

Revision 2 – 12.05.2021.

**Construction Method statement for the Building
of 16 Number Private flats on the site of 351 Palatine Road
Northenden Greater Manchester M22 4FY.
Reference to Planning Reference Number 121828/FO/2018**

Introduction.

The site occupies the current Location of several properties currently combined to create a Bar and Tea room on the main Northenden High street. The site is located within a mixture of retail and hospitality establishments and private housing.

All work will be carried out during the approved working hours Mon –Friday and Saturdays as agreed in the planning approval.

Access is straight off Palatine Road to the rear of the site where there is space for Carparking.

The existing structures will be demolished, and the site will be secured by means of a timber hoarding and lockable access gates.

Oliver James Construction will take all appropriate measures to minimise noise, and dust to the local environment. In addition, measure will be put in place to minimise dirt track out from the site onto the highway.

No open fires will be allowed on the site.

The rear boundaries are fenced off from the neighbours on all 3 sides.

Materials and site Equipment will be stored within the confines of the site to the rear along with waste disposal skips.

Parking for the contractors' vehicles will be on site to suit available space as the project develops and as required will be parking on the adjoining side streets taking into consideration the parking restrictions.

Oliver James Construction have contacted the Local Authority Traffic and Highways team to discuss plans for deliveries onto the site.

Method of Construction.

All live services to the current Buildings will be terminated by the utility companies prior to demolition by our nominated subcontractor.

A site compound consisting of management and Welfare facilities will be installed at the rear of the site prior to commencement of the phased demolition plan and removal of minor asbestos items.

Waste disposal will be via the demolition contractors Rams and controlled on site by the site manager.

The existing buildings have a cellar located on the frontage of the site.

The demolition will involve the removal of all materials from the structures off site and the removal of walls forming the cellar structure.

Upon Completion of the Demolitions the cellars will be filled up with compacted stone to the Structural Engineers details to form a hardstanding /piling mat for the Foundation systems.

The foundations will be formed by CFA piles and caps along with Ground beams.

The ground floor will be a suspended precast concrete floor system in accordance with the SE details.

Internal and external walls will be of a Load bearing Masonry construction to carry all floors supplied in precast concrete slabs.

All internal stairwells will be constructed in situ concrete to the SE details.

The roof structure will be formed in precast concrete as all floors and will receive an insulated single ply membrane covering.

The external facades will be finished in the approved facing brick and aluminium windows and doors.

The top floor elevations will be clad in a lightweight insulated cladding system.

Internally the flats will be fit out with Kitchens and bathrooms to the Clients specification.

Noise Control.

Oliver James Construction will ensure that due consideration is given to all methods of construction to reduce the potential of noise disruption to the local neighbourhood and implemented at the earliest stage of the detailed design.

Strict enforcement of the working times outlined in the planning agreement will be managed by the site manager.

Oliver James Construction will give notice to all neighbouring properties and businesses 14 days before commencement of the works by letter explaining the scope of work and what is reasonable to expect. This letter will give contact details of the Site and Project Manager.

Oliver James Construction will ensure that if any complaints are received, they will be dealt with properly and in a timely manner.

Dust Control.

Oliver James Construction will ensure that at the design stage the risk of dust and particle transmissions will be reduced as far as is practically possible by the method of construction employed and by all subcontractors employed.

Regular checks on Risk Assessment Method statements will be carried out and if required will be changed to reduce of any potential impact on the neighbouring areas.

Oliver James Construction will always employ water as dust suppressant. Cutting equipment will have water as a suppressant and or a suitable exhaust ventilation system.

All Skips to be covered.

Stockpiles of excavated materials and other materials are to be covered and removed from site at the earliest possibility.

The site Manager will monitor daily the current conditions and implement all measures required to reduce dust nuisances to the neighbours.

No site Run off from water or Mud will be permitted.

Regular cleaning of the site surfaces receiving vehicular traffic will be implemented.

Party Wall issues.

Party wall notices and agreements will be obtained prior to commencement with all properties that this applies to.

Temporary Works

A temporary works design will be produced if required by the SE.

Drainage

The surface and foul water drainage from the site will discharge into the existing combined manhole located at the vehicular entrance to the site off the footpath. All drainage materials will discharge directly into the mains services located under the highway. No road closures are required to enable this.

Landscaping.

All Landscaping to be in accordance with the approved plans.

General Points

Oliver James Construction are a considerate contractor and will contact all neighbouring properties prior to commencement. OJC will prepare and implement a health and safety plan to protect the General public and all operatives and visitors to the site.

1)The amount of contractor parking provided and the measures aimed to minimise the likelihood of overspill onto adjacent streets;

Contractor parking on site will be maximised but space is limited to circa 5 or 6 vehicles at any time.

Public Parking Options

In addition to the commuter/Metra parking options, the Village also maintains several public parking lots and spaces throughout downtown Palatine. ([View the Village Downtown Parking Map \(PDF\).](#)) It should be noted that all spaces within the commuter lots (except for Lot A) are open to the general public on nights (after 5 p.m.) and weekends.

Oliver James will notify contractors of the parking limitations and advise them to park in public car parks.

2)The routing of delivery and construction vehicles and how arrangements will be made to receive these without impacting on the flow of vehicles on Palatine Road

We have had an on-site meeting with Paul Faux (from Manchester Council) to discuss deliveries. We have agreed that the best route for deliveries would be to approach the site from the motorway side and reverse onto site. This driving in a forward gear away from site. Oliver James Construction will provide 2 labourers (competent persons) with stop/go signs to manage the traffic. The site manager will schedule deliveries, so they do not arrive during "rush hours."

3)Details of plant and material storage;

All plant and materials will be stored at the back of the site behind locked gates.

4)Wheel washing provision.

Oliver James Construction will provide a wheel washing station at the exit of the site.