

**FORMER GSK SITE,
IRON BRIDGE RD,
WEST LONDON**

Method Statement

PROJECT OVERVIEW

Description of the Works

The works involve the demolition of the former GSK office buildings on Ironbridge Rd, Stockley Park for the development of 2no Distribution units:

Unit 1

Area 17,673sqm GIA

Apex of roof is approx. 18.10m above FFL.

Based on 15m to internal haunch.

Unit 2

Area 12,954sqm GIA

Apex of roof is approx. 17.80m above FFL

Based on 15m to internal haunch.

GIA Areas Total- 30,627sqm GIA

Introduction

This method statement is intended only as a guide to the method and sequence of works.

Detailed, working method statements & risk assessments will be prepared and issued for all relevant activities prior to work commencing on site in accordance with the Construction Design & Management Regulations.

Site Organisation and Layout

Access to the site will be from Ironbridge Rd following signs for Winvic, set out from day one. Our traffic management/logistics plan will cover the access route.

We plan to have a manned gatehouse with a Traffic Marshall present to co-ordinate deliveries and visitors to ensure no deliveries are blocking the entrance road (all deliveries to be pre-booked with the site team). Our site management team will be housed in temporary site office accommodation positioned as denoted on our logistics maps. Parking for Site visitors & Subcontractor will be on site, no parking shall be permitted upon any of the adjacent roadways. In additional, pedestrian access to site will be gained via secure turnstile, segregated from construction vehicles.

Site Possession

Upon possession of the site we will erect fencing to the perimeter, this will also form the necessary tree protect that can be seen on the attached drawing 1982-19-03.dwg Drawing 4 Rev B. Fencing will be erected in accordance BS5837:2012 and shall display signage to make all operatives aware of the tree protection zone, toolbox talks shall be regularly undertaken throughout the project to ensure that all persons attending site are fully briefed regarding the importance of the segregation. Winvic site management shall continually monitor for damage throughout the build process. Access to site for pedestrians will be via a turnstile with fingerprint secure access.

Deliveries

All deliveries to site will be pre-planned and given a time slot to ensure waiting times and any congestion is minimized. As previously mentioned, deliveries will be controlled by a full time Traffic Marshall/ Site manager, who will be responsible for safe offloading and co-ordinate deliveries to ensure materials are delivered to the correct phase/building.

Plant / Noise / Nuisance

Methods for ensuring the control of noise levels and dust to neighbours

will be put in place and be in accordance with BS 5228.

In summary measures will include: -

- All Plant brought to site will be within noise regulation limits.
- Appropriate choice of plant and equipment.
- Regular plant maintenance to keep plant in good working condition.
- Generators for the site will be the 'super-silence' type.
- Careful phasing of the proposed operations.
- Dust will be controlled with the use of 'dust suppression' equipment when required via a water bowser as necessary.
- The existing road will be kept clean by a road sweeper.
- The noise and dust of all operations will be closely monitored by the site team to ensure a pro-active, clean & tidy site.

Health & safety – Inductions

All operatives must pass a site-specific induction when arriving at site. Any plant operators must have a valid, appropriate license to operate their specific equipment safely.

Construction Sequence

Please refer to our logistics map that can be found within appendix 1

Early actives

The early actives on our programme consist of establishing the site and tree protection

Demolition

Demolition of the existing structures, please refer to the demolition method statement and sequencing maps in appendix 1

Substructure

The earthworks & piling rig will commence at the early stages of the project. Closely followed by the drainage and the foundations. Please refer to attached sequencing maps in appendix 1

Superstructure

The direction of the erection sequence is noted on our logistics/sequencing maps. The staircases will also be installed at the same time as the frame is erected.

Envelope-overview

We have a dedicated reliable supply chain for the envelope works. The cladding and roofing will follow the same sequence as the steel frame erection.

Internal Works – Services

Winvic relays on a tried and tested supply chain to complete the internal works to the highest quality.

Once the upper floors are concreted then the stud walls and M&E will progress followed by joinery, tiling, suspended ceiling grid, M&E 2nd fix, floor finishes, etc.

External Works

The concreting of the service yards will commence with the drainage and ducting works. Thus, creating a hard standing area for accommodation and lay-down areas, these are priority elements as can be seen within the sequencing maps, this allows for beneficial use of hard standing areas that can be easily maintained and cleaned.

Design

A dedicated senior design manager will be allocated to the project, who in turn will hold design workshops for the Design Team, Design Sub-Contractors and the clients team. Over the last few months despite the Corona Virus interruptions, we are still able to hold Design Workshops via Teams and the ability to discuss details on screen has not proven to be an issue (we simply have had to adapt). A design management plan will be produced at the project commencement this will detail our full project approach to how we will manage the design throughout this project. During these workshops we would expect all stakeholders to contribute as the client or end user will often have focus on certain aspects of the construction stage and often the selection of finishes and products will be particularly important for them as “touch and feel” will be a key element for future marketing purposes of the multiple units on this site – we always provide sample products or sample boards and often we request our design teams to provide “mock up’s” or CGI’s of finished elements to ensure all stakeholders expectations are understood prior to construction.

Risk Register

Winvic operate a Risk Register which all parts of the team provide input and ensures a risk or an Opportunity is identified in a timely manner with the most suitable owner of the risk – this register is updated regularly to ensure all stakeholders fully understand the status of the risk or actions required in order to close out or mitigate the risk. Winvic will manage this register as they fully understand the effect of these risks and will provide regular updates during the project.

Quality Control

As part of our Quality Control procedures we utilise a web based snagging system “SnagR” which allows our Site Management to carry out inspections and assign ownership of any defects whilst setting a time window for their resolution – this data can then be filtered to provide records of type, location and reason for the defect. This process commences during the life of the project rather than just at the end and allows all stakeholders to raise observations ensuring everyone has access to the system or data.

BREEAM

We have a long-standing relationship with Yonder Associates who have provided us with BREEAM / EPC / SBEM support over the last ten years, this relationship ensures all aspects of the process are managed efficiently and focused in-line with our programme and sequence. In addition our supply chain works closely with Yonder to ensure all information is provided in the correct format and in the sequence to ensure all assessments are produced in advance rather than waiting until the end of the project when any benefits cannot be gained. Our approach to these areas has been developed over a long period and therefore we have extensive knowledge of where added value can be added to a scheme ensuring the most efficient design is achieved.

APPENDIX 1

Tree Protection Drawing

THIS DRAWING IS BASED ON FOLLOWING DOCUMENTS:

- BCA LANDSCAPE ARCHITECT'S TREE SURVEY DRG.NO.

REFER TO BB TREES LTD PRE -DEVELOPMENT TREE SURVEY DATED
AUGUST 2019 FOR DETAILS OF EXISTING TREES.

TREE LOCATIONS SHOWN ARE BASED ON INFORMATION PROVIDED BY
 GREENHATCH GROUP SURVEY REF. '33865_T' DATED JUNE 2019
 THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH
 BS5837:2012.

ROOT PROTECTION ZONE: Area of hatching around protected trees indicates the minimum Root Protection Area required in accordance with BB Trees Ltd Arboricultural Analysis dated August 2019.

PROTECTIVE BARRIER: Existing trees to be retained shall be protected by protective barrier erected in accordance with the specification figure of BS5837:2012. Barrier to be erected on the edge of the root protection area for each tree to be protected. To be erected prior to the commencement of any construction works on site.

EXISTING TREES TO BE TO BE RETAINED AND
PROTECTED AS PART OF THE PROPOSALS

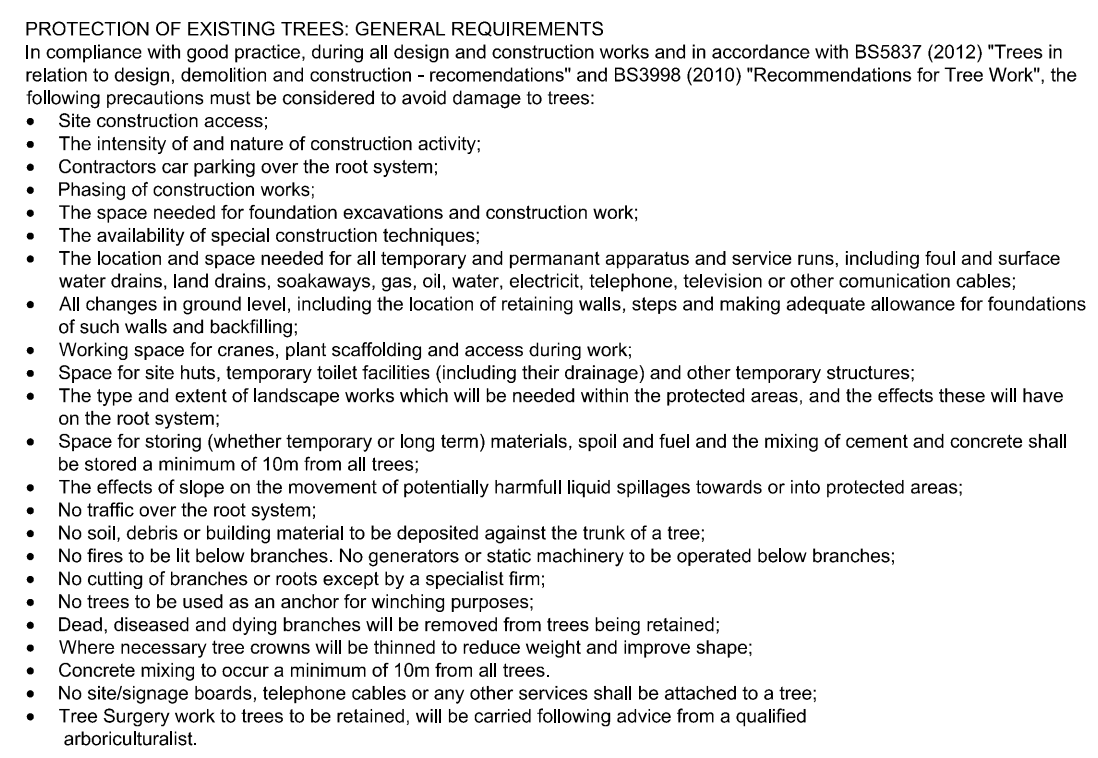
EXISTING TREES TO BE REMOVED AS
PART OF THE DEVELOPMENT

PROPOSED BUILT DEVELOPMENT

SITE BOUNDARY



ELEVATION



SPECIFICATION FOR FENCING:-

All trees to be retained on site shall be protected by Heras type panel fencing (2m high) affixed to scaffold pole framework in accordance with the requirements of BS5837:2012 as shown. The location of the protective fence to be in accordance with the details contained on BCA drawing 1862/19-03 - 'Tree Retention, Protection and Removal Plan'.

The protective fencing shall be erected before any machinery or materials are brought onto site and before any demolition and or development commences. No construction works, excavation, or ground alterations shall be carried out within the protected area.

The protective fencing shall not be removed, or its line altered, without prior agreement. The protective fencing shall be maintained for the duration of all construction works. Care should be exercised when using cranes or similar equipment in vicinity of the tree to avoid damage to the tree canopy.

The objective of the protective fencing is to protect as large an area around the trees as possible in order to minimise the risk of damage to trees during construction. However if, after consideration of **all** alternatives, it proves essential for construction, excavation or service trench works need to be carried out within the defined protected area around the tree, specialist design advice **shall** be sought from the contract supervisor who will consult an Arboricultural Consultant / Engineer to minimise disturbance to the tree and its root system.

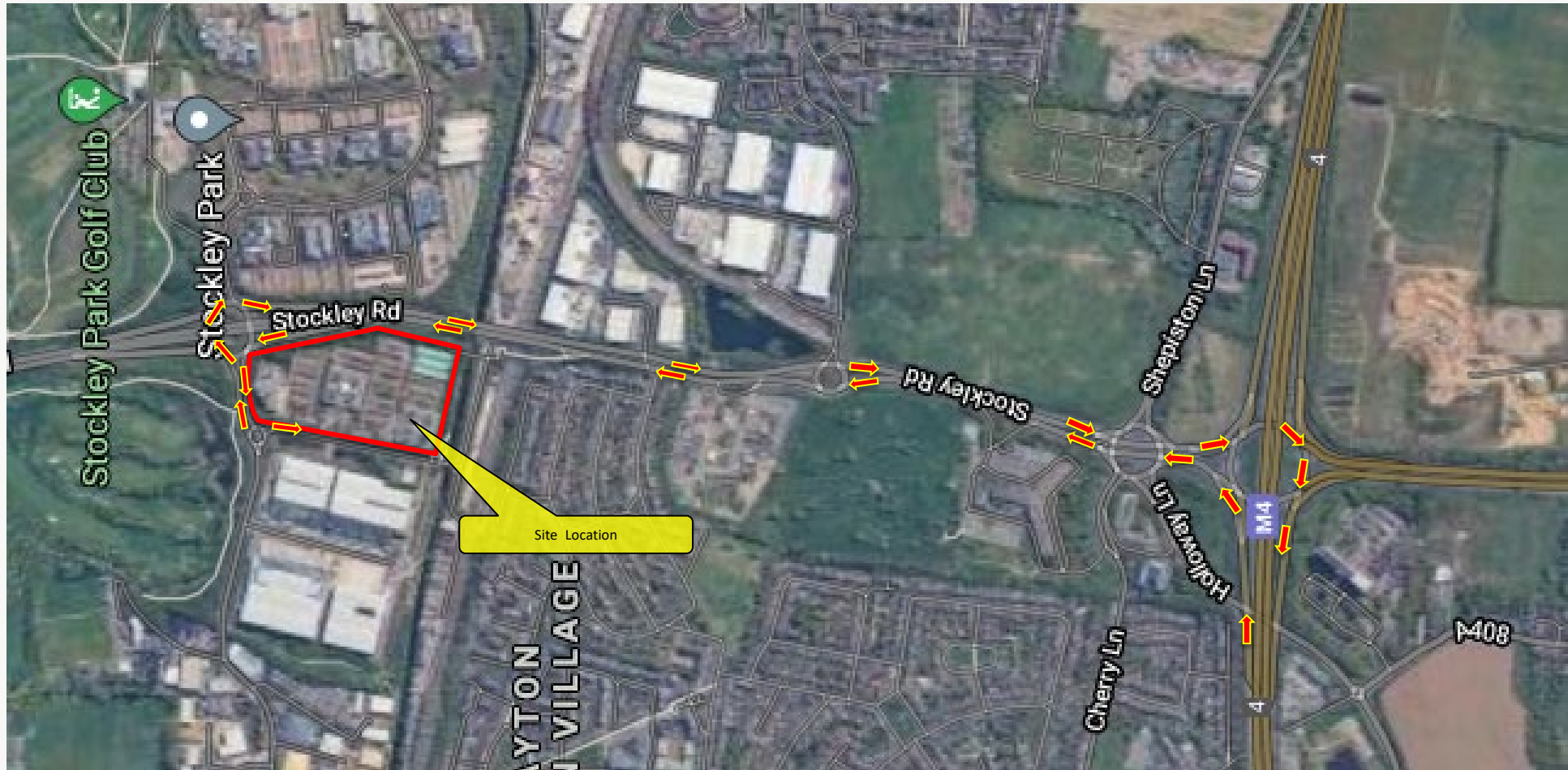
HERAS TYPE PANEL PROTECTIVE FENCING

TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF BS5837:2012
2000mm high to be installed in the location indicated on plan. Signage is to be fixed to the protective fencing to deter access within protective zone. Fencing is to remain in place and be maintained throughout the contract period.

Within protected areas:
Existing soil levels shall remain undisturbed and any works required shall be carried out only by hand, under supervision of arboriculturalist. All haulage routes and contractors compounds, storage facilities etc shall be kept outside the protected areas.

Traffic Route

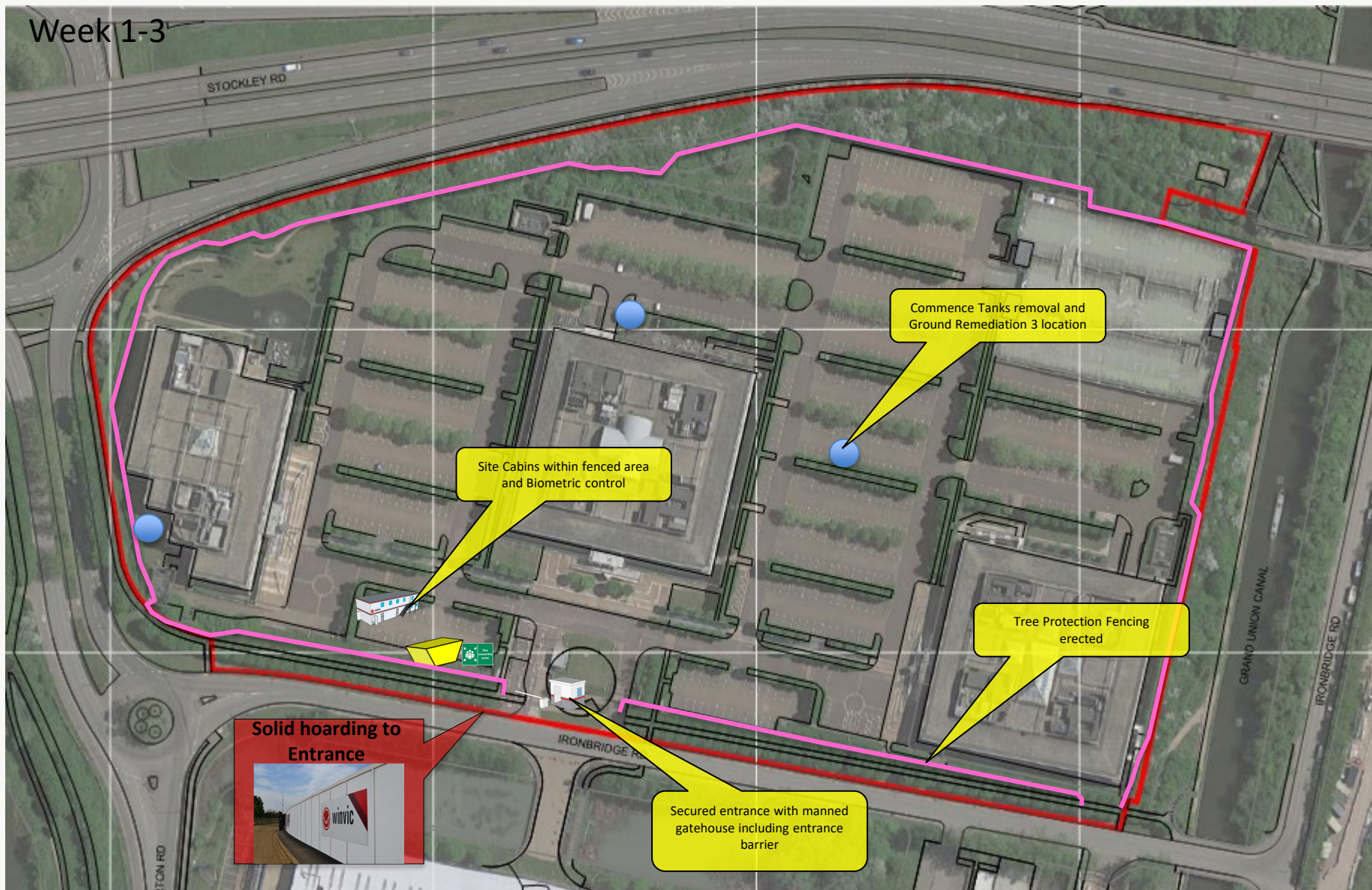
Traffic Route



Sequence Maps

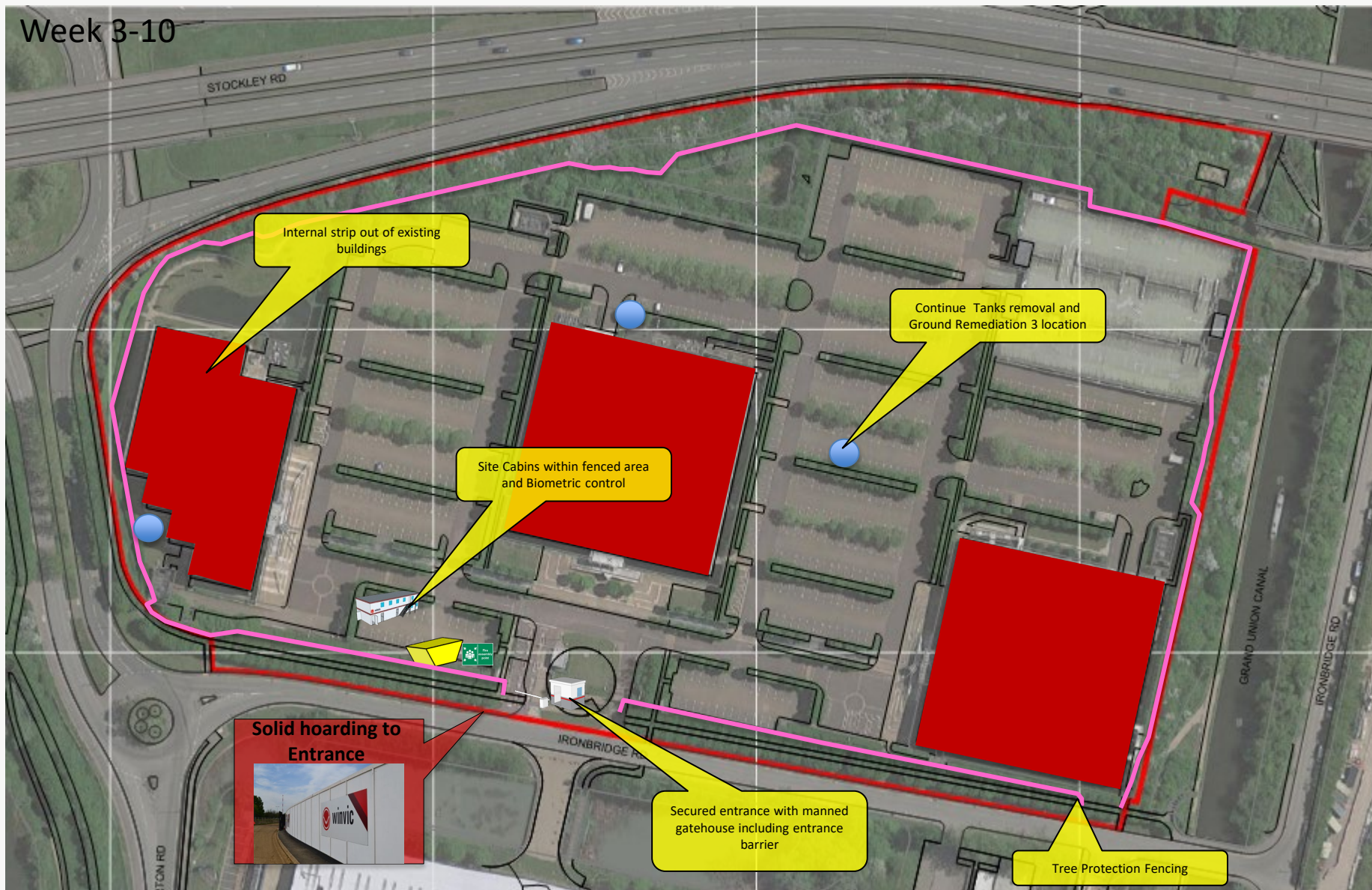
Sequence Maps

Week 1-3



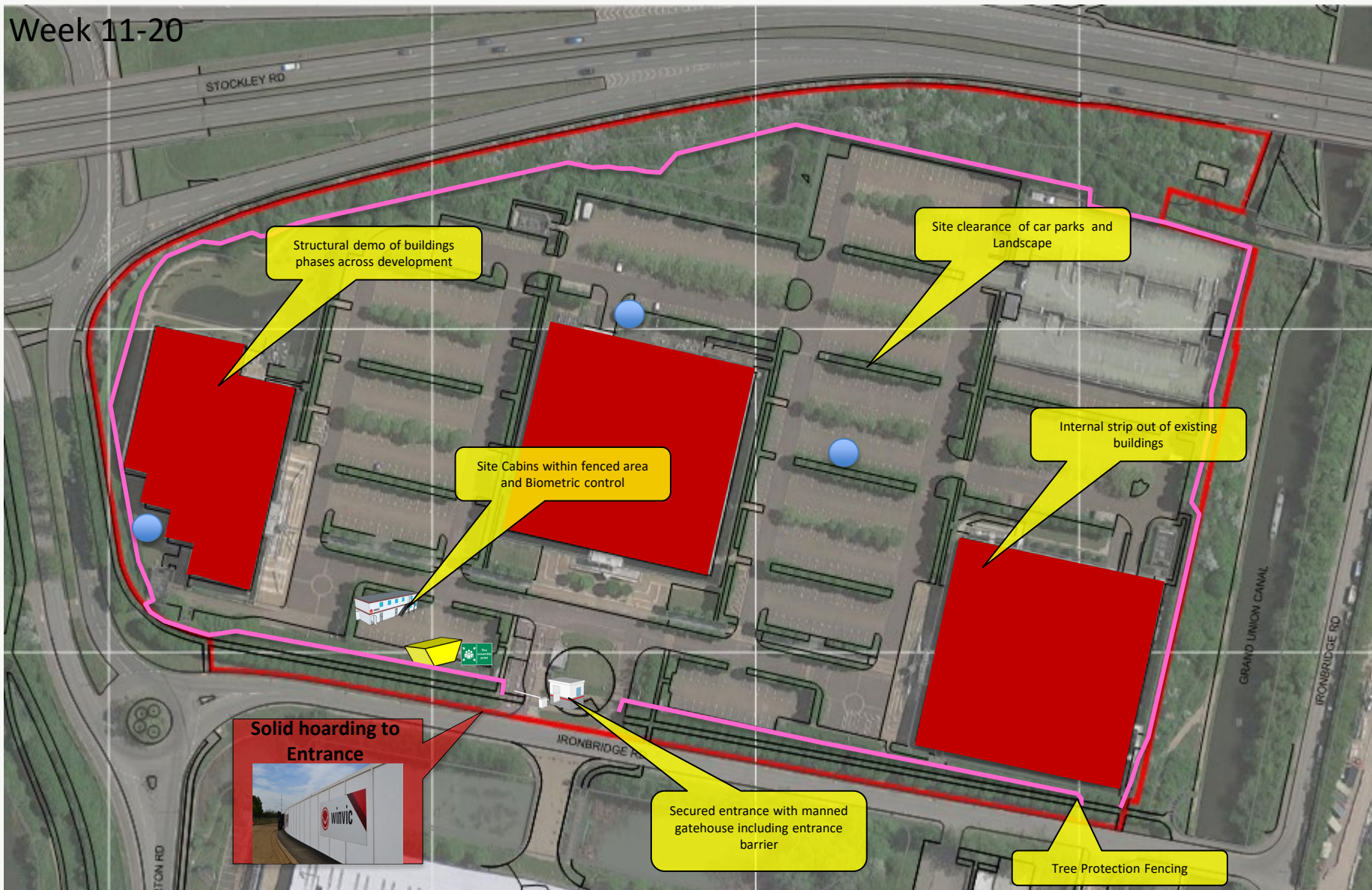
Sequence Maps

Week 3-10



Sequence Maps

Week 11-20



Week 20-27

STOCKLEY RD

UNIT 2

Site Drainage works commence

UNIT 1
15m CLEAR
INTERNAL
HEIGHT

Site wide earth works

Ground improvement to DC2

IRONBRIDGE RD

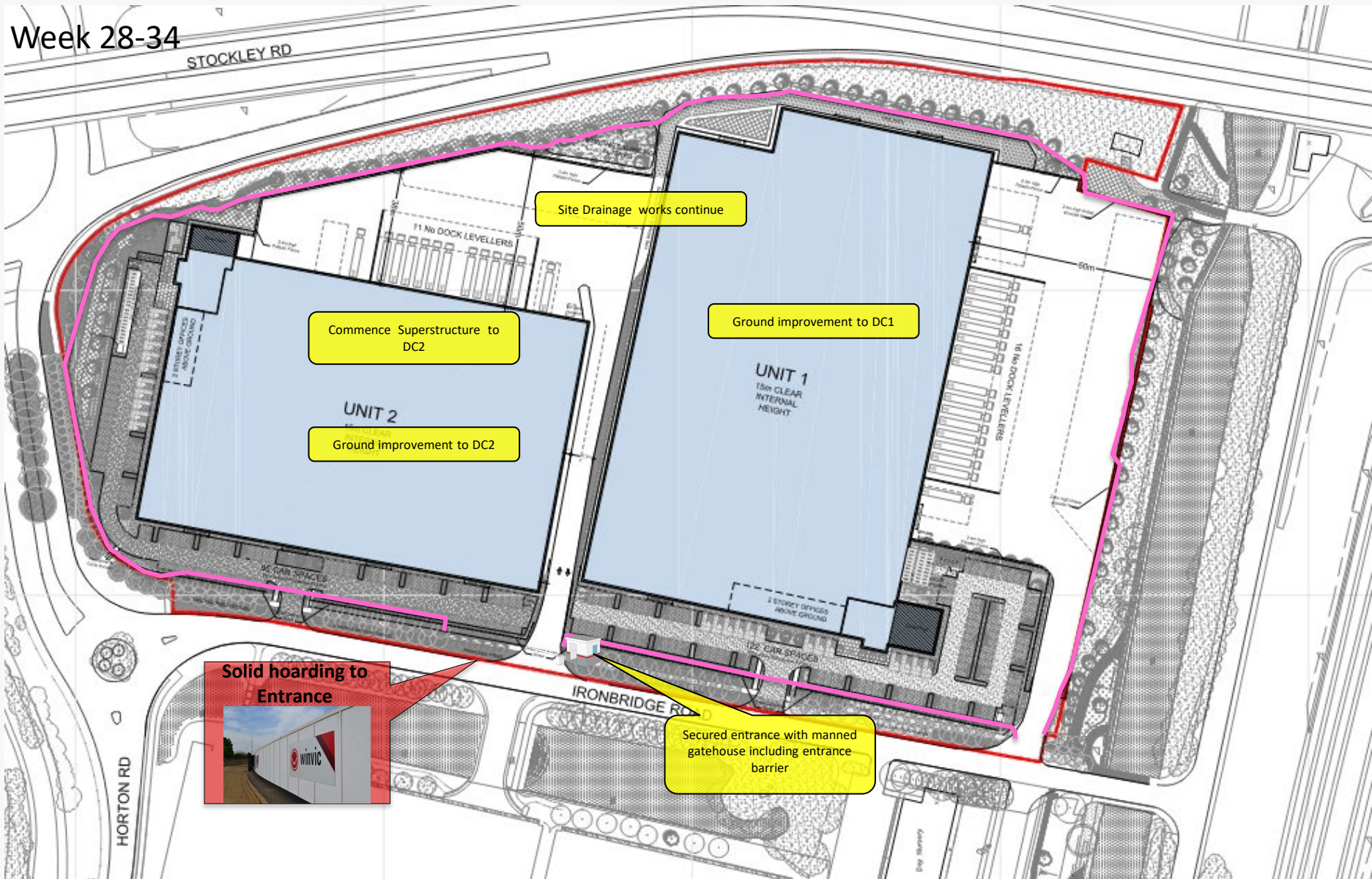
Secured entrance with manned gatehouse including entrance barrier

Solid hoarding to Entrance

winvic

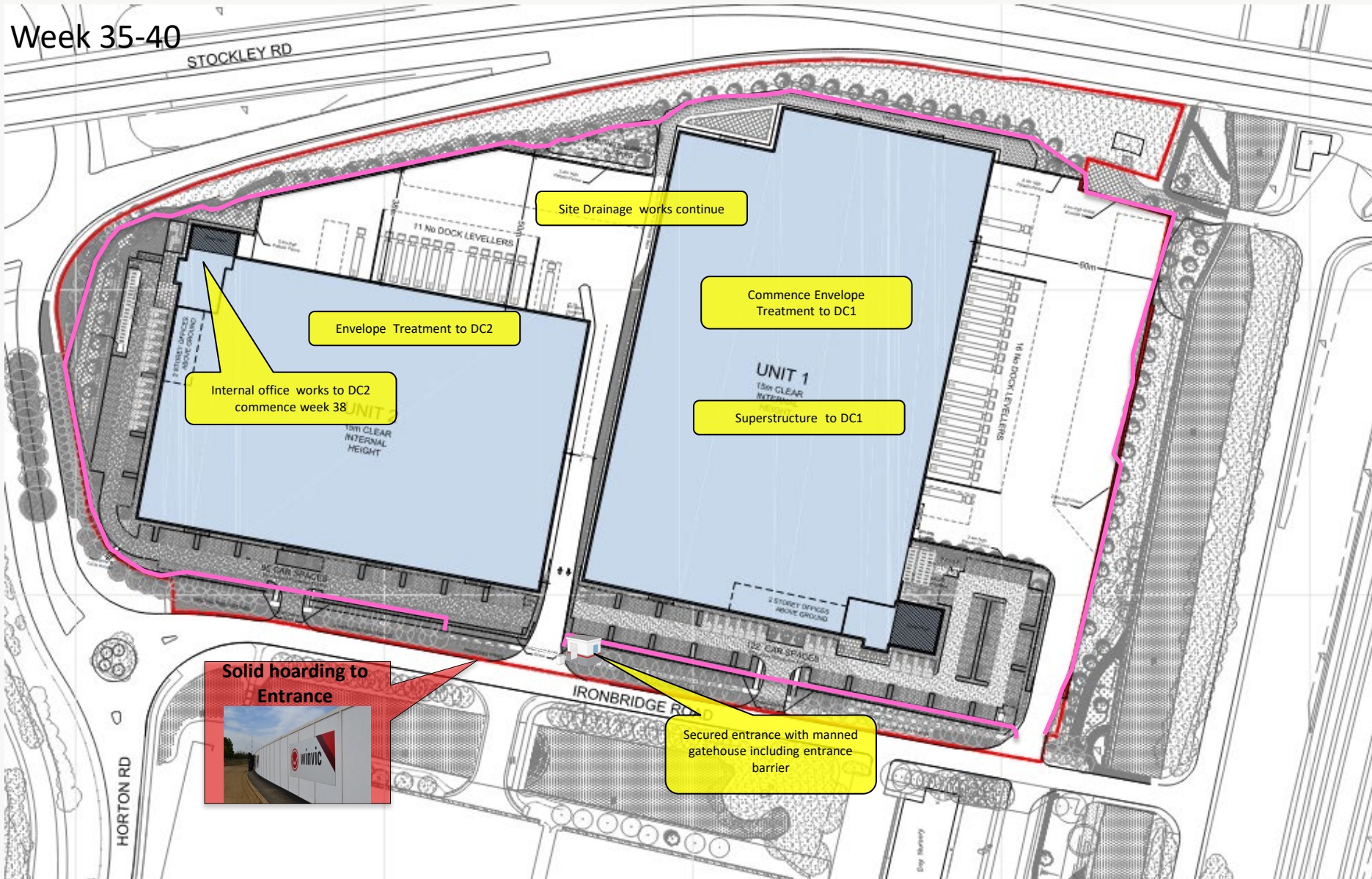
Sequence Maps

Week 28-34



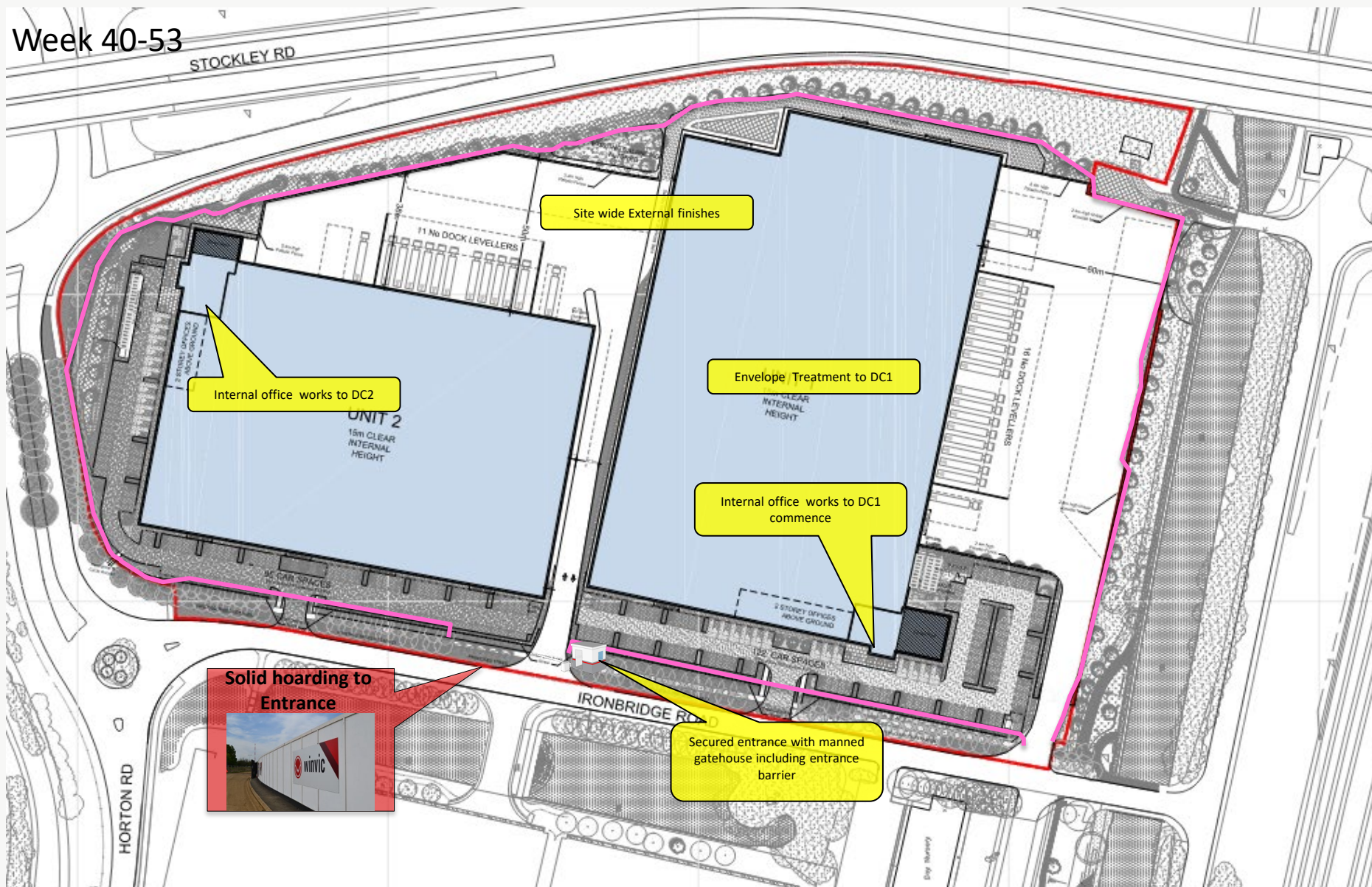
Sequence Maps

Week 35-40



Sequence Maps

Week 40-53



Sequence Maps

Week 54-63

