VP/42210 – Demolition of 7-27 Moston Lane, Harpurhey

Outline Method Statement

1, General Information and Programme

The work comprises the demolition of properties bounded by Moston Lane, Hemsley Street South and Radford Drive. Along the right hand gable wall runs an adopted footpath from Moston Lane to Radford Drive. The properties comprise several adjoining warehouses and 2 storey shops/ offices all of which abut Moston Lane and Helmsley Street South. In the rear right corner of the site is a large yard bounded on 2 sides by a perimeter brickwork boundary wall in excess of 2.4m high.

Access to the site will be via the existing gates in the yard wall on Radford Drive, which is a cul-de-sac, where parking bays are provided for the tenants of the adjacent social housing. Consequently the contractor will be instructed to keep Radford Drive clear of construction traffic at all times.

2, Temporary Fencing, Permanent Fencing

The existing brickwork yard wall will remain in situ for the length of the contract but as a late interim measure a temporary fence will be erected comprising 2.4m high weld mesh fixed to timber posts cast in concrete filled oil drums. Full height scaffolding will be erected to the perimeter buildings and the highways group have specified that they require a 1.6m wide protected footpath during the demolition contract.

A timber knee rail will be erected around the perimeter of the site upon completion of the works.

3. Services

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

4. Site Accommodation

Site accommodation for the demolition contract will be within the yard at the rear right hand corner of the site.

5. Asbestos Removal

An R&D asbestos survey will be undertaken by the in house CP&P Asbestos Group following the disconnection of the services and the report will be available in summer 2014. Asbestos containing materials identified in their report will be removed by a licensed contractor in accordance with an approved ‘Asbestos Plan of Work’. The asbestos removal work should be completed with 3-4weeks.

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. The soft strip should be completed within 3-4 weeks

7. Erection of Protective Scaffold.

Protective scaffolding will be erected in the following locations:

- Along the pavement on Moston Lane and a 1.6m footpath will be provided
- Along Hemsley Street South and a 1.6m footpath will be provided
- Half way along Radford Drive up to the yard wall and a 1.6m footpath will be provided
- Half way along the right hand footpath up to the yard wall and sufficient space must be provided for tenants to gain egress from the rear of their properties and to easily move their wheelie bins.

8. Demolition of the Buildings

Following completion of the asbestos removal and soft strip, demolition will be done by mechanical means using a primary demolition excavator with rotating demolition concrete processor.

The excavator will load demolition materials into 32 tonne tipper wagons or equivalent, which will remove the materials from site.

The contractor does not have the option to crush and screen material on site.

All plant and processes will conform to H&S requirements for sound, dust control etc.

The demolition work should be completed within 8-10 weeks.

9. Backfilling of Underground Voids

All basements and 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 demolition areas will be brought up with crushed, graded, screened and tested material arising from the demolition conforming to Highway Authority Class 6F2.

11. Existing Site Boundaries

The boundary to the footprint of the entire site will be finished with a tanalised timber knee rail.

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 i.e. Dust Boss etc.

13. Noise Control

Normal working hours will be Monday-Friday 8.00 a.m. to 4.30 p.m. Weekend working will not normally be permitted. Manchester College and all surrounding properties will be advised of the work and all efforts will be made to minimise any form of disruption during the works.

Noise levels during demolition will be maintained within HSE guidelines for plant e.g. breakers, excavators, crusher/screener, wagons, hand tools and all other operations

14. Traffic Movements

The delivery and removal of the primary demolition excavator will be by HGV low loader via the Radford Drive access

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

There will be HGV skip wagon or tipper wagon (32 tonne) movements during demolition, hardcore removal and importation of fill materials e.g. 6F2. Up to 15-20 movements per day via the Radford Drive entrance

15. Environmental issues

A bat survey has been received and will be forwarded onto Planning with the Prior Planning Notice. No trees will be affected during the works and it is envisaged the demolition work will be undertaken outside the nesting season. No invasive species of plant have been encountered on site during the walk round appraisals.