

LPA Ref: P2053.21

Development Site: 5 and 5A Dorian Road Hornchurch RM12 4AW

Construction Method Statement

Proposed Residential Development:

5 and 5A Dorian Road Hornchurch

RM12 4AW

Local Planning Authority:

London Borough of Havering

20 December 2021

Applicant:

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4 High View
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Introduction

This Construction Method Statement details the applicant's management of the issues of the London Borough of Havering's Planning Permission Ref: P2053.21 during the construction of 2 x two storey, 4 bed dwellings with associated amenity, parking, cycle stores, and bin stores, involving demolition of existing bungalow. The LPA is aware of the planning history of the site.

The Applicant has already commenced implementation of similar works under the earlier permission and previously discharged conditions under P2037.17 which was granted at appeal and works of demolition and partial construction to first floor level has been completed. The Secretary of State had indicated in his decision letter at DL16 that, notwithstanding demolition and construction works involved and the erection of new dwellings contemplated necessitating conditions (6) and (7), "a construction method statement for a development of this scale and in this location is unnecessary, but because of the proximity of neighbouring houses and gardens, a construction working hours condition (5) is required to protect neighbours' privacy." This condition stated "Demolition or construction works shall take place only between 08:00 and 18:00 on Mondays to Fridays, between 08:00 and 13:00 on Saturdays, and shall not take place at any time on Sundays or on Bank or Public Holidays." The scale of development remains unchanged and the substantive works for which a construction method statement would be necessary have already taken place. Nevertheless, the Applicant submits further details upfront as requested by the LPA to obviate the need for this as a pre-commencement condition.

Given the stage from which the works will continue until completion of the development, the following issues have been identified for careful consideration in order to minimise the impact of the development on the local residents and environment during the construction phase of the development.

This Construction Method Statement has in effect intrinsically been operational for the development works carried out to date and will remain in place from re-commencement until the completion of the construction works.

a) Parking of vehicles of site personnel and visitors

Given the small scale of development on this small site, majority of the site personnel will travel to work by public transport or by shared car/van of site foreman which will be safely parked on the relatively quiet Dorian Road. At any point no more than 5 personnel for relevant trades will be present on site. Site visitors will be rare and infrequent on a needs only basis and will be encouraged to use public transport. Delivery of materials will be by van or lorry from kerbside outside 5 Dorian Road as and when necessary with estimated 1-2 deliveries or collection per week with a maximum time for loading/unloading of 30 minutes at any time and only during the permitted hours of construction works with no deliveries or collections taking place over weekends. All delivery vehicle drivers will be instructed to operate and travel in a one way direction along Dorian Road hence not necessitating any turning. Dorian Road is sufficiently and suitably wide and relatively quiet to traffic during working hours to be able to accommodate occasional and infrequent delivery or collection vehicles as anticipated.

b) Storage of Plant and Materials

Given the small scale of the development on this small site, materials required will be delivered as and when required to be used forthwith in the construction of the development. The plant equipment required is small to medium for different stages of works and will be used and then appropriately removed on a needs only basis. Other surplus plant and material are to be stored safely and securely on site behind safety hoardings at ground floor level where there exists paved slabs.

c) Dust management controls

It is not envisaged that further significant dust issues will arise during the building erection phase. Nevertheless, the developer will ensure that works minimize the emission of dust through continual dampening down using fine water spray on to activity areas that may create dust takes place. No further demolition works are envisaged which have previously been carried out piecemeal in stages and mainly by hand. If necessary a road sweeper will be used to keep the adjacent roadway free from stones and excessive dust and dirt.

All aspects of the construction works including wheel washing if necessary will be managed by an experienced Site Foreman who is suitably qualified and will be in attendance at all times. The site already has high hoardings at front boundaries to reduce inconvenience to neighbours.

d) Minimising the impact of noise

Given the small scale of the development and the stage reached as explained, it is not envisaged that significant noise issues will arise during the building erection phase. No piling or use of major plant equipment is contemplated that would give rise to vibration from construction activities. Nevertheless, the developer will ensure that works minimize the emission of noise through spacing out over a period the works that may create any higher than normal levels of noise. Any higher than normal noise causing works will be scheduled for weekdays only during the permitted hours of construction works with no other quiet works taking place over weekends to respect neighbours peace and amenity.

All reasonable measures will be taken to control noise levels to within or lower than the regulated decibel levels to comply with the statutory noise restrictions as stated in The Control of Noise at Work Regulation Act 2005 and The Statutory Nuisance Act 1993.

The lower action level is 80dB and the upper action level is 85dB.

If at all necessary on a needs basis, any machines to be used will be equipped with baffles, lined compartments and silenced exhausts to reduce the machines operating noise level to within or lower than the regulated decibel levels to comply with the Statutory noise restrictions.

All aspects of the construction works will be managed by an experienced Site Foreman who is suitably qualified and will be in attendance at all times.

e) and f) Predicted noise methodologies and scheme for noise monitoring

As per d) above, this is not relevant for this small scale development at this stage and degree of works as explained; no vibration causing works that would impact neighbouring amenity are contemplated.

All aspects of the construction works will be managed by an experienced Site Foreman who is suitably qualified and will be in attendance at all times to sufficiently monitor and respond as necessary to occasional internal noise during external and internal fitout works etc.

g) siting and design of temporary buildings

Not relevant for this scale of development. Sufficient room within site and building being constructed to satisfactorily accommodate for storage of materials, shelter of personnel, etc.

h) Security fencing and hoardings

Hoardings 2m high have already been erected covering fully the perimeter of the front boundary. This incorporates a lockable double gate that opens inwards for delivery and removal of skips from time to time as well as a lockable single door for personnel and visitor access to site. Readily visible vinyl placards with the contractor's name and 24-hr contact number for queries or emergencies is already prominently affixed and displayed on the hoardings.

i) Details of disposal of waste

Waste materials was and will continue to be removed from site by bulk haulage lorries during the demolition, groundwork and substructure works, and by skips for recycling during the main construction works.

Plasterboard and associated waste will be put in a separate skip from general waste. Waste from the construction works will be placed into a skip and a running total listing the different categories of waste will be recorded prior to the skips being returned to a waste recycling station for sorting.

Pallets will be kept and recycled for future use.

Timber waste will be recycled for use on site.

The prefabrication of the majority of construction elements, such as floors, roof trusses, windows and kitchen and bathroom units, will greatly reduce waste on site, and reduce the amount of dust created.

All excess soil will be taken to licensed disposal sites and the waste from site taken for recycling or disposal as appropriate.

All aspects of waste removal will be managed by an experienced Site Foreman who is suitably qualified and will be in attendance at all times.