PP 01798138 Trowtree Block Demolition. West Gorton.

27-35 (odds) Trowtree Avenue, 25a to 25f Trowtree Avenue, 39a to 39g Trowtree Avenue and 18 Shropshire Square.

Outline Method Statement

1. General Information

The Principal Contractor appointed by the client Guinness Northern Counties (GNC) is GB Building Solutions Ltd. Details of the scheme , site finishes and boundary treatment have been agreed with Manchester City Council (MCC), the owner of the adjoining 4 storey maisonette blocks to the North side of this property. MCC plans to demolish these adjoining blocks in the near future, and merge the land associated with the 3 blocks, which is all under MCC ownership.

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 temporary gates located at Trowtree Avenue.

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 and South gable elevations, to prevent debris falling from height.

8. Demolition of the Buldings

The adjoining block is vacant, and will be secured to ensure that it remains inaccessible during demolition work. The building structure adjacent to this adjoining block will be carefully deconstructed using hand held tools, to create a clear split between the buildings.

Following the building split, mechanical demolition will be carried out using a 360 degree excavator with rotating hydraulic pulveriser jaws and selector grab where appropriate. This will work from a central location, from roof level downwards to cut out sections of the structure in a sequential and progressive manner, leaving the concrete frame in place.

Remaining walls will be taken down mechanically as above in small manageable areas commencing at the front of the building (Shropshire Square) and moving towards the rear (Trowtree Avenue) until the entire building has been demolished, including intermediate floors.

The period for mechanical demolition of the superstucture will be approximately 3 weeks.

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

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).

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 site will be finished with soil and seed to the MCC specification.

11. Boundary Treatment

On completion, treated timber knee rails will be installed along the site boundary.

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 Bennet St and Trowtree Avenue, 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, and soil for site finishes: approximately 10 loads per day for 2 weeks.

15. Liaison with Neighbours

The contractor will write to neighbouring residents 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.