

New Brunswick, Brunswick Street, Manchester – 16nr Apartments

Construction Method Statement

General Description

It is proposed to design and construct 16 apartments on Brunswick Street, Manchester next to the Vallance Health Centre and a Tesco Express and Esso fuel station.

The scheme will initially comprise of site clearance and the installation of foundations. A structural steelwork frame serving ground, first, second, third, fourth and fifth floors. Facing brick and blockwork external walls with UPVC or Aluminium windows and doors.. Internally the construction will comprise of a reinforced concrete ground floor, precast concrete upper floors, precast concrete main staircase, steel walkways to a courtyard area and Juliette type steel balconies. Internally block and metal stud partitioning, screed floors, plaster, painted walls and ceilings, soft and hard floor finishes, kitchen installation, Mechanical and Electrical installations. Externally below ground drainage, fencing, external surfacing works.

The construction site will be served by a site compound on the pavement directly in front of the site. Contractor car parking will be at the nearby Selco Builders Merchants car-park. Articulated deliveries to site (expected to be circa 6 deliveries in total) will be between 8.30am and 2pm (Saturdays) or between 7.30am and 8.00am Monday to Friday, onto the Vallance Centre Car-Park.

The construction period will be approximately 52-weeks duration. Working hours 7.30am to 6.00pm Monday to Friday, 8.30am to 2.00pm Saturday. Sunday and Bank Holidays – No work.

Noise will be limited via suppression measures on plant and equipment. No radios will be permitted to be used on site at all times.

There may be some changes to the method described as the work proceeds and as more discussions with neighbouring properties develop, however, the final detail is not expected to differ significantly to that described.

Site Set-up

The main site cabinetry and accommodation area will be sited on the pavement area immediately in front of the site and to the right hand side, whilst maintaining clear access for pedestrians and use of the pedestrian crossing adjacent. Any service chamber covers, within the site compound, will be suitably plated to protect them during the contract period. The large planters currently situated outside the Tesco exit will be relocated to an agreed location with the Local Authority, for the duration of the works and then reinstated in their current location.

Site office, meeting room, kitchen, drying room, WC and secure storage will be sited. Contractor car parking will be at the nearby Selco Builders Merchants car-park on Apsley Grove and is the subject of an on-going discussion. It is intended to deliver most materials directly to site prior to 8am Monday to Friday. Precast concrete floors and staircases will be delivered on Saturdays.

Waste storage will be via skips within the site area as denoted. Excavated material will be removed directly from site as it is dug by vehicles positioned within the site compound. Dust suppression during excavation will be via mist sprays. All vehicles exiting the site will be jet-washed prior to entering the highway to remove any debris or deposits and accompanied by a banksman. Works will proceed in accordance with the mitigation measures specified in Air Quality Assessment document produced by Redmore Environmental dated 25th May 2017.

Temporary signage will be installed directing operatives, safely, to and from the site compound. The pelican crossings will be used to cross Brunswick Street, Hyde Road and the A6.

Temporary signage will be in place to direct deliveries, all official orders will state exactly the directions, instructions and contact numbers for deliveries prior to any arrival on site.

The site will be Heras fenced or hoarded off to the perimeter including a section of the front pavement, to allow for delivery of small loads onto the site area. A footpath of 2m will be maintained to the public footpath. The fencing will have dust screening attached. Suitable visibility will be maintained for vehicles exiting the Tesco carpark.

Site security will be maintained via offsite monitored CCTV cameras and regular patrols for the duration of the works.

Health & Safety

The health, safety and welfare of employees and the public is of prime importance in the management of construction on this site and is essential to the efficient operation of the site, as is the health and safety of anyone else affected directly by the site operations.

Management of the site will comply with all of the required legal duties in pursuance of providing safe and healthy working conditions for all employees and will take positive action to ensure that clients, other contractors and the general public are not adversely affected by its activities.

The responsibility for health and safety at work rests upon all sectors and levels of site management. Site management will co-operate with all those with an interest in health and safety; other employers, clients, subcontractors, and the enforcing authorities.

The approach to health and safety is cognisant of the risk provided by construction activity taking place directly off Brunswick Street, close to the Apollo roundabout, and therefore in particular to safeguarding pedestrians, cyclists and other road users. See approach to deliveries below.

Managing potential conflict with adjacent sites

Every effort will be made to ensure that the construction activities on this site coordinate with the business activities on adjacent and nearby sites to minimise any adverse impact on the local community and highway network.

This will be particularly important in relation to construction activities on the Polygon building directly opposite. As both construction sites will be operational at the same time, it will be vital to ensure that there is coordination of activities at both sites. The site management team is committed to working with the Polygon building site management team and the City Council to ensure that successful co-ordination.

Meetings have taken place already with the Polygon Building Construction Managers (Recom) and these will continue through the site set up and delivery stages. Both developments share key members of the same consultant support teams involved in producing the Construction Management Plans for both sites, which will help to ensure ongoing communication and co-ordination. It is proposed that this co-ordination takes a formal structure, with monthly meetings being held between representatives of the two site management teams.

Craneage

A remote controlled Luffing tower crane or similar/equivalent is to be installed within the site for off-loading, where possible and distribution of materials around the site. The tower crane will be installed and removed, upon completion at the weekend via a mobile crane which may require a temporary road closure and detailed lifting

plan, submitted prior. The crane will not over-sail the adjacent Vallance/Tesco / Esso property, detail and plan is attached. No loads will be lifted over adjacent properties. All loads will be lifted within the boundaries of the site and compound . A lift operator and banksman will be present at all times. The crane will be parked in an upright position when not in operation. This will not over-sail adjacent properties.

The crane will be utilised for the installation of the structural steel frame, installation of precast concrete floors and the precast concrete staircase, distribution of brick and block. Lifting and installation of the steel walkway and roof panels will also be via the tower crane.

Scaffold

Scaffold will be installed to all 4nr sides of the development to a width of 0.9m. All scaffold will be fully designed and have debris netting / brick guarding attached. Scaffold will be erected and dismantled in a progressive manner as the works proceed. Loading platforms will be positioned to the front and rear elevations. Scaffold to the sides and the rear will be fully located within the site.

Deliveries

Wherever possible and practicable, deliveries will be made to site prior to 8am Monday to Friday or directly from Selco who may be one of the main merchant suppliers for the project. Materials will be off-loaded via the tower crane, within the small compound area. Deliveries that will be required directly to site will include the following :-

1. Reinforcement sheet deliveries
2. Tower crane
3. Structural steel frame
4. Precast concrete floors and staircase
5. Ready mix concrete
6. Removal of excavated material

Larger deliveries to site that require double banksmen are estimated to be 6 in total. Other smaller Deliveries requiring only one banksman will be scheduled between 7.30am and 8.00am Monday to Friday (excluding bank holidays), Saturday deliveries will be between 8.30am and 2pm.

The tower crane, subject to final detail and arrangements will be installed at the weekend.

Structural steel deliveries will be via the Vallance Centre car-park, either before 8.00am in the morning or at Saturdays, directly to site for crane off-loading onto site. Steel members are too large and numerous for anything other than direct off-loading onto site which is scheduled for either Saturdays or before the Vallance Centre opens at 8.30am.

Precast concrete floors and staircase deliveries will be via the Vallance Centre car-park, either before 8.30am in the morning or at weekends. These works, for each floor, are scheduled to be undertaken on a Saturday.

Ready mix concrete deliveries will pull into the site area within the Heras fencing for immediate off-loading, as it is impractical to deliver, other than directly to site for immediate un-loading, due to the rapid setting nature of concrete required for the foundations.

Excavated material will be removed as it is dug into rigid 8-wheel vehicles located within the site.

For every delivery there will be a banksman managing the vehicle manoeuvres and any potential conflicts with pedestrians, cyclists or other vehicles. For every larger delivery (20ft trailer plus) we will have two banksmen – 1

to the front and 1 to the rear.

All vehicles delivering to site will cut their engines whilst off-loading where possible. No plant will be left idling whilst not in use and never to be left unattended.

Without a number of essential direct deliveries to site, this project is not deliverable. To mitigate issues of busy times, traffic and The Vallance Centre opening times, these deliveries will be timed for Saturdays or before 8.00am in the week. Tree protection measures, where required, will be implemented via protective fencing in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction – recommendations'.

Site Cleanliness

The Site Manager will monitor, on a daily basis, any requirements for road sweeping or street cleaning and instruct the operation as and when required.

A jet washer will be stored on site for the cleaning of vehicles prior to leaving site onto the highway.

All scaffold and Heras fencing will have dust proofing measures installed. Dampening down will take place during excavations if necessary.

Sequence of work / operations

1. Site establishment
2. Arrive on site and receive site induction
3. Observe signage and site rules
4. CAT scan site
5. Site clearance
6. Remove obstructions
7. Set out profiles
8. Excavate and install stone mat
9. Install below ground drainage
10. Installation of concrete foundations
11. Erect tower crane
12. Erect Structural Steelwork
13. Install precast floors & stairs
14. Install ground floor RC slab
15. Install roof sheeting
16. Superstructure masonry
17. Progressive scaffold erection
18. Install windows and doors
19. Walkway and balcony installation
20. Remove tower crane
21. Install floor screed
22. Internal partitions
23. M&E installations
24. Plastering
25. Door-sets
26. Mist coat painting
27. Kitchen installations
28. Final finishes
29. External works & final drain connections

30. Completion and cleaning

Operatives on site

Site / Project Manager
Assistant Site Manager / Foreman
Gateman
Site Engineer
Site Labourers
Joiners
Steel Fixers
Steel Erectors
Bricklayers
Mechanical and Heating Engineers
Electricians
Plasterers
Screeders
Metalworkers
Decorators
Floor layers
Tilers
Plant operators

Plant on site

Tower crane
Excavator
Small dumper
Pumps
Generators
Vibrating pokers
Compressors
Concrete lorries
Tipper lorries
Small hand tools
Scaffolding

Duration on site

Approximately 52-weeks