

NBL Projects Ltd

Construction Method Statement

Site Address: 174 Palatine Road Didsbury M20 2UW

Written by Ben Linnen Director

Location:

The Site is located on Palatine Road in Didsbury. The sites entrances are to the front of site. The site has neighbouring properties including a nursing/care home, a school and several residential properties.

Description

The refurbishment, extension and the conversion of 174 Palatine Road into 9 No residential units, relevant access, parking and landscaping.

Construction Methodology

Pre Start Investigation

Surveys will be carried out to find the existing locations of current services and any additional surveys including topographical surveys, asbestos surveys, demolition surveys, structural surveys will be carried out prior to works beginning.

Notification of commencement will be issued to all statutory authorities

Surveys including party wall surveys, condition surveys and photos will be made of surrounding properties and kept for records to ensure the protection and condition of surrounding areas and if needed any protections measures will be put in place.

All findings will be sent to relevant parties and these will be used to follow CDM protocol.

Health and Safety

NBL Projects Ltd employs a team of specialist Health and Safety Advisors (No Nonsense CDM) who regularly attend the sites and advise on statutory provisions and health and safety matters in general. They also ensure NBL Projects Ltd act on their recommendations.

Access and Ingress/Exit from the site will be supervised by competent banksman due to the traffic on Palatine Road and the neighbouring footpaths. All deliveries will be made at the site entrance to ensure there is no issues caused to passing traffic.

All signage will be kept clean and clearly visible. All statutory notices ie F10, Public Liability insurance, Construction Phase Plan, RAMS, COSHH assessments will be kept in the site office and available to view at all times.

Emergency contacts and telephone numbers are available at the site office.

Temporary Accommodation

Site operatives accommodation and site office is located to the front of the site. There is a pedestrian only access to this.

Site Hours

Site Working Hours are 8am-5pm Monday to Friday.

No Bank Holiday Working

Security

The site will be made sufficiently secure to deter and prevent entrance to unauthorised persons and to prevent the removal of goods from site.

Night patrols and Weekend patrols will be made by a security contractor to ensure all gates are locked and no incidents have occurred.

Dust/Noise/Pollution

At all times NBL Projects Ltd will comply with the relevant environmental Health legislation and take a pro-active approach to pollution by way of noise, dust or airborne particles to minimise the risk and disturbance to site operatives and also the surrounding area and general public.

Noise and Vibration will be minimised by using modern plant and equipment fitted with suitable silencers, dampening technology and mufflers. It is planned where possible to have mains power supply so that generator do not have to be used.

During dry periods and during activities where dust can be produced, the activity will be damped down and where possible dust suppression techniques/technologies will be used in order to reduce and eliminate dust.

Neighbourly and Environmental Considerations

NBL Projects Ltd is a local company and values its reputation as a contractor. As such it follows and implements codes of conduct that all sub contractors must follow on site.

Anyone affected by the work should be notified in advance of works commencing. Nuisance caused by deliveries and traffic should be minimised. The site should be clearly sign and a banksman on hand whenever anyone is entering/leaving the site to protect both pedestrians and other road users.

In line with party wall notices/protection of neighbouring properties all scaffold will be erected with a cloth covering to minimise dust and other debris.

The potential environmental and ecological effects of all works should be identified and evaluated and appropriate action taken to minimise all forms of pollution. Every effort will be made to recycle, reduce and re use waste where possible. Materials should be sourced from sustainable sources and local suppliers where possible. All operations should make a positive contribution to the natural environment.

All work areas including perimeters and any facilities should be kept clean and tidy, all materials should be neatly stored, any skips/refuse bins covered nightly or when not in use.

The site manager should interact with the neighbours throughout works to inform them of site activities and to avoid and pre-empt complaints. Any complaints made should be logged and addressed to ensure a satisfactory outcome to all.

Access to site

Access for all site vehicles is via the main entrance on the entrance clearly marked on Palatine Road. Sub contractors are encouraged to use the nearby metro link and bus facilities or the various car parks located around the site and Didsbury village.

The condition of the road will be regularly monitored. Wheel washing facilities are used on the site entrance but if the need arises a road sweeper will also be used.

All lorries unloading/offloading will be within the confines of the site. Banksmen will assist in order to allow the processes to go smoothly and safely.

Materials and Storage

Areas will be allocated for the storage of materials and containers where needed will allow efficient and safe use of the area. Materials will be stored off site where possible.

All materials will be stored in the appropriate environment with containers of liquids stored in a bunded area to prevent accidents and spillages.

The site manager will make adequate provision to avoid the accumulation of bulk materials on the site to prevent inconvenience or disruption and to eliminate the risk of fire and dust. All materials will also be COSHH assessed relevantly to ensure the safe usage by site operatives and also to ensure no damage to the surrounding residents and the surrounding area/wildlife.

Lighting

Safety lighting and lighting for working will be positioned to provide a safe level of light but will be positioned so as not to cause nuisance for neighbouring properties.

Light for working will only be required during working hours.

Security lighting will be positioned so as not to cause a nuisance to neighbouring properties.

Waste Recycling and Disposal

Subcontractors will deposit all waste into the relevant skips on site. All skips will be regularly renewed and emptied at registered tips as necessary. The waste management strategy as per the planning conditions should be adhered to.

Sequence of work

Site Clearance – The site will be cleared of any debris, litter and materials not needed for construction purposes. The church will be stripped back to brick and material will be disposed of accordingly.

Groundworks – Foundations will be excavated as per the engineers drawings and poured with concrete to the correct levels. All spoil will be removed from site. Drainage and service ducts will be laid. Hard standing created for scaffold and access. Brickwork will be taken to DPC and the block and beam floor will be laid. RAMS will be delivered before works begin. Any plant must have daily inspections and relevant tickets. Operatives must be suitably qualified.

Brickworks – Bricks and blocks will be delivered to site and checked for quality and any damage. Any sub-standard materials will be rejected. The materials will be stored in their pallets and protected from the elements by shrink wrap. The materials will be inspected again before use. Risk assessment for any manual handling will need to be carried out prior to works to alleviate the risk of any personal injury. Any relevant plant or tool use to be used solely by qualified operatives and in line with RAMS and COSHH assessments.

Scaffolding - is to be erected by fully trained personnel and full checks carried out daily pre work commencement to ensure the scaffolding is in a safe working condition. All scaffolding to be tagged and logs/inspections carried out weekly. All scaffolding to be netted to protect the site operatives and also the neighbouring properties.

Roofing – The roof structure and covering will commence since the brickwork is handed over, Perimeter protection and other fall protection safety devices will be used where needed. Job specific RAMS will be provided and adhered to.

Internal Fit Out – A finishes programme will be produced and then all trades will be monitored closely throughout the duration of the project. As soon as the building work is sufficiently advanced interior work will begin. All carpentry, partitioning and insulation, drylining will be carried out to the architects plans and will also adhere to current building regulations and fire strategies.

Plumbing First Fix all mains services such as hot and cold-water pipework and heating pipework will be installed. Testing will be carried out to an approved standard to ensure the work is satisfactory.

Electrical first fix will be coordinated with the plumbing works and will consist of all necessary conduits and trunking to facilitate the wiring of electrical installations.

All joinery first fix items such as door frames, window frames, will be fitted prior to plastering commencing. All items with a finished face will be protected during the construction process.

Plastering work to be scheduled around the M and E first fix. Attention given to the following to ensure the highest standards of work: -

Ensuring all penetrations through walls have been completely made good and fire stopped if required.

Reasonable shrinkage has occurred on blockwork and there are no saturated areas.

Prefinished areas are protected

The building is sufficiently watertight and protected from the elements and ensure that the temperatures are correct for plastering.

Lighting level is good enough to create viable working conditions

All areas of work are kept clean and tidy, dust suppression used where needed. All plasterboard off cuts removed regularly for recycling.

Second fix activities will begin on completion of plastering, installation of sanitaryware, electrical fixings, the installation of final items of specialised equipment for the relevant rooms.

Once second fix is completed checks will occur on all works and 'snagging' any defects or work poorly done. Second fix joinery and decoration can then begin. Once decoration is completed each room is given a final snag when flooring is completed. Each unit is then final snagged and handed over.

RAMS to be provided for all tasks and also ensuring relevant training has been completed.

External Works All works to be carried out to the planning outlined in the conditions and architects drawings.

RAMS provided for each task undertook.

Management of the Project

Procurement

In order to comply with CDM regulations NBL Projects Ltd has to assess all subcontractors have the capacity and availability to carry out the tasks ahead of them and also their health and safety records, procedures and implementations. Each package will be tendered and including all factors a suitable sub-contractor employed.

Site Manager Duties

The site manager is responsible for the efficient and safe running of the site.

Duties include:-

RAMS have been obtained and signed off before all works can begin.

Ensure the site is safe, clean and tidy at all times and ensure no nuisance is occurred for neighbours including noise, dust, vibration, traffic and deliveries, rubbish and site boundaries are safe and secure.

Ensure relevant signage is displayed and all HSE and CDM regulations are kept including COSHH.

Manage the provision of first aid on site and also keep a log of all accidents.

Ensure the correct use of PPE.

Ensure the job is of good quality, remains on programme and on budget.

Site Meetings (toolbox talks)

Weekly meetings to be had with all subcontractors to discuss progress on site, any problems that occur, the weekly goals/aims and also refreshing all health and safety.

Emergency Site Number – 0161 507 0456

