



## P113 – NEATH PORT TALBOT

### RENAL DIALYSIS UNIT.

#### STATEMENT OF COMPLIANCE

It is Sandycroft's intention to deliver a scheme compliant with the Employers Requirements Document and in compliance with CDM Regulations 2015.

#### EXECUTION OF THE WORKS & UNDERSTANDING OF OUR RESPONSIBILITIES

It is the company's policy to ensure that its operations will be conducted in such a way as to ensure the Health, Safety & Welfare of its employees and any other persons who may be affected by their undertakings, as far as reasonable and practical.

In so doing, Sandycroft Projects intention will be to operate the construction site according to the guidance laid by the 'Considerate Construction Scheme', we will be implementing their recommendations wherever possible. We will be endeavouring to improve our approach to all aspects of the scheme including: 'Appearance', 'Community', 'Environment', 'Safety' and 'Workforce'

This statement should be read in conjunction with the prepared planning stage programme of works, the pre-planning issued drawings and all documents submitted within the CPH&S Plan.

**Client**  
FRESENIUS MEDICAL  
CARE.

**Project:**  
SCL Ref: P113  
NPT DIALYSIS UNIT.

**Location**  
Stationery House.  
Acacia Avenue,  
Baglan Moor,  
Neath Port Talbot.  
SA12 7DB

**Date**  
June 2024

**Duration**  
**Commencement:**  
December 2024  
**Completion:**  
October 2025

### DESCRIPTION OF THE WORKS

The works relate to the partial demolition of an existing single storey, portal steel frame industrial unit, and its later brick built front office facilities. The clearance of the land and the creation of additional parking and soft landscaping areas. The refurbishment of the remaining building along with the recladding of the old steel frame will form the main building for a state-of-the-art renal dialysis unit. Surrounding car parks, amenity space and landscaping will all form part of the scheme.

### PRE -CONSTRUCTION PLANNING & PREPARATION

Sandycroft Projects' intention is to have the procurement of key sub-contractors decided early, and that all planning and preparation for the project has input from all stake holders.

We have already started early consultation with the approved building inspector in compliance with the proposed changes to the building safety act 2022.

Initial notification to residential neighbours and visits to surrounding businesses have been undertaken, to ensure the general public are aware of the potential works, possible disruption and opportunities for involvement throughout the project.

### MOBILISATION AND ENABLING WORKS

Following the placing of an official order with Sandycroft Projects, and under the terms set down by the planning authority, the making safe of existing services and demolition of the existing building, including the salvaging of the existing portal frame, foundations and concrete slab floor, which is to be utilised in the refurbished building.

Prior to a start on site all temporary services will be applied for, then existing services diverted away from the build area to the location of the construction site office and welfare provision.

(This to be later read in conjunction with the CPH&S Plan and appendices for further details)

A rigid fence line in excess of 2mtrs high to the front elevation will be erected, with a mix of solid panel and security fence to the remaining perimeter of the build site and compound area.

Subsequent to detailed design and a successful planning application, a slightly altered traffic entry from Acacia Avenue may be formed as early as possible to aide in the receipt of deliveries onto the site without affecting the public thoroughfare.

### EXPECTED METHODOLOGY / TIMESCALES

<b>TIMELINE</b>	<b>WORKS</b>	<b>RESOURCES/ NOTES</b>
Weeks -4 – 0	Setting up of contractors' compound, welfare & parking areas. Installation of hoarding, survey and isolation of live services. Commence demolition of existing structure.	Safe Demolition. M&E contractors. Statutory Providers, Heavy Plant on site.
Weeks 1 - 4	Demolition continues. Site welfare installation, TBS established. Site engineering. Reducing levels, and grading of the entire site, removal of redundant vegetation from the build area, and the protecting of root zones of trees to be salvaged. Setting out for drainage.	Safe Demolition, Gibbons Plant Hire. Site engineer, arboriculturist, drainage design partner. Heavy Plant, & continuous lorry movements from site.

Weeks 5 - 8	Adaptations to the structural steel portal frame forming 2 new gable ends. Perimeter localized foundations for gable posts. Floor slab sawing and excavations started on the drainage works. Secondary steel commenced.	Structural steel workers, MEWPS, Diamond drillers/sawyers Civils team and plant.
Weeks 9 - 12	Completion of secondary steel adaptations, and commencement of roof and wall cladding. Drainage works completed and back fill of trenches/making good slab works underway.	Civils Team, Cladding Contractor. Site Plant & MEWPS moving around site. Concrete pours, HGV access to be provided.
Weeks 13 - 16	Completion of the drain lines to a perimeter network of attenuation, new chambers and manholes. Cladding work to completion, start on fascia and trim finishes. Windows and doors to be fitted to prepared openings.	Window procurement completed and delivered. Cladding contractor, civils team. Plant & MEWPS on site.
Weeks 16 – 20	Installation of a suspended insulated fire ceiling to risk rooms, and setting out of the internal walls. Construct walls, fire sealing at high level and making ready for M&E containment.	Engineer on site. Cladding contractor complete, window installer. Dry lining company, MEWPS.
Weeks 21 – 25	Containment completed and large Mech plant installed at high level. M&E first fix started. Pattresses fixed to walls and where possible start the 2 <sup>nd</sup> fix/boarding of partitions.	Heavy good deliveries, M&E contractors, fire safety planning for compartmentation.
Weeks 26 - 30	Internal of water treatment room completed asap. Exterior wall lining underway, walls being closed up around M&E first fix coming to an end. Plastering started and water treatment pipework & first fix commenced. External works continues with the completion of attenuation and perimeter curb lines & footpaths.	Specialist water treatment contractor & their plant. M&E, Plasterers. Civils team with bulk aggregate deliveries
Weeks 31 - 35	Basic mist coating follows plastering and internal joinery works commence. Fire door installations are monitored & recorded, and 2 <sup>nd</sup> fix M&E starts. Externals continue with final service connections and permeable base course to roadways.	Decorators & Joiners on site for first time, M&E contractors, and stat authorities working to completion. Civils team and tarmac crew on site.
Weeks 36 – 40	Civils works complete and landscaping continues to form the finished look of the site to include rain gardens and feature planting. Signage installed. Internal decorations to completion and floorcovering underway.	Landscaping contractor. Signage to be agreed and installed. Initial snagging undertaken for quality control.
Weeks 41 – 45	Testing & commissioning of M&E services, water purity testing, and full snagging process underway to completion. De-camp of site set-up and removal of any & all temp services	Specialist commissioners of equipment & services, O&M formulation. Welfare providers back on site.

## **COMMISSIONING & HANDOVER:**

An individual commissioning programme will be followed in order to ensure that all stake holders have the opportunity to view and comment on the process. We have dedicated a two-week period at the end of the project programme but can assure that our Quality Management System will be tracking the essential information, certification and product literature on a continual basis throughout the build. The commissioning programme will be agreed at construction phase, however a basic run down of events would be:

- The client along with their design team will be invited to 'Snag' the entire works, noting that this process would have already been undertaken by us, at least one week prior, in order to set expectations and ensure the project was on schedule.
- The testing and commissioning would be undertaken by the M & E specialist contractors and the M&E consultant (Hopkins Coates Ltd.)
- The main contractor would undertake to resolve all snag issues and liaise with the appointed building control officer to ensure the building receives a final 'Sign Off' prior to occupation.
- The design team members would be invited back to site for a final snag of the works, to ultimately check that all issues were resolved, and everything is working satisfactorily.
- The main contractor will collate and issue a digital file of 'As-Built' drawings subsequently followed up by the O & M building manual.
- Following a full builder and sparkle clean of the premises, the client will start to install furniture, equipment and group 3 items. Some on-site training and specialist equipment set-up may be undertaken.
- As Occupation starts to take place by the client, key members of the design team, client and the 'end-user' will be invited to attend demonstration days to make sure that stake holders are happy with the operation of their new asset.