

67, Southwood Road, Hayling Island PO11 9PT
Proposed extensions and renovation to existing dwelling.
Construction Statement for Works.

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It is intended that most of the existing building is to remain, and this is shown on drawings PJ/PER 06 and 07 which have been coloured to clarify what is maintained and what is removed.

The first task will be to set up temporary electricity and water supplies for building purposes, and at the same time the utility companies will need to cut off existing supplies and meters. Once this is done the existing building can be stripped out of any built-in furniture and kitchen units, sanitary ware and staircase and clear the areas where existing walls are remaining. This will enable checks to be made on the walls and floors that they are structurally sound and in satisfactory condition. In view of large openings that have been made to accommodate extensions it will be necessary to provide suitable supports for existing walls, prior to any demolition or removal of the existing roofs, and robust material to the existing floors to prevent damage..

Following careful consideration and risk assessment issue the demolition of the two small areas in question can be carried out by hand, and all rubble and waste arising should be cleared from site. Subject to the structural engineer and Building Control Officers information and requirements having been issued, and adequate setting-out details being completed the excavation and concreting of new foundations can be started, but only after the setting-out engineer has checked that the dimensions given on drawings are correct and will work in relation to the width and length of the site available.

On completion of the foundations the external and load-bearing walls can be built to d.p.c level, and the beam and block or concrete slabs can be installed. The brickwork can then be raised to eaves level or thereabouts and then steel beams and lintels as required for support of the new roof trusses can be installed. Also at this time existing brick walls can be strengthened and built-in to new walls as required, which means after a few days any temp. support system can be removed, and preparations made for the installation of the new roof.

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With all essential walls built and support beams/joints in place the existing roofs can be removed by hand, as the work will be difficult and will warrant internal scaffolding platform to provide access, and this will assist in the new trusses installation. Once the existing roofs are removed and the waste arising is cleared from site, the work on the new roof can begin.

It will be essential at all stages of work that risk assessments are made and followed, engineers details and advice are adhered to, setting-out must be accurate and checked constantly, programmes for works and suppliers should be issued from the start and should be updated if delays are experienced. The removal of all rubbish to skips or grab lorries is required to avoid accidents and maintain a clean site, there must be someone available at all times to assist the safe delivery of materials to the site and all vehicles leaving the site without delays or upsetting neighbours.

This is not a straightforward project and careful pre-planning and forward looking is essential to ensure that the works will proceed to programme and achieve a good standard of work by all involved; and the client will be grateful.

Written by P. McMahon 18-11-2016
clients Agent

