

General Method Statement

Park Road South, Havant

SITE POSSESSION.

Upon possession of the site, the site will be made secure by installing and erecting timber hoardings to the perimeter. Gates will be installed to the access and exit sides of the site this will allow vehicles to access and exit from different locations avoiding possible reversing on site.

Site offices and accommodation will be installed as the site layout plan this will include the installation of hard stand areas for the storage of Materials.

The ground remediation and removal of fuel storage tanks will be under taken by specialist contractors this will take place prior to any other on site works. A dewatering system will need to be installed to control the amount of ground water on site during the removal of the redundant fuel storage tanks.

A complete site investigation of all on site services and drainage will be under taken by the ground works sub-contractor. Any services that are required to be diverted or up-graded this work will be under taken at this time.

The risk of dust i.e. air Bourne pollution. Dust suppression on site will be controlled via the fact that we aim to construct the main access road up to base course at the initial start of the contract to enable delivery vehicles and site traffic to negotiate the site on solid tarmac surfaces during this construction phase of the access road the dust created will be suppressed using water spray either by hand or hose pipe i.e. pressure washers the vehicle access roads once completed to base course tarmac will then be kept clean via contracted road sweepers.

CONSTRUCTION PHASE.

The on site construction will commence with reduced level dig and the installation of the piling mat ready for the arrival on site of the piling rig the piling and installation of the foundations will be the 1st priority in the construction phase.

After the installation of the foundations on site drainage systems both FW & SW systems will be installed and tested. Parking areas will then be set out and the road kerbs will be laid tarmac base course will be laid this will eliminate the potential for dust on site.

All below DPC works will be on going during the hard standing areas construction phase. The ground floor slab will be constructed to the structural Eng details.

CONSTRUCTION PHASE CONT.....

The ground floor steel erection is to be carried out by specialist contractor as is the 1st floor hollow rib decking and concrete slab. Prior to the installation of the 1st floor slab the external scaffolds will be erected and all required safety rails installed

After installation of the 1st floor slab the external scaffold will be raised in preparation of the installation of the timber frame to the apartments this will then be followed by the roof construction. Scaffolds will be adapted to suit external finishes i.e. Brick work and render.

Internally the 1st fix operations will, commence after the roof is completed but before the completion of the external face work.

After completion of the external facades the scaffolding will be dropped and the external works can be completed.

Internally the plots will be top tacked where possible first and then the stud walls will be installed 1st fix M&E and some carpentry items i.e. window boards will be completed prior to the tacking and dry lining of the walls after tacking and dry the carpentry 1st fix can be completed i.e. door linings etc.

2nd fix items will be started after a mis-coat of paint has been applied to all the walls and ceilings paying particular attention to rad electrical outlets and skirting lines this will limit the cutting in of decorations around these items leading to a better quality of finish. Kitchen Glaze tiling will form part of the 2nd fix.

Following completion of the 2nd fix decorations will commence in earnest which will be followed closely by finals mastics and floor coverings.

Externally the site will be completed with the land scaping and wearing course to road and parking areas being installed as late as possible to avoid damage white lining will be completed after site accommodation has been removed this will ensure all road markings are completed ahead of hand over to the client.

SITE VISITS.

Mansells will under take site prior to site possession to determine the best course of action with regards to the dewatering and site set up this will be shown on the attached site layout it is envisaged that there will be no on site parking If any it will be limited to meetings and by prior arrangement with the site Management team.

All works on site will be quality controlled not only by the site team but also by external agencies these will include local authority building control inspectors NHBC inspector also from the architect.

SITE VISITS cont.....

Safety inspections will be carried out on regular visits by Mansells safety department and all operatives and visitors will be expected to work with in the safety guidelines for the site as laid out in the Mansell Health & Safety Documentation.

Prior to works starting on site all adjoining properties will be visited by The Project Manager to inform them of the imminent start date on site including a courtesy letter outlining the works to be under taken on site.