

Construction Method Statement

Project: **Proposed Development Of Change Of Use of 366-372 to 24 No. Apartments**

Location: Moss Lane East, Manchester M14 4LU

Job Ref: **22015 – MS**

Date/Rev: 2022 11 01 v 1.0

Introduction of works and scope

This construction method statement is to be read in conjunction with the Intelligent Design Centre's drawing, Ref: 22015-20. The construction method statement has been prepared specifically for the continuation in the partially completed conversion of the existing Grade II Listed Building into 24no flats at 366-372 Whitworth Park Mansions, on Moss Lane East, Manchester.

The site establishment and the setting up of the site will commence as part of the construction works. The contractor will establish the site compound and commence the construction of the new infrastructure works immediately.

Construction works are due to commence on site in August 2022 and the construction period is anticipated to last approximately 4 months.

Originally the site was part of a scheme to develop new housing outdoor space, and parking to the rear. These have been constructed and completed and are now occupied under different ownership. This statement is for the completion of development the refurbishment and conversion of the existing large main building at the front of the site. It is noted that a lot of works have been already carried out in the conversions and the apartments with each of the apartments at different stages of completion.

Details of working Hours

The following working hours are predetermined in the original planning approval:-

Monday to Friday: - 07:30 – 18:00

Saturday: - 08:30 – 14:00

Site Establishment, Compound & Erection of Security Fencing

The access to site will be directly off Upper Lloyd Street which is accessed via Moss Lane East (B5219), as is current for the site. There appears to be a previous temporary access used to the site from Monton Street possibly used in the construction of the houses behind but this has since been fenced/boarded up. It is proposed as part of this application to open this access up to aid vehicle movement within the site to provide an egress point.

The site will be managed Monday to Friday from 07:30 – 18:00 and Saturday from 08:30 – 14:00. Before any works are commenced a full photographic record of the site and its boundaries will be taken and recorded.

Prior to any construction works all necessary site boundaries will be checked as being secured by existing proprietary 'Heras' type fence. This will be monitored, adapted and maintained throughout the duration of the build. Consideration has and will throughout the development of the site be given to the protection of the adjacent bus shelter and local residents and should be throughout the works onsite.

Lockable gates and doors will be positioned at the entrance to site and adequate 'Construction Warning Signage' and 'No Entry' signage positioned accordingly.

The welfare compound shall be located within the existing building at ground floor in flat 1 where existing facilities are located and the main services for both the supply of water and electricity along with a drainage connection are readily available. This has already been extended to many of the existing apartments already as part of the previous works.

Project Parking / Speed Restriction

Temporary parking will be allowed on the temporary hard-standing area for small vehicles on the site in front of the property as already designated. No parking will be permitted on any of the adjacent roads especially for loading. It is anticipated only small and medium sized vans for contractors and accepting delivery of materials, are to be used at this stage to complete the apartments. During the external finalizing surface finished it may not be possible for all construction operative vehicles to be catered for onsite but this will be minimized and swiftly carried out to prevent disruption.

Delivery Regime for Materials & Plant to site.

The project is within a predominantly commercial/residential area and accessed via a busy main road adjacent to a traffic light controlled junction. Attempts to minimize disruption to the local area will be made, consideration to pedestrian's, residents, local traffic and children will remain a priority all times.

Deliveries to site will be arranged between the hours of 9.00 am and 3.00pm, where possible, in an attempt to avoid rush hour periods. On entering the site all delivery drivers will report to the site office prior to unloading which will be located in the ground floor apartment near the existing site entrance gates.

Delivery vehicles will be able to fully leave B5219 Moss Lane East and Upper Lloyd Street before unloading.

Loading & Unloading of Plant & Materials.

On entering the site all delivery drivers will report to the site office who will then direct the load to the appropriate unloading area. Materials will be unloaded from vehicles to either the compound by either tele-handler or by hand to internal storage areas.

Storage of Plant & Materials.

Lay down areas will be set out for trades such as plasterboard and suitably fenced off. Materials will be stored on site as close to their place of use as possible and stacked / stored in a safe fashion and adequately fenced off.

Plant will be stored on site in an orderly fashion. Keys will be removed from all plant when not in use, isolators activated where fitted and security shields placed on the machines at the end of every shift where available.

Noise Impact During Construction.

We are aware of the need to mitigate noise wherever and whenever practicably possible for any of properties which neighbour the project (sensitive receptors). However new houses to the rear have already been constructed and completed and most of the construction work outstanding is within the existing building or external ground finish to the front from which is partially screened by the main building. The external work finishes to the road construction of bin and cycle storage areas will be kept to a minimum and carried out with plant fitted with silencers.

Should it prove necessary the contractor will undertake periodic noise monitoring to ensure that the resolutions are being met and to further enhance our current construction working methods to ensure that good working practice is followed.

Health and Safety.

Health and Safety will be given the highest priority and will feature in all aspects of the project. The Construction Phase Plan will cover the entire development and will be reviewed and amended throughout the duration of the project.

All construction personnel, sub contractors and visitors will report to the site office where they will be required to attend a safety Induction undertaken by a member of the Construction site team whereupon they will be provided with details of site rules and restrictions, such as Health & Safety Arrangements, First Aid provision, Fire Procedures etc.

A visitors signing in and out book as well as a daily signing In and out book will be maintained throughout the project.

During the construction phase regular health and safety Inspections will be conducted by a Health and Safety representative In order to monitor and measure safety on site.

During Construction.

Dust arising from the ground, prevalent in dry spells, generated by wind and plant / equipment movement on site will be controlled by carrying out most works internally in an area designated which will be regularly cleaned during the project when necessary and disposed of responsibly.

It is envisaged that most of the works are interior which will mitigate risks of debris adjacent to the site. Works to the external ground are predominantly to the front predominantly screened by the existing building. Furthermore any plant will be screened as necessary to eradicate any materials, waste and dust.

Wheel washing & Road Sweeping.

Most of the current works inside the apartments do not involve external ground works. When the external ground surface works to the site commences it will be completed swiftly and it is envisaged that minimal debris will be generated. A mechanical road sweeper with vacuum and spray facilities will be provided and will be used for sweeping and cleaning the roadway system and public highway immediately adjacent to the site, on a regular basis or as deemed necessary, to prevent nuisance or hazards to other highway users. Any collected debris will be disposed of at a licensed waste disposal facility.

Site Waste.

Waste management of the site will follow the route of; Reduce, Re-use and Re-cycle and a waste minimization policy will be enforced from the outset of the project and will be monitored during the construction stages.

Methods to reduce the amount of waste generated in the first place, together with the re-use and recycling of wastes will be considered throughout the construction phase of the project.

All waste will be stored in designated areas that are isolated from surface water drains, prior to removal from site.

A planned and designated space for skips/large waste bins will be located within the site enclosure near the site entrance and will accommodate the five main waste streams that are anticipated being required for the site:-

- Wood/Timber
- Plaster/ Plasterboard
- Mixed Packaging
- Metal
- Inert /General Builders Waste

These waste bins/skips will be regularly removed from site using a competent and registered waste carrier. Burning of waste is strictly prohibited.