



CONSTRUCTION METHOD STATEMENT

**On behalf of
LPS (RICHMOND) HOLDINGS**

Refurbishment and extension of
The Rose of York Public House, Petersham Road, Richmond, TW10 6UY
to provide an additional fifteen guest bedrooms
as well as associated landscaping and car parking

References:

LPA Ref.	TBA
CTP Ref.	JCC/5949
Date:	December 2021

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1.0 Scope of Works

- 1.1 The scheme involves the refurbishment and extension of the Rose of York Public House, Petersham Road, Richmond TW10 6UY to provide an additional fifteen guest bedrooms as well as associated landscaping and car parking.

2.0 Enabling Works/Formation of Site Perimeter

- 2.1 At commencement the perimeter of the site will be established and securely protected with good quality security fencing.

3.0 Site Parking & Storage of Plant & Materials

- 3.1 All contractor's vehicles will park within the site area in a designated parking area.
- 3.2 All materials and plant will be stored within the fenced site area. Materials such as cement and equipment will be stored in a secure site cabin.

4.0 Management of Vehicle Access/Egress, Deliveries & Loading/Unloading of Plant and Material

- 4.1 Access to the site will be via the existing crossover to Petersham Road.
- 4.2 Delivery/tipper lorries will be accompanied onto and from the site by a banksman who will be in advance of the lorries at all times. Generally, deliveries will be by smaller lorries and the contractor will make drivers aware of the site restrictions when arranging deliveries.
- 4.3 Construction traffic routes will be kept a safe distance from trench works at all times.
- 4.4 Prior to leaving the site, vehicles will be inspected and the wheels be washed using a Karcher type jet wash unit.
- 4.5 The contractor will manage the risk of any road contamination by regular monitoring. Should the road become contaminated any debris will be removed by spade and jet wash.

5.0 Wheel Wash Facility

- 5.1 Prior to leaving the site, vehicles will be inspected and the wheels be washed using a Karcher type jet wash unit.
- 5.2 The contractor will manage the risk of any road contamination by regular monitoring. Should the road become contaminated any debris will be removed by spade and jet wash.

6.0 Management of Dirt & Dust

- 6.1 If dust emissions are generated in dry period the contractor will use water spray to wet the material and suppress the dust.
- 6.2 The site manager will take account of weather conditions and prevailing wind direction when organising operations to prevent and minimise dust nuisance to neighbouring properties.
- 6.3 All site staff will be trained and be aware of the Dust Management Strategy.
- 6.4 In the event of a complaint from a neighbouring property in respect of dust their concerns will be considered and action taken to prevent future occurrence.
- 6.5 All site staff will have appropriate PPE to protect them from the effects of dust.

7.0 Excavation and Ground Works

7.1 Location of Underground Services

- Prior to commencing excavations, the site area will be checked for overhead and underground services.
- Service plans will be obtained from Utility providers and the site area checked over, using a locating device.
- Once identified service routes will be identified and clearly marked. If markings are lost during the working operation the exercise will be repeated to ensure service routes remain clearly marked as required for the duration of the works.

7.2 Excavations

- Trenches with a depth exceeding 1m will be shored and the shoring maintained.
- Trenches will be inspected regularly and excess groundwater pumped out regularly during inclement weather.
- Vehicle plant will be kept a safe working distance from the trench to prevent potential collapse.
- No site staff will work below an excavator.

8.0 Protection of Existing Trees to be retained

- 8.1 Please refer to the following documents accompanying this application:

Arboricultural Impact Assessment
Foundation Design Plan Rev 2

Proposed Planting Plan Rev 2
Tree Protection Plan and AMS Rev 2 A1 version
Tree Protection Plan and AMS Rev 2 A4 version
Tree Report Drawings Rev 2
Tree Schedule

9.0 Recycling/disposing of waste resulting construction work

- 9.1 The site manager will be responsible for identifying and segregating waste on site. All waste resultant from the works will be segregated on site. Resultant hard core will be re-used where possible in the substructure. Re-usable materials will be identified on site and removed for storage and re-sale. Recyclable materials will be removed from site for processing in licenced facilities.

10.0 Hours of Working

- 10.1 The following hours will be adhered to throughout the construction period:

8.00 a.m. to 6.00 p.m. weekdays
8.00 a.m. to 1.00 p.m. Saturdays
No working – Sundays and Bank Holidays

APPENDIX 1

PROPOSED SITE PLAN

(ATTACHED)