Method of Construction Statement and Working Method Statement

At

Former Police Station and 40-42 Kingston Road, Leatherhead.

Introduction

The purpose of this report is to address condition 11 of planning permission MO/2013/1625/PLAMAJ, which was granted at appeal under reference APP/C3620/A/14/2216316. This report deals with the Method of Construction and this should also be read in conjunction with the site plan.

It is Churchill Retirement Living's intention that its work will be carried out in accordance with all relevant statutory provisions and all reasonable practicable measures will be taken to avoid risks to its employees or others who may be affected thereby.

Site Set Up and Security to Boundaries

Site management and supervising staff have responsibility for implementing the Company's Health and Safety Policy and will ensure that Health and Safety considerations are always given priority in planning and day to day supervision work.

All Employees and Sub Contractors are expected to co-operate with Churchill Retirement Living in carrying out their duties and will ensure that their work, so far as is reasonably practicable, is carried out without risk to themselves or others.

It is our objective to ensure that accidents and ill health arising from work activities are minimised and that due consideration is given to adjoining residents and members of the public.

Churchill Retirement Living have appointed a firm of external safety advisers to visit and give advice on the requirements of the relevant statutory provisions and safety matters generally.

- Due to the close proximity of the surrounding residential buildings and the associated traffic congestion at the beginning and the end of the day. Churchill Retirement Living will restrict all material deliveries at these times. Suppliers of materials will be instructed that no deliveries before 8.00am and between the hours of 8.00pm and 4.00pm. During weekdays these conditions will be conveyed to all relevant parties when an order is placed.

- All deliveries will be off loaded within the site and vehicle movements in and around the site will be controlled by a qualified Banks man.

- Churchill Retirement Living will also implement parking restrictions for contractors' vehicles in regards to the site entrance and the surrounding area. A dedicated parking area local to the site will be sourced and confirmed, however in the interim period contractors will park onsite at the early stages of the construction.

- A letter will be sent to all immediate neighbours and surrounding properties highlighting them of our intended construction start date and informing them that a tower crane will be sited on the development. Whilst ensuring that our aim is to keep the disturbance to the neighbouring area is kept to a minimum, inevitably there will be marginal disruption due to this type of construction.

- Prior to demolition a new 2.4m high hoarding which will erected along the frontages of the site boundaries. Access to the new site will be via Kingston Road throughout the contract period. Provisions will be made within the site boundaries for the parking of vehicles belonging to Churchill Retirement Living personnel. All plant and vehicles engaged in construction works will be kept within the site boundaries at all times.

- It is believed that the foundations shall be strip foundations to be subject to receipt of intrusive investigation.

- The Site Manager will programme deliveries of material as required. Vehicles will reverse into the site via Kingston Avenue and will be off-loaded within the site boundary. Once off-loaded the vehicles will drive out onto Kingston Road turning left towards Kingston Road, depending on the size of the vehicle. The smaller deliveries may be able to drive in, turn around and drive out. The Company will employ a qualified banksman whose duties will involve the management of delivery vehicles. The banksman whose duties will involve the management of delivery vehicles. The banksman will wear high visibility clothing at all times. Churchill Retirement Living will erect a tower crane to assist with the construction process. Some materials (essentially the heavier components) will be directly off-loaded from the lorries by the crane. Storage areas will be erected within the site boundary for certain materials.

- It is our intention, at this stage, to provide a suitable hard standing upon which to store all material within the site boundary. We will place a tarmac base course on the car park area alongside the proposed building. This will provide a clean surface for vehicles to manoeuvre upon and prevent the vehicles from creating a dangerous surface on the public highway.

- The work hours of the site will be 8am until 6pm Monday to Friday and 8am to 1pm Saturdays. The site will not be open on Sundays or Bank Holidays.

- Please find enclosed a plan of the proposed site layout to be utilised during the construction phase.

- Churchill Retirement Living will adopt a procedure to maintain the cleanliness of the carriageway. At the initial stages of the project when vehicles are entering site are unlikely to be running on hard surfaces wheel washing will be requested along with road sweeping when required. As the project develops and before the main construction commences, the permanent hard surfaces will be in place along with temporary hard running surfaces to create a gated vehicular access and egress, which will prevent mud and other contaminates being carried onto the carriageway.

- All material deliveries will be able to pull into the site completely clear of the carriageway and footpath prior to unloading in the drop off area. Once unloaded, materials will be distributed around the site with the use of a Tower Crane, leaving the material drop off area clear for the next delivery.

- Vehicles entering and leaving the site will be accompanied by a Banks man to ensure safety is maintained with regard to other road users and pedestrians. Warning signage will be placed at the site entrance warning road users and pedestrians of the construction site ahead. Where possible, deliveries will be coordinated to avoid vehicles arriving simultaneously and causing congestion on the surrounding roads.

- Churchill Retirement Living will incorporate pedestrian segregation into their safety procedures and will ensure complete segregation from the site boundary to the main project offices and welfare facilities. This pedestrian entrance and route will be adequately signed.

Construction Method and Sequence
Foundations – Strip
Substructure – 7n. Concrete Blocks
Floor construction – Wide span concrete beams
Superstructure – 7n. Concrete blocks with facing brick rendered external skin
Roof Construction – Pre-fabricated trussed rafters with loose in fills to skilling areas.
Specified tile coverings.

Internally
A typical apartment will consist of metal stud partitioning with plasterboard drylining.

Demolition
The demolition phase of the project will be carried out by a suitably qualified contractor who was appointed as the Principal Contractor for the duration of the phase. As with all demolition sites an element of noise and dust is unavoidable, prior to demolition a site specific method statement which includes consideration that dust will be suppressed by damping down by water and spray and care taken to prevent accidental run-off. All plant will be maintained by a resident fitter/welder and all silences are muffled in accordance with the current noise at work regulations.

Construction Sequence

Prior to the commencement of any site clearance works a temporary access road will be formed. Clearance vehicles will be loaded whilst parked on the road (to prevent debris on the road).

Temporary access road construction will be followed by installation of the tower crane base.

Concrete foundations will commence from the north end of the development following through the building, completing at the southern boundary. This sequence will be followed throughout the construction process, once 50% of the foundations are complete; substructure block work will commence, followed by internal drainage and back fill to levels.

During this time the tower crane will be erected, provided the relevant curing times have elapsed for the concrete base.

Once substructures are complete the external drainage will be completed, along with the formation of the drive and parking areas to base course. The formation of the driveway is subject to utility company installations. Should utilities not be available at this time, a temporary access road will be maintained. Deliveries will be unloaded from the access road (temporary or permanent). This will prevent mud and debris escaping into the highway. A running site order will be place for road sweepers. This will allow the Site Manager to call in a road sweeper as and when necessary.

Ground floor beams will be placed in 1 operation, possibly a 2 day visit.

Superstructures will commence following the sequence noted above. As 70% of the ground floor superstructure is completed, 50% of the 1st floor wide span beams will be placed. Once in place, 1st floor superstructure will commence as the ground floor is completed.

Once 50% of the 1st floor superstructure is complete 50% of the second floor wide span beams will be placed, once 50/75% of the superstructure to wall plate is complete roof carcassing will commence.

Commitment to minimising dust generated on this site:

Churchill Retirement Living will adopt best practise policies to ensure that pollution from dust caused during construction is kept to a minimum.
The main activities where dust is likely to be produced are:

- Demolition of existing structures
- Traffic movement to, from and around the site during dry weather conditions
- Cutting operations
- Mixing of products during construction

All subcontractors are required to produce risk assessments, method statements and COSHH reports for all activities that are carried out during the course of their works and ensure that their personnel adhere to the. These assessments are then reviewed by the Construction Team. Copies of these reports are held in the Site Office.

The Health and Safety Policy & Procedures manual is also present in the Site Office and this contains risk assessments and COSHH reports on all activities usually carried out on a construction site. The risk assessments by trade detail the measures to be carried out to protect the personnel carrying out the works and personnel working around them.

The recognized and most effective way of controlling dust pollution is by damping down with water at source. This procedure will be adopted for all operations carried out in the open.

Where it is practical operations will also be shielded using monoflex sheeting fixed Heras fencing.

During dry conditions site roads will be damped down to prevent dust arising from the use of forklift trucks and delivery transport.

When required waste skips will be covered to prevent dust and waste materials being blown around the site.

These policies will be disseminated to the relevant site operatives during tool box talks and subcontractor meetings.

Internally

As areas become watertight, floor screeding will commence. This will be followed by metal stud partitions, 1st fix wiring and into dry lining.

As the roof becomes complete, the independent scaffolding will be stripped allowing lifts for features, window and mastic.

It is currently planned that steel beams will be introduced at plate level to allow the roof to be completed.

Occupations will take place approximately 4 weeks prior to practical completion. At this time external work will be completed and an NHBC CML inspection will have been carried out.

Off site drainage connections will ideally be completed in line with substructures. Should the design process not allow this, the ground workers will return once the relevant local authority licences are in place.

General Items

CDM Construction Phase Plan is prepared for the project.
CDM file preparation by Contracts Manager.
Site safety inspections by NHBS Safety Services.
Construction method statements and risk assessments will be provided prior to site start.