

Harefield (Northwood Road) – Outline Construction and Demolition Method Statement

A full CMS will be provided prior to works commencing on site. However, the below details the proposed method statement for the demolition & construction of works.

1.1 Programme

The works on site are due to commence in Mar 2024 and be complete by June 2025. The works comprise the Demolition of former residential boarding block and erection of academic building (Use Class F1) and ancillary structures including heat pump and substation enclosures, construction of a multi-use games area, revised vehicular access, landscaping, car and cycle parking and associated works at Harefield Academy, Northwood Road, UB9 6ET.

1.2 Site preparation works & demolition

The project works commence with the demolition of the existing residential boarding school & any the diversion of services if required. The demolition will be carried out in accordance with the approved Method Statement of a competent Demolition contractor appointed by ISG & all waste material will either be reused or disposed via a valid waste removal company. Noise, vibration & dust monitoring apparatus will be situated around the site to monitor noise levels.

1.3 Material distribution

Horizontal distribution of materials will be facilitated by the installation of a hard standings on the main site area which will be formed of imported recycled aggregate which will also serve as a firm base crane operations if required. During groundworks operations material will be moved by excavators and dumpers. Bulk materials will be removed from site in standard tipper vehicles.

Metal deck & steel frame placement will be carried out by mobile crane.

Vertical lifting of materials for finishing works will be facilitated by good hoists, located at the building perimeter.

1.4 Fuel Storage

All fuel stored on site is to be located on hard standing and contained within a double bunded vesicle in line with best practice. Drip trays are to be provided with each fuel container to control small scale discharge associated with re-fuelling. Spill kits will also be supplied in close proximity to fuel storage areas and operatives working in these areas will be trained in the use of the spill kits provided.

1.5 Lighting

Site lighting will be designed to avoid light spill into nearby properties. Design features will include hoods, cowls, louvres or shields to direct lighting to the intended area only, avoiding or minimising light spill. All lighting not required for safety purposes will be shut off between the hours of 23:00 and 07:00.

1.6 Construction sequence and operations

- The groundworks will commence with the formation of the piling mat & subsequently, boring & forming of the piled foundations. Once the foundations are poured, we will look to install the under-slab drainage & substructure masonry to allow us to pour the ground floor slab.
- Once the slab is complete this will allow the installation of the steel frame erection to commence. This may be constructed in multiple phases, one phase consisting of the ground floor, another consisting of the 2nd floor. The installation teams will have use of a dedicated crane so the temporary site haul roads and hardstanding's will be designed for their loading requirements and approved by our temporary works engineer.
- Once the Steel frame is complete, this will allow the high-level roof installation to commence. Completion of the roof works will allow the façade works to commence with windows & doors being installed, followed by brickwork & cladding to designated areas.
- In conjunction with this, as each storey is completed it will be released to follow on trades allowing simultaneous commencement of the internal elements of work, which will include the installation of services, carpentry & 2nd fix partitions.
Each Phase starts with the pre-watertight works (whilst the windows are being installed) and this includes the high-level building services (SVPs, ductwork, pipework and cable trays) which are likely to run primarily along the centre corridors and so are protected from weather). Once the Phase is watertight the first fix wiring (including specialist systems) will follow. We then commence the second fix trade works that follows our optimised fit out programme for DfE schools.
Different Phases have specialist areas, such as the Kitchen, Dining Hall, Library, the lift – these will have their own dedicated sections in the fit-out sequence, related to their location and different trades being involved.

1.7 Commissioning

Commissioning is a QA process that requires the following steps:

1. Building ready
2. Systems ready
3. Documentation ready
4. People ready

We will be following the BSRIA guidelines for preparing the building services ready for commissioning and then commission each system before finally switching over to fully automatic running. The stages are: Verification	<ul style="list-style-type: none">• Prepare checklists for planning and recording commissioning tasks• Inspection to ensure correct installation checked against the specification
Pre-commissioning	<ul style="list-style-type: none">• Point to point tests for electrical dead testing• Pipework pressure testing• Flushing and cleaning pipes and ductwork• Air leakage testing of ductwork
Commission individual services	<ul style="list-style-type: none">• One service at a time• Balance the flow rates for air and water services• Check and test the BMS links
System Continuous Operational Performance (SCOP)	<ul style="list-style-type: none">• Building running on automatic controls• Multi-system testing• BMS reporting correctly• Fire cause and effect testing

