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CONSTRUCTION METHOD STATEMENT

Site : 60 Bed Care Home, Bicester, Oxfordshire. OX26 4LA
Responsible Person : Tony Kilgour
Date: : 20th November 2013

General

This Method Statement should be read in conjunction with the Programme (attached) which shows the sequencing of the construction works; and the Proposed Site Layout Plans which shows the access and site set-up arrangements. These will be incorporated into the Construction Phase Health and Safety Plan.

Programme

The strategy behind the programme is to basically split the works into three sections:-

- Building structure and envelope.
- External works to car park, road and service yard.

Access

Access and egress to the site for all vehicles will be via the existing access road off Skimmingdish Lane. Delivery vehicles will be unloaded by forklift or mobile crane and materials lifted to the required position or stored in the storage area on site (see marked up plan ref BicPlan attached).

All site personnel will park their vans and cars in the car park area shown on the plan.

Site personnel access into the building will be via the new entrance on the south side. External access for roof works will be via temporary staircases.

The site boundary will be enclosed with Heras type fencing.

Site Accommodation

As shown on the site layout plan, the site cabins will be set up following the initial clearance and hardcoring. These cabins for offices, meeting room, canteen, drying room, storage and toilets will be connected to the existing local services, where available, or temporary provisions made.

Construction Methodology

1. The initial operations will be to carry out the site clearance works, topsoil stripping and providing safe access/egress to parking and material storage areas.
2. Any surplus topsoil will be stockpiled & stored on site for later use.

3. **Building**

- 3.1 With the site clearance works underway, the excavations and placing of concrete for the building footings will commence.
- 3.2 Any holding down bolts that are required will be cast into the building foundations.
- 3.3 The 2no lift pit bases will be cast as the foundation works progress.
- 3.3 Once sufficient foundations have been completed, the below ground steel and blockwork structure works will commence. Any service penetrations that are required into the footprint of the building will be placed during this operation.
- 3.4 When the substructure masonry is in place, the ground floor precast planks will be installed by means of a mobile crane and/or forklift. These precast concrete planks will subsequently grouted into place.
- 3.5 With the ground floor precast planks grouted in place, the masonry from the ground floor to the 1st floor will be built. Where required throughout, access will be by means of a scaffold.
- 3.6 Following the building of the load bearing masonry walls and the placing of any associated support steelwork, the precast concrete planks will be placed and grouted to the 1st floor.
- 3.7 With scaffold edge protection in place, the masonry walls to the 1st floor will be built. These walls will support the timber joist roof system and the precast planks to the area of the 2nd floor.
- 3.8 The precast planks will now be placed & grouted to the 2nd floor area. Once these planks are fully installed, a lightweight framework is installed. Blockwork will now be built up to the height of the roof joists.
- 3.9 Following additional access scaffold installation, timber roof joists are now placed and secured throughout. A single ply roofing system (including insulation, waterproof membrane, copings flashings and soffits) is installed to falls over the timber joists. Materials for this operation will be loaded by means of a fork lift. The mansafe system to the roof area will be fixed after the main roof is completed.
- 3.10 Aluminium RWG's are fixed as the gutters are formed. The wall cladding panels, louvers, curtain walling/windows are installed using the scaffold access, with the through colour render following as sections are completed. Parapet cappings and fascias complete the envelope works.

- 3.11 Internally, the floor screed will be prepared and placed in large sections when the floor above has been made weathertight. Lower slabs will be cast first and higher slabs afterwards.
- 3.12 When the screed has cured sufficiently the studwork walls will be built to the en-suites. Mechanical & electrical 1st fix will progress as areas become available throughout. The suspended ceiling grid will be installed along the corridors following the M & E 1st fix to these areas.
- 3.13 Following the M & E 1st fix, plasterboard walls & ceilings are installed along with 1st fix joinery items. With door casings, window boards etc installed, a plaster skim coat will be applied to the walls and ceilings.
- 3.14 Plaster coving may now be installed to the relevant areas. Once the plaster has dried sufficiently, a mist coat is applied to the walls & ceilings. 2nd fix Mechanical & Electrical plus joinery items and ceramic tiling will now take place.
- 3.15 Final decorations followed by any soft floor finishes that are required, will now commence.
- 3.16 All necessary fixtures, fittings & signage will be installed following the installation of the floor finishes. These items will include any desks, counters & Servery items that are needed.
- 3.17 The testing and commissioning of the mechanical & electrical installations, along with internal mastic sealing, air test, snagging & cleaning conclude the building works.

4. External Works

- 4.1 As the building foundation works move away from the west of the site, the footings for the masonry boundary walls will be placed as required.
- 4.2 The sub-floor foul is laid as the groundbeams to the building are being constructed.
- 4.3 The attenuation area is excavated and the materials removed from site.
- 4.4 Attenuation pipework is laid and backfilled.
- 4.5 The drainage works to the road and car park are then completed.
- 4.6 The slab for the foul water pump chamber is cast and the pipework laid to the site boundary. (A separate method statement will be produced for the foul water connection works which will take place outside of the site boundary).
- 4.7 Incoming electric ducting, water and gas pipes and BT ducts are laid from the road into site.
- 4.8 Sub-base and kerbs are placed to the access road and car park.
- 4.9 Tarmac base course is placed to the access road and car park areas.

- 4.10 The masonry boundary walls will be constructed as required.
- 4.11 Cabling etc can be carried out by the relevant service authority.
- 4.12 Footpath edgings along with ducting for the external lighting will be installed.
- 4.13 Surfacing around the perimeter of the building will be carried out as the envelope works are completed.
- 4.14 The main landscaping and fencing works will be carried out as areas become available.
- 4.15 Wearing courses, road markings, signs, lighting and landscaping are then done.
- 4.16 Gazebos and garden furniture are placed.

Control of Dust, Mud & Dirt

As part of our Standard Company Policy and Quality Management procedures, the suppression of dust and site clearance is managed as follows, in accordance with current environmental legislation:-

Through the duration of the project both the cleanliness of the site and surrounding areas, highways etc. is to be monitored and maintained by the site management staff on a daily basis.

Dusts will be controlled by the following methods:-

- It should be noted that the control measures required will be dependent on the weather and the ground conditions present on site.
- Stock piles- wetted down using water from a mains water supply
- Haul roads- It is the intention to install the permanent hard standing and access roads as soon as practicable to minimise the potential for dust to be generated, until such time the hard standings and access road have been installed, water suppression, in the form of a water bowser towed behind plant spraying water will be used.
- Vehicles transporting materials off site- it is the intention to minimise the amount of materials transported off site by vehicle by ensuring the design minimises the amount of material to be "carted" away. Any vehicle carrying friable materials will be sheeted down to eliminate the potential of dust being generated whilst exiting the site and travelling the site.
- To eliminate site traffic generating dust, a site speed limit of 5mph will be enforced; this will be communicated to the transport by signage at the site entrance and specified on all orders.
- Once hard surfaces have been created, dust will be controlled by mechanical sweeping either a road sweeper or sweeper attachment fitted to the site tele-handler, both of which will wet sweep, therefore eliminating the potential for dust generation by their operations.

Highway Debris Prevention

The route from the site entrance to the material/parking areas will be constructed early in the programme (week 5 – 10). This will ensure that all vehicles will remain debris free when manoeuvring out the site and on to the highway.

A jet wash/concrete hard standing will be utilised during the initial 5 week period, with mechanical/manual road sweeping as required.

Noise Control

With regards to the use of generators, any generator brought to site will be a super silenced generator, (69dbA). These will only be used until the site mains electrical temporary power supply has been installed.

All plant and equipment used on site will be low noise output.

Vehicle Deliveries

General deliveries to the site will be restricted to 9.00am to 3.00pm.

There will however, be exceptions to this where due to the construction process, deliveries will be required outside these hours i.e. delivery of structural timber and steel work, large concrete pours, where continuity of deliveries is required to ensure the concrete slab bays are completed, tarmacadam operations etc.

With regards to the number of delivery vehicles, it is anticipated that the maximum number of large vehicle movement in any one day, will be 15, this number of movements is necessary to ensure effective progress of the works and not prolonging the overall period of the works.

Communication

It is recognised and acknowledged that effective communication is a method of reducing the nuisance posed by the construction operations, we therefore propose that we will communicate in the following methods:-

- Letter drop any properties on the immediate boundary of the site.
- Community notice board within which forthcoming site activities and any large deliveries scheduled displayed on the notice boards.

In all cases a contact number for an out of hour's response will be included.

Considerate Constructors

The site will be registered on the Considerate Constructors Scheme and will adhere to the Code of Considerate Practice that the scheme specifies.

The main five points of the code are:-

- Enhancing the Appearance

Constructors should ensure sites appear professional and well managed.

- Respecting the Community

Constructors should give utmost consideration to their impact on neighbours and the public.

- Protecting the Environment

Constructors should protect and enhance the environment.

- Securing Everyone's Safety

Constructors should attain the highest levels of safety performance.

- Caring for the Workforce

Constructors should provide a supportive and caring working environment.

Full details of the scheme are available on the internet by visiting
<http://www.ccscheme.org.uk/>