



Brunswick Court, Brunswick Street, Manchester – 16nr Apartments

Construction Method Statement

General Description

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

The scheme will comprise of site clearance and reinforced concrete raft foundations. A structural steelwork frame serving ground, first, second, third and fourth floors. Facing brick and blockwork external walls with UPVC or Aluminium windows and doors, insulated composite cladding Top-deck flat roof. 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 and most articulated deliveries will be at the nearby Selco Builders Merchants car-park. Articulated deliveries to site will be at weekends or before 8.30am.

The construction period will be approximately 52-weeks duration. Working hours 7am to 7pm Monday to Friday, 8pm to 5.00pm Saturday and Sunday.

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 1200mm 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 and some articulated deliveries 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 this location in articulated loads, for distribution to site via smaller rigid loads on an ad-hoc basis as per immediate site requirements, i.e 'just in time'.

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.

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 1.2m 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 CCTV cameras for the duration of the works.

Craneage

A remote controlled tower crane 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 over-sailing detail and plan is attached. No loads will be lifted over adjacent properties. All loads will be lifted within the boundaries of the site. A lift operator and banksman will be present at all times.

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, roof panels and building signage will also be via the tower crane.

Scaffold

Scaffold will be installed to all 4nr sides of the development to a width of 1.6m. 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.

Deliveries

Wherever possible and practicable, deliveries will be made to the compound within the Selco car-park area. Smaller rigid loads will then transfer material from the site storage / compound area to site via Apsley Grove, Hyde Road and Brunswick Street, 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. Scaffold deliveries
7. Removal of excavated material

Deliveries to site will not exceed 5nr per day. Deliveries will not be scheduled between 8.30am and 9.30am, 3pm and 4.30pm.

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 8.30am in the morning or at weekends.

Precast concrete floors and staircase deliveries will be via the Vallance Centre car-park, either before 8.30am in the morning or at weekends.

Ready mix concrete deliveries will pull into the site area within the Heras fencing for immediate off-loading.

Scaffold deliveries will be via the Vallance Centre car-park, either before 8.30am in the morning or at weekends.

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

All deliveries to site will be assisted by a banksman.

All vehicles delivering to site will cut their engines whilst off-loading where possible. No plant will be left idling whilst not in use.

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. Shutter and cast reinforced concrete raft foundation
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