

CHETHAMS SCHOL OF MUSIC

Estates Management

Construction Method Statement & General Access Arrangements Rev.A

For Works at:
Chethams School of Music
Long Millgate
Manchester
M3 1SB

Millgate Building
First Floor South Wing

Method Statement Detailing General Sequence Of Works

Site Address: Chethams School of Music
Long Millgate
Manchester
M3 1SB

Main Contractor: TBC

Date Produced:

Produced By:

1. Description of works:

The scheme is to remove the existing timber stud partition layout and plasterboards to the Millgate first floor south wing including block showers and toilets. Carry out a full R&D survey of this wing before any demolition work takes place. Isolate all electrical equipment and fire alarms. Isolate waster and heating services to this wing. Remove all suspended ceilings, sanitary fittings, and carpets.

This scheme will allow for the refurbishment of this floor providing modern ensuite-bedrooms to a good standard.

2. Sequence of Works

Works will be undertaken during the flowing times:

08.00 to 04.30 Monday to Friday

08.00 to 2.30 Saturday

The preliminary materials and plant will be delivered to site prior to the commencement of the works. A compound will be formed on the playground using herris fencing which will also enclose skips. All construction activities materials and plant will e contained within this compound. The front of the fencing will be sheeted over for protection from dust.

Once the R&D asbestos survey has been completed and analysed works will commence with a soft strip out of all internal fixtures and fittings followed the removal of all stud work walls and plasterboard ceilings. The stairs to the upper storeroom will be dismantled and removed.

All soft strip demolition will be carryout using hand tools and tower scaffoldings.

A temporary fire alarm system will be installed along with 110-volt emergency lighting.

Demolished waste will be stockpiled in bags and tubs and taken down in the lift and walked down the fire escape stairs to fill skips in the compound.

Caution will be exercised when moving the waste materials on the stairs in case of meeting building occupants.

3. Resources

Operatives carrying out initial site works:

Foreman:	TBC
Joiner:	TBC
Plumber:	TBC
Electrician:	TBC
Labourers:	TBC

Site Manager:	TBC
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Plant to be Used:

Tower Scaffolding

Ladders

Stepladders

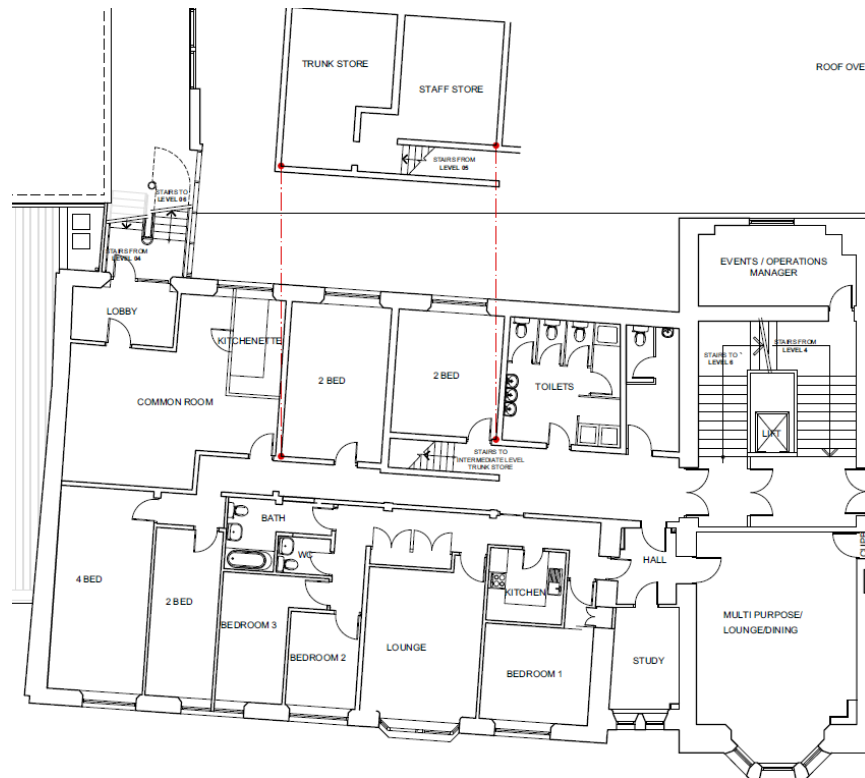
Hand tools: No heavy plant will be used to keep noise to a minimum.

Handheld breakers with suppressors

All electric tools and equipment will be PAT tested and visual inspections will be carried out on site.

4. Access and Working Area

Access to the first floor will be via the internal lift and a nominated staircase.



5. COSHH & PPE

No materials installed have been identified as hazardous to health under the COSHH regulations, however operatives may have come into contact with old mineral fibre insulation in the roof.

Masks and gloves will be used when removing old insulation. The wool will be rolled up and put into “dumpy bags” and removed from the work area to the skips. A COSHH Assessment for the use of mineral wool is attached to operatives’ induction file for when carrying out this element of the works.

As a minimum, all operatives will wear hard hats, safety defenders, eye protection and gloves will be used.

6. Special Considerations

A meeting will be held each morning with the site management and demolition operates prior to commencement of any works to discuss the days operations and collection of any permits required.

As the building where the work is being carried out is Grade 2 by association, the Conservation planners have made some stipulations regarding some of the historic feature

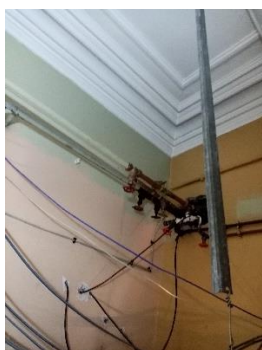
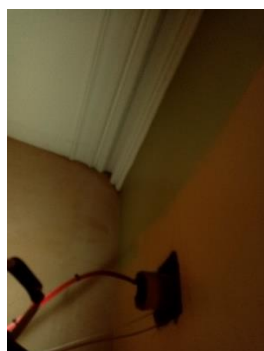
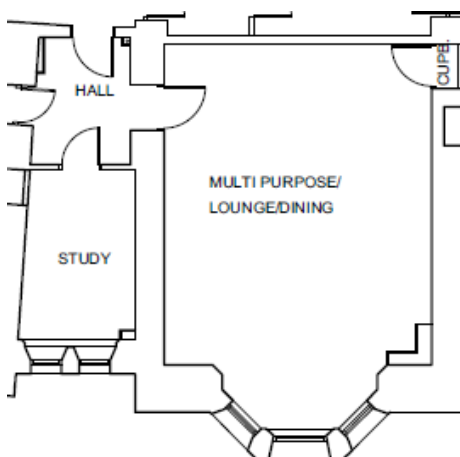
It is important that when the strip out takes place that this work is done carefully without causing harm to any historic features such as mouldings, cornice etc. There may be instances within the building which may not be evident prior to the strip out taking place so special care must be taken when stripping away materials.

If any discoveries are revealed during the strip out in terms of original features, fixtures and fittings then those must be retained in situ and Paul Mason at Manchester City Council must be notified to carry out a site inspection (paul.mason@manchester.gov.uk) and if any minor damage has occurred, no repairs must be made until a method of repair works have been agreed with the council.

Where the interfaces of existing internal walls meet the exterior walls, care must be taken to carefully expose the fixings by cutting back and exposing them to understand the interface joint. If the fixings can be identified and for example are screwed into the masonry, then they should be carefully unscrewed and any damage made good to match the existing wall finish.

On refitting of the room or area, any cornices and special joinery must be exposed in the room or area as part of the finish.

No strip out work will be undertaken in the room marked on the plan as lounge dining (**quiet reading room**). Plan as below. Notices to this effect will be placed on the door.





Photos of reading room

7. Protection of the Public/ Others

No access to the site for School staff, Students and visitors unless they are involved in the refurbishment of the dormitories.

Access to the site is by Paxton access control on the two doors onto the stairway at either end of the first floor south wing to prevent intruders gaining access to the project. Scaffold towers not in use or not fully erected will have suitable No Access / scaffold incomplete signs erected to further minimise the risk of unwanted access.

The central area of the site will be kept free from builders spoil, and redundant building materials, in the event of a fire alarm activation this area is free to your as a fire exit route. The 110 volt general lighting will combine with the site emergency lights which will operate 24 hours per day.

8. Site Specific Rules

In addition to the site rules implemented the site management, the School will have strict restrictions connected to safeguarding as the project is in the middle of a boarding house. On a daily basis no work will be allowed to commence until the day's activities have been discussed and agreed, so as to ensure historic fixtures and fittings are not damaged due to the unagreed work in that area.

9. Storage

All materials, plant and skips used for construction will be stored in the compound and in stores in the building.

10. Prevention of Dust and Dirt Contamination

During the soft strip out operations, all walls and roof will be acting as a sealed unit which will stop the spread of dust into the rest of the building. Handheld manual water will be used to keep the areas damp during potentially dusty operations. Works will be carried out in a controlled manner using hand tools and regularly damp swept with arisings being placed

into clean rubble sacks. Clean bags will be stockpiled and stored at the exit and carried down to the compound via the lift in 4 wheeled trolleys and placed in the skips in the compound. No activities are planned which could lead to the sudden release of large quantities of dust- all demolition and soft strip will be carried out in a careful manner by hand.

11. Parking Arrangements

There is no parking on site, parking bays in the School are all allocated to staff. Contractors will need to public transport or park in public car parks. Tools etc may be delivered to place in secure site boxes throughout the project.

12. Security Systems

No lone working will be carried out.

The School has 24/7 directly employed Security staff on duty. The site is in the middle of a School boarding house with access covered by CCTV 24 hours per day apart from in the dormitories. Tools etc, may be delivered when first attending site and areas will be provided for contractors to place secure site boxes throughout out the project.

13. Waste and Recycling

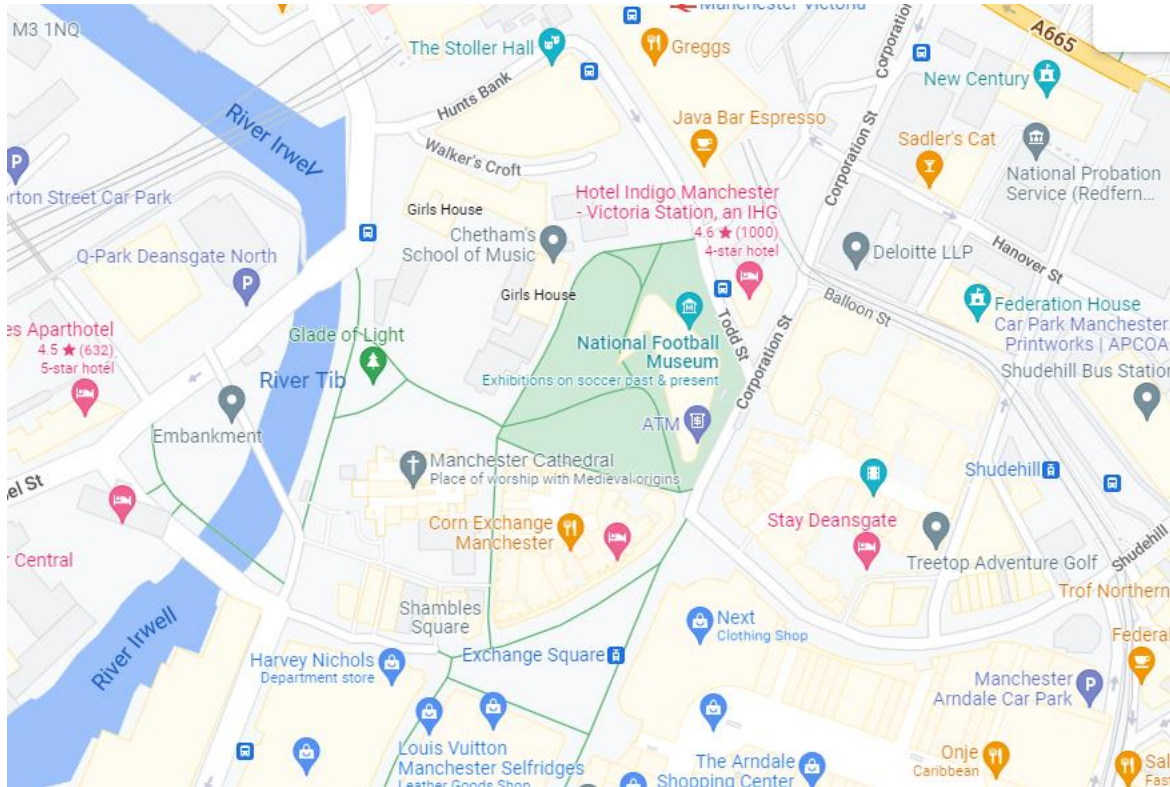
Owing to the small scale of the works and the extremely limited space on the site, the services of specialist waste recycling company will be employed. All dry waste will be mixed bagged on site for transportation to their recycling plant where it will be sorted in the most efficient manner. Wet waste and food waste will be separated on site and labelled for transport by the contractor

14. Deliveries / Collections

Access to Chethams School of Music, Millgate Building, is Long Millgate, Manchester, M3 1SB. in the centre of Manchester near Victoria Station, Football Museum, Manchester Cathedral and the Corn Exchange.

Access to the School is from Corporation Street, turn left into Todd Street towards Victoria Station, turn left into Long Millgate behind the Football Museum.

Long Millgate is a pedestrian road on which vehicles can drive.



No Wheel washing facilities will be required as all deliveries and collections will be made from the road and waste will be placed in clean bags placed in skips and removed from site.

15. Operatives to sign and confirm contents have been read and understood:

Name:

Signed:

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Method Statement issued to all above.