

Construction Method Statement

30th July 2020

Project Address

23 Hark the Bounty Inn
Town End
Slaidburn
Clitheroe

Description

Following an incident at Hark the Bounty Inn, Slaidburn, a large vehicle impacted with the corner of the building. This impact has caused significant structural damage to the walls. The structure is currently in a safe condition but due to the amount of damage to the walls, a partial rebuild is necessary to restore the building back to a fully safe condition.

The intention will be that the building is reconstructed exactly like for like. Where possible the existing stones and particularly the quoins, window heads and cills will be cleaned down and reused. Where windows have to be removed again the hope is they will be salvaged. Part of the roof coverings need to be removed (approximately 15m² see drawing 13406-08.A1) and stored as the wall repair works are being carried out. The stored roof coverings are to be reinstated on completion of the wall repair works. Removing part of the roof coverings local to the works will reduce the amount of weight put on the props etc.

The works will require a system of traffic management, likely 4 way.

Security and Site Setup

Plywood hoarding or heras fencing will be erected on the site boundary, to secure it during the contract period. These hoardings or fences will be maintained and adapted during the contract to suit the works. Anti-collision barriers to be placed on the scaffolding facing the main roads. Site office and welfare facilities will be in the carpark area (see Site Plan drawing 13406 – 05.A1). Temporary site accommodation and welfare will comprise of the Site Managers office/Canteen/refreshments facilities, Toilets and storage containers for site materials etc. These will be erected on suitable hard standing. All temporary site accommodation and storage cabins/containers will be kept clean and tidy at all times.

Personnel

All personnel to be inducted prior to gaining access to the site. They will be informed of the specific site rules required relating to this project.

Contractor/Visitor Safety

Site Manager/Foreman to liaise with other contractors and staff on a day to day basis and ensure they are aware of all the risks present during the works. Staff and contractors will not leave an area of works in an untidy/dangerous condition or with risks to themselves, other contractors, visitors and tenants of the dwellings or the public. All tools and equipment will be cleared or moved to secure storage if necessary, at the completion of each shift. Scaffold, ladders and any other access to height will be made inaccessible.

Site Access, Egress and Deliveries

Vehicular and pedestrian access to the site compound will be from the main road, Town End. Vehicles will be able to turn around on site, avoiding complicated reversing procedures on the main roads. Delivery constraints will be identified to all suppliers and trade contractors. Deliveries of materials, plant and equipment will be controlled and co-ordinated to best ability to prevent congestion and disruption to traffic on Town End and surrounding roads. Parking for all site operatives and visitors will be on the site within the car park area.

Signage

Adequate signage to be installed such that vehicle deliveries and access to the site are clearly defined within the general site geographical area.

A main construction signboard will be positioned in agreement with the Client. Site signage will be provided within the curtilage of the site as necessary to advise operatives/visitors and delivery staff of safety requirements within the confines of the site and where to report on arrival. Such signage will include: - Accommodation, Access requirements, Safety Requirements & general site Dangers/Hazards.

PPE

All site workers and visitors must wear:

hard hats

safety boots

hi visibility vests

protective clothing at all times

Other items of PPE such as eye protection and gloves must be worn when necessary.

First Aid

A first aid box will be located in the canteen/refreshments cabin – any accidents will be reported to the site manager/foreman and put in the site accident book.

Movement and Handling of Materials

The storage of materials on site will be kept to an absolute minimum and therefore delivery scheduling will be carried out to ensure supply is on a 'just in time' basis only. Storage will take place in the site compound within the carpark area. All concrete and screed deliveries will be proposed as 'ready mixed' and will be delivered to site in appropriate vehicles. Concrete placement techniques will be changed and adapted to suit the location and suitability of the equipment for its placement.

Material Storage and Handling

The contractor's site compound area will provide the storage area for all plant and materials delivered to site. Materials will be stored within the container. More vulnerable materials/equipment will be stored in the secure site container, or programmed on to site to be incorporated directly into the construction. All materials will be stored as far away from the construction site as possible. The area will be kept tidy to minimise trip hazards. All staff will take care when handling materials.

Manual Handling

All staff and contractors will be instructed on the potential dangers of manual handling and will be trained on manual handling. Staff and contractors will not lift items of tools or equipment beyond their capabilities. Heavy or awkward items will be broken down into smaller more manageable units or dual lifted where it is not possible. It is the responsibility of the site foreman to identify and control potentially dangerous manual handling situations as they occur on site on a day to day basis.

Waste Management

Rubbish skips will be provided within the construction site area, which will be removed and replaced on a regular basis. All trade contractors will be required to transport and deposit their rubbish within this provision. We are working towards better understanding waste management so the volume of waste to be disposed is reduced and segregation enables as much as possible to be recycled.

Dust and Debris

The site will be kept clean and tidy at all times and will accord with all statutory requirements. Particular attention will be given to preventing the contamination of the adjoining roadway.

Safety

Full recognition and regard will be taken in the management and execution of the project of the Construction Design and Management Regulations 1994. All trade contractors are obliged to provide safety policies, plans and method statements and will be interviewed prior to order placement on all aspects of safety, health and welfare.

Main Hazards to Your Safety

Contact with live services underground.
Trench/Excavation collapse.
Falls into trench/excavation, equipment falling.
Injury to operators and others from contact with heavy machinery.
Injury from incorrect manual handling.
Injury from slips, trips and falls.
Injury from incorrect actions of other contractors on site.
Injury to members of the public during construction work activities.
Fall from working at height.

Preventative Measures you must take

You must be "competent" to carry out the task.
Apprentices/young workers will be supervised and will not carry out tasks they are not trained to do
You must NOT carry materials deemed too heavy.
Barriers erected around work areas if it is deemed necessary by the site manager/foreman or site safety officer.
Visitors and other members of staff are prohibited from entry unless accompanied by a competent person, all visitors will be issued with the correct PPE.
You must hold the appropriate licence and/or training for operating machinery.

Environmental Measures

You must dispose of the waste and spoil in the correct designated skip provided for waste.

Pre-Work

Before work commences ensure you have the correct documents/risk assessment and that you have read, understood & sign them.

Organise work procedures with other personnel before work commences toolbox talk.

Ensure materials are located locally to work area by use of mechanical means if possible.

Establish safe work area, use hazard tape.

Extensive Photographic records are to be taken of the existing and surrounding areas.

Protection of the existing building against possible accidental damage.

The surrounding historic fabric of the building is to be adequately protected with "Antinox" type sheeting in conjunction with dustsheets.

Photographic records of the condition of surrounding areas are to be taken.

Proposed Work Procedures

Initial setup of site including delivery & placement of site cabins.
Setup scaffolding with anti-crash barriers and heras fencing to full perimeter of site.

Erect/install contractor designed temporary structural support to the roof structure, ceiling structure and the first-floor structures and residual walling. Erect access scaffolding with hoarding and debris protection.

Strip existing roof coverings and place into storage for reinstatement on completion.

Remove all services, rain water goods and road signs etc attached to the building near the proposed works and put into storage if in good condition. Photos are to be taken to show position of items removed. CA to inspect and instruct any repairs/replacements that are deemed necessary. All and any such additional works to be approved by the LBO.

Remove all windows and doors and place in storage. CA to inspect and assess any repairs/replacements at this time. All and any such additional works to be approved by the LBO.

Carefully dismantle and clean stonework walling and lay on pallets in a safe location within the site. Lintels, sills and key stone sections to be marked, and recorded so as to ensure reconstruction is in the original sequence and arrangement. All stone work to be inspected and any damage reported to the CA at once.

Excavate for new foundations as designed, albeit subject to discovered ground conditions.

Cast foundations as indicated on proposed drawings.

Reform/construct clay drainage and service entries where necessary.

Rebuild fully cleaned stonework, heads, cills & art stone quoins using a lime mortar (1-part hydraulic (NHL3.5) lime and 3 parts sand, (mixed coarse and building) to approval). Lintels, sills and quoins to be returned to their original positions. Walling to comprise two leafs of natural stone walling, built with absolute care to recreate the original sequence and arrangement. Cavity to be lime secured cavity, with thrifts as found, with new to replace any fractured sections. Lintels may require a 2-person lift. Contractors to have working at height & manual handling training/tool box talks before work is started.

Make good/repair ground floor slab as necessary. Extent to be agreed following demolition/dismantling. Additional works to be agreed with CA & LBO in the first instance.

Build in - first floor joists as the work proceeds. The ends of the joists to be wrapped in DPC/joist socks to ensure they are isolate from damp. Insulate first floor structure as detailed.

Repointing of stonework to be in accordance with the appended 'Repointing With Lime Mortar' method statement appended.

Reinstate windows (windows to be fully cleaned and painted, if glazing is cracked the panel will need to be replaced in matching plate glass) and doors.

Re-roof using salvaged slate onto tanalised battens and breathable sarking membrane. Reclaimed matching slates to be used to make up any shortfall.

Ground floor dry lining to be re-constructed as existing.

First fix all services, as existing and ensuring to adapt to comply with current requirements/regulations.

First floor walls to toilet area to be fully checked and made good/repared as necessary. If any of the bathroom suite was affected by the proposed works they are to be fixed in place and plumbed in & checked.

Apply horsehair lime plaster finish to all rebuilt walls and to repair damage resulting from the works. Lath and lime plaster to ceilings.

Second fix joinery to all walls, floors and ceilings.

Second fix all services and fixtures and fittings.

Redecorate all plastered surfaces with breathable emulsion. Redecorate all woodwork with paint to match existing. Colours TBC.

Relay floor finishes to specification.

Snagging of Ground and First floor areas.

Completion of works.

Clearance of temporary site accommodation buildings

Make good carpark and all external work areas back to previous conditions.

Project hand over.