66 Old Fort Road, Shoreham

Construction Management Plan

Contractor:	Chalmers & Co
Date First Prepared:	13th July 2022
Date Revised:	5th August 2022
Revision:	**Revision 3**

The Site

Site Address
66 Old Fort Road, Shoreham-by-Sea, BN43 5HA

Works Description
The project is for a replacement of an existing dwelling with a new four-bedroom house. The works include excavation works, ICF frame construction, steel and timber superstructure.

Health & Safety

The health and safety file will be formulated and maintained with the relevant information as works progress. This file will be updated with information in line with the requested contents contained within the ABIR Pre-Construction information. The file will be kept on site and populated with the information as works progress and will be available for inspection at any point throughout the course of the works.

Site Logistics, Traffic Management and Methodology

Site Access

Access to the works area is proposed through the existing vehicular access, a temporary gate will be installed for the duration of the works, which will be formed at the existing driveway access point. Safe walking zones will be formed from the car park areas and around the temporary site cabins to reduce the risk of accidents and to aid in visual segregation of vehicle and pedestrian areas.

Close neighbourhood relationships will be built with neighbours, in particular those with shared use of the access so they are informed of all site activities and programme. Communication with residents will be continued throughout the construction period informing them of key details of the project, deliveries and progress.

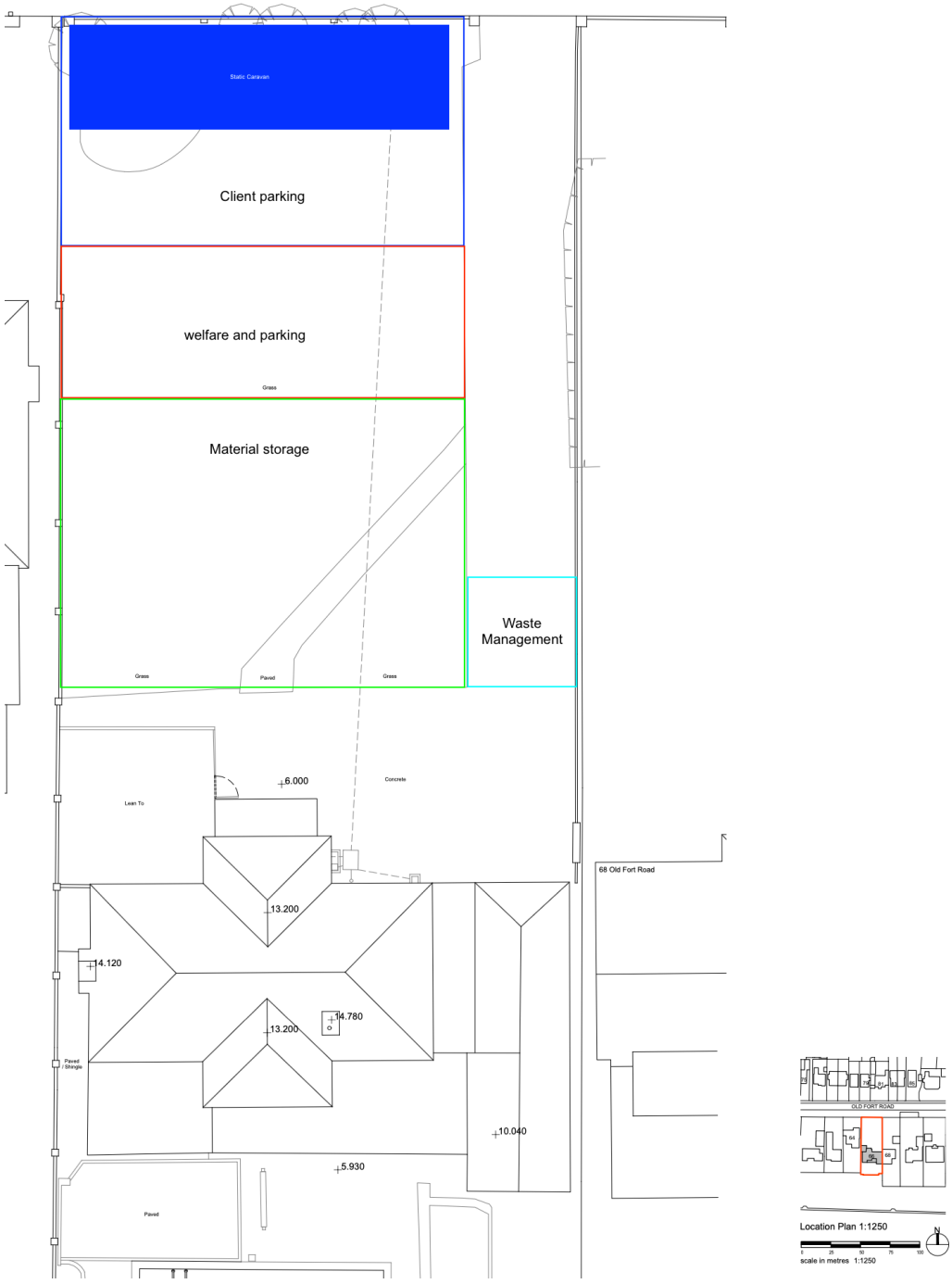
A wheel washing facility will be located at the site exit areas within the site compound, which will wash all vehicle tyres that have deviated from any hard standing.

Signs are to be well positioned to ensure that delivery drivers are clear where the site entrance is.

Logistics Plan and Site Set Up

Site Welfare

Our site set up will be generally in accordance with the following plan:



The site welfare facilities will be formed of a site canteen / drying room and a WC. The final sizes and details of the cabins to be installed to be confirmed. These will be connected to mains power and water and will provide adequate facilities that comply

with current CDM regulations.

Site office and store will also be implemented and will be connected to the power for the duration of its use.

Safety and directional signage will be installed to clearly detail the location of all these facilities and walkways / segregation will also be in place to enable the safe passage of movement around these areas. All workers and visitors will be required to report to the site managers office, sign in and have an induction before entering the main works areas.

To assist in the security of the site heras fencing will be used and erected around the site working perimeters and designated site compound which will be secure and

locked each day using proprietary heras clips and spanner (or a lockable Heras rolling gate to be decided). The heras fencing will be checked and maintained throughout the course of the works to aid the prevention of unwanted trespassing onto the site.

A robust gate will erected at the opening / entrance of the main driveway and will be locked with a hasp and staple to assist in deterring unwanted potential trespassers from entering the site whilst the site is closed at evenings and weekends. The gate will be regularly checked and maintained / repairs as necessary to ensure function during the course of the works.

Equipment and tools and higher value materials will be stored in the lockable storage container, which will be located within the heras enclosed storage area. Operatives will also be asked to leave minimal tools and equipment on site to assist in reducing this risk further.

We will also ensure that deliveries are managed with a ‘just in time’ approach and at volumes sensible for the level of productivity on site to avoid stockpiling of materials on site to reduce the level of interest of the site to potential trespassers.

In the event that trespassers do make it onto the site, every effort will be made to ensure that there are handrails at leading edges and that the site has adequate and clear safety signage to make people aware of the risks that the site presents. This will be particularly important during the early stages while the excavations are open and there is a greater risk of falls from height.

Site Deliveries

To ensure that disruption is kept to a minimum and to ensure the safe operation of the site we set out below our key considerations to the deliveries / collections.

- Access must be maintained for the fire exit points to the existing adjacent buildings during construction.
- A banksman will be available to manage all deliveries to ensure the safe ingress and egress of materials / delivery vehicles
- Smaller vehicles are to be used and larger deliveries split into smaller loads to avoid disruption to the access roads and to enable entry into the site.
- Larger deliveries are to be carefully planned / scheduled and communicated to local residents that may be effected.
- The design has been carried out to minimise waste and reduce the amount of deliveries required on the project, hence reducing traffic movement.
- Contractors to park in the site compound to the areas designated for site parking (see site logistics plan)
- Car sharing is to be promoted to minimise vehicle movement and reduce carbon emissions
- Utilising public transport is also promoted however due to the location of the site this may not be practical.

We will operate a 'just in time' delivery procedure and all deliveries are planned and booked in advance. By booking deliveries in advance it gives our site team the opportunity to cancel or prioritise deliveries should the schedule look too busy. Our aim is to keep local highways free of congestion where possible.

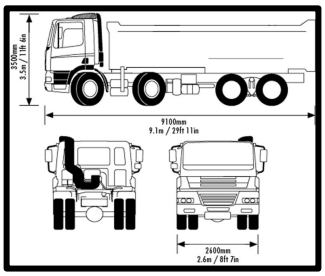
There will always be occasion where an unannounced delivery arrives, often on a smaller courier type basis – these will be accepted if appropriate or turned away to enforce procedural compliance. Our delivery protocol will be explained at every pre-start meeting and reinforced during the construction period at site inductions and periodic tool box talks.

There will be certain periods where an increased period of site deliveries / traffic will be experienced. Examples of this are during muck away, concrete pours, steel and ICF frame erection. These periods will be highlighted to effected neighbours through letter drop and by local signage being displayed and scheduled at least seven days in advance.

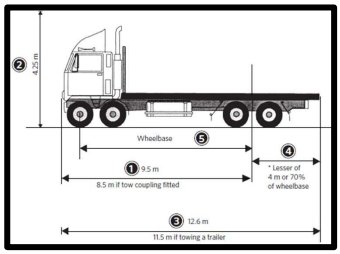
Construction Vehicles

A number of vehicles will be utilised during the construction process to deliver materials to the project and we will plan deliveries and collections to limit unnecessary site traffic and congestion of vehicles as much as possible. Below are examples of the types of vehicles that will be used for the delivery of goods / materials and muck away during the course of construction.

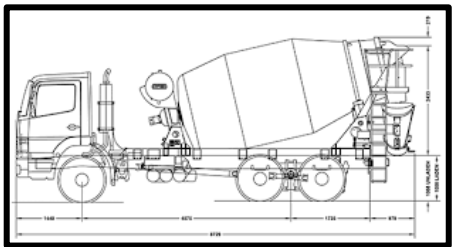
AGGREGATES /MUCKAWAY



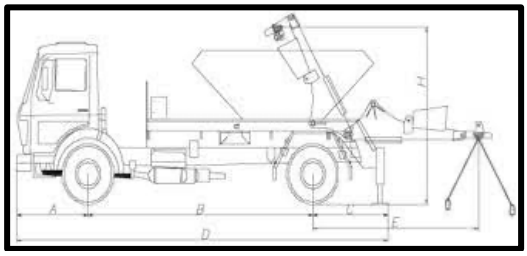
STEELWORK / ICF



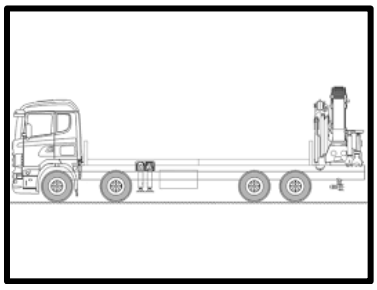
CONCRETE

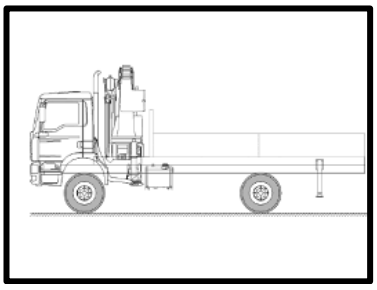


SKIPS

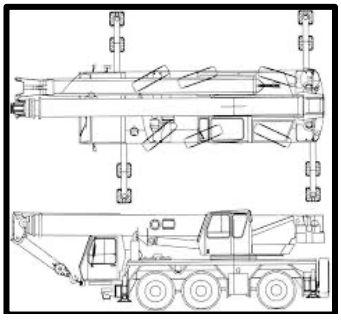


GENERAL DELIVERIES / MATEIALS (HIAB OFFLOAD)





MOBILE CRANEAGE / LIFTING (FINAL VEHICLE SIZES MAY VARY)



All delivery vehicles will be directed into the site areas as efficiently as possible and will be planned / staggered to assist this process. Particular attention will be made to ensuring larger deliveries or increased traffic movement are scheduled a minimum of seven days in advance to ensure that the surrounding roads are not blocked by construction traffic.

Projected Vehicle Numbers

Whilst numbers may vary, we project below the likely volumes of construction traffic during the course of the works:

ESTIMATED AVERAGE WEEKLY VEHICLES TO SITE OVER 12 MONTHS					
Lorry Type	**Month 1-3**	**Months 4-6**	**Months 6-9**	**Months 9-12**	**TOTALS**
Muckaway lorries	5	0	0	5	**10**
Aggregate	1	2	2	3	**8**
Concrete	4	2	1	3	**10**
Skip (12 yard)	1	1	1	1	**4**
Rigid (6 & 8 wheeler)	2	6	3	6	**17**
Hiab / rigid lorries	2	6	6	5	**19**
Cranes	0	2	1	0	**3**
TOTALS	**10**	**19**	**14**	**18**	**61**

ESTIMATE TOTAL VEHICLES PER QUARTER					
Lorry Type	**Month 1-3**	**Months 4-6**	**Months 6-9**	**Months 9-12**	**TOTALS**
Muckaway lorries	15	0	0	15	**30**
Aggregate	3	6	6	9	**24**
Concrete	12	6	3	9	**30**
Skip (12 yard)	3	3	3	3	**12**
Rigid (6 & 8 wheeler)	6	18	9	18	**51**
Hiab / rigid lorries	6	18	18	15	**57**
Cranes	0	6	3	0	**9**
TOTALS	**30**	**57**	**42**	**54**	**183**

Contractor Parking / Access Road

Due to the nature and location of the site there is sufficient space within the site curtilage to facilitate site parking for contractor, subcontractor and visitors on the site. A hardcore and compacted area will be formed and the areas will be clearly segregated with signs, temporary fences / bunting away from working areas to ensure that vehicles moving in these areas are not exposed to unnecessary risks of site operations. Parking and material handling areas will be kept separate to assist in this process. To limit the volume of traffic into the site subcontractors will be requested to vehicle share where possible.

A condition survey of the existing surrounding roads including the shared entrance road will

be carried out by way of photographs, the full extent of works to these roads as part of the final scheme to be agreed. We will manage the condition of these roads during construction to ensure they are left as they were prior to construction as practically as possible.

Materials Storage and Movement

Material and plant will be stored within the site boundary and compound areas. We will also allocate areas within the site demise for subcontractors so they have a secure area to store their materials, ensuring general work spaces are kept clear. Clear signage will be used to direct all traffic movement safely around the site.

Vertical movement will be managed by the use of a forklift and appropriately placed loading bays around the building. Mobile cranes will be used to load out and position the steel frame and ICF materials for the building as required. These will be undertaken as planned mobile crane visits, with the cranes sized to suit the weight and location of materials to be lifted.

Fuel / Chemical Storage

Where fuel and / or chemicals are to be stored on site to operate plant and machines these will be done so either within bunded tanks or within designated paved areas to ensure fuels are neatly stored and not at risk of tipping over. Such areas will have adequate signage to make site operatives and visitors aware of the presence such fuels or chemicals.

Waste Removal

Demolition waste will be removed by a licenced demolition contractor; which will be segregated on site and removed using appropriate skips and lorries.

Skips will be stored within the designated compound areas as indicated on the site logistics plan. Every care will be made at ordering and installation stage to limit the amount of waste and surplus materials arising to keep waste leaving the site to a minimum. This helps us maintain a tidy site and will reduce the amount of delivery and skip lorries across the duration of the project.

Due to limited site access widths 6 or 8 yard skips will be utilised for the removal of general waste, if practical larger skips will be used to limit the amount of vehicles required to clear waste from the site.

The majority of spoil arising from excavations is due to be removed from site using muck away lorries via the main access road detailed on the site layoutplan. These vehicle movements will be managed by our banksman in conjunction with the subcontractors personnel and due to the amount of spoil intended to leave the site is likely to be minimal.

We will use waste transfer contractors who have their own segregating facilities off site. This enables us to achieve our site waste management and environmental targets and will reduce the number of skips (and associated vehicles) required on site.

Health and Safety Management

The site will be regularly visited by an externally employed health and safety consultancy company Seajay Safety and Training.

The safety advisors role will be to monitor the works being carried out including implementation of statutory provisions and will file an action report with the site manager and provide copies to the contracts manager. The site team will work closely with subcontractors to reduce action points and to ensure that any identified issues are quickly resolved.

Part of this role will also be to review the Health and Safety file and ensure that the necessary risk assessments and method statements are in place to cover the works being undertaken. We will adopt a policy throughout the works where subcontractors will not be permitted to commence works without these in place to ensure that any high-risk activities have been identified, planned and risk mitigation plans instigated.

Communication

Pre-commencement meetings will be held with subcontractors prior to them starting work on site. Safety will be an agenda item in all progress meetings and when necessary separate safety meetings will be convened. A copy of the H&S plan will be available for reference for all contractors on the site. Method statements will be made available to all supervisors and operatives who require them.

Plant and Lifting Appliances

Sub-contractors will be required to ensure that all items of plant, cranes or lifting appliances are in good order and that any statutory required tests and examinations have been conducted within the requisite period and that current test certificates are

available on site for inspection. No crane will be allowed to commence work until the crane arrival checks have been carried out and permission to work granted.

Scaffolding / Tower Scaffolds / Fall Arrest

Scaffolds and tower scaffolds for use on the contract will be erected in accordance with the code of practice issued by the National Access and Scaffolding Confederation (NASC).

A scaffold schedule will prepared to set out the requirements and sequence of the

required scaffolds which will be discussed and agreed with the subcontractors required to use it for their works.

Scaffolds will be regularly inspected by a competent person and tagged / signed off to verify it as safe to use. Any sections of incomplete scaffolds will be suitably sectioned off and signs erected to advise personnel using adjacent working scaffolds.

Where scaffold is not practical but falls from height presents a risk we will ensure that the necessary fall arrest measures are implemented either by way of air bags, secured netting or harnesses, which will be selected to best suit the location and height.

Excavations

Before commencing any excavation, contractors will be required to take all necessary steps to ascertain the presence of underground services and make arrangements to ensure they present no safety hazard to operative.

The groundworks subcontractor will be required to put forward proposals for temporary works for deep excavations to establish method of retaining soil in a temporary state and for safe working space allowances to construct the basement wall structures. Temporary works will be required to be regularly inspected and maintained throughout the operation until works are formed, backfilled and made safe.

Due to the risks that deep excavations present contractors will be required to ensure that no excavation is left exposed at any time without suitable and proper means of support and in addition, that site traffic and personnel are advised by prominent visual warning signs and barriers to restrict them to authorised routes.

In conjunction with the groundwork and concrete contractor we will identify in advance any leading edges where fall risk may be present to ensure that suitable handrails are installed to reduce the risk of falls in these locations.

Particular care will be taken during excavations and all other operations to ensure that adjacent structures are not undermined or damaged.

Safety Equipment / Protective Clothing (PPE)

All areas of the project will be designated as a hard hat, steel toe cap footwear and hi-vis area as a minimum.

Sub-contractors will be required to provide their operatives with hard hats, steel toe capped footwear and yellow clothing and ensure that they are worn at all times. Operatives who refuse to comply with this requirement will be removed from the site.

Sub-contractors will ensure that all operatives are provided with all other safety equipment including but not limited to harnesses, goggles, masks, gloves, clothing and the like as deemed necessary to safely execute their works in line with the approved risk assessment and method statements.

Spares of basic PPE will be retained on site by the main contractor for use by subcontractors in the event it is required.

All visitors to site must wear the minimum PPE of hardhat, steel toe capped footwear and hi-vis vest to ensure the safety standards are maintained. The contractor will retain spares of these in various sizes in the event that visitors do not have their own.

Fire Protection / Emergency Procedures

Evacuation and emergency procedures will be prepared and communicated to all personnel on the project and will be clearly displayed in the site office canteen and on site. All operatives are to be made fully aware of the fire evacuation procedures during induction.

The fire procedures will be clearly indicated on plans to set out the following:

- Fire extinguisher point locations
- Evacuation procedure
- Evacuation point
- Designated fire marshall

Fire extinguishers points to located at each working level of site at central locations for ease of access. The fire extinguishers points will have multiple extinguishers, sand bucket and an alarm.

The designated fire marshal on the project shall be responsible for checking all personnel still signed into site are present within the designated evacuation zone in the event of a fire and evacuation. They will also be the point of

communication with the local fire department in the event they are required to attend site.

All operatives, visitors and site management will be required to sign in and out of the site sign in register on a daily basis to allow all people on site to be accounted for in the event the evacuation procedure is required to be implemented.

[FIRE AND EVACUATION PLAN TO BE FINALISED AND ISSUED SEPARATELY]

Noise

Sub-contractors will be required to ensure that provisions made under the noise

regulations are complied with and that suitable noise assessments are conducted by competent persons. Adequate records of assessments and hearing protection measures deemed necessary are to be maintained on site. Site / activity specific RAMS will be sought for all works, these are to include protection from noisy operations.

Eliminating noisy processes or substituting them for a less noisy process are the best ways of dealing with noise on a construction site. If this is not possible removing people from the noisy area and choosing quieter equipment can also be effective. As a last resort, hearing protection and hearing protection zones may be appropriate.

Here are some examples of how we will reduce noise:

- Eliminate noise during design. For example, design ducts into a structure rather than chasing channels in walls.
- Substitute a less noisy process. For example, use a hydraulic block splitter rather than a cut-off saw to cut blocks.
- Remove people from the vicinity of noisy work. For example, use a machine mounted breaker on an excavator with a good quality cab and exclude other people from the area while the breaker is in use.
- Select quiet equipment. For example, compare noise levels from power tools when buying or hiring equipment. Use information from the manufacturer or supplier and choose the quietest tools that are effective for the job. You can also reduce noise when selecting other types of tool. For example, choose plastic or rubber hammers, rather than metal, to free collars on falsework legs.

Control of substances hazardous to health (COSHH)

To ensure that the requirements of the COSHH regulations are being met, subcontractors will be required to produce copies of hazard assessments made and the measures they will undertake for the control of any substance hazardous to health, which is intended for use on the works.

COSHH data information is to be provided and retained within the health and safety file and operatives are to follow and adhere to the instructions for use.

Electricity

All electric supplies will be installed in strict accordance with the electricity at work regulationsand tested in accordance with the current i.e. wiring regulations.

Electric supplies to temporary site accommodation may be 240 volt. All other temporary electric supplies, which are intended to power hand held or portable equipment will be 110 volt centrally tapped to earth. Where other special equipment requires a higher voltage, the approval of the site management team will need to be obtained and specific measures put in place. We do not envisage any operations requiring greater than 110v power.

All portable electrical appliances will also be PAT tested and marked accordingly to ensure electrical safety.

Transformers will be located at various levels and positioned centrally to reduce the lengths of trailing leads required.

Accidents

Subcontractors will be required to have formal arrangements for the reporting, recording and investigation of accidents and dangerous occurrences. All accidents on site will be reported to the site office and recorded in the accident book.

A fully compliant first aid kit is to be stored clearly on site for ease of access and shall be kept topped up with the basic medical kits in the event of an accident.

A qualified first aider shall be present on site at all times to ensure that correct measures are implemented in case of an accident. Details of the designated first aider, together with details of the nearest hospital shall be clearly displayed on site and all operatives shall be made aware of this during induction also.

Manual Handling

To reduce the amount of manual handling mechanical handling will be used where practically possible, but manual handling may remain an issue in some instances due to the location and nature of the works.

Where excessive manual handling is required or heavy items are required to manually handled, specific proposals will be provided for handling plant and components and approved prior to execution ensure that the maximum weights per

individual of 25kg are not exceeded.

Tripping

The nature of the work is such that risks of tripping may occur. Careful consideration will be given throughout the works to minimise this risk, including keeping the site tidy and defining routes with adequate signage.

Where practical leads will be clipped at high level to reduce the risk of tripping for operatives and personnel walking around the site.

Waste will regularly be cleared to designated waste points and in turn to skips to maintain a clear site to reduce the risks of tripping.

Hot Work

Whilst every effort will be made to limit hot works at times it is unavoidable. Where this is the case hot work permits will be issued for all hot works, trained staff used, and adjacent structures and surfaces will be protected.

Fire extinguishers / points will be available at all times located at various points around the site and specific ventilation arrangements will be made for smoke

disposal depending on the task being undertaken.

The method of executing any hot works will be clearly described in the risk assessments and method statements together with the use of appropriate PPE, containment for prevention of fires and removal of any smoke / fumes arising from the process (if relevant).

Dust Generation and Mitigation

The Site has been identified to have a risk of contamination of pulverized fuel ash (PFA) this is a potentially contaminative material, as soil report must be completed before the commencement of excavation to correctly identify the risk and advise on control measures.

The site has been designed so that the stockpiles are constructed at a distance from any site boundary, which therefore increases the distance that the dust must travel before reaching a receptor. In addition, machinery and dust generating activities will be located away from The Old Piggery (to the east of the stockpile). Haul routes have been specified which will keep trucks on a solid track, and decrease the damage to grassed areas, which in turn will help to keep dust generation from the field to a minimum.

Visual checks will be undertaken daily by the site Foreman, as well as sufficient provision of dust suppression equipment to ensure dust is maintained at an acceptable level. Records of checks will be available in the site diary, monitoring records and complaints log.

Control measure to reduce the dust nuisance during normal site operation include:

- The stockpile will be seeded to prevent the mobilisation of dust and particulates which could impact on the surrounding areas
- Speed limits will be put in place on site for vehicular movements and vehicles will be maintained
- Undertake visual inspections regularly to determine whether there are any significant dust episodes
- Ensure slopes on the stockpiles are no steeper that the natural angle of repose and maintain a smooth profile
- Soil stockpile will be sealed using tracked plant
- All vehicles delivering loose soil will be covered or sheeted

- Either a road sweeper or wheel-wash facilities will be used, or a rumble strip constructed and utilised along the eastern border to maintain the cleanliness of the highway
- Regular inspection of highways and footpaths will be carried out
- Double handling of soil will be avoided where possible
- Ensure adequate water supply on site for dust suppression and ensure the disposal of any run-off water from dust suppression activities is in accordance with legal requirements
- Mobile water bowsers will be deployed at regular intervals to suppress dust during significantly dry or windy periods
- Soil will be sprayed to reduce dust potential
- Maintain all dust control equipment and record any maintenance activities
- Visual inspections of the surrounding rhines carried out daily during stockpiling operations and following rainfall

The effectiveness of normal site operation dust mitigation measures is monitored by the site foreman:

- On-going routine visual site checks to ensure dusts do not, or have the potential to, migrate from the boundary of the site
- Record of actions taken in the site diary

Control of Dust

Site specific / activity RAMS (Risk Assessments / Method Statements) will be sought from every subcontractor and approved by the Site Manager before any works can commence. The control of dust will form part of the RAMS and will need to satisfy the guidance CIS36 from the HSE.

The RAMS will be read / understood and adhered to by all operatives carrying out the

works. Regular review of the methods and activities will be carried out to ensure that any minor changes are captured on the RAMS.

When working with potentially dusty operations, the RAMS must:

- Assess the risks
- Control the risks
- Review the controls

When working externally during the dry months this can often give rise to increased levels of dust especially with moving traffic and machines on the site. These activities will all be covered indetail within the approved RAMS to ensure that dust suppression is implemented.

Correct and adequate RPE will be worn by operatives following the mandatory face fit test, to ensure that each piece of RPE is fitting correctly and therefore adequate.

Site Temporary Lighting

To enable safe working for operatives, staff and visitors on site, in particular during the winter months where daylight hours are reduced we will be implementing the following

- Internal background lighting – LED ceiling mounted units as below final layouts / strategy to be decided and agreed with subcontractors:



- External Lighting – A small amount of external down lighting similar to below may be implemented around the site office / walkway and car park to enable safe passage around the site. It will be kept to a suitable minimum but sufficient to enable visibility for safety.
-

Site Rules

The following site rules will be displayed on site and will form part of the induction process.

- On arrival on site all personnel are to report to the site manager to be inducted and briefed onsite rules, general work procedures, the site fire plan and also any particular daily hazards.
- Contractors must stay within the working area and not stray beyond unless with priorpermission of the site manager other access is required.
- Fire access routes to be kept clear at all times.
- Smoking will only be permitted on the site within the designated smoking area within the siteconfines.
- All accessible openings to be secured before leaving site at the end of each working day.
- Attendance must be provided for the reversing of delivery vehicles.
- Delivery of materials must be avoided at the beginning and end of the day.
- No drugs or alcohol allowed on site.
- No radios to be used on site.
- No burning to be allowed on site

- All electrical equipment to be 110 Volt.
- All operatives are to wear PPE appropriate to their activity.
- All parking will be as directed by the site manager.
- Ensure that you have a safe access to your place of work
- Ensure your tools and equipment are correct for the job and in safe working order
- Know the location of first aid and fire extinguishers
- Obey all signs and notices
- Keep the work area tidy
- Understand what the work entails, risks involved and how to avoid them.
- No mechanical plant to be left unattended with engine or motor running to prevent unauthorised use.
- Always give way to working plant
- Always make sure the driver of any plant has seen you before approaching.
- Obtain permits to work for excavating, entering a confined space, hot works, connecting to gas or electricity, working on a roof.

Selection & Control of Subcontractors

If a contractor is to be used who is not on our selected contractors list then arrangements need tobe made to issue them with a pre-qualification questionnaire so that we can assure ourselves thatthey have the skill, knowledge and experience to carry out the work in a way that secures health and safety, prior to their start on site.

These checks will include the provision of the following information, as a minimum:

- Health and safety policy.
- Insurance details.
- Management structure.
- Risk and COSHH assessments and site-specific method statements.
- Confirmation that they will comply with the health & safety plan.
- Up-to-date product literature as appropriate and as will be required for the CDM health andsafety file.
- Confirmation that plant to be used is properly selected and maintained.
- Confirmation that plant/equipment operators are properly trained.
- Evidence of CSCS accreditation
- Training details
- Accident/incident/enforcement notices and court action details.

Construction Methodology

Site Set Up

The welfare facilities will be installed as detailed on the enclosed site logistics plan. The canteen, office, WC and storage temporary accommodation will be located externally in

the areas annotated.

Demolition Works

Demolition / clearance of the existing building will be completed by a competent demolition contractor following the installation of the welfare facilities and segregation and we will ensure that all due notices are in place prior to the demolition and clearance of site taking place.

Foundations & Substructure

Foundations comprising reinforced Raft Slab. These will be installed as per the structural engineers requirements and inspected byLocal Building Control team to satisfy building regulations. There will also be a waterproofing system installed to the basement areas.

Drainage

The surface water drainage scheme involves the formation of a permeable entrance driveway with traditional surface water run off drains to terraces leading to a Geocellular soakaway as indicated on the civils layouts.

Foul drainage includes a series of typical pipe runs and manholes running to a Main sewer system located on old fort road.

The remainder of the drainage scheme is of a standard design which will be installed in the correct sequence and inspected / signed off by the Building Control team prior to backfilling the trenches.

Incoming services

New incoming services will be installed and connected to the current infrastructure to the final locations to be agreed. This will include associated builders work trenches and ducts and it will be necessary to ensure that the trenches are safe from collapse and falls while they are under construction.

Superstructure

Following the completion of the foundations and ICF structure, steelwork, block & Beam and timber can be installed to areas as detailed on the structural drawings, the base of which interface with the foundation in line with the structural engineers details. Close coordination of these structures will be required in conjunction with the external walls to complete this section of the superstructure.

Upper floors and flat roof areas are formed generally in block and beam. Again this will require close coordination between the two installations in terms of dimensions, craneage and logistics as it will be difficult to operate both installations concurrently to ensure safe working access for the cranes.

External walls to be formed as ICF with a facing brick slip and timber cladding

external outer skin.

Roof

The flat roof structures are made up of Timber and steel beams with sawn timber joist infills and ply top layers with insulation and membrane systems.

In forming the roofs particular care will be taken to access and fall arrest to ensure the safe working installation of these structures and coverings.
Roof lights are to be installed into the flat roof areas which will need to be safely lifted and installed into position, coordinated with the surrounding structures and finishes

Internal finishes

The internal finishes will sequence in a familiar and traditional sequenceInternal studwork and generally comprises of the following work elements:

M & E BWIC including wall chasing
M & E first fix high level and low level
Plant installation
Heating Sub linings
Drylining
Wall plastering / rendering
Joinery, Stairs and Kitchens

M & E second fix
Floor finishes
Decorations
Testing and commissioning services
FF & E
Snagging and cleaning

Externals

There are various external hard and soft landscaping works, the details of which are awaited. Where possible the lifting and distribution of the heavy items will be by machine leaving the final installation by hand to the point of fixing to limit the volume of manual handling. The works forming part of this package will generally include:

Hard landscaping – Driveways, subbases, paving, steps and retaining walls
Soft landscaping – Topsoil, grassed areas, planting, mulching and decorative features.