



Construction Method Statement

Rear semi-basement
at
43 Enmore Gardens SW14 8RF

1. Introduction

The purpose of the Construction Method Statement (CMS) is to outline our approach to managing the construction works for 43 Enmore Gardens. 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.

These proposals are to enable third parties to understand the nature of the works and the various construction activities associated with the development.

2. Description of project

43 Enmore Gardens is a two-storey end of terrace property comprising ground floor, first floor and loft.

The works comprise of the lowering of the rear Store area to accommodate a Gym – the project is a small scale size and none of the works are directly below existing house area itself.

The property has front, side and rear access. Side access is gained from the road by means of a path between the terraced properties, namely 43 and 41 Enmore Gardens – this side passage is under ownership (by Land Registry) to the applicant at No43.

3. Outline of Method of Works

GENERALLY

The proposed site plan relating to this proposed outline method of works is simple and straightforward, detailed upon the architect's planning drawings.

The proposed preliminary programme for the works setting out the timescales envisaged for the works is included under Appendix 01.

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, leaving the pavement access to remain clear. The site will be maintained in a safe and tidy manner with the implementation of HSE + good housekeeping procedures regularly checked.

DEMOLITION

The works will be undertaken in accordance with the London Borough of Richmond upon Thames 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 bays outside the property for the duration of the works.

UNDERPINNING AND EXCAVATION

The proposed works are to underpin the garden wall between 43 & 45 Enmore Gardens and the new rear wall of the structure with mass concrete foundations to form a lower ground floor.

The underpinning will be carried out in 1m horizontal sections to a depth of 1.35m.

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 when pouring the concrete and the shutter removed once the concrete has set. A dry pack will then be installed between the new concrete and existing blockwork.

Removal of excavated material will be via the side access and placed into skips situated within a parking bay, following previous arrangement and skip license.

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.

WALLS

The two remaining walls will be constructed using traditional block and mortar. An external render will be applied to the blockwork and painted. Subject to final details by the structural engineer some walls may be solid semi-engineering brickwork.

ROOF

The flat roof will be waterproofed, laid to falls and new decking and steps will be reinstated.

WATERPROOFING

The new lower ground room will be waterproofed using a Delta Membrane Cavity system and the water will be pumped out.

Appendix 01

PRELIMINARY PROGRAMME OF WORKS

Excavation and underpins – 4 weeks

Concrete slab – 1 week

Waterproofing – 2 weeks

Roof and over deck – 1 week

Interior fit-out – 3 weeks

Decoration – 1 week