



Global Special Developments
Developing for the Future

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Methodology Statement:

This is the Method Statement for the constructions of the dwelling on plot 2 102 Eastern Way Darras Hall. The method statement will set out the sequence of work for the construction of the dwelling.

Access

If not already provided a small section of the existing hedge will be cut away to allow access on to the site this work will only commence once it has been established that there are no nesting birds in the area of hedge that is to be cut away. Once access is gained the footprint of the house including the driveway will be marked out. The section of existing hedge in front of the drive way will then be cut down to ground level the roots and stumps of the hedge will be removed by use of hand excavation.

Vehicle Access

The utility companies will be contacted to provide both drawings and any other information re existing services in the verge in front of the entrance. Once these have been sourced trial holes will be excavated by hand to make sure that any services are not in the driveway construction make up. The verge will be excavated to a depth that is in keeping with the highways dept advice or a minimum of 275mm subbase will then be placed in the excavation and mechanically compacted. An excavator will be used to strip the topsoil from both the footprint of the house and the area of the driveway the topsoil will be stored on site to be used at a later date in the soft landscaping. It is envisaged that as little spoil as possible will be removed from site so as to limit the use of landfill. As the soil is stripped subbase will be placed and compacted to as much of the new driveway as possible. This will help in a number of ways it will provide safe clean access and egress to and from the site for material delivery's and will also provide off street parking for operatives/tradespeople. Security gates will be erected behind the hedge line these will be either Herras or Plywood on timber posts.

By keeping all vehicles to the stoned area it will greatly reduce the likelihood of mud being carried onto the highway, after each delivery and at the end of each shift the highway will be inspected and cleaned if needed, all concrete wagons to wash down before leaving site .

Foundations

An excavator will be used to excavate the strip footings as per the drawings and the engineers specification.

The concrete for the footings will be placed by utilising the excavator and direct discharge from the concrete truck or a concrete pump could be utilised actual method of placement to be decided in consultation with subcontractor on site.

Once the concrete has cured a bricklaying gang will be brought to site to commence the work to construct the footings to ground floor level.

Ground floor Slab

Once brickwork allows the components of the ground floor slab will be brought to site (Block and Beam)

A suitably sized crane or other form of lifting appliance will be brought to site to offload and place the precast concrete beams into position on the brickwork foundations .Palettes of blocks will be placed as close as possible to the work areas so as to minimise manual handling these will then be used to infill the space between the beams works will progress from the back of the house to the front so as both tasks can be done simultaneously.

Brickwork to roof level

Brickwork and blockwork will commence once the ground floor slab install allows the first stage brickwork will be built from ground level. As the brickwork progresses a scaffold shall be erected both around the perimeter and on the inside of the walls.

Scaffold to be erected by a fully qualified and reputable company. All working lifts to be fully boarded and include toe boards and brick guards. The inside scaffold will also be used to install the first floor floor joists. As the brickwork progress extra lifts will be added to the scaffold to finish the main brickwork including the peaks.

Roof construction

A suitably qualified joinery contractor will be employed to construct the main body of the roof it will not necessarily be the same contractor that covers the structure.

The roof will be constructed using prefabricated attic trusses access to construct the roof will be from previously erected scaffold used for the brickwork any alterations to only be carried out by the scaffold company.

A suitably sized mobile crane will be brought to site to both offload and install the roof trusses and all other materials to complete the structure. Once the structure is erected it will be covered with the materials stated on the approved drawings.

At this stage all guttering and fascia's will be fitted.

Windows and Render

The scaffold to the outside of the structure will be left in place so as the outside finishes can be completed these will include windows and render .only when these are completed will the outside scaffold be taken down .Scaffold to be fully dismantled and removed from site by the scaffold company.

Inside Trades

Specialist contractors will be employed to install heating plumbing electrics and plaster 1st and 2nd fix joinery work

Utilities

All utility connections will be carried out by the relevant companies i.e. Northumbrian Water, Northern gas networks, Northern power grid and BT

Drainage and utility trenches will start once the scaffold is taken down and will coincide with agreed installation dates with the relevant companies and be installed to their specifications

Waste

All waste to be kept to an absolute minimum .A skip and bins will be provided on site and waste will not be allowed to be left lying around. The site is to be monitored constantly so as it is always kept clean and tidy

Timber and packaging to be kept separate so as much recycling as possible can take place

All banding to be placed in the skip or bins immediately to prevent trip hazards.

Please feel free to ring me on the above number if there are any queries you may have

John Whitby