

SEABROOK ARCHITECTS

CHARTERED ARCHITECTS

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BENTLEY HOUSE, 8 LINKSWAY, NORTHWOOD HA6 2XB

CONDITION 4: METHOD STATEMENT

All work is to be undertaken by suitably qualified persons and in accordance with safety procedures as specified in their company Health and Safety Policy under CDM regulations.

All site personnel to be CSCS and CPCS trained and Managers to be trained First Aiders and SMSTS.

OPERATING HOURS

Works will only be carried out on site between 08.00 and 18.00 hours Monday – Friday and between 08.00 – 13.00 hours on Saturday. No works to be carried out on Sundays, Bank or Public Holidays.

SITE SET-UP

Existing timber hoarding to be inspected for durability and upgraded 'fit for purpose' or replaced with new ply hoarding with lockable gates. Hoarding to be complete with safety signage, contractors name boards with contact numbers.

Site to be stripped to remove overgrown foliage, deadwood, rubbish, rubble etc. prior to installation of site accommodation.

Installation of site office, canteen, WC, drying hut, fenced material storage area. Portable lockable container maybe added during 1st fix works. Rubbish skips and access scaffolding as required.

Installation of water hose to provide continuous damping down during demolition of brick walls/braking up of concrete.

Site to operate a clean wheel policy utilising existing hard standing or forming new stoned hard standing at the front of the house. Delivery lorries to be banked whilst reversing from road onto hardstanding. Jet wash is to be provided for hosing down of wheels plus brush down to remove any contamination prior to exiting site. Road sweepers to be employed as required.

Refer to Site Plan Drawing No 5562/PL/COND 4.

TREE PROTECTION

Refer to Tree Sense Aboricultural Impact Assessment (AIA) report.

Note: AIA report was prepared prior to the Site Plan Drawing No 5562/PL/COND 4 which now indicates an alternative tree root protection scheme due to site accommodation and entrance/exit gates proposed.

DEMOLITION

Prior to any works commencing all incoming services to be switched off and a CAT scan carried out to the area by a competent person. Install temporary electric and water for the works.

A temporary soakaway may be required with gullies and connecting drain runs in order to mitigate any possible overload of the existing surface water sewer system.

All demolished waste/hazardous waste is to be disposed of in accordance with the Hazardous Waste Regulations, removed by a licensed waste company for disposal at an appropriate licensed disposal/hazardous disposal site.

Non-hazardous waste to be taken to an appropriate recycling facility/landfill site.

All waste removal to be monitored by the site SWMP plan.

Sequence of Demolition:

1. Soft strip all loose fittings, removal of all furniture, loose waste materials, internal glass, wood, sanitaryware, metal fixtures and fittings, door frames, doors, partitions, ceilings and floor tiles/coverings, skirting, radiator heating systems, secondary glazing, light fittings. All materials to be stacked in a designated area awaiting loading into skip for removal from site.
2. Demolition of main structure:
 - a) Exclusion zone to be set up around building to exclude unauthorized personnel entering the area where they could be struck by falling objects.
 - b) Roof structure will be removed first – operatives working from the first floor off towers using hand tools to remove roof tiles and rafters.
 - c) Excavator fitted with muncher attachment to be set up at front of site and carefully reduce masonry walls down to ground level including removal of first floor joists.
 - d) Hardcore and foundations to be broken out.
 - e) All to be carted to a licensed facility leaving the site in a clean and level state.

CONSTRUCTION

Sequence 1:

- Install sheet pile and remove bulk of muck away to form dugout for swimming pool and trench for foundations (install temporary drainage i.e soakaway drainage as required).
- Form foundation footings including those for any retaining wall in respect of landscaping.
- Cast RC slab and walls forming undercroft and structural 'box' for swimming pool.
- Lay internal/external drainage system.

Sequence 2:

- Install steel frame inc. roof steel.
- Build brick/block cavity wall up to ground floor level to install beam and block floor.
- Install PCC floor and stair as external masonry shell inc. stonework progresses.
- Install access scaffold to suit vertical build.
- Install roof covering and gutters.

Sequence 3

- Install window and doors.
- Install glass balustrade to inset balcony (2nd floor)

Sequence 4:

- 1st fix all trade.
- Plastering/board.
- Underfloor heating and floor screed.
- 2nd fix all trades.

Sequence 5:

- Install ceramic and floor tiles.
- Install sanitaryware.
- Apply decoration.

Sequence 6:

- Install fixtures and fittings.
- Install floor coverings.

Sequence 7:

- Install external drainage.
- External landscape (hard/soft) to rear and front.

Sequence 8:

- Commission to all services.
- Clean and handover.