

CONSTRUCTION METHOD STATEMENT

*Refurbishment and Extension
of
Single Storey Commerical Building
To
Create Two-storey Dwelling*



**In compliance with the
Construction (Design & Management) Regulations 2015**

JUNE 2018
REVISION A: November 2018

Produced By

 **RedHouse**

*8 Gentian Close
Rushden, Northants
NN10 0UG*

Section 1.0

1.1 INTRODUCTION

1.1.1 The following report has been produced in accordance with the Construction (Design & Management) Regulations 2015 and relates to the proposed works to fully refurbish and extend the existing single storey commercial premises, currently serving as “Caprice” Unisex Hair and Beauty Salon.

The purpose of this report is to identify the hazards associated with the proposed works and to provide CMS Construction Method Statement to Camden Council Planning Department. This is a live document and will be adapted as the works progress and will also form part of the PCI (Pre-construction Information) in accordance with CDM 2015.

1.1.2 The information contained within this report has been compiled by Redhouse Plans Limited as Principal Designers for this project, in consultation with Procon Developments who will be the Principal Contractors for the works.

1.1.3 It is anticipated that the works will extend beyond 30 days on site. The Construction (Design & Management) Regulations 2015 apply and notification will be made to the Health and Safety Executive. A copy of the Form 10 notification will be forwarded to the Principal Contractor to be displayed on site for the duration of the Construction Phase of the project.

1.2 SUMMARY OF WORKS:

The proposed works briefly comprise:

The careful removal of the existing flat roofing material from the roof.

Removal of existing ceiling joists and false ceiling.

Construction of walls in masonry with thermal linings to form upper floor area, with flat roof.

Construction of masonry walls with thermal linings to form front elevation, from ground floor up.

Installation of structural steelwork – all in accordance with Structural Engineer's details.

Introduction of new floor joists at lower level and installation of staircase to upper floor.

Insertion of windows and doors.

Installation of new bathroom to first floor area, to include all associated plumbing works.

Section 2: Contact Details

CLIENT	PRO-CON DEVELOPMENTS LIMITED 35 COLWORTH HOUSE COLWORTH PARK SHARNBROOK BEDFORD MK44 1LQ	DAREN HUGHES	TEL: 07715 479090 EMAIL: info@pro- condevelopments.com
SITE ADDRESS	150 HAVERSTOCK HILL BELSIZE PARK LONDON NW3 2AY		
DESIGNERS - PRINCIPAL	REDHOUSE PLANS LIMITED 8 GENTIAN CLOSE RUSHDEN NORTHANTS NN10 0UG	ANNA JARDINE	TEL: 01933 358617 EMAIL: anna@redhouseplans.c o.uk
MAIN CONTRACTOR	PRO-CON DEVELOPMENTS LIMITED 35 COLWORTH HOUSE COLWORTH PARK SHARNBROOK BEDFORD MK44 1LQ	DAREN HUGHES	TEL: 07715 479090 EMAIL: info@pro- condevelopments.com
PARTY WALL SURVEYOR			
STRUCTURAL ENGINEER			

Section 3.0: Principal Designer's Report

3.1 EXISTING RECORDS AND PLANS:

3.1.1 Existing Plans (Building Record Drawings)

Existing plans are kept on file at Procon Developments Ltd.

3.1.2 Existing Services

Electrical Services:

Existing electrical installations are to be safely terminated and removed by electrician.

The building will benefit from new full electrical installation of small power and lighting all to be carried out by Part P registered Electrician.

Flexible supply cables must be disconnected from supply point when no longer in use. Cables must not be left trailing in an unsafe manner. Any difficulty with or failure of the supply must be immediately reported to Procon Developments.

All portable equipment must be constructed and maintained in compliance with the Electricity at Work Regulations 1989.

Contractors must ensure that only properly trained operatives use electrical portable equipment.

(ii) Fire Alarm / Fire Fighting Equipment:

For the duration of the contract, it is the Principal Contractor's responsibility to ensure installation of firefighting equipment and sufficient fire warning within the area of site under the control of the Principal Contractor.

Firefighting equipment is currently located within the Production Area will remain in situ under the care of the Principal Contractor, at the allowance of the Client.

Copies of all certification upon completion will need to be copied to the client for inclusion in the Health and Safety File.

(iii) Water/Heating Pipes:

Existing surface mounted pipework will be carefully removed from site.

(iv) Drainage:

There is a presence of waste water within the building. The location of the existing WC and WHB along with Utility sink are at the rear of the building. A new kitchen will be installed at this location and the existing waste runs modified to suit.

New wastes will be introduced to accept wastes from the proposed Bathroom and for the ground floor toilet.

3.1.3 Removal of Asbestos

All contractors working at the site must be acquainted with **The Control of Asbestos at Work Regulations 2012** and before commencing work the contractor should ensure that Procon have furnished them with all the relevant information regarding the presence of asbestos.

A risk assessment should still be carried out and if there is any doubt about any particular material, then it should be presumed that it contains asbestos and the correct precautions should be taken and the correct procedures should be followed in its removal or handling.

3.1.4 Hazardous materials

There are no contaminated products identified for removal or chemicals, flammable products or explosive materials stored within the area of works.

3.1.5 Disposal of Waste Materials

The proposed works to which this report relates includes the collection and disposal of roofing materials, internal partitions, joists and miscellaneous plumbing and electrical items.

The dismantling and removal of building materials shall be sequenced.

Waste materials are to be collected on site in a skip to be located kerbside at the front of the site. Procon Developments will apply for a skip licence.

3.1.6 Dust Minimisation

To prevent dust generation during the debris hauling, water spraying shall be applied during the hauling process.

3.1.7 Appraisal of Building

(i) Construction

The building where the works will take place is a single storey unit constructed in brickwork with painted, rendered sections and timber boarding.

(ii) Building Use

The building is currently being used as a hairdressing and beauty salon.

(iii) Degree of Deterioration

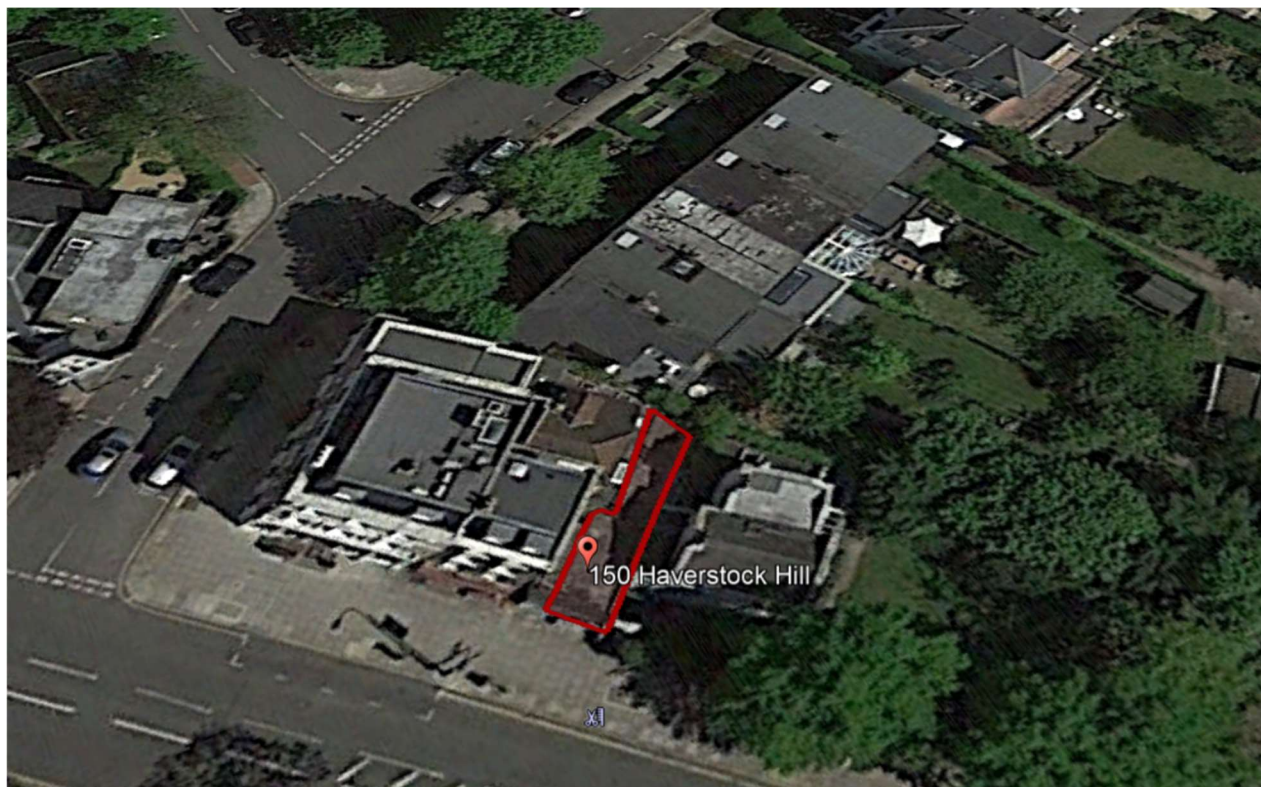
The building is in relatively good condition with signs of wear and tear.

The proposed refurbishment works to which this document relates will require additional consent under the Party Wall Act 1996. The details of the Party Wall Surveyor are contained within Section 1.0 of this report.

3.2 THE SITE:

3.2.1 Location

The site is located along Haverstock Hill in Belsize Park. The properties along this stretch of road are a mixture of use classes; predominately residential with small businesses.



The nearest Accident and Emergency department is:

*Royal Free Hospital
Accident and Emergency Department
Pond Street
London
NW3 2QG*

020 7794 0500

The attention of Contractors is drawn to the Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013 (RIDDOR) regarding accidents causing absence from work for more than 7 days and the sending of written notice in the prescribed form to the appropriate authority. Arrangements must be made for all accidents involving Contractors' employees, including reportable accidents, to be reported immediately to the Site Manager.

In the event of an accident, the Site manager must be contacted immediately.

3.2.2 Fire Precautions

The entire premises is a "NO SMOKING" area and this rule is strictly enforced. The use of any burning or welding equipment, blow torches or similar equipment is prohibited unless the consent of Procon Limited.

In areas where combustible materials are used or where there is a fire hazard, no smoking or naked lights will be allowed.

All extinguishers provided by the Contractor must carry labels indicating date of test (minimum requirements is annual inspection).

The Principal Contractor must identify means of fire detection / warning and fire fighting at the site in accordance with Regulation 32.

All means of escape must be kept free of all obstruction at all times.

Petroleum, petroleum mixtures, cellulose and any other highly inflammable or explosive substances must be stored and used in accordance with statutory regulations.

Any protective material or covering used must be of a fire-resistant material.

Combustible material such as paper, rags and waste/scrap material is to be placed in bins or skips supplied by the contractor.

These material must be regularly cleared away. No rubbish may be burned on site.

3.2.4 Traffic Management

3.2.4.1 Deliveries to site

All deliveries to the site will need to pull up kerbside outside of the building and will be limited to 7.5Tonne vehicles (as shown on accompanying plan).

The site does not benefit from off road parking. All visitors to the site must make arrangements for parking off site. The site is close to Belsize Park tube station.

All delivery drivers are to report to the Principal Contractor's Site Foreman on arrival.

CDM2015 Regulation 27 refers to site traffic routes.

Roads and pavements must be kept clear as far as is practicable to allow free and easy movement of traffic and pedestrians.

Deliveries to site must be co-ordinated to avoid peak trading hours in order to minimise impact on the neighbouring businesses and residences.

All personnel attending the site will only be permitted to access the site wearing appropriate PPE (Personal Protective Equipment). The Principal Contractor reserves the right to prohibit access to the site for anyone who is not dressed appropriately.

4.0 HAZARD IDENTIFICATION

4.1.1 Working at Height

The proposed works at 150 Haverstock Hill will involve working at height.

Scaffolding will be erected to the front elevation and will be contained within the site compound area. A hoarding licence will be obtained from Camden Council.

The erection, dismantling and safety requirements of the platforms and scaffold will be in accordance with the Work at Height Regulations 2005 and relevant codes of practice on scaffolding safety.

All ladders, steps, scaffold and other work equipment will comply with Provision and Use of Work Equipment Regulations 1998 and must be inspected by the Contractor before being used to ensure that they are in a safe condition.

All safety measures detailed in the Work at Height Regulations 2005 will be taken.

A second competent person will be in attendance and stationed where he/she can watch the roof worker.

When working on fragile roofs, crawling boards, duck ladders or ladders will be used.

Guard rails, working platforms or safety harnesses will be used when working close to the edge of roofs, and anywhere on roofs designated as "fragile".

Rubbish will be removed from the roof, care being taken to keep all valleys, gutters and down pipes clear of obstructions.

Scaffolding must be rendered in a safe condition overnight to prevent unauthorised access. All ladders to be removed or boarded over as appropriate. All erection and striking of scaffolding must be carried out in accordance with current codes of practice. Scaffold must include safety rails and toe bars as specifically outlined in regulations. Scaffolding must be inspected and signed off by authorised contractor before access granted. All documentation to be kept on site for inspection.

In accordance with the Work at Height Regulations 2005, all work at height will be properly planned, supervised and carried out safely. Ensure risks from WAH are assessed and appropriate work equipment used. In accordance with HSE guidance: Avoid work at height where possible.

Where risk of fall cannot be eliminated, use work equipment or other measures to minimise the distance and consequences of a fall should one occur.

Issues to consider if work at height is necessary will include: - Scaffold erection/dismantling (to NASC SG4:15 guidance) by trained competent operatives. No modifications to be made by unauthorised personnel.

Provision of safe ladder access (consider use of fixed aluminium access stairs). Ensure ladders are secured and use restricted to access provision and works of short duration.

Provision of fall-protection systems where falls into the building cannot be prevented (e.g. “crash-decks”, “bean-bags”, fall-arrest equipment).

4.1.2 Fall of materials on to people

Fall of tools, dust & debris - Measures will be required to prevent falling materials including smaller particles and dust. Any sheeting material must consider wind loading on the scaffold.

4.2 Slips, trips and falls

The site should be kept in good order – clean, tidy and well organised. Pedestrian routes and workplaces should be kept free of obstruction and materials should be stored in a safe and accessible manner. Waste should be removed from work areas as work proceeds and at the end of the working day.

4.3 Welfare of Visitors to Site & Members of the Public

The full site will be under the control of the Principal Contractor. No unauthorised access permitted. The principal contractor will ensure that the site is fully secure at the close of the working day.

Each part of the Construction Site must, so far as is reasonably practicable, be kept in good working order and those parts in which construction work is being carried out must be kept in a reasonable state of cleanliness in accordance with Regulation 18.

4.4 Welfare Facilities for Contractors

The Construction Design (Management) Regulations 2015 sets out the requirement for Welfare Facilities in Schedule 2 and the Principal Contractor will be required, as part of the development of the CPP, to identify Welfare Facilities to be provided by the Contractor for use by ALL site operatives.

WC facilities

Warm water and washing facilities

Clean drinking water

First aid facilities

Heated rest facilities.

The toilet is to be removed as part of the works, however this will be done at a much later date to ensure there is an operational toilet and clean water on site for the duration of works.

4.5 Site Compound

The contractor will need to allow for the erection of Herras style fencing across the front entrance and to provide materials storage facilities at the site. Hoarding will be installed to project 3m out on to the pavement to accommodate this. A hoarding licence will be obtained from Camden Council prior to commencement of works.

4.6 Programme of Works

Start date: The proposed works are to commence in early November 2018, to coincide with the approval of pre-commencement conditions imposed by Camden Council.

Working Hours:

Monday – Friday: 8am to 6pm

Saturday: 8am – 1pm

Sunday – no works on site.

4.8 Safety Equipment

The Principal Contractor will provide all protective safety equipment appropriate to the various elements of work on site. These elements include handling of materials, protective head, eye and footwear for demolition work and masks and other associated protective gear when applying solvent or chemical based products to finishes. Please ensure that your health and safety plan includes a method statement for carrying out these potentially hazardous works.

4.10 COSHH

The Principal Contractor is to provide COSHH sheets for materials used, to be retained on site for access by all personnel. Copies of all material information, together with risk assessments to be forwarded to the client, in consultation with the Principal Designers, before commencement of those elements of works on site.