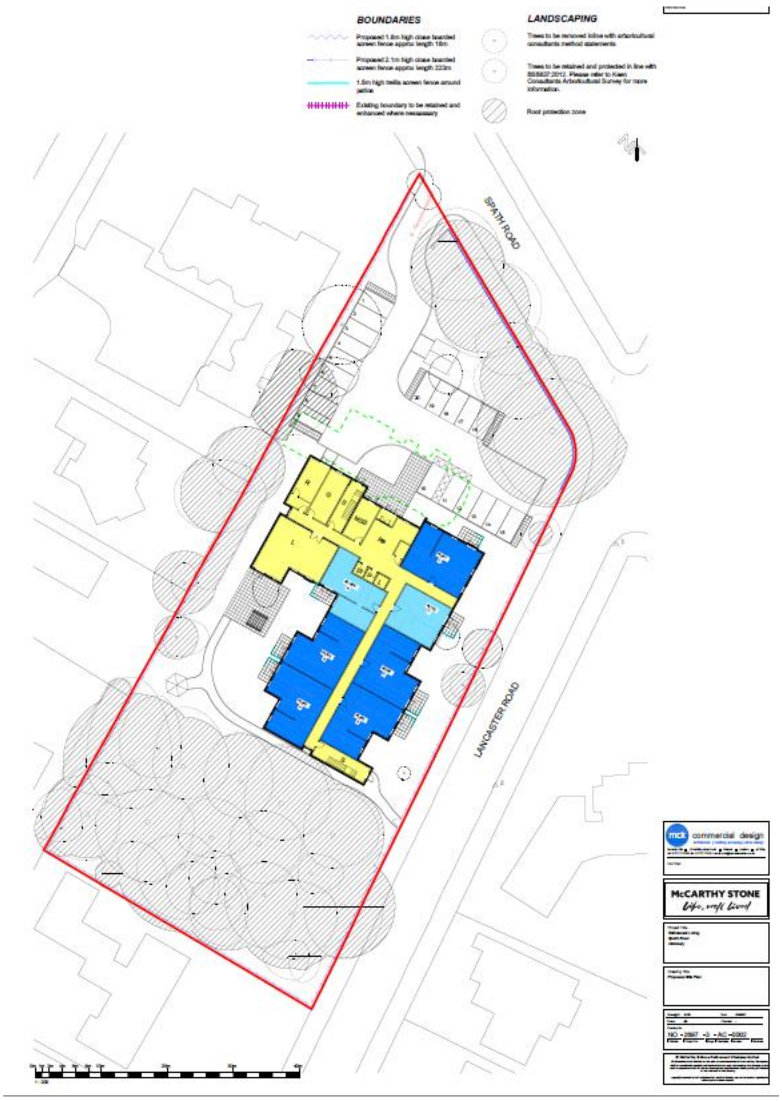
METHOD STATEMENT FOR THE CONSTRUCTION OF THE PROPOSED SITE ON LAND OFF SPATH ROAD,DIDSBURY,MANCHESTER M20 2TZ.

Former Domestic residential property on Spath Road Didsbury.

M20 2TZ

McCarthy & Stone
The UK's leading retirement housebuilder



INTRODUCTION:

There is a need to ensure that the local residents and businesses are protected from environmental disturbances during the demolition of the former residential property and the construction of the new

block of retirement apartments. This Method Statement sets out how McCarthy & Stone (McC&S) will undertake the works, considering best practices and thereby reducing their impact on local communities.

At all times the works will accord with the provisions of:

- The HASAWA 1974
- The Control of Pollution Act 1974 Part IV
- The Clean Air Act 1993
- The Environmental Protection Act 1990

SCOPE OF WORKS

- The safe removal of any asbestos materials as identified.
- Protection of surrounding trees if applicable.
- Demolition of exisisting residential dwelling and associated buildings, and sub-structures including foundations.
- Grubbing up of vegetation as directed.
- Groundworks and boundary works
- Placement of warning signs to the site boundary.
- Provision for traffic management throughout the works.
- Protection, at all times of adjacent and opposite structures.
- The formation of safe access and egress to the site on Spath Road.
- Removal of all arising's from site except for hardcore material that can be crushed and re-used.
- Erection and maintenance of temporary fencing, hoarding and barriers to ensure site security
- Construction of the car park.
- Utility connection works – drainage, water, electric, BT.
- Superstructure and roof works.

PURPOSE OF THIS MS

The purpose of this method Statement is to ensure that disturbances due to noise, vibration, dust, smoke and other pollutants arising from the works are kept to an acceptable level.

Although this is small scale construction work, it is the intention of McC&S to ensure it is undertaken as safely and considerately as practicable. This Method Statement ensures that all aspects have been thought through prior to beginning work on site.

GENERAL

McCarthy & Stone will appoint sub-contractors to perform all tasks associated with the demolition of the residential dwelling and associated out buildings and the construction of the new apartments. Throughout the operation McCarthy & Stone will remain as Client and Designer. The demolition contractor will be entrusted with the role of Principal Contractor and when the demolition is complete McCarthy & Stone will then assume the role.

The site is located within the grounds purchased and controlled by the Client. The building is immediately adjacent to footpaths and close to residential properties and commercial properties. The remit of the Principal Contractor will be to produce a safe site, free of specified structures, materials and asbestos, to enable the redevelopment of the area. During construction, our appointed contractors will assist in this aim.

The relevant contractors will be responsible for ensuring that all plant and equipment, including any which may be on hire, is well maintained, properly silenced and used in accordance with the manufacturer's instructions and BS 5228. Certificates and services records should be available on site for McC&S to inspect. All non-road mobile machinery (NRMM) are to use ultra-low sulphur tax-exempt (ULSD) where available. All NRMM utilised on site will be required to comply with EU Directive 97/68/EC.

PROTECTION OF THE PUBLIC AND BUILDINGS

McCarthy & Stone will ensure that measures are taken to protect residents, users of buildings close by and passers-by from nuisance or harm.
The Client will notify the HSE of the start of the project giving 14 days' notice. Should notifiable asbestos be identified in the survey the Principal Contractor will notify the HSE giving 21 days' notice.

The Principal Contractor will provide a management structure to include named individuals as Project Director, Full Time Site Managers and 24-Hour Emergency Contacts. McCarthy & Stone will satisfy themselves that the Principal Contractor will, at all times ensure that the works are carried out in such a way that risks to Health & Safety of all persons directly concerned with or liable to be affected by the demolition works are either eliminated, or reduced to the lowest practicable level within the terms of all general Health & Safety legislation.

PUBLICITY

Prior to any works starting, McC&S will inform occupiers of all properties which may be affected by noise, dust or vibration arising the works. McC&S will list out proposed hours of work, their expected duration and details of a 24hr Emergency contact. These details will be re-iterated by advertising on the site hoarding.

HOURS OF WORK

The site working hours will be from 8am to 6pm Monday to Friday and 8:30am to 2pm on Saturdays. No works will take place on Sundays or Bank Holidays.

It is not anticipated that there will be a requirement to work outside of these hours, however if the need arises, prior approval from Manchester City Council will be sort.

McC&S will ensure that their operatives and any associated contractors are aware of these hours of working and abide by them.

PLANT, EQUIPMENT AND LIGHTING

Noisy plant and equipment will be situated as far as possible from noise sensitive buildings. Care will be taken to reduce noise when loading or unloading vehicles or moving materials.
Wherever practicable, the following provisions will be adhered to:

- Any task or security lighting will be carefully positioned to avoid causing any light pollution to neighbouring properties. This will include facing any light source away from on looking residential properties and avoiding PIR controlled lighting. Consideration will also be given to the use of low intensity sodium lighting instead of halogen.
- Vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers, maintained in good and efficient working order and operated in such a manner as to minimise noise emissions. The contractor will ensure that all plant compliers with the relevant statutory requirements.
- Machines in intermittent use will be shut down or throttled down to a minimum when not in use. The 360 machines will be fitted with dust suppression nozzles.
- Compressors will be fitted with properly lined and sealed acoustic covers which should be kept closed whenever in use. Pneumatic percussive tools (if used) will be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Equipment which breaks concrete, brickwork or masonry by bending or bursting or ‘nibbling’ shall be used in preference to percussive tools where practicable. The use of impact tools will be avoided.
- Where practicable, rotary drills and bursters activated by hydraulic, chemical or electrical power shall be used for excavating hard or extrusive material.
- Where practicable, equipment powered by mains electricity shall be used in preference to equipment powered by internal combustion engine or locally generated electricity.

- Neither any part of the works nor any maintenance of plant shall be carried out in such a manner as to cause unnecessary noise or vibration expect in the case of an emergency when the work is necessary for the saving of life or property or the safety of the works
- Plant shall be maintained in good working order so that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum
- Noise emitting machinery which is required to run continuously shall be housed in a suitable acoustic lined enclosure wherever practicable
- Communication with neighbouring residents is essential to ensure any noise impacts are reduced as far as is practicable.

Materials will be offloaded from lorries using the crane when erected. This is the quietist method of unloading.

DUST AND AIR POLLUTION

A 2.4m hoarding / anti climb block and mesh temporary fencing will be erected which will assist in screening dusty works from other buildings and the highway. In addition, the following measures will be adhered to:

- Ensure no burning of waste materials takes place on site
- Ensure water suppression is used during demolition and groundworks operations. Maintain all dust control equipment in good condition and record maintenance activities
- Ensure regular cleaning of hard standings using wet sweeping methods. Not allow dry sweeping of areas
- Provide and ensure the use of wheel washing facilities near the site exit wherever there is a potential for carrying dust or mud off the site. The wheel washing facility will consist of a Karcher 180psi diesel powered pressure washing unit with lance and hose attached in an area which will be drained via a catch pit for excess spoil removal. The public highway will be regularly inspected and if required a mechanical road sweeper will be employed to ensure that the highway is maintained in a clean and safe condition.
- Ensure all vehicles carrying loose or potentially dusty material to or from site are fully sheeted
- Store material with the potential to produce dust away from the site boundaries where reasonably practicable. Ensure that sand and other aggregates are stored on bunded areas and are not allowed to dry out. Sheet, seal or damp down unavoidable stockpiles of excavated material held on site
- Take precautions to prevent smoke emissions or fumes from plant or stored fuel oils. Measures will be taken to ensure that all plant is well maintained and not left running for long periods when not in use.

- There will be several vibration monitoring stations set up around the site during the demolition phase of works, and this will continue through the groundworks phase of works to a point during the construction phase where this is no longer required, (generally once brickwork commences.)
- Contained within the demolition contractors method statement and risk assessment the areas for the monitoring are outlined and shown. (This can be provided if and when required).

SITE OPERATION AND ACCESS

The access/egress point for the demolition and construction works will be via an existing vehicle entrance off Spath Road entering onto the private land where the residential property is located. The Principal Contractor will use the established hard standing for the removal of materials and the supply of plant and equipment. The upmost caution will be adopted when entering and leaving the site compound. Due consideration will be given to other road users, residents, pedestrians, visitors, children and occupiers of adjacent buildings. A banksman will be employed for movements of construction plant/vehicles across any crossover point and all drivers of construction traffic will adhere to the existing area speed restriction. Only authorised personnel will be admitted to the site.
We anticipate around 20-30 vehicular movements during the demolition works on this site between deliveries of plant, equipment and welfare facilities. Numbers of vehicles thereafter will vary depending on the operations going on each day, but we anticipate between 2 and 4 vehicles entering site per day as an average.

Once the welfare facilities are established and the site is set up for construction, the principal contractor will draw up a Traffic Management Plan showing specific loading area within the site boundary. Drivers will have the facility to communicate with the site team, so that they will not be queuing outside the site and will arrive in a 'just in time' booking system. We will ask our appointed contractors and suppliers to action this plan.

Please refer to the Site Set Up Plan which denotes the holding area for deliveries to site due to our Site Entrance gates being set back into site this allows the holding area for deliveries to enter site and be off the main road of Spath Road. Also please refer back to the Site Set Up Plan which shows the area for site waste/skip location area on site during the Construction Phase of works.

All delivery vehicles will need to access the site off Palatine Road from the motorway, and then turning right on to Dene Road West and traversing along the road onto Holme Road until the junction with Spath Road and then turning right on to Spath Road and into the site entrance.

Due to other routes along Spath Road being “No Vehicle Access” this is the only other viable alternative route on to site instead of using the junction on to Spath Road from Dene Road.

SERVICES

McCarthy & Stone will have had the gas and electric supplies disconnected in the footpaths adjacent to the site. The water supplies will be left on for use during the dust control measure adopted by the Principal Contractor and as Temporary Building Supplies for later in the project (where applicable).

DRAINAGE

Following the demolition of the building the disused drains will be capped off and sealed.

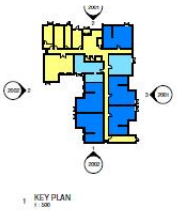
DESIGN

A provisional site setup plan has been created showing the areas designated for offloading of vehicles and proposed position of offices and welfare. There is no space on site to turn vehicles around, so a qualified vehicle marshaller / banksman will be employed to assist vehicles with safely re-entering the carriage way.

Plant and materials will be securely stored on site in designated storage areas. Materials will be delivered as required to minimise the quantity stored on site.









Delivery vehicles will be booked in on a just in time basis, so no queuing is anticipated.

HEALTH & SAFETY

The Principal Contactor will ensure that all operatives on this project are fully conversant with the Safe System of Work intended for the project. An Induction system will be carried out prior to any commencement of the works on site to ensure that these systems are fully understood. Monitoring of all such systems will be carried out on a regular basis to satisfy all bodies that the safe system of work is effective and efficient. A representative from the Client will visit the site on a weekly basis. All visitors to the site will be instructed to sign in and out at the site office.

All works will be carried out in clearly designated areas. Where this is not possible operatives will be restricted to designated safety zones within the work area to minimise risk to staff and visitors. The site is surrounded by 'live' occupied buildings adjacent to the structures to be demolished. Extreme care will be taken when operating plant close to the boundaries. All the adjacent occupiers will be contacted by the client prior to the works starting.

PERSONAL PROTECTIVE EQUIPMENT

All PPE will be issued to operatives as and when conditions of work and or when deterioration of existing issues are noted. Each operative will be responsible for ensuring the good condition of PPE which will be monitored daily. Anyone not wearing the appropriate PPE will be removed from site.

FUEL OIL & GASSES STORAGE

There will be a requirement for the storage of adequate fuel to facilitate the refuelling to mobile plant and equipment used on site for the duration of the project. All refuelling will be carried out by pump and storage of fuel will be contained within a bunded area.

Should hot cutting be required on site all storage of oxy/propane gasses will be kept in an upright position as far away from occupied premises as is practicable. The number of bottles stored will correspond with the requirements of that day and will be kept in a lockable compound when not in use.

FIRE EQUIPMENT

Adequate fire points consisting of a minimum of two fire extinguishers will be provided by the Principal Contractor at designated positions. All operatives will be advised of these fire points within the site induction talk. These fire points will be placed on each floor as the new build progresses and fire drills will be held.

All management staff on this project will have mobile phones therefore emergency services can be contacted quickly.

WASTE DISPOSAL

In line with legislation a Site Waste Management Plan (SWMP)will be produced prior to works commencing on site. All waste transfers will be supported by the correct document (a controlled waste transfer note) for non-hazardous waste. The transfer of hazardous waste will be supported with a consignment note. Both documents will include a declaration that the producer of the waste has considered the waste hierarchy in deciding to dispose of the material. Waste materials will be segregated on site and loaded into specific containment located in a designated area.
Movement with non-suitable equipment will not be permitted on site. The site manager will ensure that the waste skips are suitably sheeted and that containers are not over-loaded before leaving the site.

PARKING

Operatives, sub-contractor and visitor vehicles will be parked off site and away from adjoining neighbours and businesses so as not to cause nuisance or inconvenience. Where possible suitable public car parks will be used, and car share schemes will be considered. No contractor parking will be allowed along Lancaster Road and suitable signage has already been installed stating this.

Suitable alternative parking locations will need to be sourced via the Site Team and Contractors.

SECURITY HOARDING

Any existing boundary walls will be utilised where possible and a 2.4m high aluminium composite and hoarding system will be employed where practicable and supplemented with anti-climb block and mesh fencing throughout the construction. The hoarding will also have corporate marketing art work and graphics fixed to the aluminium face. All site hoardings will be designed, erected and regularly inspected in full accordance with BS5975:2008 under the supervision of a Temporary Works Co-ordinator and site manager.