Square Foot Solutions Limited

23 Downside Crescent NW3 2AN

02 06 16

Construction Management Statement

Scope of works

Under pin under the existing semi-detached property to form a basement
Re modelling to convert from ground floor flat and upper maisonette to a single dwelling
Extend into the existing loft to form additional living space
Complete fit out to a high standard including new M&E services.

Site set up

A pre start conditions survey of the pavement will be carried out prior to any works commencing.
Tree protection will be provided in line with the arboriculture report and method statement prepared by Landmark Trees, this protection will remain in place until all risk to the tree zone has been removed.

Construct a secure hoarding to 3 sides of the front garden with digital lock access, during working hours and dead locking facility to secure the site at all other times. The hoarding will be painted and the necessary signage attached to inform the public of restrictions in place and emergency contact details for the site/company personnel. Re painting will occur every 3 months or as requested by the project manager.

We will suspend two parking bays on the highway immediately in front of number 23 for collections and deliveries

Within the hoarding we will construct a bulk holding container for the excavated clay, from here the clay will be remove by grab lorry.

We will erect a conveyor system between the holding container and the excavation, to transfer the clay from the excavation to the holding container.

Removal of the clay will be by use of a grab truck on the basis of one load per day for the first 10 weeks and increasing to 2 loads per day for the remaining 11 weeks.

Ready mix concrete will be delivered as required in quantities of approximately 4m3 and wheel barrows used to deliver from the pavement to the site, each delivery lasting from 20 to 30 minutes
The deliveries will take place approximately every second day for the duration of 20 weeks.

A banksman will be present to control all collections and deliveries for the duration of the work.
Collections and deliveries will be scheduled to take place between the hours of 9.30am and 2.30pm to avoid the peak traffic times on this road, care will also be given to avoid deliveries when bin collection is taking place.

Strip out

Asbestos survey will be provided prior to strip out or demolition commencing

Mains electrical gas and water supply will be isolated prior to commencement of works and 110v electrical site supply fitted for site use.

All items of fixtures and fittings will be dismantled and reduced to a safe size for man handling off site. Larger items will be cut using replicating saw.
Light weight material will be removed from site using wait and load truck, and heavy rubble will be barrowed through the side gate to a skip skips

Temporary Works

A temporary works engineer will design all the temporary propping support that is required during the work, with regular inspections to ensure that the design is followed.

Propping

The following works will be carried out by a team lead by a building working foreman and 3 operatives all of whom are experienced with structural works

A survey of the existing structure will take place prior to works commencing
The propping will be carried out using the box frame system

200x200mm holes will be cut at 800mm intervals at ceiling and at floor level along the wall due to be removed.

152 x 152uc beams approx. 2m long will be inserted through at 800mm intervals at floor and at ceiling level,
Props will be inserted between the beams and laced together horizontally and diagonally using scaffold poles to maximise stability
Pockets will be cut out for pad stones and cast in position
The brick walls will be removed once all the props have had the final inspection.

Ceiling/ Floor joist propping will be carried out once we have drilled a hole through the floor slab to determine thickness and quality,
Once suitability is established we will lay heave timber spreader beams as the prop base and heavy timber beams as header beams on the ceiling and prop between using acro props.
These will remain in place until the final connections are in place onto the new steel beams

Demolition

Openings will be cut in the existing walls using diamond disc saw, fitted with dust extractor filters.
The masonry will be removed from the top down using 7kg demolition breakers onto a suspended crash deck fitted with rubberised crash deck sheeting to minimise noise and loading of the first floor, these will be moved by the operatives to the required location as the work progresses.

All materials will be reduced to a suitable size for removal, loaded into hippo tubs/ barrows and moved to the collection point.

Noise will be kept to a minimum with care being given to the tools and equipment being used during the strip and demolition.
Damping down will be used during the demolition to minimise dust

Steel beams

The beams will be delivered to site pre-fabricated, by a truck fitted with a crane capable of loading onto the site.
The Beams vary in weight from 80kg to 230kg
From here they will be pushed on dollies, to the required location.
Lifting the beams vertically into place will be carried out using a geni lift

Once the beams are in place they will be bolted in position, wedged using slate and finally dry packed using 3:1 mix of sharp sand and cement.
When the dry packing has cured the props and needles will be removed and all brickwork made good.

Core Drilling

Holes for pipe work will be drilled using diamond core drills powered by clutched electric drill 110v power.

Patrick O Sullivan
Square Foot Solutions Ltd