PP 02048516 Knox Motors Demolition. Clowes St, West Gorton

Outline Method Statement

1. General Information

The Principal Contractor appointed by Manchester City Council (MCC) is GB Building Solutions Ltd. Details of the scheme , site finishes and boundary treatment have been agreed with Guinness Northern Counties (GNC), the developer of the site to the West side of this property. GNC have agreed that an area on the West side to the property approximately 15m wide can be used for access, working space, welfare and storage.
MCC and GNC have agreed that after demolition the finished site will be added to the adjoining development site, therefore there will be no boundary fence on the West boundary. Temporary fencing to the North, South and East Boundaries will be removed on transfer of ownership. GNC will ultimately provide permanent site finishes and boundary treatment in accordance with the Planning approval for their development.

2, Temporary Fencing

Temporary weldmesh boundary fencing will be provided during the works. This will be 2.4m high weldmesh, fixed to posts at 2.4m centres, fixed into concrete-filled barrels. Access to site will be via the existing temporary gates off Clowes St.

3.Services

All services will be permanently disconnected outside the site boundary prior to commencement of the works.

4. Site Accommodation

Single storey cabins for welfare and storage will be located within the site boundary.

5. Asbestos Removal

A full 'Demolition' type asbestos survey and report has been done by MCC Asbestos Team. Asbestos containing materials identified in this report will be removed by a licensed contractor in accordance with an approved 'Asbestos Plan of Work'.

6. Soft Strip

Any remaining building contents will be removed, loaded into skips and taken to a recycling centre or licensed waste disposal facility. Fixtures and fittings will be stripped out by approved methods and dealt with in the same way, recycling wherever possible.

7. Erection of Protection/Working Scaffold.

Full height temporary scaffold will be erected along the North (Haverford St) and South (Clowes St) gable elevations, subject to obtaining a scaffolding licence from MCC Highways Dept.

8. Demolition of the Buldings

Mechanical demolition will be carried out using a 360 degree excavator with demolition selector grapple attachments and hydraulic pulveriser. This will work from the middle in a inward and downward sequence., and then gradually fold the structure into the footprint of the building. The gable walls to the North and South will be prepared by carefully dismantling to single storey height using hand held tools before completing the demolition mechanically. The period for mechanical demolition of the superstucture will be approximately 2 weeks.

A mechanical breaker will be used to break our sub-floor walls and foundations down to 1m below ground level (approximately 1 week in total).

The excavator will load demolition materials into 32 Tonne GVW tipper wagons, which will remove the materials from site.

9.Backfilling of Underground Voids

Underground voids (e.g. trenches formed by foundation removal) will be backfilled using inert graded stone, Highway Authority class 6F2, compacted in layers.

10. Site Finishes

The whole of the site will be left level and tidy, ready for transfer to GNC's developer. This is a temporary finish. GNC will ultimately provide permanent site finishes in accordance with the Planning approval for their development.

11. Boundary Treatment

The temporary weldmesh fence will be removed on transfer to GNC's developer. GNC will ultimately provide permanent boundary treatment in accordance with the Planning approval for their development.

12. Dust Control

During mechanical demolition, dust control will be undertaken by an operative spraying the targeted area using a hose connected to the water mains or other alternative supply e.g. water bowser. Should this method be considered

to be insufficiently effective additional measures will be employed following discussions with the contractor.

13. Noise Control

Working hours generally will be Monday-Friday 8a.m. to 4.30 p.m. There may be occasional Saturday working 8.30a.m. to 2.00p.m. subject to agreement by the client Manchester City Council.

There will be no crusher on site.

Noise levels during demolition will be maintained within HSE guidelines.

14. Traffic Movements

All HGV Vehicles serving the site will arrive via Clowes St and will load and unload within the site boundary.

Delivery and removal of plant will be by HGV lowloader.

There will be delivery and removal of temporary fencing at the start and end of the contract period.

HGV skip wagon or tipper wagon (32 tonne GVW) movements during the demolition process, for hardcore removal and importation of materials e.g. graded stone for backfill to voids: approximately 6 loads per day for 1 week.

15. Scaffold/Hoarding Permits and Footpath Diversion.

The contractor will apply to MCC Highways Officer for a permit to erect scaffold along the Clowes St and Haverford St elevations, and any temporary footpath closure and diversion required for the safety of pedestrians.

16. Liaison with Neighbours

The contractor will write to neighbouring residents and businesses prior to commencement, to provide information about the scheme, including contact details for key personnel. These contact details will also be given on a notice fixed to the entrance gates to the site.
Any complaints received will be recorded and dealt with promptly. The contractor will inform the Contract Administrator (P.Ridgway, MCC) and client's representative (A.Partington, MCC) if any complaint is received, will advise them what action will be taken, and will keep them informed until a satisfactory resolution is reached.