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Construction Method Statement

PROPOSED EXTENSION AND INFILL EXTENSION TO EXISTING STORAGE WAREHOUSE INCLUDING NEW TWO STOREY OFFICES TO THE FRONT, RAISING THE EAVES AND RIDGE HEIGHT.

Construction Method Statement for the Extension / Infill Extension of Part of GNG Foam Converters existing Warehouse, creating new two storey offices, including raising the eaves and ridge height. GNG Foam Converters (Lancs) Ltd, Todmorden Road, Littleborough, Lancashire, OL15 9EG.

1. Introduction

This Construction Method Statement outlines the processes, safety measures, and environmental considerations for the proposed development at GNG Foam Converters, Littleborough. The document ensures compliance with planning conditions, health and safety regulations, and best practices.

2. Scope of Works

The works include:

1. Partial demolition of existing warehouse structures to accommodate infill and height adjustments.
 2. Construction of the warehouse extension, including infilling to the rear.
 3. Raising the height of the eaves and ridge of the warehouse.
 4. Construction of a two-storey bank of offices at the front of the building.
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3. Site Preparation

A. Site Setup

- Erect site hoarding and secure the perimeter to restrict unauthorized access.
- Install welfare facilities, including toilets, washing facilities, and break areas for workers.
- Establish designated storage areas for materials and waste.
- Install signage for health and safety compliance, including warning signs and traffic management instructions.

B. Access and Traffic Management

- Designate vehicle entry and exit points to minimise disruption to the surrounding area.
- Implement a traffic management plan, including banksmen to guide vehicles and prevent congestion.
- Use designated routes for deliveries to reduce impact on local roads.

C. Pre-Construction Surveys

- Conduct structural surveys of the existing warehouse and surrounding buildings to assess any potential risks.
 - Identify and protect existing utilities, including water, electricity, and drainage systems.
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4. Construction Methodology

A. Demolition and Infilling

1. Demolition:

- Remove sections of the existing rear structure where infill construction is planned.
- Ensure debris is segregated and disposed of following environmental regulations.

2. Infilling:

- Excavate and prepare the rear area for new foundations.
 - Install reinforced concrete footings to support the infill extension.
 - Construct walls using blockwork or steel framing, matching the existing warehouse materials.
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B. Raising the Eaves and Ridge Height

1. Preparation:

- Install temporary supports for the existing roof structure.
- Remove roof panels and associated framework to enable height adjustments.

2. Structural Adjustments:

- Extend existing columns or replace them with new steel columns as per the structural engineer's design.
- Install new roof trusses and purlins to achieve the desired ridge height.
- Ensure structural integrity through inspections and sign-offs by a qualified engineer.

3. Cladding Installation:

- Install insulated roof panels and side cladding to match the existing materials and comply with building regulations.
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C. Construction of Two-Storey Offices

- 1. **Foundations:**
 - Excavate and install reinforced concrete foundations for the new office structure.
 - Ensure foundations are designed to support the two-storey load, as specified by the structural engineer.
- 2. **Steel Frame Installation:**
 - Erect a steel frame for the office structure, ensuring all components are secured and aligned.
- 3. **Flooring:**
 - Install a concrete ground floor with appropriate insulation and damp-proofing.
 - Fit lightweight timber or steel joists for the upper floor, followed by floorboards or concrete topping.
- 4. **Walls and Windows:**
 - Construct external walls using brick or cladding to match the warehouse aesthetic.
 - Install double-glazed windows and doors for energy efficiency.
- 5. **Internal Fit-Out:**
 - Construct internal partitions, install ceilings, and fit out with HVAC systems, electrics, and plumbing.
 - Apply finishes, including painting and flooring, to complete the interior.

5. Environmental and Safety Considerations

A. Dust and Noise Control

- Use water sprays to suppress dust during demolition and construction activities.
- Fit machinery with noise-reducing equipment and restrict noisy operations to designated working hours.

B. Waste Management

- Segregate waste into recyclable and non-recyclable materials.
- Use licensed waste carriers to dispose of construction waste.

C. Hazard Management

- Regularly inspect the site for potential hazards, including unstable structures and loose materials.
- Ensure all workers wear appropriate personal protective equipment (PPE).

6. Programme of Works

Phase	Duration	Key Activities
Site Preparation	1–2 weeks	Site setup, access arrangements, and surveys.
Demolition and Infilling	5 weeks	Partial demolition and rear infill construction.
Raising Eaves and Ridge Height	9 weeks	Structural alterations and roof installation.
Two-Storey Office Construction	14 weeks	Foundations, steel frame, walls, and fit-out.
Final Inspections and Handover	3 weeks	Testing, snagging, and handover of completed site.

7. Conclusion

The proposed works at GNG Foam Converters will be completed in line with best practices for construction and safety, minimising disruption to the surrounding area. All activities will adhere to planning permissions, building regulations, and environmental standards.