

Construction Management Statement

December 2015

Relating to:

Site Clearance and Construction of four houses

At:

59 Ham Street, Richmond, Surrey TW10 7HR

1.0 Scope of Construction Work

- 1.1 The development of four semi-detached houses, plus associated infrastructure including driveways, service provision, foul and surface water disposal and landscaping.
- 1.2 The dwellings are two storey with basements and of traditional construction with masonry walls and slated pitched roofs. Piled basements with block and beam concrete slab.
- 1.3 Some pavement works will be required as new drop kerbs are required for access.

2.0 Construction Activities and Sequence

- 2.1 Site Planning
Appoint Designers, Principal Designer and Contractors.
Consider development phasing and construction programme.
Commission any specialist reports. Plan construction works.
- 2.2 Site Set Up
Secure the site boundaries, set up welfare and administration facilities, set up temporary service connections for electricity and water, set up material storage space.
- 2.3 Site Clearance
Clear site of all unwanted materials.
- 2.4 Groundwork's
Carry out all earth moving and ground levelling.
- 2.5 Site Access
Construction of Drive way and any required vehicle hard standing.

- 2.6 Foundations and Sub-Structure.
Excavate and construct basements. Lay plank concrete slab and brickwork to DPC.
- 2.7 Services
Lay service ducts, foul and surface water drainage pipes, and secondary tanking systems.
- 2.8 Construct Dwellings
Construct all external and internal walls, first floor plank, second floor Plank and roof structure and roof covering, external doors and windows.
- 2.9 Fit - Out Dwellings
Complete all first and second fix works, plastering and decoration works.
- 2.10 Landscaping
Soft and hard landscaping to both front and rear gardens.
- 3.0 **Construction Method Statement**
- 3.1 Site Planning
Competent and properly resources companies will be appointed to carry out the following roles/duties.
- Architect – Ascot Designs, Berkshire House, 39-51 High Street, Ascot, SL5 7HY.
 - Structural Engineer – Rob Croot - RJC Structural Design Ltd, The Warren, Caunton Road, Bathley, Newark NG23 6DN
 - Main Contractor – Gilbert Homes Ltd, Unit 11, Silwood Business Park, Buckhurst Road, Ascot, Berkshire SL5 7PW
 - Principle Designer – Miakoda Designs, Suite 1, Waterslade House, Thame Road, Haddenham, Bucks HP17 8NT
 - Trade Contractors – To be appointed.
- 3.2. Site Set Up
- 3.2.1 Adequate hoarding and signs will be erected to protect and warn the public and identify the construction site.
- 3.2.2 Access to site via the new site entrance on Ham Street. (centre of the site).
- 3.2.3 A banksman will be provided by Gilbert Homes Limited to both entrances, to allow safe access to the site and minimal disruption to traffic and pedestrians.
- 3.2.4 A site compound will be established with the site boundary.
- 3.2.5 The site compound will contain welfare and administration facilities and a storage area for materials. Parking on site will be clearly marked as seen in attached drawings

- 3.2.6 Bulk materials will be stored externally in neat and safe stacks. Higher value materials and small plant and equipment will be will be stored in secure storage.
- 3.3 Site Clearance
- 3.4 Groundwork's
 - 3.4.1 Earth moving and ground levelling will be carried out using appropriate plant.
 - 3.4.2 Any topsoil will be carefully stripped and stockpiled for re-use.
 - 3.4.3 All excavations will be supported as necessary.
 - 3.4.4 All excavations will be fenced off to prevent people or plant from falling in.
- 3.5 Disposal
 - 3.5.1 All suitable materials arising from excavations will be re-used on site.
 - 3.5.2 The remainder will be taken from the site and disposed of correctly.
 - 3.5.3 All debris will be cleared and the site left clean and tidy.
- 3.6 Construction of Driveways
 - The driveways will be constructed in two stages
 - 3.6.1 The driveways will be constructed temporarily in tarmac during construction, as described previously. This will include the construction of service trenches and ducts.
 - 3.6.2 The driveways will then be used to give access to the site.
 - 3.6.3 The tarmac will be removed towards the end of the build and the area will be surfaced in accordance with drawings.
- 3.7 Foundations
 - 3.7.1 The foundations will be a combination of piled and standard strip foundations.
 - 3.7.2 These will be excavated with a 3600 excavator.
 - 3.7.3 The foundations will be mass concrete.
 - 3.7.4 The concrete will be delivered to site ready mixed and pumped to plots all plots
- 3.8 Landscaping
 - The final operation will be to landscape the development. This will involve completion of drives, slabbing patio area, planting of trees and turfing of all grass areas all in accordance with approved design.

4.0 **Construction Constraints**

4.1 Hours of work

- 4.1.1 It is anticipated that core working hours will be as follows
Monday – Friday 0800 - 1700
Saturday 0800 - 1300
Sunday & Bank Holidays no work

4.2 Deliveries

- 4.2.1 Deliveries will be limited to after 09.00 and before 15.00 to avoid any conflict with the local residents and the local Primary School.
- 4.2.2 All vehicles will enter and leave site under the guidance of a banksman.
- 4.2.3 Operators of all plant and vehicles will be fully briefed regarding the safe movement of their equipment and to ensure that adjacent properties are not affected.
- 4.2.4 A banksman will be provided for all vehicle movement to and from the site.
- 4.2.5 No loading or unloading on public roads.

4.3 Party Walls No Party Walls have been identified.

4.4 Storage

- 4.4.1 Secure plant and material storage will be provided.
- 4.4.2 There will be separate secure storage for all flammable materials.
- 4.4.3 No materials will be stored outside the site boundary.
- 4.4.4 Plant will be secured at night to reduce the risk of vandalism or theft.
- 4.4.5 Materials will be ordered and managed so that sufficient are available on site to continue construction but not too many to cause congestion at site entrance.

4.5 Parking Parking for plant and personnel will be provided on site.

5.0 **Environmental Factors**

5.1 Dust

- 5.1.1 Dust from construction activities will be minimised by keeping the cutting and grinding of materials to a minimum.
- 5.1.2 Where cutting and grinding is unavoidable equipment and techniques to minimise dust will be used.
- 5.1.3 Loaded skips will be sheeted before leaving site.
- 5.1.4 Wheels of all vehicles leaving the site will be cleaned if necessary so that mud is not spread onto Ham Street or surrounding areas. A wheel washing station will be installed at the entrance/exit of the site.
- 5.2 Public access
Adequate signs will be erected to forbid entry to the public and to identify the construction site and constraints.
- 5.3 Noise
Noise from construction activities will be minimised, shouting, swearing and radios on site will not be tolerated.
- 5.4 Pollution
Appropriate precautions will be taken to prevent pollution from fuel spills or spillages of other hazardous materials. Any pollution will be cleared up to prevent contamination of the groundwater. Precautions (described previously) will be taken to prevent mud or any other materials being deposited on the public highway.
- 5.5 Hazardous waste
It has not been identified that there are any hazardous waste items or contamination risks. However due diligence will be given to ensure that any item located during the course of the works will be tested and reported on prior to undertaking removal and clearance.
- 5.6 Traffic Congestion
Will be minimised due to the site accesses described previously. All parking, deliveries and collections to take place within site boundaries.