Demolition & Construction Method Statement for Planning Conditions

Project: Strip out and refurbishment of the existing hotel, pub and former nightclub.

Location: Railway Hotel, 27 Railway Approach, Worthing BN11 1UR

Principal Contractor:
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Programme:

Start Date :November 2022
Completion Date- all phases – approx. July 2023.

Phase 1 was the strip out and refurbishment of the old nightclub to new bedrooms. – planning approval for this phase was obtained prior to start on site.

Phases 2 and 3 is the refurbishment of the existing bedrooms, bar trading areas, kitchen and external repairs and decoration
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Phases 2 & 3 are subject to planning approval and work will not begin until planning is obtained.

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1.0 Introduction
Internal and external refurbishment to all areas in the public house and hotel.
•Phase 1 – strip out and clearance of the night club.

•Phase 2 – creation of the new bedrooms (14 rooms on the ground floor and 3 rooms on the first floor) together with creation of a new internal staircase and external fire escape to the East elevation..

•Phase 3 – refurbishment of the entire bar space and hotel bedrooms (18 rooms), removal of two conservatories, forming new benches / seating space in the garden, alterations to the kitchen.

•Phase 3A - External redecoration and repairs to the brickwork, windows, entrance doors, roof repairs (replacing missing tiles), upgrading the lighting and replacing the signage.

Fairland Construction as Principal Contractor will control and manage the project in accordance with the Construction (Design and Management) Regulations 2015.

The site specific management arrangements for health and safety during all phases of the project works will be outlined in the Construction Phase Plan (CPP). This document will set out the contractors method for ensuring health and safety procedures are followed during the demolition / construction phases and this will need to be checked and agreed with the appointed specialist CDM Advisor (Martyn Tighe, Walker Cotter Safety) prior to any work starting.

2.0 Scope of the works
The strip out of the internal areas will be performed by using hand tools back to the original brickwork / shell.

The fit out works will follow the design drawings and consist of structural alterations, erection of new stud walls, suspended ceilings, M&E alterations, kitchen / bar alterations, new flooring, decoration and repairs to the external elevations.

Limited structural works are proposed to remove selected walls and to form new door openings. A structural engineer has been appointed and will used props to support the load bearing elements from collapse.

The neighbouring hotel and offices will not be affected during the demolition / construction work however special care will be taken when moving machines, vehicles and when deliveries taking place. The method will be included in the Construction Phase plan and checked and agreed by the CDM advisor before works starts.

A small compound has been formed along the side driveway to position skips and to use as parking provision. The lease agreement has been granted by the council as the land is owned by the council.

Suitable temporary fencing will be erected around the entire building to segregate the work activities from members of the public and to restrict access onto the scaffolding / into the work areas.

Our proposed working hours will be between 08.00 to 17.00 Monday to Friday and 08.00 to 13.00 on Saturdays. No works on Sunday or Bank holidays.

3.0 Site Operatives / Supervision
The Contractor/ Competent Site Manager will be in control of the site (including undertaking inductions and tool box talks etc). The site supervisor will be expected to control the strip out and construction activities.

All operatives will be competent to undertake the works. Fairland Construction will assess the competency of operatives and any sub-contractors undertaking works on the project in accordance with Construction (Design and Management) Regulations 2015.

Copies of relevant qualification and training (including CSCS, CITB/CPCS, IPAF, PASMA cards & training certificates) for all personnel will be available within the site documentation.

4.0 Waste Management
A waste management operation will be employed during the project. Wherever possible, materials will be recycled and either re-used onsite, or provided for use elsewhere within the wider development area.

Prior to strip out phase, all hazardous / asbestos substances will be removed by the specialist subcontractors in a controlled manner in accordance with the relevant Regulation and Guidance. The asbestos survey has identified ceiling - textured coating in the nightclub, a bitumen pad to the sink in the bar and old telephone cowl on the external elevations.

The disposal of all waste or other materials removed from the site will be in accordance with the requirements of the appropriate legislative requirements. The aim during project will be to reduce the amount of waste generated and exported from the site. This approach complies with the waste hierarchy whereby the intention is first to minimise, then to treat at source or compact and, finally, to dispose of off-Site as necessary.

Overall, the waste management for the site is:

- The material from the strip out / construction phases that cannot be reused on site will be loaded into skips and taken to waste sorting facilities. A traffic management plan will be produced by the contractor will be adhered to, to ensure the removal of materials is undertaken safely. Again this will be an item that is checked by the CDM Advisor.

- It is anticipated that skips will be covered to prevent dust and debris blowing around the site, and will be cleared on a regular basis. Burning of wastes or unwanted materials will not be permitted on-site.

- Any hazardous materials including chemicals, cleaning agents, solvents and solvent containing products will be sealed in containers and stored in designated protected and bunded storage areas.

5.0 Security
Heras fencing will be erected around the site boundaries to segregate the construction work areas from the surrounding neighbouring residents and business. Where required, additional measures will be implemented to assist in the screening of noise and dust generation.

As the site is located in a prime location next to the railway station, the nearby properties will be carefully considered during the project to prevent any incidents. The contractor will liaise with the residents and business owners prior to start on site to discuss the proposed boundary line and delivery proposals.

Warning signs will be displayed in pertinent positions leading up to the site and around the boundaries of the site.

All roads and footpaths used for access by local residents will be kept clear of debris and dust and a will be used cleaned at the end of each shift, this will be monitored more frequently if required.

Traffic / pedestrian management procedures and any proposed closures will be agreed in advance with the local authority to minimal the disturbance to member of the public during the construction phases.

6.0 Delivery restrictions / Loading and Unloading of Materials

Site access for construction traffic will be off Railway Approach. Due to access restrictions into the small car park to the rear, deliveries will only take place via the front and rear elevations using the entrance doors into the former nightclub and hotel. Size of vehicles will be determined by courier but

assume would be via 7.5tonne vehicle in designated loading bay as indicated on the below plan. Timing for deliveries will be scheduled outside of rush hour times where reasonably practicable.

To assist with deliveries, a small compound area will be formed along the driveway to the side elevation. Large / oversized vehicles will be unloaded along Railway Approach using the parking bays outside the hotel. Materials will be unloaded by hand and transported into the work areas using pallet trucks and trolleys to assist with manual handling. .

As materials will be transported across the public highways, the delivery periods will be supervised by the site manager to prevent any accidents with members of the public.

The site manager will also act as the banksman to guide reversing vehicles.

All deliveries will take place before peak periods to limit disruption – i.e. before 8.00am & before 5.00pm

A small parking area is associated with the hotel and will be used by the operatives. Off-site parking facilities will also be used when the car park is full.

7.0 Welfare Facilities

Welfare facilities will be provided on first day of the project and will consist of plumbed in toilet, kitchenette/ rest area and drying room. They will be suitable in accordance with the Construction (Design & Management) Regulations 2015 and will be available throughout the project.

It is proposed, the existing WC and rest areas in the hotel will be used to avoid the use of chemical toilets and standalone welfare units along the side driveway.

8.0 Emergency Procedures

The Principal Contractor will outline all emergency procedures and shall prepare, display in the work areas and regularly update the Fire Safety Plan which identifies the designated escape routes, fire points, assembly point and flammable materials storage. This will be incorporated within or referenced in the Construction Phase Plan along with proposed arrangements to prevent fire arising and spreading during the works. Again this will be checked and agreed with the CDM advisor prior to work starting.

The Principal Contractor will establish Fire Points which include suitably tested fire extinguishers, an adequate method for raising the alarm and a copy of the site fire plan and site traffic management & layout plan.

Specific requirements and procedures will be explained to each operative / visitor during the safety inductions.

The Principal Contractor will adhere to the principles of the HSE guidance HSG168 – Fire Safety in Construction Work and the Joint Code of Practice “Fire Prevention on Construction Sites” published by the Building Employers Confederation.

A qualified first aider will be available on site at all times and will report any RIDDOR accidents to the HSE

For major accidents, all operatives will attend the nearest A&E hospital – Worthing Hospital, Lyndhurst Road, BN11 2DH

9.0 Services

Prior to starting each phase the services will be isolated / locked off to prevent any accidents and accidental damage.

Fairland will ensure that no works will be undertaken without confirmation from M&E contractors that the utilities / services are disconnected, isolated and safe. Locks will be installed on the DB panels to prevent any re-connects.
All works will be undertaken by competent qualified persons in accordance with current legislation and guidance such as the Electricity at Work Regulations, Gas Safety (Installation and Use) Regulations 1998 etc.

The removal / penetrating works will be undertaken in accordance with current legislation and guidance such as the Health and Safety Executive Guidance HSG47 (including CAT scans test for hidden services).

10.0 Hazardous Substances

Existing information regarding hazardous substances such as asbestos will be provided to the strip out contractor prior to commencement (including the refurbishment and demolition asbestos survey).

All identified asbestos materials will be removed by competent contractor who has the necessary correct insurance cover and qualifications. As the asbestos is classed as low risk, no 14 day notice is required to the HSE.

All hazardous substances will be removed in accordance with the Control of Asbestos Regulations and substances controlled by the Control of Substances Hazardous to Health Regulations (COSHH).

As required the relevant documentation will be provided and available onsite (including Certificates of Re-occupation and Waste Consignment Notes etc for any asbestos containing materials removed) in accordance with the Control of Asbestos Regulations 2012.

Following clearance of the structure and asbestos materials. Waste transfer licenses and certificates are to be copied to Principal Contractor and all waste transfer notes will form part of Waste Management Plan.

11.0 Demolition & Construction Methods

All strip out and construction methods will comply with relevant legislation and guidance including BS6187:2011 Demolition Code of Practice and the Construction (Design and Management) Regulations 2015.

12.1 Soft Strip / Construction Work

Following the safety induction, the operatives will put on correct PPE including the mandatory wearing of gloves, boots and hard hat and proceed to the work area where they begin the soft strip of the building, placing all debris into skips ready for removal from site.

The operatives, using hand tools will enter the safe areas of the building and remove all non-load bearing walls, doors, frames, skirting boards and loose items before placing them into the skips.

Any loading elements / solid walls will then will be removed using breaker, drills and saws via access towers EWP's. Props will be used to support the walls and ceilings in accordance with the structural information.

When the nightclub and hotel have been strip out, new stud walls, ceilings, woodwork, servery counters etc will be installed in accordance with the design drawings.

RAMS from each subcontractor will be obtained prior to start on site and will be stored in the site office for visiting inspectors, safety consultants etc.

Scaffolding will be erected around the building to provide safe access to the roof and high-level areas. A specialist scaffolding contractor will be appointed to design and erect the scaffolding and the relevant RAMS will be obtained prior to start on site. Only qualified and competent operatives will be

authorised to erect the scaffolding, the qualifications of each operative will be checked by the site manager during the safety induction.

Operatives will not exceed the manual handling guidelines for lifting and carrying as laid out in the standard HSE (Health and Safety Executive) risk assessments and guidelines.

Potential Hazards:-

- Cuts to hands / puncture wounds
- Fire risk from unauthorised persons
- Discovery of suspicious materials
- Slip and Trip hazard
- Discovery of needles
- Falls from height
- Delivery restrictions
- Collapse of load bearing elements.

Control Measures:-

• Appropriate PPE worn at all times including suitable protective head gear, high visibility clothing, protective foot wear, gloves / gauntlets and suitable face mask.

• Timber and other potential sources of fuel to be separated and removed daily. A fire watch will take at the end of each shift to ensure all power tools have been switched off. All hot works will be controlled using a permit to work and will be signed off daily by the site manager.

• "No access zones" will be clearly defined and marked out using high visibility barriers and hoarding.

• All operatives will have asbestos awareness training and will stop work if any suspicious materials are identified. If asbestos is located then the area will be sealed until such time that it is removed by competent and licensed contractor

• Good house-keeping to be maintained. Walkways and emergency exits to remain clear. Areas around mess facilities to be swept daily.

• The delivery routes will be assessed prior to large vehicles arriving on site. The drivers will contact the site manager prior to arrival to ensure suitable unloading space is available and the banksman is ready to guide the vehicles.

• The scaffolding will be checked after erection, after any event and every 7 days to comply with the Working at Height regulations. Any issues highlighted by the site manager will be rectified ASAP
A scaffold tag will be used to show the operatives when the structure is safe (Reg tag – no access, Green tag- safe to use).

- All structural works will be undertaken safely and in accordance with the advice from the structural engineer.

12.2 Machinery and Hand Tools
It is anticipated that the strip out and construction work will be undertaken using hand tools.

Breakers used for concrete structures / solid walls to break the concrete / brickwork to a manageable size, and circular saws will be used to remove reinforcing steel. Rubble trucks and wheelie bins will be removed to rubbish to the skips.

All materials will then be transported to the site using trolleys, pallet trucks and two men teams.

It is proposed fixed scaffolding will be used around the external elevations to perform the external repairs. Materials will be loaded onto the scaffolding using hoist / gin wheel.

All persons will be excluded from the designated construction zones using heras fencing / hoarding area

Potential Hazards during the use Machinery and Hand tools

• Hazard of crushing by partly demolished structures and injury from flying debris

• Noise/Dust (Inhalation of dust)

• Stability of load bearing walls

• Risk to public and unauthorised persons

• Eye damage

• Fire risk.

Control Measures:-

- The site foreman to inspect the property to ensure property is free from personnel and equipment. All apertures to be boarded up to prevent debris deflecting through same

- Suitable ear defenders will be worn as required. Dust suppression techniques as required (lightly sprayed with water during the cutting tasks). Appropriate face masks and goggles will be worn as required.

- Load bearing walls will be supported whilst forming the new openings and removal tasks to prevent any collapse.

- Appropriate PPE to be worn at all times including Goggles and gauntlets.
- All “Hot works” to cease at least one hour before end of working shift. Site foreman to inspect immediate area prior to leaving site to ensure that embers are not left smouldering. Adequate firefighting equipment to be at hand. Fire emergency procedures will be implemented in accordance with HSE guidance HSG168 – Fire Safety in Construction Work.

12.3 Mitigation Measures - Management of Dust, Noise, and Vibration

Construction Methods will, so far as is practicable, be designed to reduce the amount of dust, noise and vibration generated from the work. It is expected that the site manager will monitor the creation of dust, excessive noise or vibration and investigate any causes. If identified action will be taken and control measures put in place.

Modern tools will prevent and reduce dust (including using dust suppression) will be specified for the works where possible to reduce noise pollution and the risk of persons inhaling dust such as wood dust non-silica dust and silica dust (Respirable Crystalline Silica or RCS).

• if required additional screens will be used to assist in the screening of noise and dust generation from low-level sources;

• In undertaking the works the Contractor shall ensure that all emissions to air are minimised and that Best Practicable Means, as defined under Part III of the Environmental Protection Act;

• Ensure water is available at all times on site to damp down arising dust from the construction tasks.

• All tools and equipment to be used for the works to be properly maintained, silenced where appropriate, and operated to prevent excessive noise and switched off when not in use and where practicable.

• All Trade Contractors to be made familiar with current legislation and the guidance in BS5228 (Parts 1 and 2), which will form a prerequisite of their appointment;

• Threshold vibration limits will be set and monitoring equipment established at locations outside the site that are deemed sensitive, such as nearby housing;

• During the internal works, any waste arising must be placed in the skip or a chute. No bombing / throwing of materials will be permitted.

• Loading and unloading of vehicles, dismantling of site equipment or moving equipment or materials around site will be conducted in such a manner as to minimise noise generation. I.e. waiting vehicles will turned off, only delivery vehicles at any one time to reduce congestion.

• Noise complaints, or exceedances of action levels, will be reported to the Contractor and immediately investigated;

• No dry brushing will be permitted. Opertives will use water sprays to control dust;

• Vehicles transporting materials capable of generating dust to and from site to be suitably sheeted on each journey to prevent release of materials.

• Effective wheel/body washing facilities to be provided and used where required;

• Windbreak netting shall be positioned around materials stockpiles and vehicle loading/unloading areas, as well material handling operations;

• Burning of wastes or unwanted materials will not be permitted on-site;

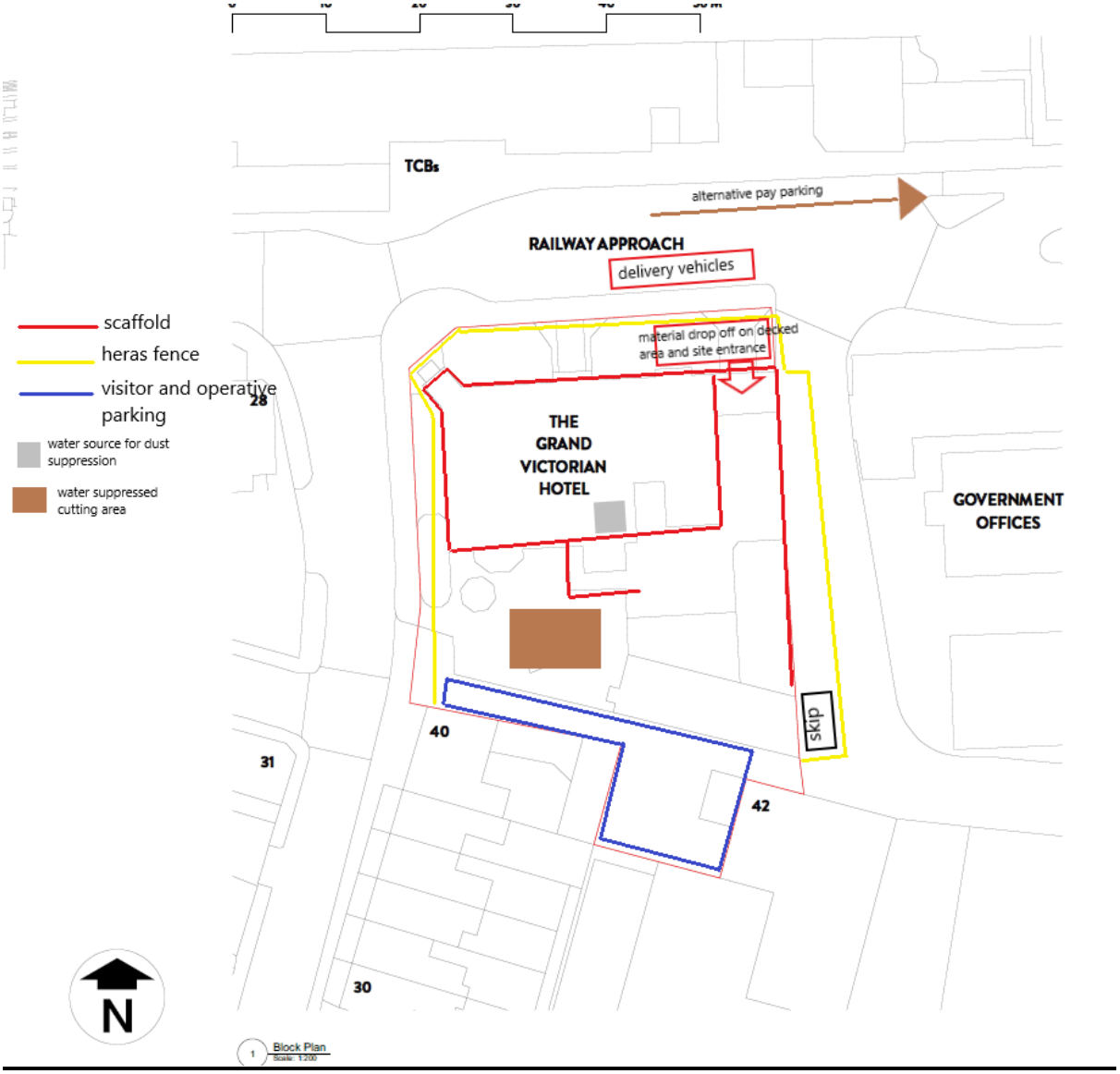
• Letters will be sent to the local neighbours informing them of the construction works, including the hours of work, the measures taken to protect their amenity and a contact number should they require further information or wish to make a complaint.

• During all stages of the project, the best practicable means shall be employed to minimise noise and vibration produced by demolition operations and regard shall be had to the recommendations in the relevant legislation and guidance including British Standards referred to in The Control of Noise (Codes of Practice for Construction and Open Sites) (England) Order 2015.

• If necessary sound-reduced compressors shall be used, with properly lined and sealed acoustic covers, fitted in accordance with manufacturer's instructions and all ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufacturer.

12.4 Post Construction
After the building is finished, the fencing / hoarding will be removed and the driveways / walkways will be made good if damaged during our work activities

Site plan.


scaffold
heras fence
visitor and operative parking
water source for dust suppression
water suppressed cutting area
TCBs
alternative pay parking
RAILWAY APPROACH
delivery vehicles
material drop off on decked area and site entrance
THE GRAND VICTORIAN HOTEL
GOVERNMENT OFFICES
skip
28
40
31
42
30
N
Block Plan