

Project	Apartments 481-485 Wilmslow Rd
Client	
Planning Supervisor	Scott Camm Ltd
	62 Worsley Road
	Worsley
	Manchester
	M28 2SN
Contact Numbers	07778756603
	0161 7937172
Architect	Hive Architects Studio Ltd
	Beck House,
	77A Kings St,
	Knutsford,
	WA16 6DX
Contact Numbers	07445597615
	01565748050
Structural Engineers	BDI Engineering Solutions
	Stafford Court
	Washway Rd
	Sale
	M33 7PE
	0161 969 3886
	07730764788
Emergency Numbers	
Emergency Services	999
Non-Emergency services	101

Electric	08006800115
Gas	0800111999
Water	03456723723
Electrician	Harridge electrical 07977121522
Plumber	A Mellor 07949575849

Contract Extension & Alterations At 481-485 Wilmslow Rd Manchester M20 4AN.

Job Description

Removing roof structure and demolishing all internal structure into basement. Rebuilding rear of 481-484 into 4no self-contain apartments with access from Parsonage Rd.

All Internal Works including isolating services

Windows, stairs and all joinery

Roofing

Flooring

Concreting

Structural steelwork and demolition

Electrical and plumbing

Project Manager

Scott Camm

Forman Onsite

Craig Sunter

External Adviser

Steve Gill (BDI structural Solutions)

Method of work and responsibilities

Site Set Up

A canteen with facilities will be set up within the rear building compound. The existing facilities within the property (water & electricity) are to be used in the canteen and a temporary supply set up off a new consumer unit with safety breakers. Limited tools will be stored onsite, all hand and power tools will leave site when closed. No flammable liquids will be stored onsite.

Site Compound

Due to the extent of the work, a Heras security fence will protect any member of the public from entering the compound. Only site operatives will be allowed onto the site. Warning signage will be posted on the fencing. Parking for the workforce will be along Parsonage Rd with the added possibility to park on the church car park. Parking is also available off Morris St. Parked vehicles shouldn't at any time cause any obstruction.

Access and Egress

Access to the site as above. The Forman will ensure that adequate signage is displayed at the entrance of the site, as a warning to pedestrians and other road users. The Forman will ensure that vehicles parked on the road don't cause unnecessary obstructions. If the need arises for deliveries to off load, adequate signage will be displayed, or a banks man used to maintain public safety.

Unloading and storage of materials

The majority of the materials for the contract will be delivered by merchants or contractors vehicles. Before any materials are off loaded the Project Manager must be notified so that he can ensure the materials are correct as ordered and are stored in the correct place. Deliveries should be unloaded by mechanical means and off loaded directly into the designated storage area. Due to the limited space the operatives will be manhandling most of the materials. All materials will be delivered during normal working hours.

Excavation Works

Once the compound has been erected and the site is safe and secure, an excavator will be brought on to site under the supervision of the site foreman. The clearance of all disabled ramps and flagged areas will be removed from site. The materials from the site clearance and excavation will be loaded into 20t wagons or skips ,sited within the rear compound

The skips will be loaded by tipping dumpers, by hand or excavator depending on the materials

No personnel will work below 1000mm without confined spaces training. Foundation depth presumed at 900mm. Concrete will be mixed and delivered to site using a volumetric transport and the materials will be laid by their operatives. Scott Camm Ltd will provide a safe working environment so concrete can be laid level.

Wall construction

The bricklaying tradesmen will form all walls, Internal and external. when the walls reach a height of 1200mm, the building will be scaffolded to enable tradesmen to reach the full height of the building. All mortar will be mixed onsite.

Scaffolding.

Due to the close proximity of the building to the boundary. Measures will be made to protect the neighbouring properties from falling debris and dust. The scaffold at the front of the premises will be designed over the shop roofs, it'll be used for access onto the front elevation and to add stability to the front elevation. The scaffold will be sheeted to reduce dust and debris spilling onto Wilmslow rd.

The sheeting will have vents to reduce wind load on the scaffold and wall.

Leading edge.

A soft-landing area will be installed or netted areas for all leading edge construction. Fitting the beam floors, posi joists, roof construction.

Trusses.

Specialist contractor to be nominated who will supply a method statement and insurance details prior to installation.

Window installation.

Specialist contractor to be nominated who will supply a method statement and insurance details prior to installation

Mechanical Works

Subcontractor's method statement to follow. All works to be carried out by a fully qualified plumber.

Electrical

Subcontractors method statement to follow. All works to be carried out by a fully qualified electrician

Roofer

Subcontractors method statement to follow. All works to be carried out by a fully qualified roofer

Plastering

To be carried out in accordance to the manufactures instructions. Mixing of powders must take place in a designated area, screened off to protect other operatives from the inhalation of powders ETC. Method statement required and coshh sheets produced.

Floor Finishes

These will be carried out to the client's spec by a nominated contractor.

Separate Method statements by:

Roofer, plaster, electrician, plumber, steel erectors, decorator.

Sequence of works

Site set up

Scaffold

Remove slates

Remove roof structure

Brick up gable walls and make water tight

Demolish Internal walls top floor

Remove Floor

Remove walls ground floor

Remove Floor

Remove scaffold

Remove Debris From Cellar

Excavate lightwells and retaining walls

Rebuild basement walls

Erect new scaffold

Insert new ground floor at new height

Continue with sequence and walls and floors.

Construct roof and make watertight

Continue with fit out.

Make good ground works

Method Statement

Demolition

Site clearance and stone up to approx. finished levels with MOT delivered in 20t loads. Erect scaffolding to the rear up to the eaves with an added loading platform. Erect scaffold to the front elevation. This will be spec designed to stabilise the front elevation whilst building work commences. It'll be sheeted over to prevent dust traveling.

The roof will be removed along with the chimneys protruding the roof line. The slate will be craned off the rear scaffold using a telehandler for later use. No materials will be stored on the front scaffolding. All slates from the front elevation will be walked to the rear on an internal cage scaffold.

The adjoining buildings still have the mid walls built into the party walls along with their chimney breasts. We propose to remove part of the chimney brickwork in 481-485 brickwork leaving a 9" pillar to add extra stability while we remove the internal walls and floor to the basement.

The bricks will be cleaned off and palletted and removed from the loading bay with a telehandler. Debris will be removed into the cellar via a rubble chute.

When the demolish phase has been completed the remaining debris in the cellar will be removed by excavator into 20t wagons loaded within the compound.

Rear retaining wall and lightwell

The ground will be excavated to the correct depth for the retaining wall structure using an 8t or similar excavator. No existing footing will be undermined.

The bottom of the excavation comes approximately 280mm below the foundations to no1 parsonage road but the excavation is over 800mm away. The rear lean to between 487 and no1 parsonage will require the existing boundary wall removing due to the footing only 250mm deep. A temporary timber stud wall will be erected before the wall is removed to secure the exiting lean-to roof and keep secure any belongings to no1 parsonage. The existing floor to the lean to will require some temporary support whilst the construction continues due to the rubble fill approx. 300mm above the clay strata.

The excavation comes approx. 200mm below no479 Wilmslow rd. The rear of the retaining

wall is over 300mm away but the toe for the retaining wall comes up to the adjoining property. It's proposed that we raise the toe of the retaining wall so we don't undermine the neighbours foundations.

The base and the toe with a 300mm raised starter will be concreted using a metric concrete wagon with the spec concrete. All concrete will be vibrated once poured. The walls will be shuttered internally .number 479 will form the rear of the retaining wall and the retained ground on 487 will be the rear of the retaining wall on respective elevations.

The retaining walls will be poured once all the basement works are completed.

Brickwork

The rear of the building is a traditional build with the stairwell constructed in steelwork and Brickwork. All new internal walls are of 7n block. Independent Scaffolding will be erected as per Chorlton scaffold method statement.

Materials will be loaded onto a loading bay by telehandler and distributed as necessary.

All cutting will be carried out using a Stihl saw with water suppressor to reduce dust and within the confines of the building or by using a bricklayer's hammer and chisel .

All bandings from bricks will be skipped and all discarded bricks and block removed to skips.

All scaffold to be kept clear of debris at all times.

All building materials delivered will be off loaded within site where possible, blocks and brick will be stacked 2 pallets high maximum.

Progress onsite will be continuously discussed with all personnel to achieve the best and safest way to progress.

Method Statement

481-485 Wilmslow Rd