

BEAM PARK

Construction Method Statement

Phase 2A Reserved Matters Application (Works within the London Borough of Havering) -
Submission to the GLA

July 2019



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SUPPORTED BY
MAYOR OF LONDON

Partnership South Construction Method Statement/Management Plan for *Beam Park Phase 2 A*

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CONSTRUCTION METHOD STATEMENT

1.0 Introduction

Beam Park is in both the London Boroughs of Havering and Barking and Dagenham. The site is bordered to the north by A1306 New Road, to the east by industrial buildings and to the south by the Southend to London Fenchurch Street railway and to the west by Kent Avenue. The site was formerly owned by the Ford Motor Company and used as an assembly plant. The site is clear of structure but is covered by former slabs and car parks, the site is vacant. Phase 2A site lies to the east of Thames Avenue, a service road to the existing Ford plant, and to the West of the Phase 1 which is currently under construction.

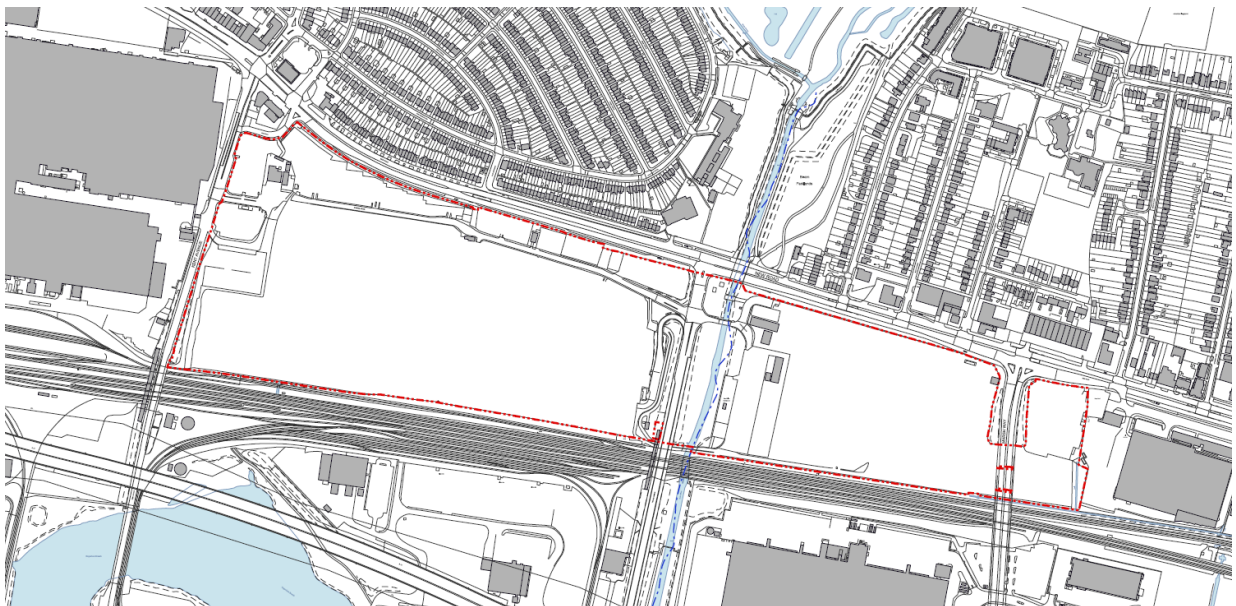


Figure 1 – Site Location Plan

Beam Park Phase 2A

There is a mix of housing ranging from 3 storey houses to 8 storey apartments. The houses will be a traditional build of brick and block with precast beam and block floors and truss roofs. The apartments will be RC frame with metal stud inner skin and a mix of brick and cladding external skin.

The overall project will be constructed in 8 phases as shown in figure 2 below. As part of each phase the roads and infrastructure will be installed to base course first and then construction of the first block of flats and houses will commence. The development will progress from the eastern parcel heading west.

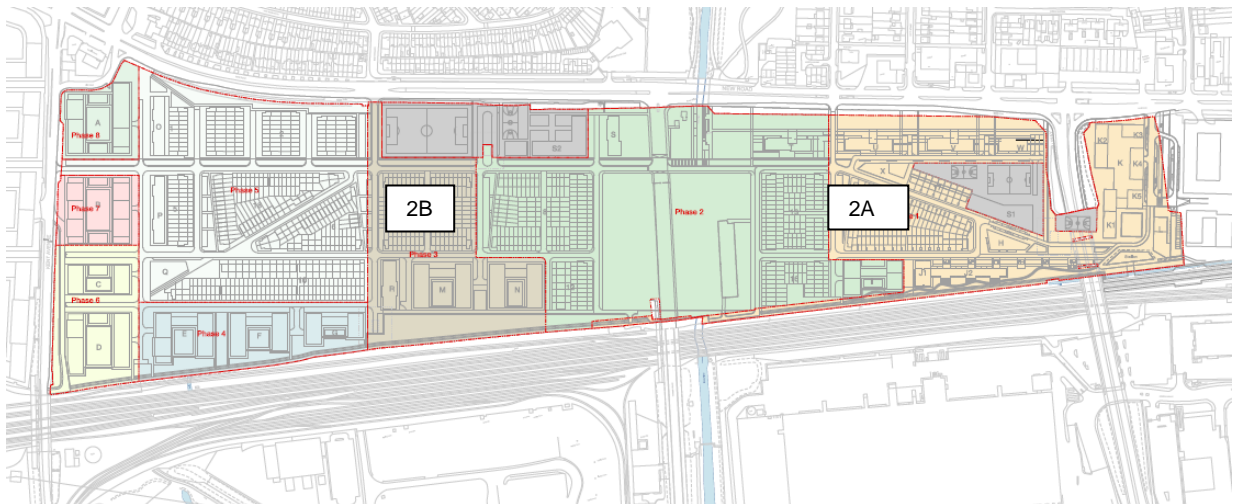


Figure 2 – Phasing Plan

Beam Park Phase 2A

Phase 2A, as shown in figure 3 below consists of 184 new homes, split into apartments and houses.

Construction on phase 2A commenced with enabling works for surcharging the site in November 2018 with a construction start date anticipated in 2020

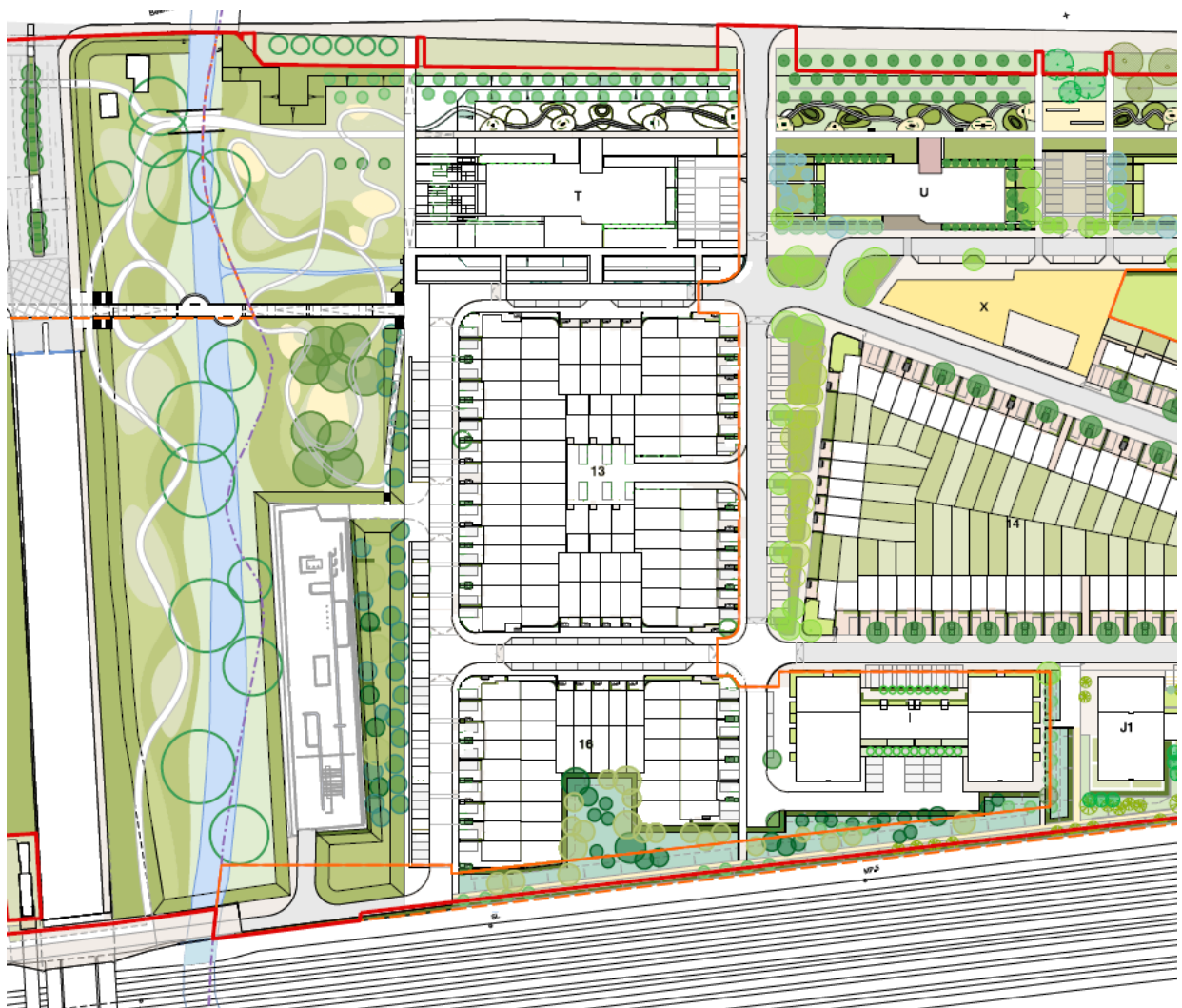


Figure 3 – Phase 2A Plan

2.0 HEALTH AND SAFETY PLAN

The environmental, health and safety plan will be finalised and agreed with all relevant parties prior to any works commencing on site and will include all necessary measures required to minimise the effect of the construction works on the surrounding buildings, roads and the public. These measures will include the following: -

1. A dedicated traffic management system and method statement
2. Adequate signage on and off site
3. Specific parking restrictions
4. Proposals for phasing of deliveries
5. Proposals for restricting dust and noise

The method statement provides an outline summary of the proposed working systems and sequences and it has been prepared to ensure that the common objectives of safety, quality and the timely completion are achieved. The site management team will prepare more detailed statements, and more detailed programmes at the commencement of the works, and through out the works as they progress.

3.0 CONSTRUCTION METHODOLOGY

3.1 PRE-START INVESTIGATION

Surveys will be carried out to verify the positions of existing services and any additional surveys that are required have been carried out prior to the main construction works commencing on site. The information will be plotted onto the existing site survey drawing and maintained as a record throughout the contract.

Notification of commencement will be issued to all Statutory Authorities. Drawings of existing services will be obtained and compared to the site survey.

A survey of dilapidations of all surrounding buildings, including features, roads, etc will be carried out where necessary before any major works commence. This will consist of a photographic record and all necessary measures required to protect existing features will be put in place.

All findings will be circulated to the necessary parties and these will be used to prepare the Health, Safety and Environmental plans prior to works commencing on site.

3.2 LOCAL ENVIRONMENT

The site is located in an area of residential housing and industrial units.

During the construction, it is of utmost importance that access and continuity of services for the surrounding land occupiers is maintained.



Figure 4 - Local Environment

3.3 DISPLAY OF NOTICES AND WARNING SIGNS

All signs will be kept clean and at a height where they are easy to read. All statutory requirements regarding posting of notices will be complied with at all times, including:-

- Notification of Project
- Public Liability Insurance Certificate
- Emergency and Contact Details and Telephone Numbers

The project sign is currently planned to be situated adjacent to the site entrance.

3.4 TEMPORARY ACCOMMODATION

The site accommodation complex will include welfare facilities for subcontractors' operatives.

For Phase 2B, 2.4m high plywood hoardings will be erected around the working area and the site set up for the project accommodation will be established.

For the initial enabling works phase, during which surcharging works, service diversions and new infrastructure, a standalone oasis unit will be provided. Once the main roads and hard standings have been completed the site accommodation will be set up.

The location of the site accommodation will be located as determined by the programme as it will need to be placed in a position that is least disruptive to the onsite works. The size of the site establishment will be determined by the size of the phase and the numbers of workers on site at the peak.

See figure 5 for the proposed logistics plan for phase 2A, on which is shown the location of the site accommodation.

Beam Park Phase 2A

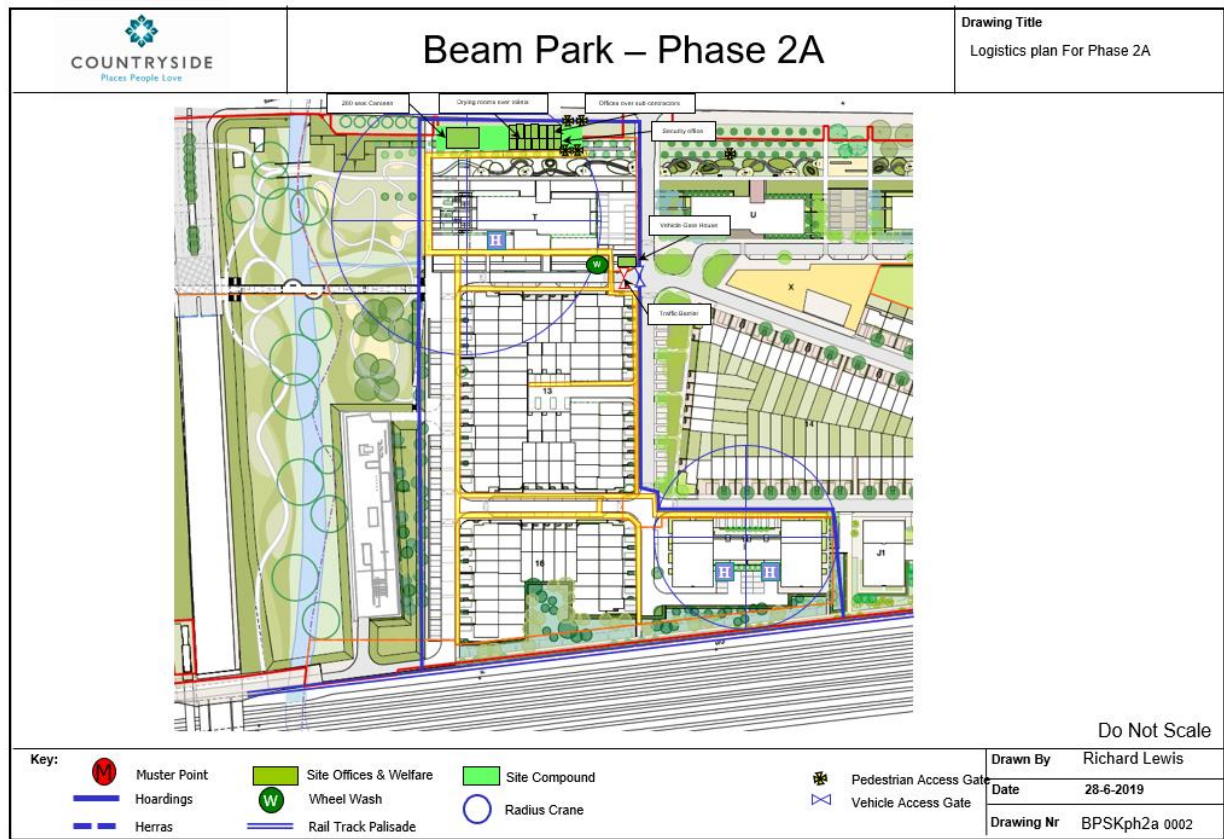


Figure 5 - Site Logistics Plan

3.5 SITE HOURS

The site hours will be as dictated by the planning permission. Construction plant will only be allowed to operate between the following hours: -

8am to 6pm Monday to Friday

8am to 1pm Saturday (Only if the programme dictates necessary)

No working allowed on Sundays and Bank Holidays.

3.6 SECURITY

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

This will be achieved by installation of timber hoardings and once the project is sufficiently advanced there will be physical security on site during nonworking hours and 24 hours a day at weekends and holiday periods.

3.7 DUST/NOISE POLLUTION

At all times, Countryside Properties Plc will comply with all relevant Environmental Health Legislation and will take a pro-active approach to pollution by way of noise, dust or airborne partials to minimise risk and disturbance to the site operatives and the general public.

Noise and vibration will be minimised by using modern plant and equipment fitted with suitable silencers, by muffling of all breakers and through the use of crushers in-lieu of impact breakers wherever possible.

Where machines are provided with suppression covers these will remain closed whilst the machine is in operation. Where it is impossible to reposition a potentially noisy piece of machinery hoardings and enclosures will be constructed to contain and minimise the potential nuisance.

The pile design is based on an augured pile system to minimise the noise and vibration caused by this operation.

Concrete breaking where possible will be carried out using a crushing machine rather than cutting or grinding equipment which will reduce the dust and noise levels.

All the permanent access roads will be constructed up to underside of wearing course prior to the main construction works commencing. This will provide a good surface for traffic to run on, thus reducing the risks of dust and dirt being carried out of the site onto the public highway.

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The roads within the site and the adjacent roads will be swept on a regular basis using a road sweeper and during times, such as the ground works phase and frame construction phase the sweeper will be full time cleaning the roads.

Where ground works are carried out during the winter months, the risk of dust will be minimal, however, during a dry spell or in the summer period the site will be damped down to reduce the risk of dust.

Vehicles' leaving the site with the arising's of the construction activity and those carrying loose loads will not leave site without the load being covered.

Cutting and grinding will be performed by two operatives, one to use the machinery and the other to pour water to reduce the dust arising.

There will be no burning of waste on site. All waste material will be placed in a skip and removed from site to a transfer station for recycling off site.

Skips will be covered to reduce dust and waste material blowing around site and all skips leaving site will be covered.

Wheel wash facilities will be provided at the site entrance for construction vehicles leaving the site. As Countryside Properties are constructing all the permanent roads and hard standings as the first activity on site and with the road sweeper the risks of dust and mud will be mitigated.



Figure 6 - Road sweeper

Should it become necessary at some future date Countryside Properties will agree a monitoring procedure with the environmental officer.

3.8 THE CONSIDERATE 'CONSTRUCTORS' SCHEME

Countryside Properties recognises the sensitivities associated with the re development of Beam Park and will therefore carry out all works in a manner so, as to minimise the disruption to the surrounding local environment. All Countryside sites operate under the Considerate Contractors Scheme which is operated by the Construction Industry Board as a voluntary scheme to improve the image of the construction industry.

A Code of practice has been established for contractors to work to. The code of practice requires contractors to: -

Considerate constructors seek to improve the image of the construction industry by striving to promote and achieve best practice under the Code.

Enhancing the Appearance

Constructors should ensure sites appear professional and well managed.

- Ensuring that the external appearance of sites enhances the image of the industry.
- Being organised, clean and tidy.

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- Enhancing the appearance of facilities, stored materials, vehicles and plant.
- Raising the image of the workforce by their appearance.

Respecting the **Community**

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

- Informing, respecting and showing courtesy to those affected by the work.
- Minimising the impact of deliveries, parking and work on the public highway.
- Contributing to and supporting the local community and economy.
- Working to create a positive and enduring impression and promoting the Code.

Protecting the **Environment**

Constructors should protect and enhance the environment.

- Identifying, managing and promoting environmental issues.
- Seeking sustainable solutions, and minimising waste, the carbon footprint and resources.
- Minimising the impact of vibration, and air, light and noise pollution.
- Protecting the ecology, the landscape, wildlife, vegetation and water courses.

Securing everyone's **Safety**

Constructors should attain the highest levels of safety performance.

- Having systems that care for the safety of the public, visitors and the workforce.
- Minimising security risks to neighbours.
- Having initiatives for continuous safety improvement.
- Embedding attitudes and behaviours that enhance safety performance.

Caring for the **Workforce**

Constructors should provide a supportive and caring working environment.

- Providing a workplace where everyone is respected, treated fairly, encouraged and supported.
- Identifying personal development needs and promoting training.
- Caring for the health and wellbeing of the workforce.
- Providing and maintaining high standards of welfare.

As part of our commitment to minimising the effects of construction works on the neighbours, Countryside Properties have arranged monthly meetings with other projects involved with the redevelopment of the surrounding area.

3.9 ACCESS TO SITE

Industry best practice will be adopted wherever possible to support the construction phase of the development. This will be achieved by ensuring that through the procurement process the main and sub-contractors employed will be members of or signed up to relevant best practice schemes and initiatives including for example:

- a) Considerate Constructors Scheme, which promotes best practice that relates to on-site activities and those in the vicinity of the sites.
- b) Fleet Operators Recognition Scheme (FORS). For suppliers that deliver to, and hauliers that visit the site, we will mandate these businesses to be members of FORS before they could deliver to site.
- c) Construction Logistics and Cycle Safety (CLOCS). CLOCS brings the construction logistics industry together to revolutionise the management of work related road risk (WRRR) and ensure a road safety culture is embedded across the industry. The aim is to ultimately help protect pedestrians, cyclists, motorcyclists and other road users who share the roads with construction vehicles.

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Separate accesses will be provided for pedestrians and vehicles. Within the site pedestrians will be segregated from vehicles behind a barrier which will define the protected walkway. At various points there will be gates to allow the road to be crossed and notices will be erected adjacent to the crossing to warn of traffic.

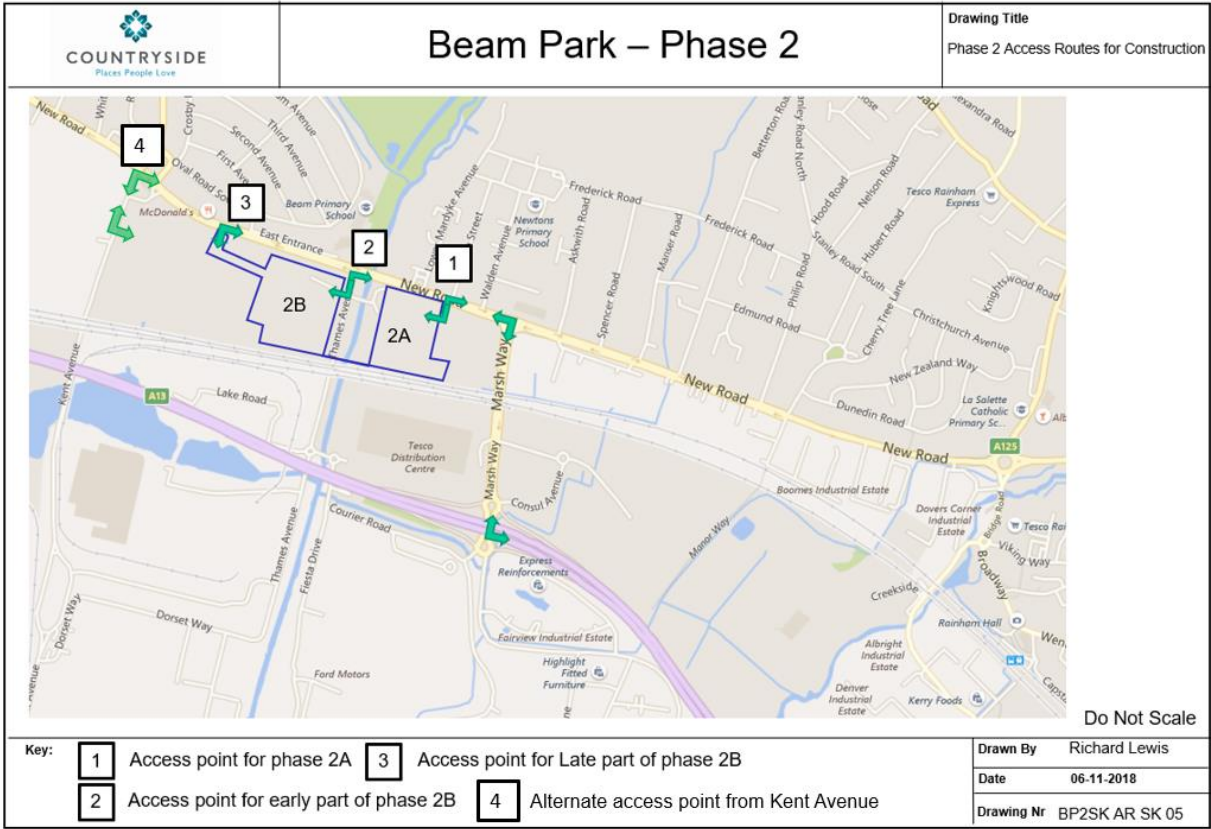


Figure 7 – Site access and deliveries

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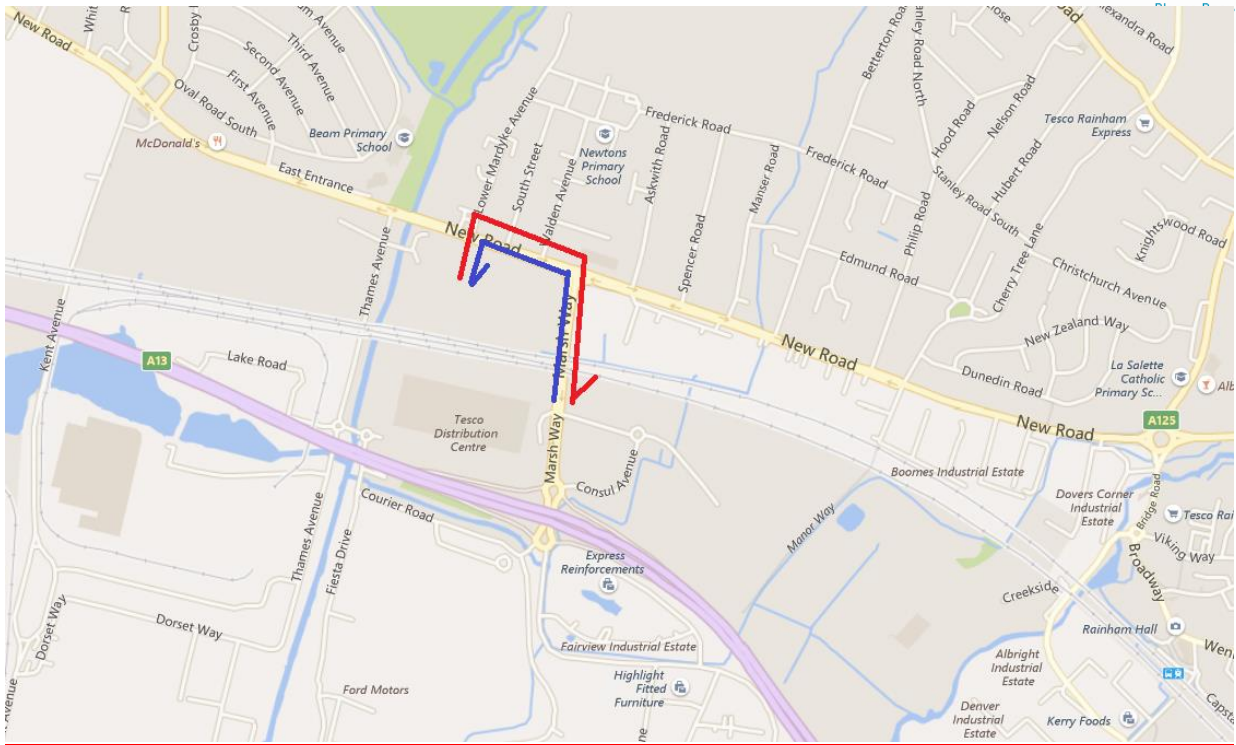


Figure 8 - View of site access at local level

For Phase 2A the access to site will be off A1306 onto the new access road adjacent to the future school site for all vehicles and into the site area onto the new road layout. Figures 7 and 8 show the proposed access routes for deliveries from the A13.

The first activities on site, following surcharging will be the construction of the new roads and infrastructure. The roads will be constructed to underside of wearing course and used for construction traffic of the new buildings. This will be done to reduce the dust and dirt associated with haul roads and provide a safe environment for the work force.

The new bell mouths into the site will be installed as one of the first site activities to ensure that the construction works can continue without interruption. The hoardings will be splayed at the entrance and exit to the site so as to provide adequate line of sight for pedestrians and vehicles leaving the site.

To ensure disturbance is kept to a minimum and access / egress is maintained at all times all access routes will be agreed in detail with the local council prior to works

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commencing on site. Priority will be given to ensure that access for existing neighbours is maintained, at all times, to their properties.

Proposed access routes to the site are shown on figure 7 and keep site traffic on major roads to minimise the effects on traffic in the local area.

The state of the roads will be closely monitored and the use of wheel cleaning points and road sweepers will be made to ensure that the impact of this project is kept to a minimum. A wheel cleaning point will be provided adjacent to the site entrance.

All Lorries will be within the confines of the site during loading and off-loading. Once unloaded the Lorries will leave site via the same route they arrived on.

Vehicle Type	Daily Average	Weekly Average
Van & 7T Lorry	10	50
3 Axle Lorry	10	50
4 Axle Lorry	2	10
Articulated Lorry	4	20
Total	26	130

Table 1 – Anticipated vehicle movements

The deliveries will be booked and managed by an, appointed Logistics Manager.

Signage will be erected to direct deliveries to the required route and all material orders sent out will include specific directions and routes to be taken. This information will also be advised to all subcontractors.

All vehicles will comply with the legal requirements of the highway and therefore will not damage the adjacent streets. There are no planned works outside of the site boundary and therefore no need for tracked vehicle to travel on the surrounding roads.

No vehicles will be allowed to wait on the streets adjacent to the site. All deliveries will be scheduled to ensure that there are only those vehicles on site that can be unloaded and should vehicles arrive whilst the unloading bays are full then they will be held on phase 3 until the loading bays are clear

The above code of practice is at the core of Countryside Properties ethos.

3.10 PARKING

Parking for the work force will be in designated areas on site only. The sharing of cars and the use of public transport will be encouraged to reduce congestion. The use of local labour will also help reduce the impact of this project upon the local community.

3.11 MATERIALS STORAGE

Specific method statements will be developed throughout the various stages of the contract to control the delivery, storage and handling of materials. A high priority will be placed on the safe storage and movement of materials around the building footprint.

This is a very limited site and there are few areas for onsite storage. There is no location available for the storage of bulk materials so excavated materials will be loaded into waiting Lorries for removal to an appropriate tip. Areas have been allocated for storage of materials and containers and measures will be investigated to ensure the efficient use of the limited area available.

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Where practicable materials will be stored off-site but where this is not possible material storage areas will be prepared and located in a suitable location within the site boundary. Materials will be offloaded and where possible distributed to the place where they are needed for incorporation into the permanent works.



Figure 9 – Brick & Block storage



Figure 10 – Racking for timber and also scaffolding

All materials will be stored in an appropriate environment with containers of liquid stored in a bunded area to prevent accidental spills. All materials will be stored in a safe and appropriate condition, i.e. plaster board will be covered to prevent moisture damage and bricks safely stacked and no higher than two pallets high.

The Project manager will make adequate provision to avoid accumulation of Bulk materials on the site in order to prevent inconvenience or disruption and to eliminate the risk of fire, and dust. Both Countryside Properties Plc and Sub-Contractors will

also ensure the site is left in a clean and tidy manner both during and outside working hours. Roads and access ways will be kept clean.

At no time will materials be stored or left unattended outside of the site boundary.

3.12 LIGHTING

Safety lighting and lighting for working will be positioned to provide a safe level of light but will be positioned to prevent the light becoming a nuisance.

Light for working will only be required during the winter months when the days are short and will only be operational during the site working hours.

Security lighting will be positioned to prevent a nuisance.

3.12 WASTE RECYCLING AND DISPOSAL

Countryside Properties are registered under ISO14001: 2004 and have in place detailed environmental management systems upon which we are regularly audited.

We have detailed procedures for the handling and recycling of waste materials and all sub-contractors are required to comply with them. Sub-contractors will deposit waste materials in skips located in specific areas around the site.

All skips will be regularly removed to registered tips as necessary. Individual skips will be provided for the main recyclable materials and waste will be segregated and placed into the appropriate skip.

Signage will be placed around the site to keep recycling to the front of people's minds, and to ensure that materials are put into the appropriate skips. Samples of the signs are shown below.

Recyclable waste will be sent to the recycling centre while waste materials that are not recyclable will be taken the appropriate licensed tip.

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We are committed to a year on year improvement in our environmental performance and waste control is one of our key performance indicators



Figure 11

3.14 EXISTING SERVICES

Countryside Properties will be carrying out a survey to confirm and locate all services known to exist on the site. Any services found will be plotted on a drawing and issued as an 'As Built' record. It will be necessary for trial holes to be excavated to determine depths.

Countryside Properties operates a Permit to Dig System of Work for all excavations. No excavation works are to commence until the site manager or engineer has issued the Permit to the machine operator or the operative. This system of work ensures that the appropriate checks have to be made in accordance with the latest regulations and the Health and Safety at Work Act.

Careful consideration and planning will have to go into the isolation and diversion of existing services, to ensure that all utilities are maintained to the existing homes during the construction of each phase. Prior to the commencement of each phase the existing service routes will be confirmed on site by digging trial pits, the statutory bodies will be

mobilised the start the diversion works following demolition. All the residents will be kept notified of the works and made aware of the date and time of any loss of services whilst connections are carried out.

Prior to any works commencing on site, Countryside Properties will locate and set up identification markers to the National Grid pipelines for the extent of the proximity zones and set up crossing points where necessary. National Grid will be kept fully informed with inspection where required being carried out. Any works carried out within the proximity zones will be hand dug and under National Grid supervision.

3.15 DEVELOPMENT / RESIDENT LIAISON REPRESENTATIVE

Paul Sweeney is Countryside in Partnership's Director responsible for Community Development and Resident Liaison. Paul will have overall responsibility for resident liaison for this project and will appoint a Resident Liaison Officer for this project.

3.16 PEDESTRIAN SAFETY

The site hoardings will be erected on the back edge of the existing pavements, thus ensuring that pedestrians have a safe walking environment.

Should it be necessary to close a pavement, a safe walkway will be established behind traffic barriers, and the route will be adequately signed.

Before any works that affect a public right of way starts, agreements will be obtained from the local council and highways and the appropriate licences put in place.

Where there is inadequate lighting the hoardings will be lit with bulkhead lights to provide a safe environment for pedestrians.

4.0 SEQUENCE OF WORK AND METHODS INCORPORATED

4.1 INTRODUCTION

This is only a guide to the sequence and methods of work and therefore may be liable to change due to design and employers requirement amendments.

A Construction Health and Safety Plan will be prepared for the project ensuring, as far as is reasonably practicable, the health and safety of all persons at work and those who may be affected by the works. All contractors employed on the project will be reminded that this document is not definitive and is a 'live' document and as such it should be treated as a tool for use in the development of procedures required by Law and other safety regulations that may apply to the type of work to be undertaken.

A careful programme of works will be prepared, and this will sequence both the on and off site works.

Waste taken to tip shall be accompanied by a Duty of Care Transfer Document, unless hazardous when a Hazardous Waste Consignment ticket applies. Copies of these tickets shall be kept for two or three years as applicable.

The new roads and hard standings will be installed formed and once an access into the site has been prepared, then the piling mat can be started.

4.2 PILING MAT

Piling mats will be designed by the structural engineer that Countryside Properties will appoint for this project. The piling mat will be installed by the ground worker to the correct levels and specification for the piling rig.

4.3 PILING

The method of piling chosen for the permanent piling will be a combination of CFA, driven and Vibro depending upon location. There are areas where minimal disturbance is required to archaeology and around the National Grid pipelines, so a system to keep vibration to a minimum will be employed where necessary.

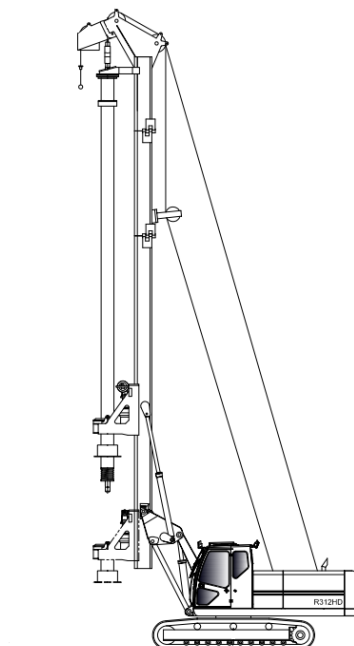


Figure 12 – Piling rig

The Countryside Properties Ltd Project Manager will be responsible for all aspects of the above operation and will have previously prepared or reviewed a specific Risk Assessment for the task at that location.

The Project manager will

- Ensure that all control measures are in place.
- PPE is issued and being used correctly.
- Ensure competency of all operators'.
- That plant inspection/testing records are in place.
- Satisfy themselves that the piling mat has been properly constructed and is in good order.

The specialist Sub-Contractor will install the piles in accordance with the Engineer's details, to the correct levels, both toe and top level, which will be verified by Countryside Properties Ltd.

The piling contractor will produce a pile a log containing all information relevant to the piles, and shall submit this record for Countryside Properties Ltd.'s information.

All pile arising's shall be removed from the location and stockpiled prior to being taken off site.

4.4 FOUNDATIONS

Upon completion of the piling the reinforced concrete pile caps and ground beams can commence.

Foundations will be excavated and blinding placed as required. Earthworks support will be installed to minimise excavations if required and to provide safe working areas.

Reinforcing cages, as necessary will be pre-fabricated on site and placed in position. Shuttering will be fixed and checked prior to placing concrete.

Concrete will be placed, where possible direct from the concrete truck, and protected until the following day, when shuttering will be struck and removed. Brickwork substructure will then be constructed.

Provision will be made for any drainage and ducts that pass either through or under the foundations. On completion of the foundations, all grid lines and setting out will be marked on the bases to check that they have been cast in the correct positions.

Once the setting out has been completed the installation of the surface water and foul drainage connections will commence, this will allow provision for disposal of ground and surface water during the course of the works. All underground drainage and ducts

will be installed at the earliest possible stage and any protection required will be provided, including the re-routing of existing services, and the excavation of the new service trenches.

Job specific method statements will be requested prior to various aspects of the works being carried out.

4.5 PRECAST FLOORS

Pre-cast floors will be used for the ground floors, and the Pre-Cast Concrete subcontractor will produce fabrication drawings for approval by the consulting engineers prior to manufacture. It will be imperative that this process is carried out as efficiently as possible to minimise the lead-in period for the pre-cast floors.

Full method statements for the delivery, storage and erection will be produced prior to commencement of the work. These statements will address all safety related matters and will be strictly adhered to during the execution of the work.

4.6 CONCRETE FRAME

A specialist concrete frame contractor will be appointed for the erection of the concrete frames to both blocks.

The Countryside Properties Ltd Project Manager shall be responsible for all aspects of the above operation and will have previously reviewed a specific Risk Assessment for the task at that location.

The Project Manager will;

- Ensure that all control measures are in place.
 - PPE is issued and being used correctly.
 - Check that all operators are competent.
-
- That plant inspection/testing records are in place.
 - Be familiar with the scope of works and the design.
 - Undertake the works in accordance with the Programme.

Once an area of ground floor slab is handed over to Countryside Properties Ltd by the ground works contractor the column & concrete wall reinforcement shall be erected as Per the design. Suitable access platforms shall be utilised for work over two metres in height above slab.

Formwork shall be lifted into place using a tower crane and fixed into position. The formwork shall be either a proprietary system or a traditional timber and ply item manufactured on site; the choice and design shall be the responsibility of concrete frame contractor.

Following an inspection, concrete shall be placed using a skip or a pump. Operatives shall work from a suitable platform provided at high level on the column, and gain access to this platform using a fixed ladder.

Formwork shall be struck the next day at a time when the specialist Sub-Contractor is confident that sufficient hydration has taken place.

Concrete shall be sampled and tested in accordance with the relevant British Standard.

The slab/beam formwork/ falsework may only be removed when the specialist Sub-Contractor has satisfied him/herself that the slab is of sufficient strength to do so following the testing of concrete cubes.

Once the formwork has been removed it may be necessary for the props to be put back into place until such time and the cube tests indicate that the concrete has reached its full working strength.

4.7 BRICK AND BLOCKWORK

Bricks and blocks will be delivered to site and off loaded where possible directly adjacent to the areas in which they will be required. Where there is no access for wheeled vehicles to the area of works, materials will be distributed by the tower crane using the appropriate lifting equipment.



Figure 13 – Brick Forks, for use with tower cranes

The materials will be inspected upon delivery for quality and damage; any sub-standard materials will be rejected.

The materials will be stored on their pallets and protected from the elements by shrink wrapping. The materials will again be inspected for quality and damage before being incorporated into the structure.

Care will be taken to establish the correct setting out the regular checks will be made for line, level and quality as work proceeds.

Risk assessments for manual handling will need to be carried out to alleviate any risk of personal injury. Relevant precautions will be incorporated into method statements.

4.8 ROOF STRUCTURE

Upon acceptance and handover of the concrete frame the roof cladding works will commence. Perimeter edge protection and where necessary internal birdcage scaffolding will be installed by specialist subcontractors under the guidance of the roofing contractor.

After installation of the scaffold and acceptance by Countryside Properties the roofing materials will be craned into location using the tower crane.

Roofing materials will be loaded out on the scaffold using the crane. Scaffold tower staircases will be used for access of operatives to the working area. Roof installation will follow the same installation sequence as that of the main concrete frames and the brick and block work.

4.9 EXTERNAL WINDOWS / CURTAIN WALLING/ CLADDING

This works will be carried out by specialist subcontractors. Care will be taken upon delivery to ensure that materials are carefully unloaded, stacked and protected ready for use. Prior to acceptance of any components on site, all will be inspected for quality of product and any damage that may have occurred during transportation to site.

All components will be carefully and fully protected during the construction process so as to avoid any resultant damage. Access for the works will from the main elevation scaffold due to the site constraints.



Figure 14 – Glass lifting frame/ Vacuum frame

Materials will be moved into position using the tower cranes. The appropriate lifting frame will be used when lifting to prevent damage to the units and to ensure safe procedures are followed (See figure 13).

4.10 INTERNAL FINISHES

A finishes programme will be produced in conjunction with all trades which will then be closely monitored throughout the duration of the project.

As soon as the building work is sufficiently advanced the first fix installation will proceed.

The partitioning/dry lining will be set out in accordance with the agreed Architects details.

During the plumbing first fix period all mains services, such as hot and cold water pipe work and heating, will be installed. Testing will be carried out to an approved standard in stages to suit the progress of the works.

The electrical first fix works will be co-ordinated with the plumbing and will consist of all necessary conduits and trunking to facilitate the wiring of the electrical installations. As soon as containment is sufficiently advanced wiring will commence.

All carpentry 1st fix items, i.e. door linings, frames, window boards, grounds etc., and will be fitted prior to the commencement of plastering and finishing. All finished items will be protected from damage during the construction process

Plastering and dry lining works will progress in line with the progression of the M&E 1st fix items. Particular attention will be given to the following: -

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- Confirming that all penetrations through walls have been completed made good and fire stopped if required.
- Ensuring that all reasonable shrinkage has taken place within the block work and there are no saturated areas.
- That all pre-finished elements are fully protected.
- That the buildings is sufficiently watertight and protected from the elements and ensure that the temperatures are in the correct range for plastering works to proceed.
- That good level of temporary lighting is provided.
- All areas of work are to be kept clean and tidy; this would be monitored on a day to day basis by the Site Management Team.

All redundant off-cuts of board/studwork will be cleared from the workface on a regular basis to an agreed location for removal from site for recycling.

On satisfactory completion of the dry lining and plastering, second fix activities will commence such as the installation of grilles/diffusers, fixing of sanitary ware and connection of electrical light fittings and accessories along with the installation of final items of specialist equipment in line with allied building finishes.

Throughout the services installation, routine inspections will be carried out to ensure that the services are being installed to the required standards within the requirements of the specification. Sectional testing will be carried out as the progress of the work

As each area is released and accepted the carpentry 2nd fix works will commence and follow the programmed sequence. It is our intention to sample fix finals items, i.e. hooks, toilet roll holders etc. remove to safe place and final fit after decorations are complete.

The decorations will naturally follow the carpentry 2nd fix and will be sequenced in this way. Prior to decorations commencing all rooms and areas will be thoroughly

inspected for any defects, once areas are cleaned and only then will the decorations commence.

Protection of all joinery items will be maintained until Practical Completion.

Following the completion of the final fix, each unit will be inspected by Countryside Properties and any defects found will be made good. The Unit will then be offered to the client for inspection, and an agreed snagging list will be prepared, and the works made good.

Once the final snagging is completed the units will be handed over to the client and locked up until each block is ready to occupy.

4.11 EXTERNAL WORKS

Arrangements will be made in advance for the inspection and witnessing of tests by the local authority to ensure that works are carried out in accordance with their requirements and to suit the construction programme.

Works to form hard landscaping features such as planters and paths and roads will commence following the striking of the scaffolding.

Areas will be completed and handed over with the adjacent block. Adjacent areas that have yet to be completed will be fenced off until such time as they are complete, and the adjacent block is ready for handover.

It is envisaged that specific method statements for this section will be required and as such will be obtained and agreed prior to commencement.

4.12 TREE PROTECTION

Within this phase there may be trees of importance that will be retained in the final landscaping scheme; these trees will be protected to prevent damage.

Within the site boundary a protective fence will be erected around trees that are being retained to prevent traffic, both pedestrian and vehicular, from entering under the

canopy of the tree. Material storage areas will be located away from trees to prevent potential risks of accidental damage from potentially harmful materials and also loadings on the root ball of the tree.

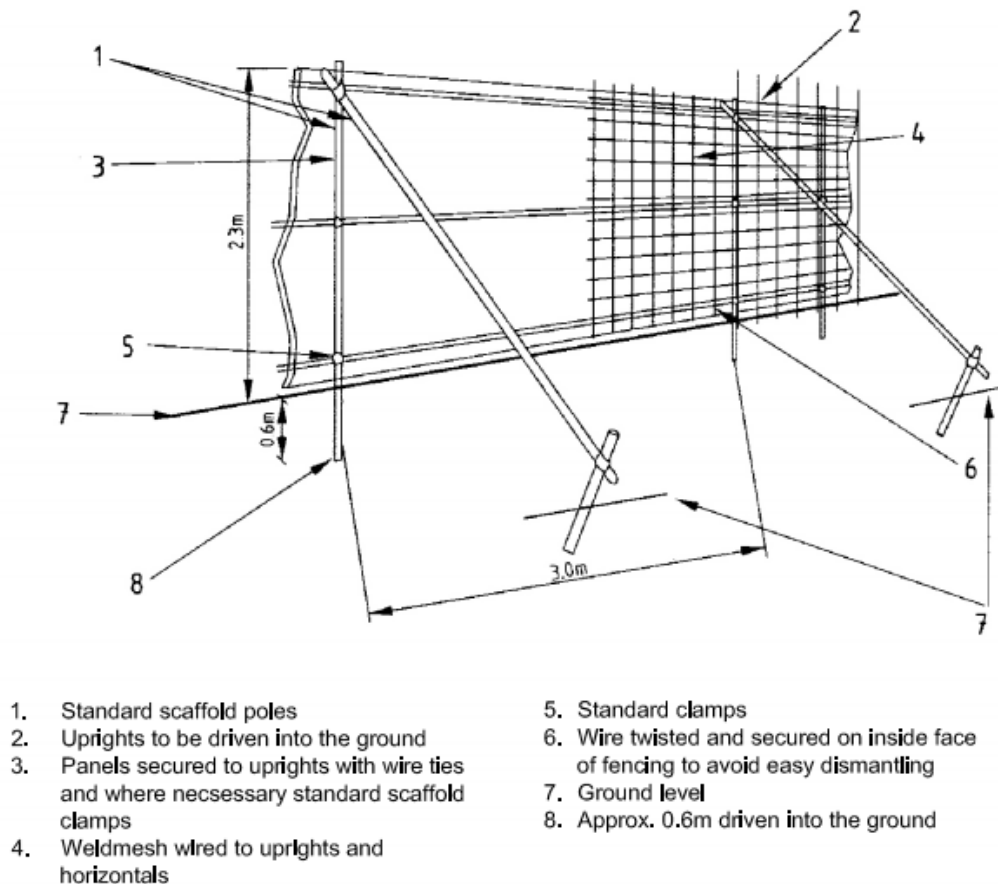


Figure 15 - Typical tree protection detail

Full details of the tree protection scheme will be developed as part of Countryside Properties environmental plan before the project starts on site.

5.0 SUMMARY

In the above method statement Countryside Properties have set out to demonstrate our commitment to a well planned and safely executed project. We have shown that the works have been carefully sequenced for both the construction and occupation phases of the project. Countryside Properties have integrated our master plan for the

estate regeneration and ensured that this fits into the existing estate in such a way as to minimise the disruption to the local land users, to maximise the size of each construction phase and thus minimise the overall duration of the project.

In the above text we have explained the sequencing of the works and the methods that will be employed to deliver a successful project in the shortest possible time period.

The above trade method statements are of a general nature and indicative to a project of this type. Therefore prior to the commencement of each stage of the construction works, job specific method statements will be produced and agreed with the Countryside Properties Limited Site Management Team and the Planning Supervisor for inclusion in the Safety Plan.