

Preliminary Construction Method Statement

Redevelopment of No 81 Bayham St London NW1 0AG

**To redevelop the site to provide 7
units of residential accommodation
on upper floors
and
commercial units on the
ground floor and lower ground floor**

Version 2 10 February 2015

General Description of the Construction Work	The demolition of the existing commercial building and the construction of 7 flats with ancillary retail accommodation and external works
The Site	81 Bayham St London NW1 0AG
Employer	Soul Partners Ltd, 20 Northdown Street, Kings Cross, London N1 9BG
Employers Agent & Cost Consultants	Robert Lombardelli Partnership St Luke's House 5 Walsworth Road Hitchin Herts. SG4 9SP Tel: 01462 436318 Email: bob@rlpsurveyors.co.uk
Architect	Sprunt Architects 20 Northdown St Kings Cross London N1 9BG Tel: 020 7287 1153
Structural Engineer	Galldris Construction Galldris House Pavilion Business Centre Kinetic Crescent Innova Science Park Enfield EN3 7FJ
CDM Co-ordinator	Robert Lombardelli Partnership St Luke's House 5 Walsworth Road Hitchin Herts. SG4 9SP Tel: 01462 436318 Email: bob@rlpsurveyors.co.uk

<p>Health & Safety Issues</p>	<p>SCAFFOLDING</p> <p>Scaffolding to the front, rear and side of the property will be required to facilitate the works.</p> <p>A gantry will also be required over the pavement to facilitate the removal of excavated material and waste. A temporary structure licence will be obtained for the gantry and will be fully clad in plywood and decorated to match the hoarding. A protective and lit passage will be formed to allow uninterrupted use of the pavement outside 81 Bayham Street and a scaffold will be erected as per appointed contractors proposals and clad in accordance with the H&S guidelines which we will request from the appointed contact.</p> <p>The front and rear scaffolds will be clad in monaflex sheeting to minimise migration of dust from the works and the ends of the scaffold will be boarded to prevent access to adjoining properties. If required the scaffold will be alarmed. It is advisable that the scaffolding will be in place for the duration of the works.</p> <p>DEMOLITION</p> <p>Before any work commences on site an asbestos survey will be undertaken and if any asbestos is found this will be removed following the guidelines set out in Parts 1, 2 and 2 of BS 8520. The works will be undertaken in accordance with LB Camden hours of permitted working as below:</p> <p><input type="checkbox"/> Monday to Friday – 8am to 6pm <input type="checkbox"/> Saturday – 8am to 1pm <input type="checkbox"/> Sunday and Public Holidays – no working</p> <p>Throughout the demolition works we will endeavour to comply with the guidance provided in BS 5228: Parts 1 and 2 (1984) and part 4 (1986) with regard to noise control during construction and wherever possible use methods to minimise disruption to our neighbours. Demolition material will be removed via skips situated in the parking bays outside the property for the duration of the works loaded via a gantry spanning across the pavement. The temporary works engineer will design the propping to the vaults below ground level which will be in place while the skip is in position, these loadings will then be verified by the project structural engineer.</p> <p>Sub-contractors have been issued with relevant health and safety information during the tender process to allow them to resource and plan their works accordingly. The Health and Safety Conditions for Sub-contractors shall be issued to every sub-contractor and is applicable to this project. Every sub-contractor will attend a pre-start meeting at which the sub-contractor Quality and Safety Summary is completed to identify duty holders, allocate responsibilities, record common facilities and identify high risk activities and associated controls. Everyone prior to starting work on site will receive Induction Training at which time all appropriate health and safety information will be given. In addition to the daily management and monitoring of site activities there will be specific Progress Meetings where health and safety will be discussed, Health and Safety Meetings where Sub-contractors and the workforce will be consulted and there will also be briefings for all personnel engaged in high risk activities.</p> <p>The contractor shall provide complete and adequate method statements describing the method of any demolition and the reconstruction including any temporary support required during the works.</p>
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<p>Construction Programme</p>	<p>Anticipated Commencement: September 2015</p> <p>Anticipated Completion: May 2016</p>
<p>Site Conditions</p>	<p>The site is situated on Bayham Street and occupies a rectangular piece of land between the road and the commercial buildings to its rear.</p> <p>The site has an existing restaurant on the ground floor and accommodation above.</p> <p>A desktop geotechnical survey has been carried out and the report is available for reference. This will be attached to the Basement impact study.</p> <p>The new building will be constructed near to adjacent footways</p> <p>This means that there will be little external space on the site to position scaffolding, temporary site accommodation and storage facilities. There will be a need to utilise the pavement areas around the site to construct scaffolding and site buildings over the concourse.</p> <p>Storage of materials will take place on site during the construction process.</p> <p>There shall be no provision for visitor parking on-site. All visitor parking will have to be accommodated on-street using the Borough's zoned parking areas.</p> <p>Bayham Street is a busy road with parking restrictions and materials deliveries, loading and unloading with need to be carefully considered. A banksman shall be required for this operation. The site is situated near a pedestrian crossing, and the road has zig-zag lines painted in the immediate vicinity. It is proposed to apply for a suspension of the prohibitions associated with this in order to allow loading and unloading to take place during the works, and discussions are to take place with the Highway Authority to establish a safe and workable solution.</p> <p>Consultations will be required with the LB Camden Building Control & Highways to establish site rules for the construction adjacent to safety fences.</p>
<p>Construction description.</p>	<p>The building is envisaged as an insitu reinforced concrete frame with insitu reinforced concrete floors.</p> <p>A lower ground floor is envisaged, which will be of watertight reinforced concrete basement construction.</p> <p>Foundations are likely to be bored piles, in order to avoid vibration affecting the road.</p> <p>The residential units will have a common access with a main stairwell accessed through a side entrance.</p> <p>External walls are brick clad/rendered with solid doors and glazed fenestration and balustrading. Roofs are flat with single layer polymer coverings.</p>

<p>General Notes on Construction Methodology</p>	<p>A series of footpath/footway diversions, closures, loading and unloading restriction suspension will be required. The main entrance to the site will be on this elevation, and pedestrians will be diverted. Loading and unloading can be made on site during working hours from the frontage as proposed above. The existing building is a brick-built structure, and so careful demolition using small scale dismantling techniques will be possible. Debris will be kept on site until sufficient space is created to enable lorries to load up. Dust and pollution shall be minimised by adopting good practice including wetting areas where dust will be created, provision of debris netting to the face of scaffolding and the prohibition of fires.</p> <p>Wheel washing if required shall take place utilising appropriate moveable plant and equipment.</p> <p>A detailed survey shall be undertaken of the existing buildings to identify asbestos within the building fabric. Any asbestos shall be removed in accordance with current Building Regulations.</p> <p>A site waste management plan will be prepared and recyclable waste materials will be separated and sent to an appropriate recycling facility.</p> <p>During the demolition phase temporary accommodation and welfare facilities will be positioned on the scaffolding above GL on the Bayham Street frontage. A temporary 2000mm high hoarding shall be set up on the back edge of the footway to Bayham Street. The hoarding shall be designed and built to comply with Building Regulation provisions, wind loading requirements to be provided by the developer, and will incorporate a compliant viewing 'window' for public use during operational hours. The hoardings will be secure and shall prevent access to the site, apart from emergency procedures, during non-operational hours.</p> <p>During the Construction phase temporary accommodation and welfare facilities will need to be positioned above the footpath, providing a tunnel for pedestrians to pass. The hoarding will need to be set up min 1m from the face of the building, allowing a width of approx 1.5m from this to the kerb for pedestrians. 2000mm high hoarding to be used in this operation.</p> <p>Construction is envisaged to be an insitu reinforced concrete frame with insitu floors. Materials handling will take place using a hoist, with a mobile crane when necessary. Concrete will be pumped into place.</p> <p>Scaffolding can be erected in the space behind the hoarding and appropriate screening will be employed to protect the public and operatives from dust and debris during the course of the works.</p>
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<p>Risk Assessment</p>	<p>The Contractor shall provide, before the Commencement date, a comprehensive and adequate Health and Safety Plan complying in all respects with the CDM Regulations 2007. (and later CDM 2015)</p> <p>RISK ASSESSMENTS and METHOD STATEMENTS (RAMS)</p> <p>For the usual activities involved in construction projects the contractor will have prepared Risk Assessments and Method Statements for Site Based Activities which are included in the Site File. For specific activities in the proposed works carrying significant health and safety risks, which are not covered in the contractor's RAMS for Site Based Activities, the company will develop specific RAMS as listed in section 20 below.</p> <p>All sub-contractors are required, prior to commencing work on site, to provide RAMS for their activities on site. Their RAMS are included in the File available on site. These risk assessments will be checked by the site and contracts manager for compliance with H&S procedures, and monitored by the director responsible for health and safety.</p> <p>COSHH ASSESSMENTS</p> <p>Where harmful substances cannot be substituted with less harmful substances, each sub-contractor will be required to maintain and issue a register containing all harmful substances that they intend to use on this project.</p> <p>For each hazardous substance or process identified, the sub-contractor responsible shall produce a task specific COSHH Assessment and issue a Material Data Sheet for the substance. These will be maintained within the project office.</p> <p>When using hazardous substances the sub-contractor must provide evidence that the findings of each COSHH Assessment has been communicated to their operatives and those affected by the use. These records will be maintained within the project office.</p> <p>For the usual activities involved in the construction projects the company has carried COSHH Assessments which are included in the Site File.</p> <p>External Health and Safety Advisors will be responsible for carrying out further COSHH Assessments as required for any additional substances used on the project.</p>
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<p>Monitoring</p>	<p>ARRANGING FOR MONITORING</p> <p>The Contractor's arrangements for monitoring site health and safety will be:</p> <ul style="list-style-type: none"> • Site Management and supervision are responsible for ongoing monitoring of health and safety. • The site based Management Safety Representative is responsible for monitoring health and safety and in particular he will conduct a weekly formal inspection. • The Contractors' Health and Safety Advisers will visit site on a regular basis and will conduct formal audits and inspections. • All accidents and incidents will be investigated and recorded as per the detail in the Health and Safety. • Progress meetings will be held at which the health and safety performance will be reviewed. • At contract completion a review of the Safety Management System and performance of Subcontractors will be undertaken. • The Contractors site safety inspections procedures are contained within a policy document. These requirements are implemented and managed on each site by the site manager, and monitored by the director responsible for health and safety. <p>In addition to in-house procedures, the Contractor will employ an independent health and safety advisor limited to perform site based inspections on a fortnightly basis. The advisor will be shown around site by the site manager or an appointed company representative. Should the advisor see fit, then any unsafe practices or unsafe equipment observed may result in works being suspended until rectified.</p> <p>Following inspection of site, documentation systems will be inspected and all results recorded on approved forms. This information is collated and monitored through a meeting of our health and safety committee every three months to ensure we continue to meet and improve on our targets in practice. Copies will be provided to Client, Contract Administrator and CDM coordinator.</p> <p>The contractor must demonstrate safe working and protection of the public and of adjacent retained buildings and surfaces.</p>
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<p>Traffic management</p>	<p>SITE SET UP AND KEY CONTACTS</p> <p>During the works there will be a series of bays suspended for deliveries. To control access to and from Bayham Street we will set up a holding area where delivery trucks will be required to wait until access is granted by the site manager to enter Bayham Street where they will use the designated area to park while the delivery is unloaded.</p> <p>Estimated time on site for various vehicles will be approximately as follows;</p> <ul style="list-style-type: none"> • Small Van – 5-15 minutes on site • Large Van – 5-30 minutes on site • Hiab Lorry – 15-30 minutes on site • Ready Mix Lorry – 1 hour on site • Concrete Pump Truck – 4 hours on site <p>On occasion, due to the complex nature of the removal or delivery of material, these times might be exceeded.</p> <p>In the event of any issues with regard to traffic management the principal contractors key personnel will be available to resolve all issues</p> <p>In the event of issues with traffic management, the contractor will contact the LB Camden Highway Team to resolve:</p> <p>WORKS TO HIGHWAYS</p> <p>If there are works required that affect the highways or a temporary structure licence is needed The contractor will contact LB Camden Council on the above contact details.</p> <p>MONITORING, COORDINATING AND COMPLAINTS PROCEDURE</p> <p>Monitoring and Review – This Statement will be monitored and reviewed by both parties on a regular basis.</p> <p>Co-ordination With Other Parties – The Contractor will ensure that co-ordination is undertaken with parties involved in other construction projects within the area.</p> <p>Complaints Procedure – All complaints will be directed to the Site Manager and Contracts Manager who will relay any complaints requiring further action to the Design Team to rectify.</p>
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