction Method Statement (CMS).

The proposed preliminary programme for the works setting out the timescales envisaged for the works is included under Appendix 02 of this Construction Method Statement (CMS).

A separate Construction Traffic Management Plan (CTMP) has been provided in a separate document which incorporates the CTMP pro-forma recommended by RBK&C.

REVISIONS TO THE CONSTRUCTION METHOD STATEMENT

This CMS has been developed having regard to the requirements of RBK&C and the concerns of adjoining owners and has been revised to address the concerns raised in respect of the previous application under reference PP/14/06898. How these requirements and concerns have been addressed are set out a document entitled 'Response to Statutory and Third Party Consultees' included in Appendix 03 of this Construction Method Statement.

Outline details of the proposed Construction Method are set out below:-

SITE ESTABLISHMENT

A solid hoarding will be erected to the front elevation of the site and along the boundary walls, with a personnel site entrance gate at the front. It will be painted and kept in a clean and tidy condition throughout the works. All hoardings/fencing will be regularly checked and maintained in a clean and tidy condition and signage will be positioned so it is clearly visible to warn members of the public of any potential hazards surrounding the site.

The site accommodation will be located inside the property on the ground floor, leaving the pavement access to remain clear. The site will be maintained in a safe and tidy manner with the implementation of good housekeeping procedures regularly checked by our Health and Safety Advisor on fortnightly site inspections and be set up with temporary power, water and drainage throughout the duration of the works.

We will also register the site under the Considerate Constructors scheme and we will therefore comply with the scheme's Code of Practice.

SCAFFOLDING

A gantry will also be required over the pavement to facilitate the removal of excavated material and waste. A temporary structure licence will be obtained for the gantry and will be fully clad in plywood and decorated to match the hoarding.

A protective and lit passage will be formed to allow uninterrupted use of the pavement outside 13 Chepstow Villas and a scaffold will be erected as per HCCCs proposals to follow.

DEMOLITION

Before any work commences on site an asbestos survey will be undertaken and if any asbestos is found this will be removed following the guidelines set out in Parts 1, 2 and 2 of BS 8520.

The works will be undertaken in accordance with the Royal Borough of Kensington and Chelsea hours of permitted working as below:

- Monday to Friday – 8am to 6pm
- Saturday – 8am to 1pm
- Sunday and Public Holidays – no working

Throughout the demolition works we will endeavour to comply with the guidance provided in BS 5228: Parts 1 and 2 (1984) and part 4 (1986) with regard to noise control during construction and wherever possible use methods to minimise disruption to our neighbours.

Demolition material will be removed via skips situated in the parking bas outside the property for the duration of the works loaded via a gantry spanning across the pavement. The temporary works engineer will design the propping to the vaults below ground level which will be in place while the skip is in position, these loadings will then be verified by the project structural engineer.

UNDERPINNING AND EXCAVATION

The proposed works are to underpin the main building with mass concrete foundations to form a basement below part of the existing lower ground floor level.

The underpinning will be carried out in two vertical stages up to 3m deep and in 1m horizontal sections. Underpins will be propped after first stage and prior to commencement of the second and final stage of underpinning as set out in Fluid Structures sketches included in their Basement Impact Assessment.

All underpinning methodology and design together with the temporary propping will be designed by the temporary works engineer and verified by the structural engineer. The underpins will be laterally propped as detailed in Fluid Structures sketches noted above.

Removal of excavated material will be via a conveyor belt system from basement level to street level and placed into skips situated within a parking bay or directly into waiting lorries positioned in suspended bays.

BASEMENT SLAB

Concrete will be delivered by ready mix vehicles and concrete pumped into position via a lorry mounted concrete pump. The ready mix lorries and concrete pump truck will be positioned in suspended parking bay in Chepstow Villas. During deliveries the existing lower ground floor basement to the adjacent to the pavement will remain fully propped.

INTERNAL WORKS

The internal works comprise the complete refurbishment of the ground and lower ground floors of the existing building and renewal of all services.

Deliveries will be via delivery vehicles which will be parked in the suspended bay and avoid blocking the road.

Waste materials will be removed by way of skips located in the suspended bay for the duration of the works.

4. CONSTRUCTION MANAGEMENT ACTION PLAN

The following sections outline the key elements for consideration. This document demonstrates our commitment to manage, control, and where possible mitigate our impact on the local community and infrastructure.

Many of the issues identified will be further developed and dealt with in our more detailed site based method statements. Method statements will be prepared and agreed for all major site operations in advance of the relevant works commencing. This will be particularly important for piling, excavation and structural works.

PROJECT SPECIFIC HEALTH AND SAFETY

IDENTIFIED H&S RISK	SUGGESTED CONTROL MEASURE
Hours of Working	<u>Normal construction site hours:</u> 8.00 am to 6.00 pm – Monday to Friday 8.00 am to 1.00 pm – Saturday No working on Sundays and Public Holidays
Noise and Vibration	Work in accordance with the recommendations of BS 5228-1, Control of Noise at Work Regulations 2005 and the Noise Service The contractor will consult with adjoining neighbours and agree, if possible, certain times of day when noisy work is minimized.
Asbestos	An asbestos survey will be carried out and any asbestos contaminated materials will be removed prior to commencement of any works on site.
Existing Services (Under-ground, Over-ground)	All existing services will be serviced prior to commencement of any works on site.
Deliveries/ Storage/ Removal of Materials	Please refer to the Construction Traffic Management Plan
Existing Occupancy	The property will be unoccupied throughout the duration of the works.
Dust	All dust levels are to be kept to a minimum and where possible controlled at source by the use of dust suppression systems. Site operatives are to wear suitable PPE/RPE where the levels of dust cannot be controlled ensuring exposure is well within legal limits.
Work with Ionising Radiation	We do not anticipate any hazard from ionising radiation; however any activity involving the release of ionising radiation will be notified and carried out in accordance with

Construction Method Statement



Project: 13 Chepstow Villas W11 3DZ

	the HSE approved code of practice.
UV protection	UV protection from the sun is provided indirectly by the site rules requiring safety helmets and appropriate clothing with no shorts or bare tops. If necessary additional guidance will be provided in accordance with the HSE approved guidance.
Control of lifting operations	Our lifting operations procedures are contained within our HS1-02_ H&S Policy_ Responsibilities and Arrangements_ Nov_2010 item 2.22 document. Specific lifting operations will be controlled through risk assessments and method statements.
Work in excavations and poor ground conditions	Our health and safety procedures for work in excavations and poor ground conditions will be controlled through risk assessments and method statements appropriate to the specific situation and will be in accordance with the HSE approved guidance.

H&S OBJECTIVES/STANDARDS FOR THE PROJECT

H&S Objectives / Standards

HCCC aims to achieve the following objectives/standards while carrying out the construction work for this project.

- Prevent accidents and ill health to our staff, client, (sub)-contractors, third parties and members of the public.
- Achieve all works are carried out in accordance with all relevant legislation and Codes of Practice.
- Provide a place of work that is safe and without risk to health, safety and welfare to all those involved in the project and third parties.
- Consult and communicate to all those involved in the project and listen to given feedback.
- Subscribe to and maintain the standards set out under the Considerate Contractors Scheme.

Project Specific Objectives / Standards

- No RIDDOR reportable accidents.
- Keep possible disturbance to local residents, businesses and general public to absolute minimum.

LIASON BETWEEN PARTIES

Liaison with Parties Involved in the Project

Staff members of HCCC and the sub-contractors are required to co-operate fully with other parties involved in the projects for issues that affect health and safety arrangements on the project.

Regular project progress meetings will be held with the Client, Designers and other parties involved in the project to ensure liaison between the parties involved in the project. Meeting minutes and any other relevant information will be circulated to the relevant parties involved in the project.

Liaison with Parties Outside the Project

HCCC will ensure that regular liaison is carried out between the site and local residents and local businesses.

Construction Method Statement		
Project:	13 Chepstow Villas W11 3DZ	

CONSULTATION WITH WORKFORCE

HCCC recognises that workforce consultation plays a key role in the effective health and safety management on site. At the site induction HCCC staff members and the sub-contractors will be encouraged to make suggestions, report any unsafe situation, near misses and communicate their concerns and ideas regarding health and safety to the site manager. The company will take into account any reasonable request made by the staff member or the sub-contractor regarding health and safety matters on site.

HCCC Health and Safety Committee include representatives from site staff. Site staff can approach their representative to identify or flag up any issues relevant to site health and safety.

SELECTION OF (SUB-) CONTRACTORS

HCCC recognises the legal requirement to ensure that sub-contractors appointed directly the company have the necessary health and safety competence and resources to carry out their work in a safe manner.

The company maintains an Approved List of Sub-contractors (works contractors and designers), from which the sub-contractors are selected and appointed.

Any prospective sub-contractor not already approved by the company will complete an appropriate Sub-contract Health and Safety Questionnaire which will be appraised by management. This requirement relates to the first application to be included on the Approved List, thereafter re-submissions will be at the company's discretion.

Sub-contractors are prohibited from further sub-contracting any work without the written authority of the company and only then to contractors who meet the pre-qualification criteria.

H&S INFORMATION FOR (SUB-) CONTRACTORS

Sub-contractors have been issued with relevant health and safety information during the tender process to allow them to resource and plan their works accordingly.

The Health and Safety Conditions for Sub-contractors have been issued to every sub-contractor and is applicable to this project.

Every sub-contractor will attend a pre-start meeting at which the sub-contractor Quality and Safety Summary is completed to identify duty holders, allocate responsibilities, record common facilities and identify high risk activities and associated controls.

Everyone prior to starting work on site will receive Induction Training at which time all appropriate health and safety information will be given.

In addition to the daily management and monitoring of site activities there will be specific Progress Meetings where health and safety will be discussed, Health and Safety Meetings where Sub-contractors and the workforce will be consulted and there will also be briefings for all personnel engaged in high risk activities.

SITE SECURITY

- Visitors will be requested to identify themselves, and they will not be allowed on site until a HCCC member of staff has greeted them.
- All other entrances and exits to the site will remain secured at all times.

Construction Method Statement



Project: 13 Chepstow Villas W11 3DZ

- Security and staff will make regular inspections of the site boundary to ensure no suspect packages have been left.
- The Site Manager is responsible for ensuring the site is secure at the end of each working day, including the removal or locking down of any access ladders/ stairs to scaffolding and the gantry areas. The scaffolding will be alarmed.

TRAINING FOR PEOPLE ON SITE

INDUCTION

Prior to any person commencing work on site they will receive Health and Safety Induction Training. HCCC will conduct training for all employees under their control plus for sub-contract management/supervision who are thereafter required to induct their workforce. HCCC will maintain a record on site of all Induction Training.

RISK MANAGEMENT

All persons associated with site activities which create significant risk of injury will be specifically briefed in the hazards and control measures applicable to the safe system of work. A record will be maintained of the briefing/training.

SPECIFIC TRAINING

All persons employed as plant operators, scaffolders, etc. will be trained to an appropriate training standard, either a CITB Certificate of Training Achievement or equivalent scheme.

TOOL BOX TALKS

Tool Box Talks will be given to instruct and train employees and sub-contractors on specific site tasks as and when necessary. These Tool Box Talks will be recorded and a record maintained on site.

WELFARE FACILITIES

Welfare arrangements for this project are as follows:

- Mess room
- Boiling water
- Washing facilities
- Toilets
- First Aid

Where sub-contractors provide their own facilities they are in line with the conditions brought to their attention by issue of Health and Safety Conditions for Sub-contractors. The welfare arrangements are explained to all personnel at Induction Training.

FIRST AID

A suitably equipped First Aid Box, with eye washing solutions, will be available on site at all times together with a trained First Aid provider. If and when a contractor is required to work on site when HCCC First Aider is not available, enquiries will be made with those contractors to ensure the availability of a First Aider or an Appointed Person (EFAW). First aid facilities will be assessed and provided as per the Health and Safety (First Aid) Regulations 1981 and a suitable First Aider to remain available throughout the contract.

If for any reason the appointed First Aider is not available on site, the Site Manager will make enquiries with the other contractors on site to ascertain if they have any qualified First Aiders.

FIRE AND EMERGENCY PROCEDURES

HCCC arrangements for dealing with emergency situations are detailed as follows:

Construction Method Statement		
Project:	13 Chepstow Villas W11 3DZ	

Site notice board displayed at appropriate locations will be provided with an Emergency Contacts notice which will provide details of:

- The person responsible for emergency contingencies.
- The procedure for calling Emergency Services.
- The telephone number of the local Hospital, Doctor, Police Station, Gas Board and Electricity Board.
- The name and location of First Aiders.

The Site Manager responsible for Emergency Arrangements and Muster Point arrangements will bring this to the attention of all persons at Induction Training.

The company has developed a Site Fire Plan to identify the proposed Fire Escape Routes and how to raise the alarm. Fire Extinguishers will also be provided on site.

ACCIDENTS REPORTING

HCCC procedures for investigation and reporting of accidents are detailed in the ‘Accident and Incident Reporting and Investigation Procedure’.

All accidents will be investigated and action taken to prevent a recurrence. This includes accidents or incidents involving injury, ill-health and property damage. The depth of the investigation and nature of the report will depend upon the severity and complexity of the accident.

Accident investigation and reporting will be carried out by Site Management: however the Company Safety Advisers will assist if required and will always investigate and report of serious accidents.

Through Induction, Pre-Start Meetings and by issue of Health and Safety Conditions for Sub-contractors, all persons on site are informed of the procedures for accident reporting.

HCCC will provide an Accident Book (B1 510) within the site office and within which all accidents must be recorded.

Sub-contractors are responsible for investigating and reporting accidents under their control. They will submit HCCC a copy of all RIDDOR Reportable Accidents (F2508 and a full report if requested).

Sub-contractors will notify HCCC immediately of any major injury, dangerous occurrence or accident to a third party and they will in conjunction inform the Health and Safety Executive.

RISK ASSESSMENTS (RA)

For the usual activities involved in the construction projects the company has carried out Risk Assessments for Site Based Activities which are included in the Site File. For the specific activities in the proposed works carrying significant health and safety risks, which are not covered in the company Risk Assessments for Site Based Activities, the company will develop specific Risk Assessments and Method Statements as listed in section 20 below. All sub-contractors are required, prior to commencing work on site, to provide Risk Assessments for their activities on site. Their Risk Assessments are included in the File available on site. These risk assessments will be checked by the site and contracts manager for compliance with HCCC procedures, and monitored by the director responsible for health and safety.

METHOD STATEMENTS (MS)

For the usual activities involved in the construction projects the company has carried out Method Statements for Site Based Activities which are included in the Site File. For the specific activities in the proposed works carrying significant health and

safety risks, which are not covered in the company Method Statement for Site Based Activities, the company will develop specific Risk Assessments and Method Statements as listed in section 20 below. All sub-contractors are required, prior to commencing work on site, to provide Method Statements for their activities on site. Their Risk Assessments are included in the File available on site. These method statements will be checked by the site and contracts manager for compliance with HCCC procedures, and monitored by the director responsible for health and safety.

SITE SPECIFIC RA AND MS

The specific Risk Assessments (RAs) and Method Statements (MS) are proposed to be developed as the project progresses. The currently envisaged list of site specific Risk Assessments (RAs) and Method Statements (MS) is provided in Appendix 1. Please note that this is in addition to company site based Risk Assessments and Method Statements (as mentioned in section 18 and 19 above).

COSHH ASSESSMENTS

Where harmful substances cannot be substituted with less harmful substances, each sub-contractor will be required to maintain and issue a register containing all harmful substances that they intend to use on this project.

For each hazardous substance or process identified, the sub-contractor responsible shall produce a task specific COSHH Assessment and issue a Material Data Sheet for the substance. These will be maintained within the project office.

When using hazardous substances the sub-contractor must provide evidence that the findings of each COSHH Assessment has been communicated to their operatives and those affected by the use. These records will be maintained within the project office.

For the usual activities involved in the construction projects the company has carried COSHH Assessments which are included in the Site File. SafeScope (external Health and Safety Advisors) will be responsible for carrying out further COSHH Assessments as required for any additional substances used on the project.

ARRANGING FOR MONITORING

HCCC arrangements for monitoring site health and safety are as follows:

- Site Management and supervision are responsible for ongoing monitoring of health and safety.
- The site based Management Safety Representative is responsible for monitoring health and safety and in particular he will conduct a weekly formal inspection.
- The Company's Health and Safety Advisers will visit site on a regular basis and will conduct formal audits and inspections.
- All accidents and incidents will be investigated and recorded as per the detail in the Health and Safety.
- Progress meetings will be held at which the health and safety performance will be reviewed.
- At contract completion a review of the Safety Management System and performance of Subcontractors will be undertaken.
- Our site safety inspections procedures are contained within our **HS1-02_H&S Policy Responsibilities and Arrangements_Nov_2010** document. These requirements are implemented and managed on each site by the site manager, and monitored by the director responsible for health and safety.

Construction Method Statement		
Project:	13 Chepstow Villas W11 3DZ	

In addition to in-house procedures, we employ an independent health and safety advisor Safescope limited to perform site based inspections on a fortnightly basis. The advisor will be shown around site by the site manager or an appointed company representative. Should the advisor see fit, then any unsafe practices or unsafe equipment observed may result in works being suspended until rectified.

Following inspection of site, documentation systems will be inspected and all results recorded on approved forms. White copy will be left on site, green copy will be sent to HCCC office and yellow copy will be retained by advisor as record. This information is collated and monitored through a meeting of our health and safety committee every three months to ensure we continue to meet and improve on our targets in practice. Copies will be provided to Client, Contract Administrator and CDM coordinator.

HEALTH AND SAFETY FILE

HCCC will liaise with the Client/Employers Agent and CDMC on the content and compilation of the Health and Safety File for those aspects of the project under its control with reference to the tracking schedule.

Sub-contractors will be consulted and instructed on the compilation of those aspects for which they are responsible.

SafeScope (external Health and Safety Advisors) will ensure the Health and Safety File information for those aspects of the project under the principal contractors control is completed in accordance with the Pre-construction Information and Employers Requirements and store all necessary information for inclusion in the Health and Safety File.

We confirm that the CDM Coordinator will prepare the Health and Safety File. Information for the Health and Safety File shall be issued direct by HCCC to the CDM Coordinator (i.e. not via a third party).

5. SITE WASTE MANAGEMENT PLAN

A Site Waste Management Plan (SWMP) will be prepared that covers the requirements of the Site Waste Management Regulations 2008.

Refer to sections 7.7 and 15 of the Ground Investigation Report J14027 completed by GEA in March 2014 which states non-hazardous waste may be disposed of and clean excavated material may be able to be disposed of as inert waste. Further WAC sampling may be required to facilitate this classification.

A brief description of what the SWMP includes is listed below:

MANAGEMENT

The Contracts Manager is the Environmental Co-ordinator of the project and as such is responsible for ensuring the instruction of workers, implementation and overseeing of the SWMP.

The Contracts Manager will monitor the effectiveness and accuracy during the routine site visits.

Independent audits will also be carried out by our health and safety advisors SafeScope Ltd via site health and safety inspections.

DISTRIBUTION

The Project Surveyor shall distribute copies of the SWMP to the CDM Co-ordinator, Client; Site Manager and each sub-contractor where relevant/applicable. This will be undertaken every time the plan is updated.

INSTRUCTION AND TRAINING

The Site Manager will provide on-site briefing via induction of project environmental consideration, risks and actions, appropriate waste separation, handling, recycling, re-use and return methods to be used by all parties and at appropriate stages of the project where applicable.

Toolbox talks will be carried out regularly on environmental and waste issues and all sub-contractors will be expected to attend. This will ensure that everyone feels they are included and that their participation is meaningful.

WASTE MINIMISATION

Action	Responsibility	Date when action completed
Exploring possibility of reusing the existing and excavated materials on site	Site Manager	
Materials particularly timber procured from renewable source (FSC) approved.	Buyer	

Construction Method Statement		
Project:	13 Chepstow Villas W11 3DZ	

Tyres of lorries leaving the site to be washed (where and when required) to avoid contamination of nearby roads.	Site Manager	
Where possible, plasterboard sheets are to be made to standard sizes to suit in order to reduce the amount of off cuts	Site Manager	

All of the above act to reduce the amount of waste and surplus materials, which traditionally would be skipped and sent to landfill. We are continually identifying waste minimisation actions and these will be updated in the above table.

SEGREGATION

A specific area shall be laid out and labelled to facilitate the separation of materials for potential recycling, salvage, reuse and return. Recycling and waste bins are to be kept clean and clearly marked in order to avoid contamination of materials. The labelling systems shall be the Waste Awareness Colour Coding Scheme. If the skips are clearly identified the bulk of the workforce will deposit the correct materials into the correct skip. Skips for segregation of waste identified currently are:

- Wood
- Metal
- Brick/rubble
- Canteen waste

As works progress and other trades come to site other skips will be placed to enable certain waste to be removed from site. This is likely to include:

- Plasterboard
- Paper and cardboard (bagged up)

WASTE MANAGEMENT

Waste materials fall into three categories for management, these are:

- Re-use
- Recycle
- Landfill

Re-used

If surplus materials can be used in the permanent works they are classified as materials, which have been re-used. If they are surplus to requirements and need to be removed from site and they can be removed and used in their present form, they can be removed from site for reuse.

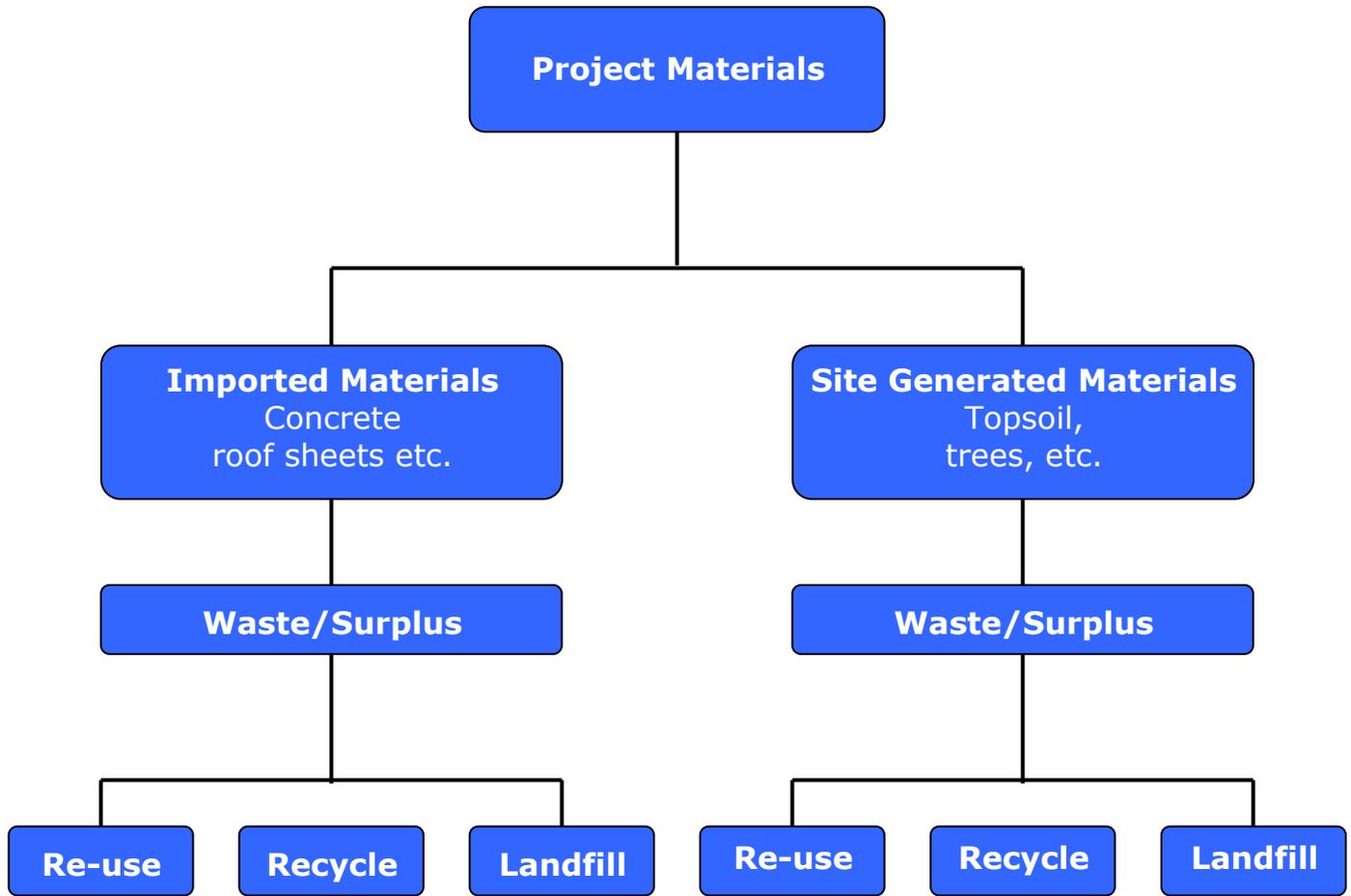
Recycling

If the surplus material cannot be re-used in its present form but could be used in a different form, it is sent for recycling such as 50x50 timber to make chipboard.

Landfill

If either of the above cannot be satisfied then the only option left is to send the surplus materials to landfill. However, landfill is always a last resort.

WASTE MANAGEMENT PROCESS



Construction Method Statement		
Project:	13 Chepstow Villas W11 3DZ	

TABLE FOR WASTE TYPES AND WASTE MANAGEMENT PACKAGES

Waste Types	WM Contractor Contact Details	WM Package
Demolition		
Concrete		Re-use on site / Landfill
Masonry		Re-use on site / Landfill
Timber		Re-cycle
Subsoils		Landfill
Metals		Scrap value
Plasterboard		Recycle / landfill
Construction Works		
Metals – reinforcement		Scrap-value
Metals - off cuts		Scrap-value
Timber		Re-use
Paper / Cardboard		Re-cycle
Canteen waste		Landfill

MONITORING

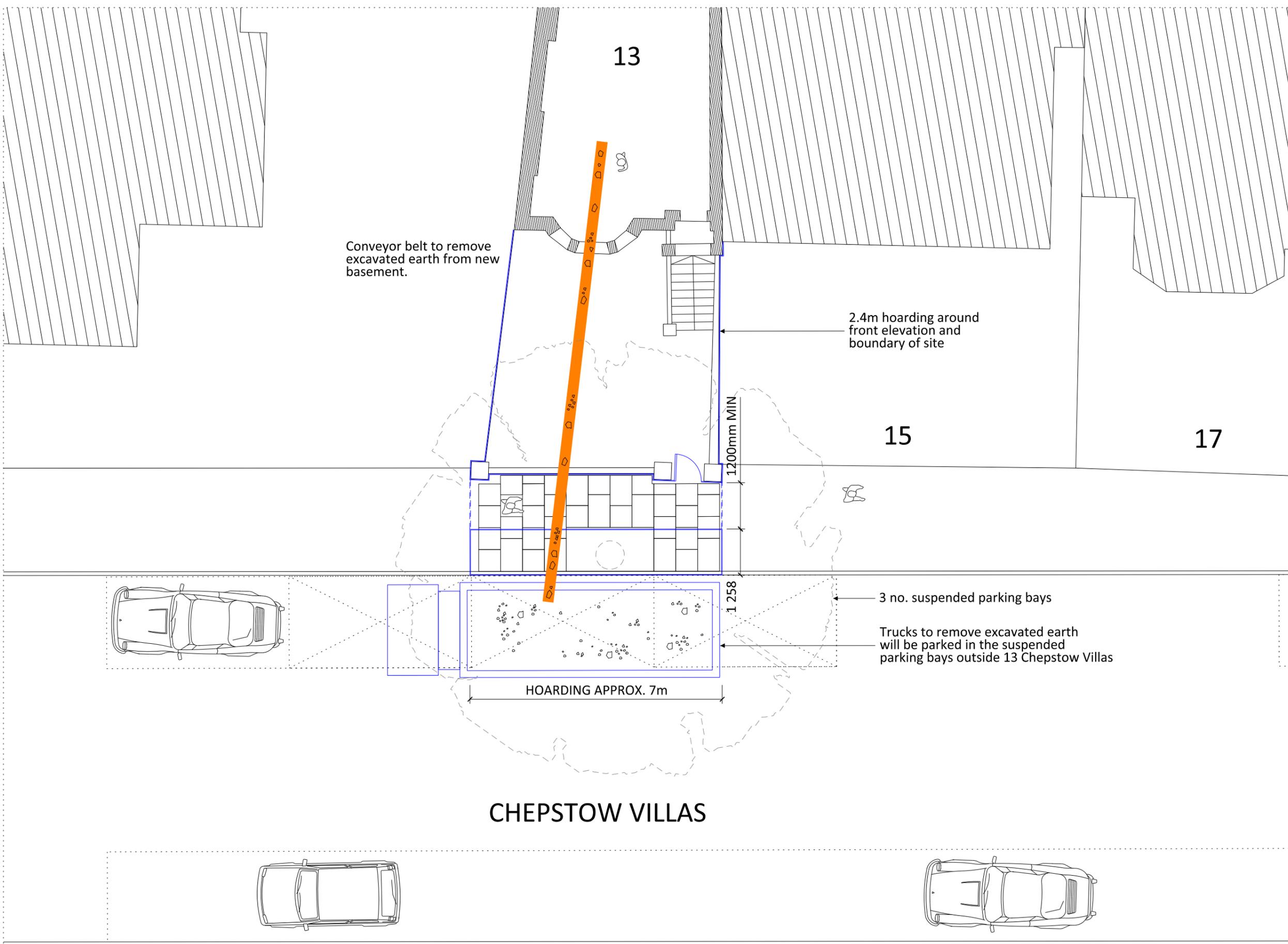
The skips will need to be monitored to ensure that contamination of segregated skips does not occur. Therefore we will advise regularly on how the waste management system is working.

We will continually review the type of surplus materials being produced and where we can change the site set up to maximise on re-use or recycling and the use of landfill will be the last resort.

The plan will be communicated to the whole project team regularly. Updates will be communicated and discussed at Management and Health and Safety Committee meetings.

Construction Method Statement		
Project:	13 Chepstow Villas W11 3DZ	

APPENDIX 01: SITE SET UP PLAN AND SECTION



Conveyor belt to remove excavated earth from new basement.

2.4m hoarding around front elevation and boundary of site

15

17

1200mm MIN

1258

3 no. suspended parking bays

Trucks to remove excavated earth will be parked in the suspended parking bays outside 13 Chepstow Villas

HOARDING APPROX. 7m

CHEPSTOW VILLAS

Rev Date By Revisions

Notes

All information, areas, dimensions and datum levels are subject to detailed survey, detailed design and investigative work. Do not scale from drawing. This drawing is the property of HCCC limited. No disclosure or copy of it may be made without the express permission of HCCC limited in writing.

Key Plan

Project

13 Chepstow Villas London W11

Client

Marc Vant D'Sant



HCCC Limited
Unit 4
Westmoreland House
Scrubs Lane
London
NW10 6RE
Tel: (44) 020 8968 8877
Fax: (44) 020 8968 9966
www.hccclan.co.uk
www.hccc.uk.com
www.hccb.uk.com

Drawing Title

Proposed Site Set Up Plan

Date 12.12.14

Drawn by HD

Scale 1:50 @ A1, 1:100 @ A3

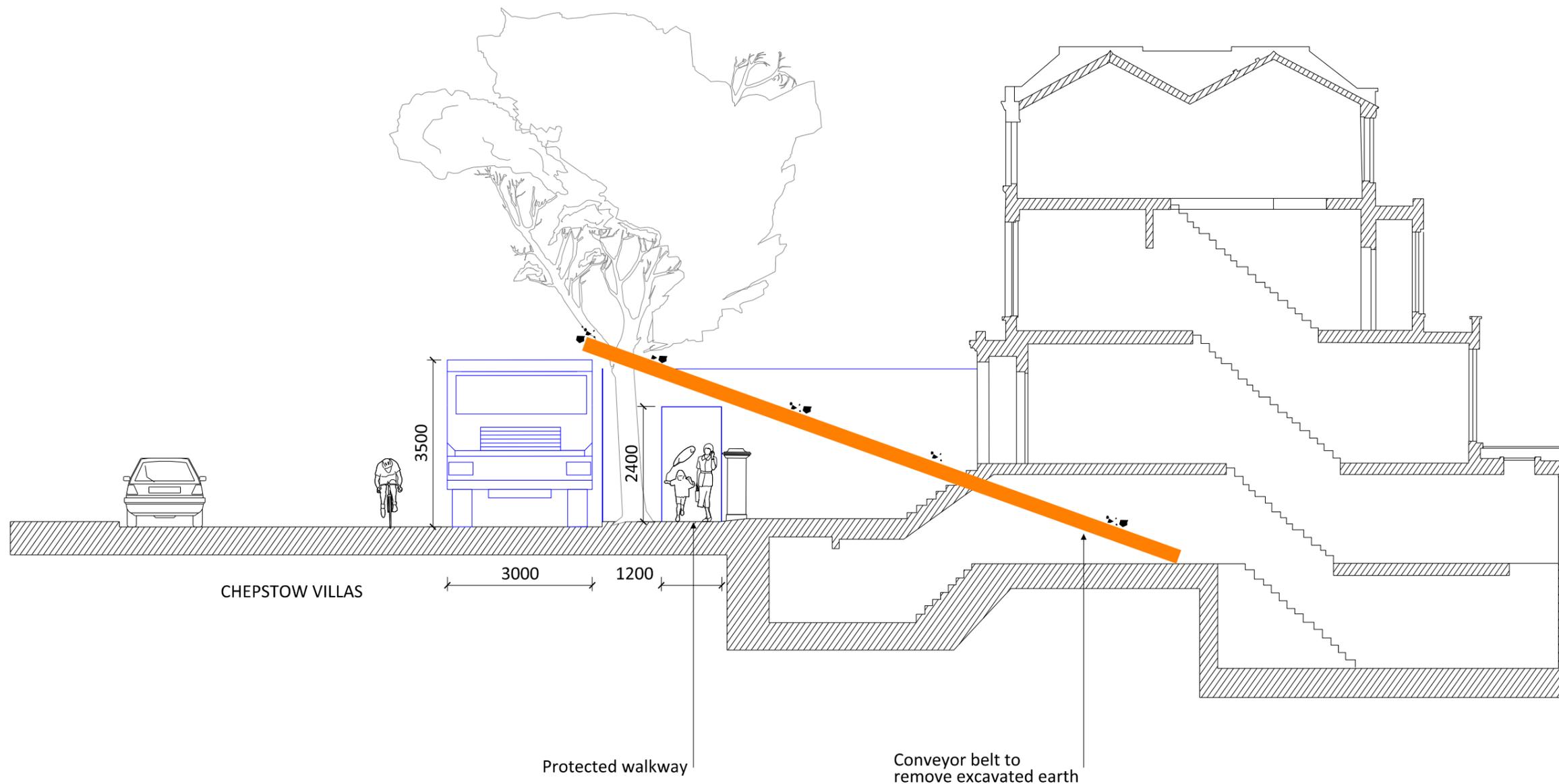
Issue status Planning

Drawing Number Revision

562_P_001

1 Proposed Site Set Up Section

13



Notes

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Key Plan

Project

13 Chepstow Villas London W11

Client

Marc Van D'Sant



HCCC Limited
 Unit 4
 Westmoreland House
 Scrubs Lane
 London
 NW10 6RE

Tel: (44) 020 8968 8877
 Fax: (44) 020 8968 9966
 www.harriscalan.co.uk
 www.hccc.uk.com
 www.hccb.uk.com

Drawing Title

Proposed Site Set Up Section

Date 12.12.14

Drawn by HD

Scale 1:50 @ A1, 1:100 @ A3

Issue status Planning

Drawing Number Revision

562_P_002

1 Proposed Site Set Up Section

Construction Method Statement		
Project:	13 Chepstow Villas W11 3DZ	

APPENDIX 02: PRELIMINARY PROGRAMME

Construction Method Statement		
Project:	13 Chepstow Villas W11 3DZ	

**APPENDIX 03: RESPONSE TO STATUTORY
AND THIRD PARTY CONSULTEES**



Response to Statutory and Third Party Consultees



Project Name:	CHEPSTOW VILLAS
Site Address:	13 CHEPSTOW VILLAS W11 3DZ
Prepared By:	HCCC LIMITED
Date Prepared:	12 DECEMBER 2014

DEVELOPMENT OF CONSTRUCTION METHOD STATEMENT

The Construction Method Statement (CMS) relating to the proposed works has been revised to take account of the requirements of RBK&C and the concerns of local residents relating to the previously withdrawn application PP/14/06898.

These requirements and concerns are set out in the table below and details of how they have been addressed within the Construction Method Statement (CMS) and the associated Construction Traffic Management Plan (CTMP) are detailed in the table below.

	REQUIREMENT / CONCERN	CONTRACTORS PROPOSAL
1	The contractor needs to have regard for construction noise, dust, vibration, waste etc	The suppression of noise, dust and vibration is set out in the CMS and the CMS includes a Waste Management Plan.
2	A holding area should be provided for construction traffic remote from the site	A holding area has been identified in Pembridge Villas and is detailed in the CTMP. It is located close to the site so that delivery vehicles can be efficiently managed.
3	Placing a skip in the road may restrict access to the adjoining property	Having regard to concerns relating to access to adjoining properties, it is now proposed to remove excavated spoil by directly loading this into lorries positioned in suspended parking bays directly in front of the property. Therefore there is no requirement for placing a skip, in a hoarded enclosure, on the road
4	Removing the excavated material by grab lorry may block adjacent driveways	Having regard to concerns relating to grab lorries blocking access to adjoining properties, it is now proposed to remove excavated spoil by directly loading this into lorries positioned in suspended parking bays directly in front of the property. Therefore access to adjoining properties will not be blocked
5	Removing the excavated material by grab lorry may block the road	Having regard to concerns relating to grab lorries blocking the road, it is now proposed to remove excavated spoil by directly loading this into lorries positioned in suspended parking bays directly in front of the property. Therefore the road will remain unblocked at all times
6	Details are required for protecting the tree on the pavement outside the property and the garden boundary walls with adjacent properties	The proposed site set up shows more clearly that the tree will be protected by the hoarding erected to the pavement. A 2.4m hoarding was always planned along the boundaries of no. 13 in order to protect the neighbouring properties and in particular no. 15, to minimise disruption where possible.
7	The gantry over the pavement should not block the pavement	The gantry to the pavement provides a covered protective walkway approximately 1.2m wide.

8	The number of delivery vehicles needs to be carefully considered and the need to ensure that access to adjoining properties is maintained.	The number of vehicles is set out in the CTMP. There will be daily van deliveries 2-3 times a day. Larger truck deliveries will occur 2-3 times a week. During the excavation and basement construction phase there will be upto 3 muck away lorries per day and once every 1-2 weeks. As the proposal is to suspend three bays outside the property and to have a local holding area, all delivery vehicles, muck away lorries and ready mix and pump lorries will be accommodated directly outside the site without blocking the road or access to adjoining properties.
9	Methods of carrying out structural works, such as underpinning, should be detailed.	The method of carrying out structural works, including underpinning, will be fully detailed by the Temporary Works Engineer and verified by the Structural Engineer as detailed in the CMS. Where required the owner or his consultants will provide these details to other interested parties, including adjoining owners and the local authority, however, this is outside the Contractors responsibilities under his Construction Contract.
10	Specific noisy work periods should be agreed and enforced and alternative accommodation provided to adjoining owners if required	The Contractor will comply with all statutory requirements with regard to noisy work. The provision of alternative accommodation is a matter for the owner or his consultants to agree and is beyond the Contractors responsibilities under his Construction Contract.
11	Details of sump pumps and associated noise levels are not provided in the CMS	The provision of pumps and associated noise levels are dealt with by the owner separately in the planning application and are beyond the Contractors responsibilities under his Construction Contract.