

CONSTRUCTION METHOD STATEMENT

Proposed Demolition of existing dwelling and construction of new dwelling and garage

at

Totmonslow Farm Cottage Draycott Road Totmonslow

for

Mr L Dicken

June 2021

EXECUTIVE SUMMARY

This Plan has been prepared for Mr L Dicken the client for the development, who will be employing a Principal Contractor, to comply with Regulations of the Construction (Design and Management) Regulations 2015 for the development at Totmonslow Farm cottage. A main contractor will be employed for the new build element and a main contractor will be employed for the demolition of the Existing dwelling.

The site currently contains one property known as Totmonslow Farm Cottage.

The development will be constructed following the demolition of the existing dwelling.

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1.0 Introduction

This report has been prepared to ensure that the construction phase is planned, managed and monitored in such a way that enables the construction work to be implemented so far as is reasonably practicable without risk to health or safety. The Plan pays adequate regard to the drawings and risk assessments provided by the designers and the pre-construction information.

The report is an assessment based on current information and is subject to refinement as the project evolves. We have prepared our report to outline how this project will be constructed including a review of the construction methodology and site logistics.

2.0 Description of the Project

The works consists of demolition of the existing dwelling which will be carried out by specialist demolition contractors. The development will comprise the construction of a new dwelling and detached garage.

2.1 Programme and Phasing of the works

The Contract start date is due to be in summer 2021. The total duration for the works is estimated at 24 - 30 weeks,

Phase One: Demolition of the existing dwelling

Phase Two: Construction of new dwelling

2.2 Early Handovers

There not likely to an early handover with this project.

The Contractor will then vacate the site.

2.3 Deconstruction/Demolition

On demolishing existing property, all the waste will be sent to landfill, any materials will be recycled and re-used either onsite or provided for use elsewhere where possible. The waste management company being used is to be confirmed.

2.4 Construction

Phase One - New Builds

The foundations are going to be constructed as a traditional concrete strip foundation as on the architect's drawings.

The single and second storey comprise loading bearing masonry cavity walls built up to underside of first floor. The joist and timber floors are then erected, the walls built up to roof level, then the timber roof erected.

2.5 Plant and Equipment

Consideration has been given to the types of plant that are likely to be used on site during excavation, demolition and construction and to enable lifting at height.

2.6 Existing Traffic Systems

The existing access position to the site will be used to access the site with new temporary gates being provided which will remain closed throughout construction. The lane which serves the site will be kept clean from site debris at all times. There is to be no contractor parking at any time on the highway unless craneage etc is required, if this is the case residents along the lane will be given ample notice of the situation. There are no planned road closures. Access to pedestrians which is unlikely will be maintained at all times.

2.7 Site Specific Restrictions

The site has space for a contractor's compound and storage. This will be located immediate in front of the new build fenced off with Heras fencing.

The welfare facilities will be located on the footprint of the existing dwelling when demolished also within this area a temporary Portakabin will be provided.

Access to the building from within the site must be maintained at all times for all site visitors and a segregated walkway will be provided for them to access the property.

2.8 Hours of work

It is anticipated that the core working hours for demolition and construction will be:

0800-18 00. hours Weekdays.

0800-13.00 Hours Saturday.

Working on Sunday on any external work will not be necessary.

3.0 Management of the Work

3.1 Management Structure

The management structure and the structure for undertaking the work are the same, as follows:

MANAGING DIRECTOR AND SITE MANAGER For the Project: Mr T Brian contact tel no 07855242693

The roles and responsibilities are, as follows:

As Managing Director and Site Manager, Mr T Brian (or alternative main contractor if appointed) has overall responsibility for the health, safety and welfare of employees and is responsible for:

- Ensuring that health and safety policies and procedures are developed, communicated and implemented
- Ensuring that health and safety is monitored and reported on and that policies are reviewed and updated as necessary
- Ensuring training is available for all staff
- Liaising with the Health & Safety Executive, Environmental Health Department and other external agencies
- Site safety, ensuring that everyone on site is aware of their safety responsibilities, are working to safe systems of work and competent for the work activities undertaken.
- Ensuring Method statements are written for site work and adhered to.
- Ensuring the degree of supervision is adequate to maintain health and safety
- Ensuring the Construction Phase Plan and the organisation's Health & Safety Policy are adhered to.

Implementing the health and safety induction, which all site personnel and visitors must attend. A record of this must be retained

Carrying out the necessary preliminary and specific risk and COSHH assessments and ensuring that they are distributed to the project team and all site staff

Ensuring that staff are given site briefings covering detail of fire escape routes, fire drills and assembly points on site

Encouraging health and safety communications throughout the duration of the works between Site Manager, the project team, sub-contractors, employees and suppliers.

Ensuring that good site housekeeping discipline, which shall include correct disposal of all waste material at the end of each working shift

Ensuring that any work being carried out does not hinder any other contractors by blocking escape routes, fire equipment, pedestrian routes and traffic routes or jeopardise the health and safety of other contractors in any way

Ensuring that adequate first aid and fire fighting equipment is available at all times

Recording and reporting of accidents, incidents and safety defects

Informing the Contracts Manager of specific risk management issues such as COSHH, noise, work equipment, method statements etc.

Carrying out as necessary Site Safety Inspections and ensuring that the findings are acted upon

Ensuring that all site plant, tools and equipment are of the appropriate type, adequately maintained and operators are competent

Ensuring that all plant, tools and equipment and materials is delivered and handled in a safe manner from delivery to installation

Encouraging Employees and Contractors to make suggestions to improve health and safety on site

CONTRACTORS

The responsibilities on Contractor personnel are the same as the Principal Contractor's employees and will be outlined during induction. All Contractors will be allowed a minimum of 2 weeks to prepare before commencing their works.

A main contractor will be appointed as groundworks sub-contractor, including the excavation of the footings and taking all soil etc. off site, and if necessary supplying us with telehandlers for lifting materials at height.

A suitable contractor will be appointed to act as the waste management company for removal and disposal of materials off site.

EMPLOYEES

The responsibilities on all employees (self-employed direct labour) will be outlined during induction, as follows:

Ensure familiarity and adherence to the Organisation's Health & Safety Policy

Observe all safety rules and codes of practice

Ensure the appropriate safety equipment (PPE) is worn and appropriate safety devices are used where there is risk of injury

Conform to appropriate instructions from those with responsibility for health and safety

Report to the Site Manager any observed accidents and damage to property or equipment irrespective of whether persons are injured, using the appropriate Accident and Incident Form

Report to the Site Manager all accidents to themselves whilst at work

Be encouraged to make suggestions to improve company health and safety on site to the Site Manager

Report all hazards to the Site Manager

When on site, conform to the required signing on/off procedures and safety rules

When on site, conform to the required accident or near miss procedures

Make themselves familiar with the fire and evacuation procedures

Exercise strict housekeeping discipline and not cause fire or trip hazards by inconsiderate disposal of rubbish

Assist the Site Manager in the carrying out of their Safety and Fire duties.

3.2 Management of Trade Contractors

Individual Contractors will incorporate relevant requirements in respect of environmental control, based largely on the standard of good working practice.

3.3 Public relations

Care will be taken with regard to noise pollution on the neighbours surrounding the property, loud machinery will only be used in normal working hours and will be kept to a minimum, machinery will be switched off when not in use, dust will be kept down using water suppression when viable, and areas surrounding the site will be kept clean and tidy.

3.4 Welfare

Welfare facilities will be provided to reflect the requirements of the CDM Regulations 2015. They will include toilets, washing facilities, hot and cold water, drinking water, a rest room with seating and tables and arrangements for the eating of meals. Welfare facilities will be located within a new temporary Portakabin as provided on the footprint of the existing dwelling.

The welfare area will be contained on the footprint of the original demolished dwelling (Mobile Container) allowing work to commence on the new build. Welfare provided will be that stated in the Health, safety and welfare regulations 1992.

3.5 The Reporting and Investigation of Accidents

All accidents and near misses will be entered by the Site Manager in the site accident book and fully investigated. Accidents and incidents within the scope of RIDDOR 1995 will be immediately reported to the enforcing authority by the quickest available means. The site manager and other relevant parties will carry out an investigation to the circumstances surrounding the incident in accordance with the company's Health and Safety Policy.

3.6 First Aid

The named First Aider is to be confirmed.

First Aiders are to be present on site along with adequate first aid supplies for the duration of the works. First aid supplies will be located within the site office/cabin.

The site team will be provided with mobile phones for summoning emergency services.

3.7 Fire and Emergency Procedure

The site agent will be appointed Fire Safety Co-ordinator.

Fire and emergency procedures are posted in prominent places on site and within the welfare facilities.

Precautions taken to protect all site members will be as follows.

- **Clear fire exit Signage**
- **Smoke alarms fitted in welfare areas**
- **Fire extinguisher installed in welfare area**
- **Notice of fire procedure**
- **Fire assembly point clearly signed**

- **Procedure meetings given to all contractors on site.**

3.8 Site Security

Suitable and sufficient measures will be taken to exclude unauthorised visitors from the site and to regulate and control all site visitors.

The site will be completely surrounded with Heras fencing, this will be double clipped and covered in netting, the main entrance to the site will be padlocked.

3.9 Monitoring and Reviewing

The Site Manager will inspect the site on a daily basis.

4.0 Arrangements for Controlling Significant Risks

4.1 Deliveries

Deliveries will be between normal working hours and will be only allowed in the construction site or if vehicles cannot enter the site then these will be dropped in a safe area and moved by hand immediately after delivering safe and away from all construction traffic.

4.2 Construction Vehicles

Construction vehicles shall not park anywhere but on site in the designated area and not on the highway whenever possible. Vehicles unloading materials shall only be allowed on site within the main driveway for short periods of time and will be supervised by a banksman.

4.3 Waste Management

The disposal of all waste or other materials removed from site will be in accordance of the Environment Agency, Control of pollution act 1974, Environment Act 1995, Special waste Regulations 1996 and the Duty of care regulations 1991.

Waste will be managed in the following manner.

- Agreements with material suppliers to reduce the amount of packaging or to participate in a take-back scheme.
- Segregation of waste, All packaging will be recycled
- Implementation of a 'Just-in-time' material delivery system to avoid materials being stockpiled, which increases the risk of their damage and disposal as waste.

4.4 Method Statements

4.4.1 Demolition and construction Method Statement

Install Heras fencing around the complete perimeter of the site and add security netting to improve the appearance.

Scaffolding:

The project involves a lot of scaffolding, this will be constructed around the entire of the new builds allowing work to proceed safely.

- Remove existing building
- Remove existing bushes, shrubs and garden features
- Keep site clean and tidy

Construction.

- Dig footings as per architects plans, concrete will be poured as soon as footings are excavated and the raft assembled and building inspector is informed as to eliminate the need for additional safety measures and the need to access the footings to remove any spoil that may have dropped.
- -pour mass fill concrete to foundations, build walls up to floor level and lay concrete floor slab to allow a safe and easy platform to work off to build to slab level.
- Build two-storey new build dwelling
- Renovate the existing dwelling
- Brickwork, stone, external windows and doors will be installed in accordance with manufacturers recommendations and a safe system of work developed specifically for the site.
- Samples, where requested, will be provided as early as possible to ensure that the finish achieved is commensurate with the needs of the client and approval by the Local Planning Authority.
- As soon as the building is substantially water tight the internal finishes will commence, initially with dry lining and 1st fix P&E followed by joinery, ceilings, floor finishes and 2nd fix P&E
- Decorations and final finishes will be carried out in good time but as late as practicable within the construction programme, this will enable the work to take place on the best possible environment.
- Finished areas will receive a final clean prior to handover.
- Complete landscaping around the property
- Install drives and access to the properties
- Only when all external works are finalised and the building envelope completed will the safety hoarding be dismantled and final 'dressing' of external public areas take place.
- The health and safety work at height regulations 2005 will be adhered to while working on scaffold etc.
- On completion of all works, the building shall be subjected to statutory inspections and testing before finally being handed over to the client and occupied.

5.0 Tree Preservation/Method Statement

5.1 Tree protection

As the site contains trees which require protecting during the works. An Arboriculturist has been appointed and will assist us on the required methods in protecting the trees.

Steps needed to protect the trees.

- Install Heras fencing around the trees with returns and stakes to also ensure no machinery can damage the trees.
- Install clear signage to all the area to make people aware that the trees are protected.

6.0 Risk Assessments

- Problem: Small site
- Solution: As stated above, materials will not be stockpiled, materials delivered will be dealt with immediately.
- Solution: All construction areas will be clearly signed and securely fenced off, the area will be left clean and tidy, banksmen will be used when any machinery or materials are moved through none fenced areas. Noise will be kept to a minimum, machinery will not be left running and only hours stated above will be allowed.
- Problem: Tree preservation orders.
- Solutions: Trees will be protected before any work commences, this will be done as per the tree protection specification sheet.