

THE BRUNSWICK CENTRE

METHOD STATEMENT

Contract/Job Name	The Brunswick Centre (Major Works)
Contract/Job Number	117591
Date	31/05/2013
Method Statement Written by	Elizabeth Davidson

1 INTRODUCTION

This Method Statement describes the safe methods that will be used to carry out the work without damaging listed elements of the building. It gives details of how the work will be carried out. These works are required to remedy extensive leaking and ponding throughout the retail centre; several emergency repairs have been required to the roofing and drainage elements since the last refurbishment in 2007.

2 DESCRIPTION OF WORK

The scope of works comprises the Refurbishment and overhaul of several areas of roofing and paving. There will be the replacement of roofs to the Piazza and Podium levels (please see the logistics plan) and the existing drainage system will be overhauled.

The sequence of operations involved in the work is contained within the logistics document; this may be subject to improvements suggested by the appointed contractor.

The contract period is proposed to be 12-18 months.

All works shall be phased to suit. Working hours shall be from 08.00 to 18.00 Mon-Fri and 08.00 -12.00 Saturdays. Out-of-hours working will be required; this will be coordinated with the site manager, retail and residential tenants.

3 LOCATION OF WORK

The works will take place at The Brunswick Centre. All areas of work and the site compound shall be cordoned off while works are being undertaken, with appropriate warning notices to segregate visitors to the retail centre from the Works.

Prior to works commencing a survey of all services shall be carried out and copies kept in the site office detailing services runs and depths.

4 ACCESS ARRANGEMENTS

Description: The site shall be accessed from Handel Street and Bernard Street.

Limitations: The Contractor shall note the proximity of existing retail units to the site entrance and shall take all necessary precautions to prevent any nuisance or inconvenience to the residents and tenants when accessing the site.

5 LICENCE

If a licence is required for this work, details of licence required, who holds it and where a copy of this licence is stored will be provided.

6 PERMIT-TO-WORK

A Permit-to-Work system will be used and will specify who will issue the Permits and for what work they are required and where copies will be filed.

7 ENVIRONMENT

All waste emanating from the works will be sorted and disposed off site by licensed waste handling contractors. Where possible waste materials which are recyclable will be separated and disposed of at recycling centres.

Dust and smoke levels are to be kept down by the controlled use of water sprays. The entire site will be designated as a no smoking area.

8 METHODOLOGY

The works will be carried out in a logical sequence with each activity being controlled by a method statement and risk assessment pertinent to that activity.

The sequencing of the principal activities will be (subject to amendment to suit changing site conditions and unforeseen events as the works proceed) as follows:-

1. Establishment of site compounds and access routes
2. Survey of existing services and validation reports produced
3. Enabling works to the drainage and roof overhaul
4. Careful removal of paving slabs and existing screed to the Piazza and Podium areas in sections. A method statement to be provided by the contractor of how the screed will be removed to ensure the layer of Procor waterproofing is maintained.
5. The listed artwork (water features) to the Piazza level are removed when required, as per the method statement prepared by Art Fabrications, and reinstated once the works have been completed to the relevant sections
6. The new waterproof layer and paving slabs to match existing are to be carefully laid in sections above the existing Procor layer.

7. The paving to the Podium level will be installed as a floating layer to enable access to the drainage system underneath
8. The drainage system to the basement car park commences, ensuring that all existing materials to be retained are protected.
9. The downpipes and drainage system to the Piazza and Podium commences; the detail of installation has been reviewed and adjusted several times to reduce the visual impact of the new system, as per the 3D drawings
10. There will be daily inspections by the site facilities management team, the Clerk of Works and tri-weekly visits made by the Project Manager. The design team will be visiting the site at least once a week. All of these inspections will ensure that the work is being carried out carefully and to the required standard.

9 OTHER INFORMATION

This Method Statement will be expanded and modified once a contractor has been appointed. All 'addendums' to this Method Statement will be made available for approval, before any works detailed within them are commenced.