

Construction Method Statement

Haugh Lane Hexham



Introduction

The project method statement is split into several sections

1. **The Existing Site**
2. **Description of the Proposed Works**
3. **Construction method statement – including the following**
 - Site set up, site Access and Vehicle routes
 - Traffic Management and Wheel Wash
 - Site Parking Arrangements
 - Site preparations
 - Building Substructures, Super Structure & Envelope
 - External works
 - Completion activities
 - Potential Risk

1.0 THE EXISTING SITE

Description:

The site is located just off Haugh Way, Hexham

Previous use for the land has been for storage, the site has been demolished and has only services and foundations of previous building onsite.

The area is populated by industrial and commercial office units adjacent to site.

Current photos of existing surroundings:





2.0 DESCRIPTION OF THE PROPOSED WORKS

Site Set Up (see attached Document), clearance of existing vegetations, hard standing and earth works, construction of a new extension to the existing building.

Project Description: Works Packages

External/Superstructure & envelope works which comprise of:

Site clearance

Bulk excavations and Foundations (inc remediation/Crushing)

Hard & Soft Landscaping

Steel & Cladding Works

Brickwork and Blockwork

Scaffolding

Windows & Doors

Internal works include:

Plaster boarding & Skimming

Joinery and Fixed Furniture

Specialist Coatings

Site clearance and cleaning ready for handover as our proposed programme depicts as below and issued as a separate document within our tender submission.

3.0 CONSTRUCTION METHOD STATEMENT

We have produced a construction method statement (identified below) and following appointment as Principal Contractor we will produce and issue the Construction Phase Plan for comments and acceptance before commencing work. This will dovetail with Studio 19 protocols and site rules regarding Health and Safety and emergency procedures. Our site induction and signing in process will also reflect Studio 19 requirements.

Below is our Construction Method Statement.

Site Establishment, Site Access and Vehicle Routes

Upon possession of site, we will secure the area with propriety fencing and hoarding with lockable access gates. Site offices, welfare and storage units will be delivered by Hiab transport and established together with service connections. Statutory signage will be displayed and first aid provision made. All staff will be suitably trained and qualified. All staff will hold CSCS cards and will be certified accordingly to their profession.

Site inductions and approval of all risk assessments/ method statements will take place before any site work activity will take place.

A traffic management plan will be drawn up to vehicular and pedestrian routes to and from the site.

A scan for services will be undertaken with all findings clearly recorded and communicated prior to a permit to excavate being issued.

The build sequence is set out within the construction phase programme, the site will utilise existing boundary treatments and Heras fencing for the purposes of segregation and security of the site, CCTV monitoring will also be in operation.

Movement of materials both in and out of the works area will be managed and controlled, with agreed traffic management plans, routes, speed and timing being adhered to. Delivery plans will be updated as works proceed and removal of materials will be subject to the same rules. Removal of materials from site will be subject to the transfer of waste regulations.

All staff, personnel and operatives will be inducted with the site rules and any specific risks will be highlighted. Method statements and risk assessments will be reviewed and approved before any construction activity commences. All personnel, staff, operatives and Visitors will wear the required PPE.

Following Clearance of the site (specialist Subcontractor to provide RAMS for watching brief for suspected UXO's) Proof rolling by vibrating roller and filling to levels with mechanical excavator will complete this exercise. Any excess or unsuitable material will be removed and disposed of in accordance with our Site Waste Management Plan.

Traffic Management, dust suppression and Wheel Wash

Where required wheel washing will be carried out before leaving site. Should reversing be unavoidable, vehicles will be banked by a trained and competent person. However wherever possible, a turning route or drive in /out system will be implemented. The agreed route for deliveries will be enforced and form part of material delivery orders.

Movement of materials both in and out of the works area will be managed and controlled, with agreed traffic management plans, routes, speed and timing being adhered to. Delivery plans will be updated as works proceed and removal of materials will be subject to the same rules. Removal of materials from site will be subject to the transfer of waste regulations.

We will monitor the surrounding roads and provide road brush cleaning services and the wheels of vehicles on site will be cleaned via a High-pressure washer.

Before commencing works to any of the phased areas a plan of works will have been discussed and agreed during our planned site meetings. All our work areas will be segregated from pedestrians and traffic at all times. Depending on the area and type of works being carried out, this will generally be Heras fencing. However, when working in the vicinity of existing roads or properties for example, our operatives will protect the public by use of banksmen and existing boundary treatments. Pedestrian warning and directional signage will be erected and maintained at all times.

Our plant access to the work front will be clearly marked and pedestrians will be given right of way at all times. Should an emergency situation occur, and emergency vehicle access required, work will cease immediately to allow access and egress.

Another hazard that will be addressed on site, is the control of dust. Whilst dust cannot be completely eliminated from our activities, best endeavours and controls will be implemented to reduce its spread and inhalation. These may include damping down, collection using dust cubes, or extraction from confined areas. At all times where dust or fumes are being generated, our operatives are been trained in the correct and safe use of dust masks, including face fitting procedures. The type of mask will be supplied to the operatives according to the task. By damping down during dry or windy weather, for example, we will reduce the spread of dust around the surrounding area reducing nuisance to adjacent properties. Noise and dust control measures will be utilised at all times.

Site Parking Arrangements

The area will be fenced off prior to commencement and all site parking for staff and visitors will have been provided for on site within the client's ownership boundary or on the local authority highway adjacent to the works boundary.

Building Substructures, Super Structure & Envelope

Site Clearance and remediation (wherever possible) will take place in designated areas and repurposed back as fill materials within the building foot print. Once this has been suitably tested and confirmed the construction of the foundations will proceed and these will follow an established sequence. Formwork to the sides of the reinforced foundation bases & beams will be carried out. Excavation will be by a mechanical excavator and once suitable formation is achieved and approved ready mixed concrete will be delivered to site and the foundations will be cast. Any pre-cut reinforcement will be delivered to site by wagon and unloaded in assembly area under supervision. Reinforcement will be assembled at ground level or on trestles and fixed with tying wire.

A suitably qualified and experienced Bricklaying company will be appointed to erect the outer shell to roof level utilising tube & fitting scaffold, at DPC level we will install the precast concrete floor slab, this will be delivered to site and positioned by mobile crane once completed the BWK will continue to roof level. The new trusses will be delivered to site and off loaded by mobile craneage. The trusses will then be erected by mobile crane and canvass slings. Wind bracing etc will be made by operatives working from a structural working platform.

Once complete the roofing materials will be lifted on to the roof by crane/conveyor/bumper and suitably positioned to allow the install to take place. Any unsecured materials will be made safe during the works.

The wall cladding will be installed and RWP installation. These activities will be undertaken by operatives working from previously installed scaffold/MEWP or Alloy Tower on suitably prepared ground.

Works internally will commence once the building is water tight with the application of floor screeds, internal walls, ceiling finishes etc.

Movement of materials both in and out of the works area will be managed and controlled, with agreed traffic management plans, routes, speed and timing being adhered to. Delivery

plans will be updated as works proceed and removal of materials will be subject to the same rules.

External works

These works comprise of the, new drainage and manholes hard & soft landscaping. These works will follow an agreed sequence and will use a mixture of construction techniques fully supported by mechanical plant and equipment wherever possible.

Particular notice will be given to the protection to excavations and segregating pedestrians from moving plant. Manhole work will be classed as confined spaces and supervised accordingly. Any existing drains running through the site will be protected and sealed during this period in accordance with the Structural Engineer's details. New drainage will be installed as required and designed. All drainage will be set to the falls given on the relevant drawings, using specified granular backfill, and tested after every run is complete. As with other sections, careful planning will be required to carry out these works.

New service connections and installed equipment may require Temporary weatherproofing of this equipment will be provided until such a time that the building has been made weather tight.

Completion Activities

This final section of the project will be testing and commissioning, inspections and demonstrations, quality checks, rectifying any defects and final cleaning. Vigilance is important at this stage of the works and the close control and supervision of these final activities will be required.

Full PPE will still be a requirement until Practical Completion has been achieved.

POTENTIAL RISKS AND HOW WE WILL ADDRESS THEM

The following subjects may represent some potential risk areas to be addressed

We will work with the client to develop the best options in regards to risk management and the loading and unloading of plant and materials used in constructing this development will be carried out with a qualified banksman supervising the loading and offloading of plant and materials in a safe and controlled manner.

We will maintain access and egress during the all stages of the works. Planning ahead and working to the agreed plan, whilst being flexible in deliverables and unforeseen events, will be critical to the success of the project.

Permits to work will not be issued, nor will any work commence before site and task specific Risk and Method statements have been submitted and approved. During the course of the project, specific and topical Tool Box talks will be held with the operatives.

All operatives are asbestos awareness trained. This includes our civils, mechanical, electrical, structures and building departments. Should any materials suspected of containing asbestos be found on site, whether in the ground or in a services duct for example, works will stop, the area isolated and made safe. The finding will then be reported to the site manager and the item removed by a competent person for analysis. Our fully trained and experienced civils team will also be able to identify any other potential ground contaminants.

We acknowledge the presence of live services on site. The service drawings provided, will be available to the site teams at all times. However, before any excavation works are carried out, the exact locations of known services will be identified, by hand excavation and marked out using spray paint and off set pegs. Excavations in the vicinity of known services will be carried out by hand. As machine excavations are being carried out an operative, trained in the use of a CAT scanner will be ahead of the machine. Where an unidentified service is located, the machine will stop, and hand excavation will uncover the service, using trench shoring as required. The area will be made safe and the service identified and confirmed as live or otherwise before isolation or protection.

By drawing up, agreeing plans and adhering to detailed plans, we can control and minimise problems. By being flexible and proactive as well as reactive, unexpected events which may occur will be managed, to minimise the impact for the client.

In all phases of our works, we will erect and maintain Heras fencing and gates to these areas, whilst installing the permanent fencing as early as possible to reinforce this. Gates will be locked at the end of each working shift and the fence checked and reinstated if required. All

operatives will be required to sign in and out on a daily basis to display identity, whether a visitors or subcontractor pass or contractors Hi-Viz PPE.

Where hot works are to be carried out, hot work permits will be required. This will not be issued until a risk assessment and method statement has been submitted and approved. Hot works and permits to work will be issued on a daily and task basis, meaning each permit will only apply to a specific area and task. They must be returned and signed off at the end of the task or day. The agreed safe system of work must be adhered to and all firefighting kit serviced and available whilst PPE worn at all times. The sign off must be no less than one hour before the end of the shift allowing a re-inspection to be carried out.

We will have operated a construction Waste management plan to ensure the recycling/disposing of waste resulting from demolition and construction works will be separated and recycled wherever possible, full log will be kept and made available for each team meeting with a comprehensive report and recycling matrix issued for the BREEAM close out.

General

- All operatives will hold valid CSCS Cards
- All plant operatives will hold valid CPSC Cards
- All activities will be undertaken by suitably trained and qualified operatives
- All plant and equipment will be suitable for the task, tested and inspected as required
- All scaffolding will be erected and inspected as required
- All activities will be supported by an approved RAMS
- All necessary PPE will be worn as required