

The Sill Northumberland Rev B 26.10.15

Sequence of build. (To be read in conjunction with demolition method statement) This method statement has been updated following relocation of site compound from the Twice Brewed pub to NT field to East of Development

To be read in conjunction with logistics plans KA/4, 5, 6 Rev B,7,10,11,12,13 & 14.

- We will establish site compound and welfare facilities, during excavation and stone fill stages of the development. See sketch KA/06 Rev B.
- Access and egress, to the site compound, for staff and operative vehicles will be via the existing double gates off the C370 . The majority of the vehicles using this access will be early morning and late afternoon, minimising disruption to the B6318, Military Road users. To ease flow we will be also be establishing a 1 way traffic flow system within the proposed site compound car park area.
- Site cabins are to be serviced via a silenced generator for electricity, water via existing infrastructure. FW to be discharged into above ground storage tanks and emptied on a regular basis.
- The office compound will be lit during working hours, via spot lights fixed to poles and faced to avoid traffic on the military road. Theses lights will be turned off during non-working hours to maintain dark skies policy. Works on the main site will be lit via mobile floodlights, as and if required. It is not envisaged that many hours will be worked requiring mobile lighting.
- Trees adjacent to the site compound and on the site access route will be protected prior to commencing any works.
- Upon completion of the main works the office compound will be reinstated to grassed area.
- Establish site perimeter security hoarding, fencing and site security. All site delivery vehicles and plant will enter and exit site via manned gate. No vehicles will be permitted to park up on B1288, Military Road. See sketch KA/07 Rev A.
- During the demolition stage and prior to commencing any excavation works we will locate all existing services, clearly mark and establish no dig, height restriction zones. A protection mat will also be constructed over existing LV cable and crossing pint established.
- Prior to commencing demolition or excavation works we will isolate existing services to existing buildings, where possible.
- Existing electricity, water and BT services in the ground will not be removed, to avoid damage to tree roots and possible artefacts.

- To manage early construction works we will establish temporary site accommodation and parking areas.
- Prior to commencement of any works the YHA will isolate and remove the existing LPG tanks.
- Prior to commencing demolition and earthworks a wheel wash facility will be established on site, this will consist of manual cleaning using a power wash and will be supplemented by use of road brush as required. See KA/04 rev A for location. To minimise the risk of dirt getting onto existing road network, we will load wagons whilst standing on existing hard surfaces. Bulk earthworks will be progressed with delivery wagons only running on clean stone. Any movement of excavated material will be carried out within the site boundaries.
- After the site perimeter and temporary accommodation has been established we will remove asbestos and demolish the existing buildings. See demo MS and sketches KA/01-03 Rev A.
- Upon completion of the demolition operations, topsoil will be stripped from circulation roads and car park areas and stockpiled on site, for reuse.
- The cut and fill operation to circulation roads and car park areas is to be progressed, working in a North to South direction. Surplus material to be deposited on lower overflow car park area. All excavated material to be retained on site. The lower car park existing ground levels will be raised by approx. 1m.
- To avoid any contamination of existing water courses temporary ditches and bunds will be constructed. Regular site inspections will be carried out to ensure the site works do not impact on the adjacent water courses and adjacent grassland.
- Place type 1 sub base to circulation roads and car park areas. Sub base to be placed progressively with cut/fill exercise. See sketch KA/04 Rev A.
- NPG to carryout phase 1 of HV/LG diversionary works.
- As demolition and earthworks progress we will establish our main site office and welfare facilities. Access to these will be off the B1288, Military Road, using the existing Twice Brewed Pub entrance. Vehicle access to the site offices will be restricted to cars and small vans. Site plant and delivery vehicles will not be permitted to use this area.
- Early in the construction programme we will construct the new HV substation.
- After completion of bulk excavation/stone up works, install the main storm and foul water drainage runs. Installation is to commence from the outfall into Brackies Burn and progress North up the hill. All surplus excavated material to be deposited on lower car park. See sketch KA/05 Rev A for main routes.
- Hard landscaping and soft landscaping will be progressed, following completion of drainage. Car park areas to be surfaced and used for storage of site materials. All building materials will be stored on site.

- After completion of demolition works and the bulk excavation/stone up works of car park areas, excavation of building footprints is to be carried out, forming 3 no working platforms. See sketches KA/10 & 11
- During this operation we will also complete bulk excavation works and stone up between the car park and building footprint.
- Below ground structures to YHA and VC will be constructed and the interface between YH and VC to be coordinated. RC retaining wall to be constructed early, to allow VC found behind to progress. See sketches KA/12,13 & 14
- NPG to carryout phase 2 of HV/LG diversionary works.
- Construct superstructures and envelopes to YH and VC. Following sequence to be adopted.

Youth Hostel

1. After completion of below ground structures install the under slab drainage.
2. Level and compact under slab type 1 and construct ground floor RC slab.
3. Construct block work external and internal walls to 1st floor level.
4. Install metal decking to 1st floor and cast 1st floor RC slab.
5. Construct block work external and internal walls up to roof level.
6. Install structural steel to roof cantilever and secondary floor support steelwork.
7. Install metal decking to roof and cast roof RC slab.
8. Construct perimeter up stand walls and support plinths for ancillary items.
9. Install temporary weather protection to allow internal trades to commence.
10. Construct external sandstone and larch cladding.
11. Install windows, doors and roof light.
12. Install roof bullnose gutter and capping.
13. Install roof plant and green roof. Sequence to be developed.

Visitors Centre (steel frame)

1. After completion of below ground structures erect structural steel frame.
2. Install metal decking, incl shear studs.
3. Construct 1st floor and roof slab RC slabs.
4. Construct perimeter up stand walls and support plinths for ancillary items.
5. Install perimeter SFS, cemboard ground floor to roof level.
6. Install under slab drainage.
7. Level and compact under slab type 1 and construct ground floor RC slab.

8. Construct block work and insulation to perimeter walls, ground floor to 1st floor level.
9. Construct external sandstone, gabion baskets and larch cladding.
10. Install windows, curtain walling and doors.
11. Install roof bullnose gutter and capping.
12. Install roof balustrading, hard landscaping and green roof. Sequence to be developed.

Visitors Centre (concrete frame)

1. After completion of below ground structures erect RC columns.
 2. Erect soffit temporary formwork.
 3. Construct RC roof slab, including perimeter up stand walls and support plinths for ancillary items.
 4. Strip soffit temporary formwork.
 5. Erect atrium secondary glazing support steelwork.
 6. Install perimeter SFS, cem board ground floor to roof level.
 7. Install under slab drainage.
 8. Level and compact under slab type 1 and construct ground floor RC slab.
 9. Construct block work and insulation to perimeter walls.
 10. Construct external sandstone and larch cladding.
 11. Install windows, curtain walling and doors.
 12. Install roof bullnose gutter and capping.
 13. Install roof balustrading, hard landscaping and green roof. Sequence to be developed.
- Internal finishing trades to commence post SFS, cemboard and floor slab construction.
 - External hard and soft landscaping to building perimeter to commence after sandstone, gabion basket, larch cladding and windows have been completed.
 - Hard and soft landscaping to car park areas to continue after storm and foul drainage has been completed.
 - Road surfacing to be taken to BC level early in construction programme.
 - Final top surfacing to car park bays and access roads to be completed towards end of build programme.
 - Soft landscaping to be progressed early in build process to allow establishment prior to handover.