



VIKAS ALYAS LTD

70 Water Street, Radcliffe Manchester, M26 4DF

Demolition of existing building and erection of two storey building with 1 no. retail unit (Class A1) and 1 no. cafe (Class A3) with extraction flue at rear to ground floor and 2no. self-contained apartments to first floor with access/external staircase at rear

Construction Method Statement

ARCHITEK
BUILDING DESIGN CONSULTANCY

30.06.2023

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1. INTRODUCTION

- 1.1 This statement has been prepared by Vikas Alyas Ltd on behalf of the site owners.

2. CONTACT DETAILS

- 2.1 Mohammed Tuqeer - 07956 260135

3. BACKGROUND

- 3.1 The above property was previously used as a public house, Colliers Arms. The building experienced fire damage and has been redundant and vacant for some time.
- 3.2 The proposal is to demolish existing building structure and then to erect a new detached building.
- 3.3 The ground floor to be a split into two hotfood units with seating and kitchen areas.
- 3.4 The first floor to be two self contained apartments with separate staircase entrance

4. SEQUENCING & PHASING

The following activities are anticipated.

Site planning - Contractor appointed, develop detailed programme of works.

- 4.1 Demolish existing fire damaged ruins.
- 4.2 Site set up – Site security. Erect hoarding of perimeter site with lockable gates and vehicular access.
- 4.3 Existing tarmac will be kept minimising potential mud to road.
- 4.4 Service connections – make temporary connections with existing site services - Water, electricity and foul water drainage connection.
- 4.5 Formation of levels – excavation and removal of material to levels suitable for excavator access, laying of subsurface materials including access road sub base.
- 4.6 Footings dug and pored as per engineers design.
- 4.7 Superstructure construction – masonry walls and slabs.
- 4.8 Services – lay service ducts and drainage pipes, attenuation tanks.
- 4.9 Building envelope – wall and roof finishes, windows and doors.
- 4.10 Staircases.
- 4.11 Rainwater goods – connections to drains,
- 4.12 Electrical, mechanical and plumbing first fix.
- 4.13 Internal linings partitions and ceilings.
- 4.14 Joinery and doors.
- 4.15 Kitchen installation.
- 4.16 Electrical, mechanical and plumbing second fix.
- 4.17 Internal finishes.
- 4.18 Hard landscaping – external wall finishes and paving.
- 4.19 Formation of cross over, pavement and drop kerb for additional property
- 4.20 External structures and enclosures – fences, gates, sheds.
- 4.21 Soft landscaping.
- 4.22 Completion of onsite highways works – pavement finishes.

5. CONSTRUCTION CONSTRAINTS

- 5.1 Hours of work

- 5.2 It is anticipated that core working hours will be between 8am –5pm weekdays, weekends subject to prior agreement. No works to the highway or affecting traffic shall take place before 9am on weekdays.

6. SITE LOGISTICS

- 6.1 Refer to Appendix 1 - Site set up general arrangement

7. SITE SET UP

- 7.1 The site will be secured with hoarding along northern boundary with lockable gates and vehicular access. Health and safety signage, instructions for pedestrian/vehicle movements and contact numbers will be provided adjacent to the site entrance.
- 7.2 Following completion of the hardstanding to the front of the site cabins and storage units will be delivered to site so that welfare facilities, storage and office space are provided as soon as possible following start on site.
- 7.3 Scaffolding will be erected once brick work is up to first lift, a loading bay will be located to front of the properties.
- 7.4 The material lay down areas will be located as per the drawing enabling delivery vehicles to turn on site assisted by a banks-man, drop materials adjacent to the scaffold loading bays and then manoeuvre off site in forward gear.

8. DELIVERIES

- 8.1 Deliveries will be limited to the hours of work listed above. The area immediately to the front of the site will be kept as tarmac to provide a clean hard standing that will be free draining and free from soil/mud
- 8.2 Note. Deliveries requiring the use of large vehicles shall be made only when arranged in advance. Waiting at the roadside immediately outside the site will not be permitted. Vehicles of this type arriving in advance shall be required to wait in a safe location off site until it is possible to enter the site. The site manager will be notified and be aware of these deliveries.
- 8.3 Site deliveries and access is limited in volume and restricted to vehicles of type and size sufficient to use the existing access.

- 8.4 Formation of the site access, proposed parking bays will require use of large excavation plant and earth moving equipment. Activities to take place from within the site where possible, however short term temporary loading is anticipated for limited periods until the new access is formed. Once these works are completed, access for all delivery vehicles to reverse into site assisted by a banks-man, and to leave the site in forward gear will be possible.

9. MUD PREVENTION MEASURES

- 9.1 Wheel washing facilities and other means will be employed to reduce mud and debris tracking onto the highway throughout the project. The immediate access area will be kept clean by the contractor.

10. ACCESS

- 10.1 Access will require the use of Banks-men in directing traffic entering or leaving site due to the restricted visibility.
- 10.2 Demolition will take place from within the site as will loading of debris and unloading of materials. The contractor will restrict the use of large vehicles that are unable to manoeuvre within the site. Where unavoidable, large vehicles will reverse on to site requiring the use of stop/go boards for the road way.
- 10.3 Full access, lay down and manoeuvring space will be available on site during these works. The use of large vehicles will be limited and managed as outlined above.
- 10.4 Once the final landscape finishes have been laid, the internal parking and vehicle circulation areas will be available for use as designed.
- 10.5 Completion of works in accordance with the planning conditions. Works to the vehicular and pedestrian access will be undertaken in accordance with approved details of the local highways authority.
- 10.6 Connections to stat services will require excavation in the road. Usual licensing notification and approved safe working methods will be agreed with the local Highways Authority in advance of work taking place. This work cannot take place until stage has been completed. The stats services connections will be made into Wallwork St

11. STORAGE

- 11.1 Secure plant and material storage will be provided. There will be separate, secure storage for flammable liquids. No materials to be stored outside the site boundary fence.
- 11.2 Plant will be secured to reduce the risk of vandalism/theft.

11.3 Materials are to be ordered so that sufficient materials are available on site to continue construction but not in excess to cause wastage or reduce working area.

11.4 Material packaging will be collected and disposed of in accordance with the contractor's waste management plan.

12. PARKING

12.1 Limited parking for working staff on site will be provided. Availability on Wallwork St are all available but will be discouraged with sub-contractor gangs.

13. HEALTH AND SAFETY CONSIDERATIONS

13.1 The responsibilities of the Principal designer are with the builder/contractor include development of risk assessments and notification of the HSE. Full details can be provided if required.

13.2 Activities of relevance to this method statement include:

13.3 Deliveries and site access – see the deliveries section for details of safe means of access for vehicles.

13.4 Demolition – Demolition of the existing derelict building will take place from within the site, risk of injury to members of the public will be managed by use of temporary hoardings to the edge of the site to prevent debris from leaving the site and reduce the release of dust.

14. PERSONAL PROTECTIVE EQUIPMENT

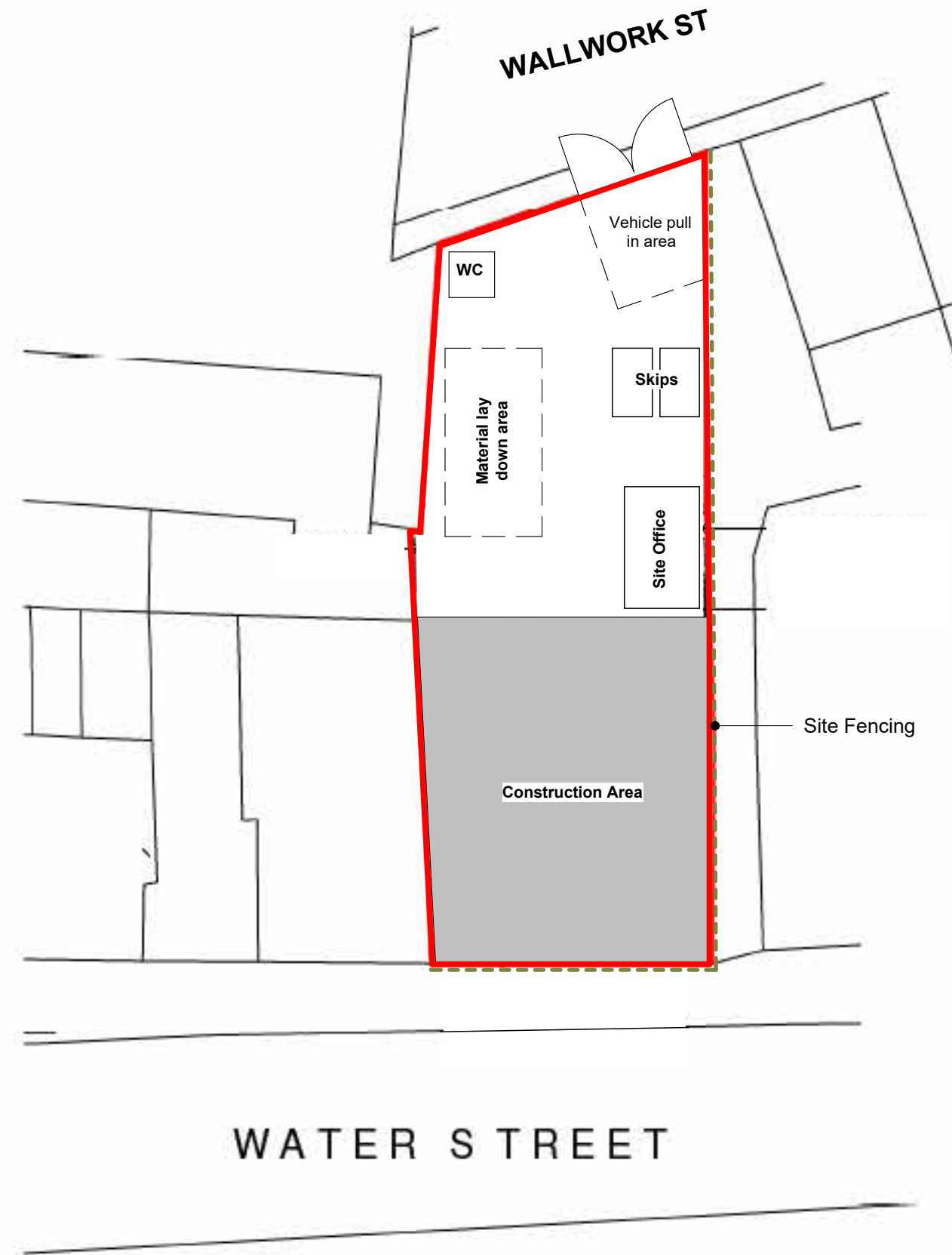
14.1 All personnel on site will be required to wear appropriate PPE in accordance with the H&E plan. Measures to protect the public will be maintained at all times.

15. ENVIRONMENTAL FACTORS

- 15.1 Dust – Dust from construction activities is to be minimised. Site grinding and cutting is to be kept to a minimum and protective measures are to be maintained where these activities are unavoidable. Dust to be damped down, loaded lorries and skips to be sheeted before leaving site where there is a risk of dust. Wheel washing of all vehicles leaving site will take place as necessary to prevent mud from spreading off site.
- 15.2 Noise – Consideration shall be given to minimise noise from construction activities.
- 15.3 Recycling - where possible recycling will be actioned. Such as during demolition different skips will be used for different materials so as to aid in the sorting process.
- 15.4 Bird management - Prevention of pooling of water and potential for scavenging
- 15.5 Scavenging birds will be discouraged by ensuring litter is continually managed. The site will be litter picked and lidded bins will be utilised for any domestic waste.
- 15.6 The rear of the existing property is residential, and this will not change as part of the development. As such the potential for pooling and ponding is negligible here and we would expect rainwater to infiltrate through topsoil and into sub grade without any issues. There is no evidence of pooling or ponding of water in these areas and we would not expect this to change.
- 15.7 We will not import any material on to site that has low infiltration potential such as 6F2 or sandy clay. These have increased fines which bind when compacted and can result in local bunds. Should any bunds appear in low spots during the construction stage and result in standing water and pooling these will be removed and replaced immediately with clean imported type 1 aggregate.

16. APPENDICES

Appendix 1 – Site set up general arrangement



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No.	Description	Date

PROJECT Demolition of existing building and erection of two storey building		ADDRESS 70 Water Street, Radcliffe M26 4DF		CLIENT Mohamed Tuqeer		
				Date 23.06.2023	Project number 2024	Scale (@ A3) 1 : 100
Bury MB Council	PURPOSE OF ISSUE Planning	SHEET Construction Management Plan	Drawn by VA	DRAWING NUMBER A114		REV
			Checked by VA			