

# Construction Method Statement

for

Proposed Reconstruction of Garage

at

140/142 Waldegrave Road, Teddington TW11 8NA

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for: Mr. Carmelo Mermina

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# 1. Introduction

The purpose of this Construction Management Plan (“the Plan”) at this planning stage is to outline our approach to managing the execution of the proposals. The Plan has been formulated out of best practice for execution of the minor nature of the development proposed. The building work essentially comprises the rebuilding of a detached garage to provide additional accommodation at lower ground and mezzanine levels.

This document includes comment on the envisaged construction operations comprising: site establishment, logistics and the process of managing the overall local environment. It seeks to ensure that the works cause the minimum practicable disruption to residents including by achieving a safe working and living environment.

The Plan forms part of the planning application proposals and envisage guiding their execution. Throughout the project, we will regularly review the plan and maintain a communicative relationship with the council advising them of such changes and/or improvements to the plan as may occur. The Plan’s proposals shall enable third parties to understand the nature of the works and the various construction activities associated with the development.

To the extent that this project execution requires third party regulator approvals, this Plan will be reviewed to bring it into line with such requirements of the same. 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 project execution and as information is updated. Neighbours will be kept informed of progress and anticipated works.

The Plan provides an overview of the key project activities. Generic statements will be amplified at the appropriate stage of the project execution together with relevant procedures and detailed method statements. This Plan will be used as the template for developing the construction phase health and safety plan, in tandem with the Construction Method Statement (also a part of this planning application). In selecting the appropriate constructors, we shall assess their project track record and management procedures to ensure capability to deliver a project safely and with minimum practicable disruption and inconvenience to local residents. Throughout the works the constructors will be required to provide relevant method statements and risk assessments for the works.

Benchmarking against relevant Key Performance Indicators will be used to monitor the constructor’s performance against the qualities in this plan.

## 2.0 Project Overview

The existing property is a single garage build sometime in the last 50 years. The building has a flat roof. The proposals are that the building will be demolished and excavated over the whole site to a depth of approximately 1.5 metres and then new retaining walls constructed and new superstructure built on top of these.

In relation to site access, the property is situated at the end side of a private driveway. All of the works will be accessed via this drive which is approx 2.5 metres wide which allows for direct construction access. Delivery lorries and skips can park on the driveway so as to allow for immediate and direct access and egress of material.

## 3.0 Proposed Site Works

### 3.1 Preliminary Programme

It is envisaged that the duration of works described will be 10 weeks. The key elements of the development with regard to the potential impact on the surrounding area are:-

#### Site Setup - See section 4.2

##### Lower Ground Floor

The excavation spoil will be disposed of to a skip on the driveway. Concrete is envisaged to be delivered and pumped into the site from the road.

##### Superstructure

Within the detailed design, alternative forms of building technology are currently being considered to simplify the construction on site. The project and neighbours will potentially benefit from reductions in project duration consequential from any efficiency in logistics such as manual handling and transport/deliveries.

## 4.0 Construction Management Action Plan

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

Many of the matters identified will be developed in more detail and dealt with at the appropriate construction stage by 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 is particularly for the groundwork excavation and structural works.

### 4.1 Communication

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#### 4.1.1 Neighbourly Relations

The site is within a residential area. The Clients currently have and seek to maintain good neighbourly relations. Such relations are assisted greatly by good communication, and by keeping neighbours and appropriate third parties regularly informed of site activities likely to impact on adjoining residents. The contractors will be receptive to all reasonable concerns of the neighbours and local community and will demonstrate a considerate and professional approach, so as to maintain a well-balanced relationship with neighbours and the local public during project execution.

Notices shall be posted on the site hoarding to keep neighbours advised of anticipated events, general progress of the works and any requirements for any abnormal works. Appropriate signage and information boards will be displayed on the hoarding.

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#### 4.1.2 Considerate Constructors Scheme

The appointed constructor will be registered and comply with the requirements of the Considerate Constructors Scheme for the duration of the project. The works will be carried out in accordance with the Considerate Constructors Scheme and in such a way as to minimise the impact on the local environment and amenities.

A contact board will be displayed outside the site providing contact details. This will include names and telephone numbers of key construction staff so that neighbours and the general public can make contact should they have cause to do so.

A complaints / contact book will be kept on site, which will be used to record details of any complaints. This will include the name of the person making the complaint, the date, time and nature of the complaint and the action necessary to resolve the complaint. The complaints book will be regularly reviewed by the constructor and the client's management team to ensure that any complaints are dealt with and resolved promptly.

## 4.2 Site Establishment

The space available within the driveway will be utilised for the site welfare facilities. The existing incoming power and water supply will be utilised.

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### 4.2.1 Access

Access to the site will be from the front of the site on Waldegrave Road via the driveway. There is a footpath along the frontage of the property. During large volume concrete works (e.g., ground floor slab) a mobile concrete pump may be positioned on the road.

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### 4.2.2 Traffic Management

The small scale of the proposals means that no construction traffic management plan is necessary. As part of the Construction Management Plan, deliveries will be carefully managed to minimise disruption to neighbours.

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### 4.2.3 Working Hours

Working hours will be 08.00 – 18.00 Monday to Friday only, or otherwise in accordance with local authority's Planning Consent

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### 4.2.4 Fire and Emergency Procedures

Contact names and telephone numbers will be made available in case of 'out of hours' emergencies relating to the site. This information will be displayed on the hoarding or gate. The constructor shall implement procedures to protect the site from fire. The site manager shall assess the degree of fire risk and formulate a Site Fire Safety Plan.

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### 4.2.5 Security

All site personnel will have to sign in on arrival and sign out before leaving the site. This will be incorporated into the Site Rules and included as part of the site induction process.

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### 4.2.6 Health and Safety

A Construction Health and Safety Plan will be prepared for the works in accordance with the CDM Regulations..

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### 4.2.7 Scaffolding

Scaffolding will be used to provide workers with a safe temporary work platform. It will be planned, erected, inspected and tagged by competent persons and will be regularly inspected to ensure there are no risks to safety and will comply with the requirements of HSE regulations.

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### 4.2.8 Good Housekeeping

The site will be kept in a clean and safe condition. The areas adjacent to the site will be regularly inspected and any site rubbish removed.

.Offloading will generally be direct from vehicles onto the site. Materials will not be stored on public footpaths or roads.

Waste and rubbish will be regularly removed from site and not allowed to accumulate so as to cause a safety or fire hazard.

Welfare facilities will be provided within the site to discourage operatives from frequenting the interface between the site and public areas.

## 4.3 Environmental Matters

The selected constructor shall operate an environmental policy in which supports the following values, to:

- Conduct their activities with proper regard to the protection of the environment.
- Comply with all relevant regulatory and legislative requirements and codes of practice.
- Communicate with local communities to ensure the work causes the minimum disturbance and disruption.
- Ensure that staff have a good understanding of the environmental impacts of construction work and how to minimise these impacts. ▪ Ensure their suppliers and sub-constructors apply similar standards to their own work.

During the early stages of the project the constructor shall carry out the following activities will be.

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### 4.3.1 Waste and Material Management

All waste materials will be removed from site by a licensed waste constructor and discharged using skips or lorries.

Waste from this site will be dealt with in accordance with the waste duty of care in Section 34 of the Environmental Protection (Duty of Care) Regulations 1991 (b). Materials will be handled efficiently and waste managed appropriately. The constructor shall be aim to minimise waste and to recycle as much material as possible..

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### 4.3.2 Dust, Noise and Vibration

The property is not adjacent to any sensitive properties and is in a residential area. The minor nature of the proposals means that no special measures are necessary for the ordinary consequences of project execution. Instead, this Plan includes measures to practicably mitigate those ordinary consequences from such activities and as a matter of good practice:

#### **Dust**

- Demolition activities will use water as a dust suppressant;
- Adjacent road surfaces will be frequently swept clean;
- All loads delivered to or collected from the site will be covered where appropriate;
- All road vehicles will be requested to comply with set emission standards;
- Skips will be securely covered
- The air quality within the site shall will be continually monitored

#### **Noise and Vibration**

- The constructor shall take reasonable steps to minimise any noise disruption to adjacent occupiers.
- Where it is necessary to carry out noisy activities, identify them in advance and give notice.
- Operatives working in noisy areas will be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods.
- Electrically operated plant will be used where practical.
- Try to ensure all plant used on the site is effectively silenced.
- No externally audible radios or other audio equipment will be allowed on site.

# 5.0 Site Plan

