Chatham Mill , Manchester - SCL Method statement for all building works

Short Construction have been employed by Span Group to carry out alteration and refurbishment works at the above property , which consist of the following operations :

Window repairs and decoration to the existing timber units

Repairing and patching existing timber floors (possible over-cladding subject to condition survey)

Plasterboard soffit / ceilings to all areas

New electrical and lighting installation inc integration into existing fire alarm / sprinkler system

New plumbing , heating and ventilation installation

Installation of new toilet and kitchen facilities

Forming new reception area in the existing loading bay including a new staircase and platform lift

New glazed entrance façade to existing loading bay area

Refurb and retain existing steel trusses and roof members to badminton court

Refurbish / replace roof finishes to badminton court area

Expose some of the existing brickwork internally and tidy up existing areas of internal render

Intumescent decoration to all existing steel columns

New roof / finishes / roof lights above new toilet areas

New internal metal glazed partitions / screens

New internal stud / insulated partitions

In terms of our methodology, we have split the project into the following areas :

Internal refurbishment works

New roof works to Badminton court building

New roof works over new toilets

Internal refurbishment works

A soft strip out of the building has already taken place, prior to the main internal refurbishment works commencing SCL will liaise with the existing fire alarm and sprinkler contractor to ensure the other areas of the Mill are unaffected during the works and a further asbestos assessment will also take place .

SCL will provide its own site set up and welfare facilities and this will include temporary fire extinguishers and emergency lighting while works progress.

All of the internal works will take place between 7.45am – 6pm Monday to Friday and there will also be occasions when we will have to work weekends, on these occasions out of courtesy we will inform the landlord and our neighbours when this is planned.

The noisy elements of the internal works are likely to be the exposing of the brickwork and preparing and repairing the existing timber floors , both of these works will include the use of powered machinery which will be reasonable noisy at times , these works are planned however to take place right at the start of the programme .

All other internal elements will be less intrusive although there will be a lot of regular activity on site which will generate some site noise.

Out of respect to other building users radios will not be used on site.

Building waste will be managed by site skips and these for the majority of the contract will be positioned in or around the front loading bay area.

Deliveries into the building will also come through the existing front entrance.

By agreement we may require some space at the front of the building to store materials and site a skip , if this is acceptable the area will be fenced off so it is secure.

All works will be overseen by SCL's on site manager who will be present on the project at all times , he will also have with him a site operative who will assist him in coordinating deliveries , keeping the site safe and clean and liaising with our neighbours to ensure disruption is kept to a minimum .

New roof works to Badminton Court building

SCL will require some room at the back of the badminton court to facilitate access and storage of materials and scaffolding to allow us to have a safe working platform to inspect and carry out repair / new works to this roof.

In an ideal world we would request from the landlord access to use the existing blue gates at the rear of the car park which are adjacent to this roof. In front of these gates we would then like to fence off an area of the car park, the full width of the badminton building, just for a period of approx 6-8 weeks. This gives SCL access to do this work safely, room to store new materials and a skip and by fencing the area off it will not interfere or disrupt the existing car park area. We appreciate spaces will be lost but we will do our best to keep this

period to a minimum. By using the separate access we can ensure building works are kept separate from the public car park.

New roof works over new toilets

As with the Badminton court roof SCL will require a section of the car park fenced off whilst works take place. There are approx. 5-6 spaces in front of this roof area , we would require these spaces for some 4-6 weeks or so to carry out repairs and renewal works to this roof area . This space would provide us with room for scaffolding as well as an area for a skip and storage of materials for this area. Internally on our site we would also have an internal access platform so operatives can work at a safe height.

We appreciate that removing sections of this roof will open this area up to the elements and other landlord / tenants spaces could be affected. Therefore SCL will provide temporary sheeting to ensure all areas are covered whilst these roof works takes place.

We would request access into this car park area for skips and delivery / contractors vehicles and would propose we use the current car park entrance.

We do appreciate that car park spaces are at a premium so we will not take up any spaces with our or our contractor vehicles .