Pearce

Site: M&S Shoreham

Address: Holmbush Centre
Upper Shoreham Road
Shoreham-by-Sea

Document: Construction Statement
Date: 26th January 2011
Ref: 1510001/CM/001

PLANNING DIVIS
PLAN No. AD/0105/11
DATE RECEIVED 23 MAR 2011

M&S Shoreham
Construction Methodology

ISG Pearce

Introduction

The M&S store in Shoreham is undergoing a major refurbishment which includes an extension of the store of some 25,000sqft over part of the existing car park. The Shoreham Store is located at the Holmbush Centre, Upper Shoreham Road, Shoreham by Sea.

The existing store comprises: ground floor, food hall, general merchandising, customer cafe and toilets with adjacent stock room/goods reception. The first floor consists of staff quarters and offices.

The project works, which ISG Pearce will be managing as Main Contractor, will comprise the following:

- Construction of a new single storey side extension.
- Internal modifications to sales areas to integrate extension and improve customer facilities.
- Alterations to car park.

Site logistics

We fully recognise the restrictions of the site in terms of it's locality in relation to the built-up area of Shoreham. We have carried out a detailed assessment of the site logistic and methodologies taking into account these key constraints.

We anticipate that the majority of deliveries will initially approach the site from the A27 Shoreham By-pass. Vehicles will then proceed along the A270 (Upper Shoreham Road), to the roundabout adjacent to the development. Site traffic will then enter the development via the dedicated M&S off-slip from the shared development entrance. This will avoid disruption to the neighbouring Tesco. As every effort will be made to utilise local resources, there will inevitably be deliveries entering the site via the Westbound A270, or other peripheral roads around the main entrance to the development.

Deliveries, where likely to coincide with peak store trading times, will be limited or avoided in its entirety. Similarly, unless absolutely essential, deliveries during the on-peak hours of 08:00 to 09:00hrs Mondays – Saturdays will be avoided.

The Workforce & Construction Hours

Where the opportunity if available, ISG Pearce will make every effort to employ local labour and procure sub contractors from the surrounding area. Similarly materials which are direct purchases will be sourced from local suppliers. This will offer benefits to ISG Pearce in terms of both finance and convenience.

For the Store Extension & External Works, it is envisaged that the general construction hours on site will be limited to 07:30 to 18:00 hrs Mondays – Friday, with weekend work generally restricted to Saturday only between 09:00 and 19:00hrs.

For the Internal re-model and new build tie-ins, it will also be necessary to work night shifts. It is envisaged that the general construction hours for this activity will commence on a Sunday, from 5.30p.m, until Monday at 7.00a.m. The works will then proceed for a further 4-nights from Monday to Thursday, commencing at 10.00p.m until 7.00a.m. Every effort will of course be made to mitigate the requirement to work nights, but these works are essential to keep the store trading. We will therefore put specific 'Risk & Noise Assessments' in place to cover these works, which will be planned with close liaison with the local authorities.

The Public

On a contract of this nature it is particularly important that the local residents and business adjacent to the site are fully aware of our activities. We have therefore, prior to commencement of the works, undertaken a letter drop to the community to advice on the nature and duration of the works being undertaken.

It is particularly important on this scheme to ensure the Health & Safety of the Public. Upon arrival on site, we will therefore erect permanent 2.5 metre painted hoarding with M&S Livery to the perimeter of the site where necessary. This will primarily be located in the area of the extension & adjacent car parking areas. These hoardings can be used to publicise the scheme and advise the public of any Health & Safety Issues. Works on or near the main traffic routes, and within the existing car park, will be secured from the general public at all times by means of the industry standard highway pedestrian control measures, such as barriers etc.

We will also voluntarily enter into the 'Considerate Constructors Scheme'. This will provide the site with an independent audit of our community considerations and check our compliance with industry image standards.

Site Access and Egress

Initial access and egress from the site will be via the main entrance of the development off Upper Shoreham Road. Safety and entrance signs will be displayed on access / egress to the site to ensure both site, and general public safety.

Site Security

Due to the high profile nature of this project, it is essential that the security of the site is maintained at all times. The objective is to secure the site to unwanted personnel both within and outside of construction/working hours.

Security will reduce theft, fraud and most importantly maintain a safe and secure environment for all parties involved.

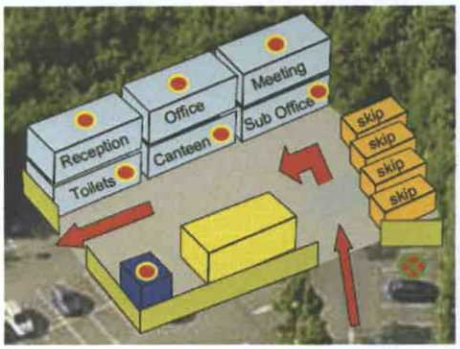
To this end we will provide 24-hour security guard cover during the works. Banksmen will manage the access gates for deliveries at all times to marshal vehicles into and out of the site, and maintain security.

All personnel entering and leaving the site will be required to access via the personnel gates operated via an electronic key card system. This will have the effect of monitoring personnel on site from both a health & safety and productivity point of view.

Site Welfare & Office Set Up



Our site set up will be located at the north eastern most end of the site. Office's, meeting room, canteen, drying room, toilets will be provided. The toilet block will be located as far from the adjacent residential properties as is practically possible given the constraints of the site and the construction process.



We are totally committed to providing excellent standards of welfare for all of our operatives. Our aim will be to create an environment within the construction site to positively encourage operatives to want to work on the project, and encourage safe and clean working processes.

Site Rules & Procedures



Site rules and procedures will be developed in detail with a view to being incorporated during the pre-construction phase. These procedures will be monitored and updated as the project progresses through the various construction phases. Standard company procedures will be tailored to suit the site specific requirements of the development. The following will be covered as a minimum:-

- Individual conduct
- Health and safety requirements.
- Access and egress to site.
- Material delivery booking in procedures.
- Restricted areas (i.e. roof).

- Site facilities.
- Waste Minimisation & Recycling.
- Awareness and respect for neighbourhood issues and concerns.
- Noise nuisance and control.

Contractors will be made aware that all waste and debris arising from the works will be cleared from site on a daily basis to dedicated and segregated skips. ISG Pearce will target at least 95% recycling of these materials via the skips by segregating items such as metals, plastics, timber and rubble (from masonry demolition). No waste will be burned on site. All personnel will abide by the Site Waste Management Plan, with all information uploaded onto our dedicated management system known as 'Smart Waste'. This will record and monitor all waste disposal and activities.

The above site procedures will apply to all operatives working on the project including trades working direct for the client under our supervision.

Car Parking

Due to the nature of the works being undertaken, we have determined that there is sufficient parking for all construction operatives and visitors within the car park. As a consequence of this temporary car park tenure, we have entered into detailed dialogue with the Store Manager, Developer & Landlord to mitigate any likely disruption to normal trading.

ISG Pearce considers this tenure a very important aspect of our works, and as such, will appoint a dedicated manager to ensure liaison with the Store Manager & General Public is paramount importance.

Material Deliveries and Storage

There is sufficient space on site for areas of storage, however materials will generally be scheduled and delivered on a 'just in time' basis. All deliveries to the site will be co-ordinated by the site team to avoid any backlog of vehicles within the site vicinity.

To reduce inconvenience, particularly during the early stages of construction, dust suppression methods will be adopted. These will include the provision of wheel wash facilities on the site boundary, with mobile dust suppression water bowsers operating on site. The following methods of control will be in place:

- All vehicles must report to the site office on arrival.

- A 5 mph limit will be imposed for all traffic on site. 'Hazard Warning Lights' must also be displayed for all site traffic. Any vehicle not obeying the speed limit will be removed from site.

- Give way signs will be placed at the site entrance to make drivers aware of traffic as well as adopting existing signs. A one way system will be employed for traffic accessing the site compound.

- Reversing of vehicles will be avoided whenever possible, but if required, a competent banksman will assist, and a reversing alarm will be utilised for the safety of the operatives.

- Site access and routes will be kept clear of any waste or other materials or objects, which could cause an obstruction.

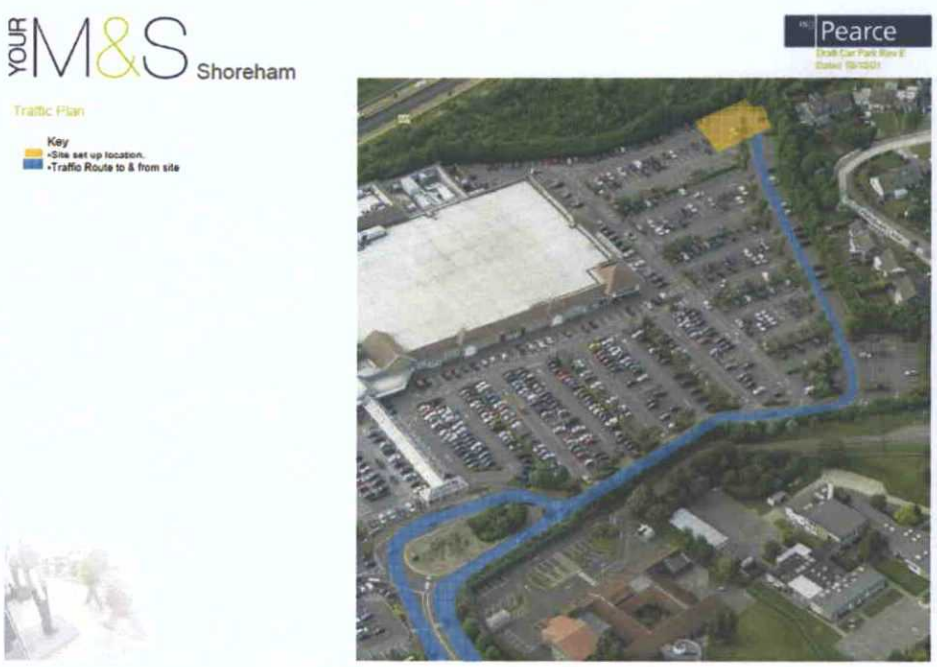
- The access and route for material deliveries to site are indicated on the detail below. This area will be flat, away from traffic circulation and not obstructing access to emergency and haul road service routes. The material storage areas will be clearly designated with heras fencing or similar barriers, either within this compound or directly adjacent to the work front. Dusty materials such as crushed stone will be stored in areas away from the surrounding residential properties. During periods of dry weather, the stockpiles will be damped-down with water to suppress dust.

- The location of the designated materials storage area will change throughout the project dependant on the demands of the construction process and the logistical constraints of the site.

- Major / large deliveries (eg steel frame etc) will not be permitted to be made during peak store trading times. This will minimise disruption to the store and avoid Health & Safety Issue with the general public. Therefore, deliveries will be required to be made out-of-hours on a 'Just-in-Time' basis

- Materials will be stacked tidily to a safe height (maximum 2 pallets); Toxic substances will be stored in an isolated container. Flammable items will be stored in flame proof containers adjacent to fire fighting equipment.

- Valuable materials will be locked in the storage container. Fragile items will be kept in the site office.



Environmental Considerations

Dust

The external works to the store will give the greatest rise to dust, intensified by the time of year that the works are undertaken. Dust suppression methods such as damping down with water, will be employed to minimise airborne nuisance. All delivery lorries inward, and cart away lorries outward, will be fully sheeted. Dusty materials such as crushed stone will be stored in areas away from the surrounding residential properties. During periods of dry weather, the stockpiles will be damped-down with water to suppress dust.

Within the store, dust extraction equipment will be used and methods of procurement formulated to minimise the production of dust and waste.

The dust impact of construction activities will more specifically be minimised by:

Surface of roads

- Complete road infrastructure to tarmac surfaces where possible near to residential areas.
- Hard surface all haul routes through the site (e.g. use recycled materials where possible).
- When the haul route changes, re-use surface where possible.

Damping down

- Use mechanical road sweepers on all roads during periods of dry weather.
- Provide existing hard standing areas for vehicles and regularly inspect and clean these areas.

Vehicles

- All loads entering and leaving site to be covered.
- A 5mph speed limit applies to the site.
- Re-fuelling, where permitted, should be carried out under the direction of the Site Manager and in accordance with the handling procedures Excavation and earthworks
- All dusty activities should be damped down, especially during dry weather.
- Minimise drop heights to control the fall of materials.

Stockpiles and storage mounds

- Make sure that stockpiles exist for the shortest possible time.
- Do not build steep sided stockpiles or mounds or those that have sharp changes in shape.
- Whenever possible keep stockpiles or mounds away from the site boundary, sensitive areas, watercourses and surface drains,
- If there is an assessed risk of dust from stockpiles or mounds entering surface drains/watercourses put protection of drains in place, or in the case of watercourses the stockpiles must be covered. Cutting, grinding and sawing
- When materials, such as concrete slabs or bricks, are cut with a power tool without extraction or suppression, a second worker can pour water from a

plastic bottle over the material as it is being cut. This greatly reduces the amount of dust generated and can stop the occurrence of a statutory nuisance.

- All equipment should use water suppressant or suitable local exhaust ventilation systems.
- Use dust extraction techniques where available.

Mud

A wheel wash facility will be sited at the exit point of the works so that no mud is taken onto the car park/highway. In times of heavy vehicle movements from site, additional road sweepers may be employed to ensure that the roads are kept clean of mud. Site haul roads will be maintained to control vehicle movements on site and reduce the production of mud.

Noise

There will inevitably be noisy operations during construction such as:

- Concrete breaking
- Groundworks
- Steel erection

Due to the proximity of residential properties, all efforts will be made to minimise the impact from noise and vibration. Where possible, equipment will be selected to reduce the impact of noise & vibration with silencers etc being used.

The local residents will be advised of when noisy operations are likely to occur via newsletters. The local EHO will also be contacted in advance of the works commencing to discuss mitigation methods.

The noise impact of construction activities will more specifically be minimised by:

- Avoiding unnecessary noise such as shouting and excessive revving of engines, radios will also be banned from the site.
- Modern, quiet and well maintained equipment only will be used on site.
- Materials will be carefully handled with a loader and not dropped.
- Vehicles entering and leaving the site will be asked to do so considerately and not to cause noise or nuisance.
- If required, stationary plant will be sited away from residential boundaries, and machines intermittently used will be shut down when not in use.
- All vehicles entering the site must have legally compliant exhaust emission controls, MOT certificates and be properly serviced to minimise emissions

Neighbourly Issues will be recorded and dealt with via registration and inspection under the Considerate Contractor Scheme.

Conditions Schedule

Prior to site possession and during the mobilization period, a schedule of conditions of the site, surrounding roads, footpaths, hard standings, drainage and as built dimensions of the existing site will be undertaken.

The schedule will comprise of a video recording, narrative and photographs and will be agreed with the various parties prior to the commencement of the works.

The Works

Ground Works & Structural Works

External groundworks & demolishon will commence from day one starting on the Eastern Elevation of the building, working North to South. Primary foundations and the steel frame will follow.

As each section of the steel frame is completed the roof liner, drainage and ground-beams are installed. This will allow the installation of the floor slab and commencement of the envelope (providing all consents and approvals of the building are in place with the planning authority) to proceed.

1st fix mechanical electrical and sprinkler can begin in earnest following the envelope becoming watertight.

Extension Fit Out

Once the floor slab to the extension has cured for the specified time, the internal partitions will be erected. In phased cycles, the internal floor tiling, 2nd fix mechanical, electrical and sprinkler works will follow. Additionally, installation of ceilings, perimeter wall finishes and bulkheads will also be phased into the internal fit out works, but within the closed confines of the building envelope.

Final fix of services, fit out of the preparation/cafe areas and installation of the refrigeration cabinets will be carried out towards the end of the extension works, allowing enough time for commissioning.

Remodel of Existing Sales Floor Area

As these works are not weather dependant, the internal fit out can commence within a few months of starting on site in a similar manner to the 'Extension Fit Out'; with the objective to coincide the completion of these works at the same time as the extension.

Back of House, Toilets & Staff Areas

These areas have a high level of detail with multiple trades required; this culminates in a significant period of time being required to carry out the works, hence they are started early in the programme.

Services

A schedule of stage testing, sign offs and commissioning will be developed and undertaken prior to any proposed handovers.

Demonstrations of the mechanical and electrical systems will be carried out by the trade contractors to include training of the M&S staff.

Externals & Highway Works

External works will be carried out promptly to ensure the site is kept clean & tidy. For this reason, early service diversions and installation of foul and surface water drainage in essential.

In conjunction with the External Works, it is envisaged that the partial reconfiguration of the car park and alterations to the service yard will be undertaken to avoid disruption to trading. These works will be phased early in the works to avoid traffic & car parking peaks towards the end of the year.

As the project is due to finish towards the end of 2011, early planting of any vegetation contained within the soft landscaping remit will ensure the planting season is not missed.

The store is currently served by a bus service; this service will remain unhindered during the execution of the works. Similarly, present levels of cycle provision, disabled parking etc. will be maintained.

Health & Safety

All works must be carried out in accordance with:

- The Site Health and Safety Plan.
- The ISG Pearce Health and Safety Policy.
- All current Health and Welfare requirements.
- All COSHH Assessments, Risk Assessments and specific Method Statements relating to the works being undertaken.

ISG Pearce will ensure that all notices are displayed and inspections and registers completed as required. ISG Pearce will further ensure that relevant health & safety documentation is obtained from each trade prior to commencement of works on site and that his operatives are fully aware of the content and importance of these documents.

Shoreham – Materials Schedule

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Date: 21st March 2011

Sample No.	Description	Location	Colour / Material Sample Picture
	Walls		
1	**Main Brick:** **Wienerberger, or similar approved, Smeed Dean London Stock to match existing.** **Plinth Feature Brick:** **Wienerberger, or similar approved Medium Dark Sea Sand.**	**Refer to Proposed External Elevations drawing 2033**	 **Smeed Dean London Stock**  **Medium Dark Sea Sand**
2	**Natural FSC sourced T & G Western Red Cedar boarding by Silva Timber Products, or similar approved.** **Timber to weather naturally to give a soft grey coloured finish requiring no further maintenance.**	**Refer to Proposed External Elevations drawing 2033**	
	Roof		
3	**Mansard Tiled Roof:** **Plain Clay smooth faced mixture of Brown Antique / Red Blue by Dreadnought Tiles, or similar approved, to match existing.**	**Refer to Proposed External Elevations drawing 2033**	
4	**Green 'Nature' Roof:** **SarnaVert Extensive Sedum blanket nature roof by Sky Garden with a stone perimeter, or similar approved over standard Stucco aluminium insulated standing seam roof system.**	**Refer to Proposed External Elevations drawing 2033**	

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Shoreham – Materials Schedule

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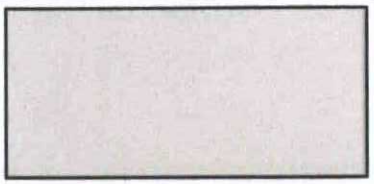
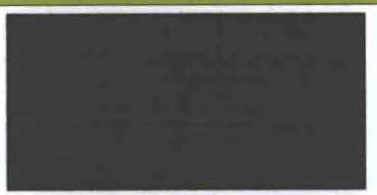
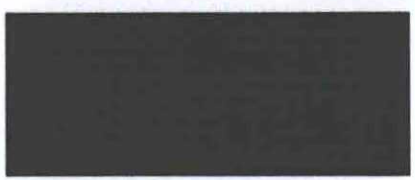
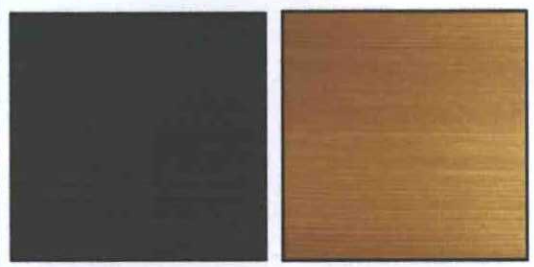
5	**Existing Flat Roof:** **Existing 'Light Grey' single ply membrane to be overclad with new Sika Sarnafil 'Light Grey' membrane to match existing roof covering.**	**Refer to Proposed External Elevations drawing 2033**	
	Metalwork		
6	**Existing Gutters / Fascia's: Pale Grey colour To be retained.** **New Gutters / Fascia's; Pale Grey to match existing. Colour to be RAL 7046.**	**Refer to Proposed External Elevations drawing 2033**	
	Curtain Walling		
7	**Curtain Walling;** **All new to be Structural Silicone Glazed powder coated aluminium curtain walling system by 'Kawneer' or similar approved. Colour to be Granite Grey RAL 7026.**	**Refer to Proposed External Elevations drawing 2033**	
	Glazing		
8	**Glazing;** **At high level between Brise Soleill and Cedar boarding to be sealed double glazed units with 'Clear' solar controlling glass.**	**Refer to Proposed External Elevations drawing 2033**	

9	**Glazing;** **At lower level below Brise Soliell to be sealed double glazed units with 'Clear' solar controlling glass.**	**Refer to Proposed External Elevations drawing 2033**	
	Brise Soliell		
10	**Brise Soliell;** **Solar shading blades to be powder coated aluminium and be an integral part of the curtain walling system by 'Kawneer' or similar approved. Colour to be Granite Grey RAL 7026.**	**Refer to Proposed External Elevations drawing 2033**	
	Entrance Signage Towers		
11	**Rainscreen Cladding Panels;** **Powder coated aluminium rainscreen cladding panels. Colour to be M &S 'Hero' Green RAL 6009 'Fur Green'.**	**Refer to Proposed External Elevations drawing 2033**	

12	**Curtain Walling;** **All new to be Structural Silicone Glazed powder coated aluminium curtain walling system by 'Kawneer' or similar approved with integral automated bi-parting sliding entrance doors.** **Colour to be Granite Grey RAL 7026.**	**Refer to Proposed External Elevations drawing 2033**	
	Freestanding Covered Walkway		
13	**Timber Cladding;** **Natural FSC sourced T & G Western Red Cedar boarding by Silva Timber Products, or similar approved. Timber to weather naturally to give a soft grey coloured finish requiring no further maintenance.** **Roof;** **Sloping polycarbonate roof construction with external gutter system.** **Colour to be M &S 'Hero' Green RAL 6009 'Fur Green'.**	**Refer to Proposed External Elevations drawing 2033**	
	External doors & Joinery		
14	**Doors;** **New and existing retained perimeter doors / emergency exits (excluding new entrance automated doors) to be decorated in M &S 'Hero' Green RAL 6009 'Fur Green'.**	**Refer to Proposed External Elevations drawing 2033**	