

26 Amyand Park Road, TW1 3HE

23.12.2024

CONSTRUCTION MANAGEMENT STATEMENT

Site Description:

The site at 26 Amyand Park Road consists of a two-storey terraced dwellinghouse.

Description of Work:

This Construction Management Statement is prepared for a proposed excavation of basement under the whole footprint of the house incorporating addition of front light well.

Plan Identification:

The report is to give an outline construction methodology and sequence of work required to secure minimal impact on the local area. The Construction Management Statement will be reviewed and complemented with all the Party Wall and Construction details and agreed with the client prior to commencement of building activities.

Site Access and Traffic Management:

To access Amyand Park Road: construction vehicles will be advised to use the strategic road network where possible. The designated access and egress routes form part of the Transport for London Route Network (TLRN) also known as 'red routes'. This is suitable for construction vehicles. The TLRN provides direct access to the A316 to the North West.

To Site: Vehicles will enter the site via A316 Twickenham Road, cross roundabout, continue on St. Margarets Road (A3004), turning right onto Amyand Park Road site.

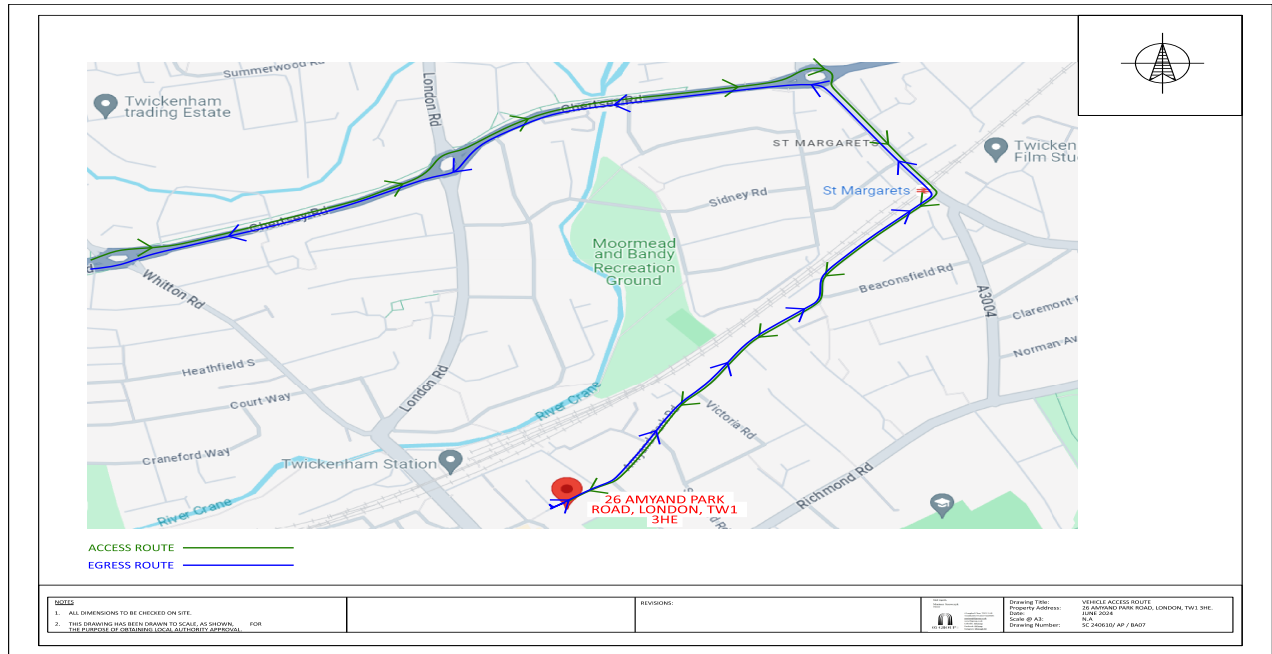
From Site: Vehicles will leave via St. Margaret Road (A3004), proceed straight to the roundabout, and then access A316 Twickenham Road.

05 Group Ltd

Unit W, 272 Abbeydale Road, HA0 1TW, TEL +44 0208 516 0505, EMAIL:

info@05group.co.uk

Please refer to the drawing: SC 240810/AP/BA07



All deliveries from suppliers will be scheduled as not to interfere with the existing road traffic. The details of restricted delivery hours connected to operation of the existing schools will be supplied to all delivery and collection companies. All deliveries materials will be stored within curtilage of 26 Amyand Park Road. During collections and deliveries, a banksmen will be present to assist local pedestrian traffic.

Construction Traffic Hours:

Deliveries and collections will be:

09.30 – 14.30 Monday to Friday
 09.30 – 12.00 Saturday

No works on Sundays or Bank holidays.

All contractors and drivers will be advised of these restrictions' hours.

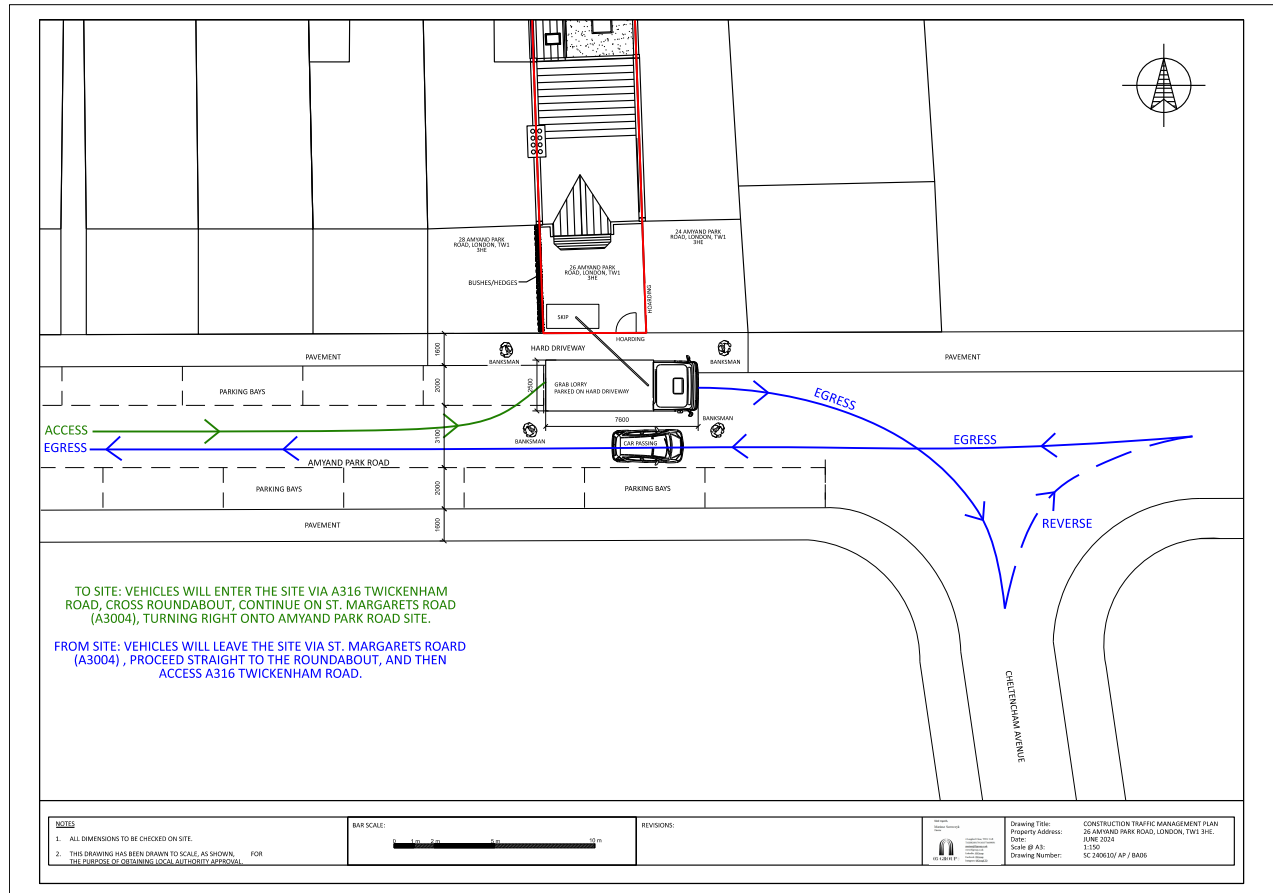
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Site Arrangement and Storage:

The proposed site arrangement is shown on drawing SC 240810/AP/BA06.



All delivered materials will be stored within the curtilage of 26 Amyand Park Road. It is proposed that general site waste will be disposed within the secured, hoarding (2.4m high). No plant will be stored on the public highway. It is proposed that excavation spoils will be deposited into a skip placed within the curtilage and a wait and load method of spoils removal be used.

It is proposed that a secure plywood hoarding is erected to enclose the front driveway of 26 Amyand Park Road. A pair of decorated plywood gates will be fit on the Amyand Park Road frontage for easy access of the site. The safety locks will be mounted on gates to prevent unauthorized entry. The main Contractor details and all necessary notices will be clearly displayed on the hoarding.

There are no existing street trees.

The proposed access to site will have no impact on the surrounding properties gaining access.

Deliveries and Collection Management:

All deliveries and collections will be restricted to between 9.30am and 14.30pm Monday to Friday. The majority of materials will be delivered dry to site, for site mixing.

All the delivery times will be scheduled for an efficient off-loading and loading. The banksman will be present to assist local pedestrian traffic during the collections and deliveries. They will also ensure road traffic is not building up and priorities the residents vehicles movements.

Construction Vehicles:

All are going to be vehicle under guidance from traffic marshals. It will be a clear carriageway passing width of 3m for other vehicles when construction vehicles are in position. It will leave the road open to easy residents' vehicle movements (ref. to SC 240810/AP/BA06).

Management Arrangements, Communication and Neighbour Liaison:

The Owners will introduce the proposed scope of work to the neighbors. An appointed Party Wall Surveyor will liaise with all the matters related to the Party wall Awards. The Contractor will be responsible for the management of the site.

Contact details of consultants and main contractor will be made available.

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Parking:

It is proposed that local pay and display parking provisions will be used in case a car parking will be required. The site employees will travel to and from the site by sustainable modes wherever possible.

Programme Dates:

The anticipated start date for construction is to be determined. The duration of the works are for 40 weeks and will be broken down as below:

1. Demolition, excavation and structure: 20 weeks
2. Fit-out: 20 weeks

During the excavation stage the soil grab trucks and delivery vehicles will be in use. Once excavation is complete the internal works will only require delivery vehicles. A full Contract Programme will be prepared following the Tendering. The Party Wall Surveyor will issue the Programme to the neighbours prior the commencement of the works. It is initially estimated that the proposed works will take 40 weeks.

1. Site set up
 - a. Ford transit, 2.2m x 5m, 3 times a week
2. Strip out/ demolition
 - a. Ford transit, 2.2m x 5m, 1 time a week
3. Basement excavation and foundation construction
 - a. Grab lorry, 2.5m x 7.6m, 2 times a week (approx. 16 grabs in total)
4. Sub structure waterproofing
 - a. Ford transit, 2.2m x 5m, 1 time a week
5. Superstructure works
 - a. Ford transit, 2.2m x 5m, 2 times a week
6. Finishes
 - a. Ford transit, 2.2m x 5m, 3 times a week

Waste Management:

A waste management plan will be developed before works start on site. The waste segregation shall be performed on site prior removal for recycling.

Environmental Considerations:

Any necessary dust creating construction activities will be kept to a minimum with appropriate suppression techniques applied. Loaded skip will be sheeted before leaving the site.

To reduce the noise in this residential area, suppressors shall be used on equipment where feasible. Also working hours shall be between the hours 08:00-17:00 Monday to Friday and 08.00 – 13.00 Saturday. No works on Sundays or Bank holidays

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Kerb Management:

Prior to commencement of work the Highway department will prepare a survey of the kerb. The client will pay for any kerb damage as a result of the construction works.

Prepared by

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