

**CONSTRUCTION MANAGEMENT STATEMENT
FOR
67-69, Barnes High Street, London SW13 9LB**

1) INTRODUCTION

The purpose of the Construction Method Statement is to outline our approach to managing the construction works for 67-69 Barnes High Street. 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 London Borough of Richmond upon Thames. This statement has been prepared 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. 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 67 – 69 Barnes High Street. Generic statements herein are to be further developed into plans, procedures, and detailed method statements as the project develops. 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.

2. DESCRIPTION OF THE WORKS

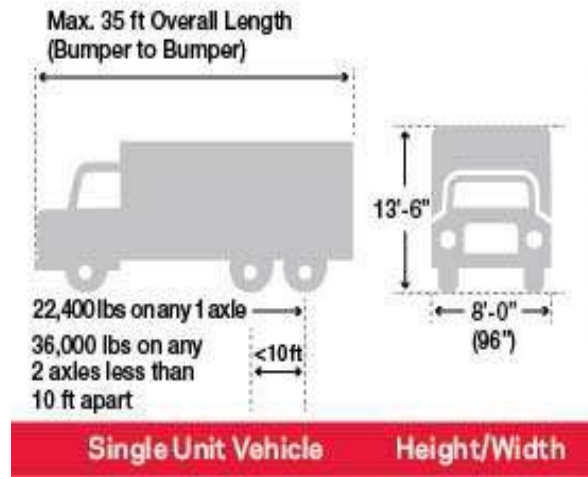
The proposed development comprises of the following:

- Partial demolition of existing extension at the rear of the building
- Refurbishment of the two commercial units (A2 use class) on ground floor
- Partial new build extension to the rear of the site and second floor to replace the existing 3 flats (2 x two bedroom and 1 x one bedroom) with 7 flats (2 x two bedroom, 2 x one bedroom and 3 x studios)
- External landscaping works

3. OUTLINE METHOD OF THE WORKS

3.1 Construction Traffic Movements

As this is not a major development it is not anticipated that there will be a significant number of construction vehicles. All staff and sub contractors will be advised that no off site parking will be permitted and delivery and removal vehicles will be kept to a minimum.



Smaller construction vehicles will be used as shown above.

3.2 Site Layout for Maneuvering

Due to the proximity to the pedestrian crossing, all vehicles will load and unload in the adjacent Swan Place. All materials will be brought in and waste removed by wheelbarrow into/from the property through the shop at no.67 that is currently vacant. Additionally we will approach the management at Seaforth House if necessary to get access to the rear of the property.

3.3 The map below shows the site location.



- 3.4 Parking for site operatives and visitors would only be in the street on the marked public bays that will not affect any neighbouring properties.
- 3.5 Plant and materials would be located within the building & the rear garden.
- 3.6 No Skips will be located on the highway but within the building & garden.
- 3.7 No suspension of pavement, roadspace, bus stops and/or parking bays is anticipated.
- 3.8 The scaffolding will be shrouded with a printed cover to blend with the street scene.
- 3.9 No wheel washing facilities are required.
- 3.10 All waste materials would be collected in a skip and taken down to the nearest recycling centre for disposal.

Noise and Vibration Control

3.11 The works will be undertaken in accordance with the Richmond Council's permitted working hours 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: 2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites to reduce the levels of noise arising during construction and wherever possible use methods to minimise disruption to our neighbours.

Demolition material will be bagged & removed by wheelbarrow.

3.12 No highway licenses or traffic orders are anticipated.

3.13 Details of phasing and timing of works will follow depending on the timing of the appointment of the successful contractor but it is estimated that the works will take 9 months to completion.

3.14 There are no trees affected by this project.

3.15 A 24 hour emergency number will be supplied once a construction contract is awarded.

3.16 There are no trees on site that are to be removed.

Control of Dust

- 3.17 The following measures will be taken to minimise dust: The amount of stockpiled material on site will be limited. Stockpiles will be enclosed and will be dampened down using watersprays in hot, dry and windy weather. Regular dampening down of work faces, loading operations, unsurfaced haul routes and verges will take place. Loading of materials into lorries will take place within designated areas. Regular road sweeping will take place around the site including the public highway to prevent an accumulation of dust and dirt. Construction waste will be collected in a skip and discharged into recycling centres.

Lighting

- 3.18 It is anticipated during winter months no temporary flood lighting will be required for any aspect of the external construction process and for internal works in the winter months, will be provided via normal house lighting.