

422 Upper Richmond Road West
East Sheen
London
SW14 7JX

Proposed conversion to 7 flats and 1 retail unit

CONSTRUCTION MANAGEMENT STATEMENT

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Revised:

Introduction

The works consist of a rear basement, and upper and lower ground floor and roof extension to an existing terraced property, currently laid out as two shop units with a 3 bedroom flat at first floor level. Associated works include demolition of existing internal, new structural steelwork, formation of new RC lightwell, New partitions, services and finishes.

Workmanship

All works will be carried out in accordance with the contract specification and relevant British Standards codes of practice for Building Works and as shown on current Architects & Engineers Drawings.

Site Management

Site Manger:

Will oversee the works on a day to day basis and ensure that all necessary safety measures are in place to maintain a safe working environment.

Contracts Director:

Will oversee the main works and visit site on a regular basis at least three times a week

Site Set-up

The main contractors propose to have the following :

- Welfare / Canteen (Heated with Cooking Facilities)
- Storage.
- Portaloo sited within the hoarding

Site Tidiness

The Main Contractor enforce the following:

All surplus materials to be cleared to rubbish skips within compound.

When an area of work is completed the Main Contractor will ensure that all sub contractors clear the area and leave ready for the next trade.

Site Waste Management

Contractor to submit a Construction site waste management plan as part of BREEAM certification process, to recognise the importance of Site Waste Management on the efficient use of resources during construction and demolition, and to promote the reduction and effective management of site waste. Waste generated through the site refurbishment process is managed in accordance with BREEAM checklist A9.

Safety

All works will be carried out in accordance with Main contractor's Health & Safety Policy.

Risk Assessment

Additional risks identified onsite to be added by Site Manager.

Site Manager to communicate Risk Assessment to operatives and get signature on the back to confirm that they have read and understood the risks involved in the works.

General Site Safety

All Construction Operatives, Sub Contractors and visitors to the site will wear Hard Hats & Safety Boots at all times

Hi Vis PPE will be worn in designated area's.

Gloves / Goggles/ Ear Plugs / Masks will be available for site operatives.

Masks & Gloves to be worn when carrying out demolition works.

Where possible materials for the works will be loaded mechanically but in the event of this not being practical all operatives will adhere to Manual Lifting Regs.

COSHH

All Site operatives will be given a general site induction & briefing regarding safety in general and COSHH any specific hazards will be discussed at the time.

Communication of Method Statement to site operatives

All operatives will be advised of the contents/requirements of the Site Method Statement. They will also be advised verbally, as required, of any changes to the aforementioned document.

Sequence of Works

- Take possession of the site and set up welfare facilities, and make site secure with hoarding, and form storage area in rear garden.
- Set up site electrics and make safe all other services capping off & moving as necessary.
- Finalise sequence of demolition with structural engineer
- Commence demolition of internal walls
- Commence excavation of front and rear lightwells and lower ground floor.
- Erect temp propping to ensure that ground does not collapse to lightwells.

- Remove rubble to lightwells and lower ground floor and store on front hardstanding, for collection by grab lorry.
- Repeat as necessary
- Break out floor slab locally and cast new mass / RC bases.
- Erect new steel columns & beams to support existing floor above
- Remove system propping once approved by Engineer
- Cast new RC slab and walls to basement extension
- Construct new external cavity walls & roof joinery.
- Carry out slating, flat roof covering and flashings.
- Carryout 1st fix plumbing and electrics
- Board and form ceilings, close up partitions. / Once fully boarded skim
- Carryout 2nd fix Carpentry, 2nd fix plumbing and electrics
- Carryout installation of Fixtures and fittings Sanitaryware & kitchen.
- Carryout finishes Decorations, tiling & soft finishes etc.
- Carryout Finals fixing of coverplates ironmongery etc.
- Carryout external works including drainage, and hard landscaping
- Test & Commission Plumbing, Drainage and Electrics
- Obtain Corgi & NIECE Completion certificates for Plumbing and Electrics.

Methodology

Demolition / Stripout

Seal Off area to stop dust / define area of works with physical barrier to stop entry by unauthorised personal

Ensure services capped off and made safe.

Distribute appropriate PPE , (Gloves, Goggles , Masks etc)

Carryout demolition of brick external walls to basement using pneumatic heavy breakers

Install conveyor to take rubble from excavations and fill skips located on front driveway storage area within hoarding.

Grab away rubble from front storage area within hoarding. Collections to be arranged for mid day where possible, to avoid peak pedestrian hours. Contractor to allow for 2 banksmen for each collection, to escort pedestrians and check on safe working practice.

Access route from storage area to be clearly marked & defined with cones

Underpinning

Each underpinning section will be excavated and shored up using trench sheets and Acrow props. If necessary, the rear face of the underpin excavation will be shored up also using trench sheets level in line with the back of the party wall. This will avoid concrete overspill to next doors property. A concrete slurry will be poured down the profiles behind the trench sheets to ensure no voids are created to the adjacent ground. The underside of the existing foundation will be cleaned of any debris. The reinforcement will be fixed in place, both in the stem and base of the underpin section as per the engineers detail. The underpinning base will be poured and tamped level. A plywood timber shutter will be erected to form the face of each underpin and this will be propped of the central mass. Concrete will be poured to fill the void and the timber shutter struck after sufficient curing time. Each underpin section will be propped back of the central mass in the temporary condition until the basement slab is in place. A dry pack,75mm deep, will be well rammed to fill the void between the underside of the existing wall and the new underpin. Any existing corbel will be removed by hand once the drypack has cured. The remaining underpinning will be carried

out using the same process throughout the basement area in approximately 1m sections in a hit and miss sequence. The retaining walls to the rear garden area will be constructed in 1m widths. The reinforcement will be installed to the retaining walls and base and the concrete base poured leaving provision for any drainage gulleys. A timber shutter will be erected to the face of the retaining wall and concrete poured to fill the void. Once the concrete has cured the timber shutter will be removed, and denailed and stored safely. The retaining wall will be propped laterally until the basement structure around is complete.

Structural steelwork

Arrange for steelwork contractor to fabricate steel columns & beams offsite.

Deliver to site using Hiab / Crane offload vehicle and offload directly into front storage area within hoarding. Deliveries to be arranged for mid day where possible, to avoid peak pedestrian hours. Contractor to allow for 2 banksmen for each delivery, to escort pedestrians and check on safe working practice.

Erect steel by hand using specialist genie lifts etc (works to be carried out by specialist)

Once all steel erected, plumbed and grouted.

Remove temp props.

Structural Alterations

When cutting and forming holes or demolishing any load bearing walls ensure that adequate temporary works are in place ie Props or RMD Slimshores including needles above.

Cut appropriate new brickwork openings using petrol disc cutter and demolish using mechanical breakers.

Allow to Quoin up demolished brickwork.

Install padstones to required locations

Install all necessary lintels or steels as defined on engineers drawings,

Once installed dry pack and make good brickworks above after removal of needles

New external walls & internal Partitions

Define full extent of works as detailed on drawings

Form new brick/block cavity walls as detailed on drawings.

Form timber or metal stud partitions to revised layouts and board one side

Allow services contractors to install any services within partitions.

Close up partitions and install any insulation and finish as necessary (ie Tape & Joint or skim)

New Ceilings

Allow to form plasterboards ceilings. Ensure services are located in the correct positions

Plumbing and Electrical works

Both these trades will be sub contracted out and carried out by specialist contractors who will be corgi registered / NIECE respectively all works will be carried out in accordance with these regulations and the M&E specification

General Works

Supply and fix any joinery (Doors, skirting, dado kitchen units etc)

Prepare and make good as necessary existing retained internal and external walls.

Apply Gybond to all retained / made good surfaces and apply skim plaster finish to all surfaces.

Prepare subfloors and lay specified floor finish.

Supply & Fix agreed wall tiling to suitably prepared substrates as defined within contract drawings

Decorations

Clean down and abrade as necessary or as defined within specification

Ensure appropriate PPE to be worn Face masks / Goggles when abrading by hand or mechanical means.

Apply relevant number of coats of primer, undercoat and topcoat as per specification.

Ensure decorations are carried out to good standard and carryout any test panels as required by client.

Once area's complete site foreman to snag and offer to the client for inspection. Client to issue snagging list and works to be snagged in agreed time period.

Materials General

To be as per architects drawings and contract specification,
As works progress main contractor will prepare an Information Required schedule requesting information on PC sum finishes etc. This can be updated at monthly site meetings.

Transportation of Materials

- **Deliveries**

Generally all materials will be delivered to the hoarded yard area to the front of the building. The size of any HGV loading or unloading materials at the site will be restricted to a maximum of 8.7m long, 2.55m in width and to a maximum weight of 18 tonnes. Vehicles up to this maximum size can stop behind the existing loading bay in Upper Richmond Road West (20 minutes maximum). Larger deliveries can be offloaded by crane directly into the storage area behind the hoarding. Smaller deliveries can be by van which can park in the loading bay (see Construction Site Plan). Additional parking spaces for light deliveries are available at the corner of Grahamesdyke Avenue, within 70 metres of the site (1 hour

maximum). It is considered that the scale of the project does not warrant the suspension of parking bays or pavement closures.

For Heavy deliveries the footway will be reinforced to prevent any damage to existing utilities and in case an unforeseen damage occurs to the footway, damages will be rectified by the applicant. All lorry deliveries will be overseen by 2 banksmen, one each side of the lorry, to This will guarantee the manoeuvring of vehicles entering and leaving site while also ensure the safety of cyclists and pedestrians. The banksmen will operate retractable fences to prevent any access to the area where the crane is operating. Due to the nature of the project it is unlikely that deliveries of this nature will occur more than once or twice per week and they will be coordinated to avoid any queuing.

- **Removal of waste materials:**

Removal of waste will be carried out using the same system as deliveries, from a dedicated area behind the front hoarding. The duration of the project is expected to be seven months in total, starting in mid March 2020. The first three months will largely be spent on underpinning, which is slow, painstaking work. This will produce most of the anticipated waste removal but will only require two visits per week from the grab lorry.

All waste materials will be taken to a licenced waste site. Pat 8 of the Sustainable Construction Checklist which formed part of the original planning application details the standards which will be applied to recycling of waste materials.

- **Parking for site operatives and visitor vehicles:**

The Parking Survey which formed part of the planning application has identified that Tangier Road, located 150 metres from the site is lightly parked with 15-20 unoccupied kerb spaces. The attached photographs which were taken on 28th June show that adequate parking is still available.

The site is also well served by public transport. Upper Richmond Road West has frequent bus services and Mortlake train station is within a ten minute walking distance. The construction work is therefore likely to have a negligible effect on neighbouring parking.

Plant

It is envisaged that the following plant will be required:

- 1.5 Tonne Excavator with Rubber tracks
- Conveyor for underpinning operations
- Misc 110 Volt Breakers, Structural alterations and internal demolitions.
- All electrical plant to hold Current PAT test certificate.
- All other tools to be hand tools



Parking available at Tangier Road, Friday 28th June, 11am.

