Method Statement for Soil Removal

Rigby & Rigby

8 Walton Place, London

Version 2

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Date: 15/07/13
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1. INTRODUCTION

This Method Statement for Soil Removal is in support of planning application PP/13/02870 for the proposed basement works at 8 Walton Place, London. This Statement has been commissioned by Rigby & Rigby.

Development Proposal

1.1 The proposal is for the refurbishment of the existing dwelling and the excavation of a subterranean basement.

Methodology

1.2 The purpose of this Method Statement is to identify issues associated with handling, transporting, stockpiling and disposal of spoil materials.

Objectives

1.3 The objectives of this method statement are to:

- Manage spoil generated in accordance with preferred waste management hierarchy of avoidance, minimisation, reuse, recycling and finally disposal;
- Where possible ensure all clean and/or treated spoil shall be reused or recycled;
- Minimise off-site disposal of spoil;
- Provide operatives with an increased level of understanding and awareness of the listed building, conveyor(s) and spoil issues.
2. SITE WORKING HOURS

2.1 The anticipated normal working hours for demolition and construction are:

> 08.00 to 18.00 Monday to Friday
> 08.00 to 13.00 Saturdays
> No construction works will take place on Sundays or Bank Holidays.

2.2 During the winter months work may continue during the hours of darkness, within normal working hours, subject to adequate artificial lighting to illuminate the works in question.

2.3 However, certain specialist construction operations and deliveries may have to be undertaken during night-time, out-of-hours or weekend and will need to be agreed with the Royal Borough of Kensington and Chelsea and other relevant parties.

3. SITE IMPACT STRATEGY

Prior to Soil Removal

3.1 The first part of the demolition and construction programme will be to establish the area as a demolition / construction site. The general public will be separated from the works and working areas will be made secure.

3.2 Prior to works commencing, compound boundaries will be made safe and secure with solid well maintained hoardings and screening will be used where required, with temporary hoardings being provided on short term boundaries and for highway works.

Protection of the dwelling

3.3 Due to the restrictive nature of the site, all waste and spoil from the rear garden is to be transported through the dwelling.
3.4 In order to protect the dwelling whilst works are being carried out, the following measures will need to be implemented:

> Floor, skirting and wall protectors
> Foam door and architrave protectors
> Impact protectors to newel posts, strings and handrails

3.5 Existing doors, windows and cils along the route will not be removed in order to transport the spoil from the rear garden to the holding area.

Removal of Soil

3.6 Having taken into account the restrictive nature of the site, two options are available to the transportation of the spoil through the dwelling:

> Structured horizontal conveyor
  > This option would minimise the number of accidents which can be caused by manual handling and could cause damage to the property.
  > The conveyer(s) would be required to have a width no greater than 500mm to allow them to run through the corridor.
  > Loading and unloading zones to be located in areas as not to cause damage to the property.
  > Conveyor(s) to be posited to allow a throughway for all persons.

> Wheelbarrow
  > This option would require operatives to ensure that the wheelbarrow has the proper capacity rating for the objects or materials to be hauled. Wheelbarrow should never be overload.
  > Operatives to ensure that before hauling materials with a wheelbarrow, the pathway should be inspected to ensure that it is free from obstructions.
  > Ramps must be clean and strong enough to withstand the anticipated loads.

3.7 Appendix 1 provides information on the transportation of the spoil through the dwelling.
Stockpile and location

3.8 Waste and spoil to be separated into construction materials for disposal purposes and places in assigned areas, to be removed by licensed waste removal firms.

3.9 A structural sheeted reservoir will be created in the front garden to contain the spoil, this will be collected every couple of days by grab lorries – traffic management and site bandmen will be in place at all times during this phase.

3.10 Stockpiles will be covered with material adequate to prevent pollution by wind or rainwater runoff. Covers shall be maintained in good condition. When not covered, soil stockpile surfaces will be kept visibly moist by water spray, as necessary.

4. AIR AND WATER POLLUTION

Air (Dust) Pollution from Site Activities

4.1 Best practice policies will be adopted in line with the BRE Good Building Guide GBG57 Part 1 and 2, Construction and Demolition Waste, 2003. This will include - but is not limited to - the use of dust sheets, the damping down of aggregate stockpiles/site roads and the covering of skips.

4.2 Signage will be displayed at prominent locations around the site to inform the workforce, along with relevant procedures being included in the Site Induction process, Method Statements and all “toolbox talks”.

4.3 The site agent is responsible for making themselves aware of the issues on site and ensuring the operatives and subcontractors take the appropriate action. The site agent will have read and understood the publication ‘Control of Dust from Construction and Demolition Activities’ published by BRE.
Water Pollution from Site Activities

4.4 Prevention of surface or ground water pollution will be achieved via Rigby and Rigby’s adherence to the following procedures:

> All work that is carried out will be mindful of the Environment Agency’s Prevention of Pollution Guidelines: PPG 1, PPG 5 and PPG 6

> Drainage systems will direct surface water runoff to retention reservoirs designed to Environment Agency specifications. This will mitigate the potential for sediment and contaminated water entering watercourses

> Concrete can have a devastating impact on water courses. All works involving mixing, breaking up of concrete and cleaning of cement mixers will be carried out away from any surface water drains or water courses

> A topsoil strip will be undertaken to minimise damage due to compaction, double handling or stockpiling. The potential for contamination of topsoil will be minimised by stripping all topsoil within the proposed construction area prior to any other earthmoving operations.

> Alternatively, areas where topsoil is to remain during the construction phase (such as parks or open spaces) will be fenced off to avoid disturbance or destruction by machinery or site plant

> Storage of waste for recycling and disposal will be in segregated areas to prevent polluted runoff entering the groundwater. General waste that cannot be recycled will be stored in skips to prevent runoff

> The Site Manager will be responsible for disseminating good practice to the construction team and checking the contractors’ initial plans and that the work is being carried out in accordance with them.
5. APPENDIX

1) Spoil Route