

McCarthy Stone – 2953 Prestwich
Outline Method Statement





OUTLINE METHOD STATEMENT

- 1.0 Executive Summary and Key Dates
- 2.0 Site address
- 3.0 Delivery Team
- 4.0 Construction
- 5.0 Health and Safety
- 6.0 Design
- 7.0 Commercial
- 8.0 Sales

Update Table
November 2024

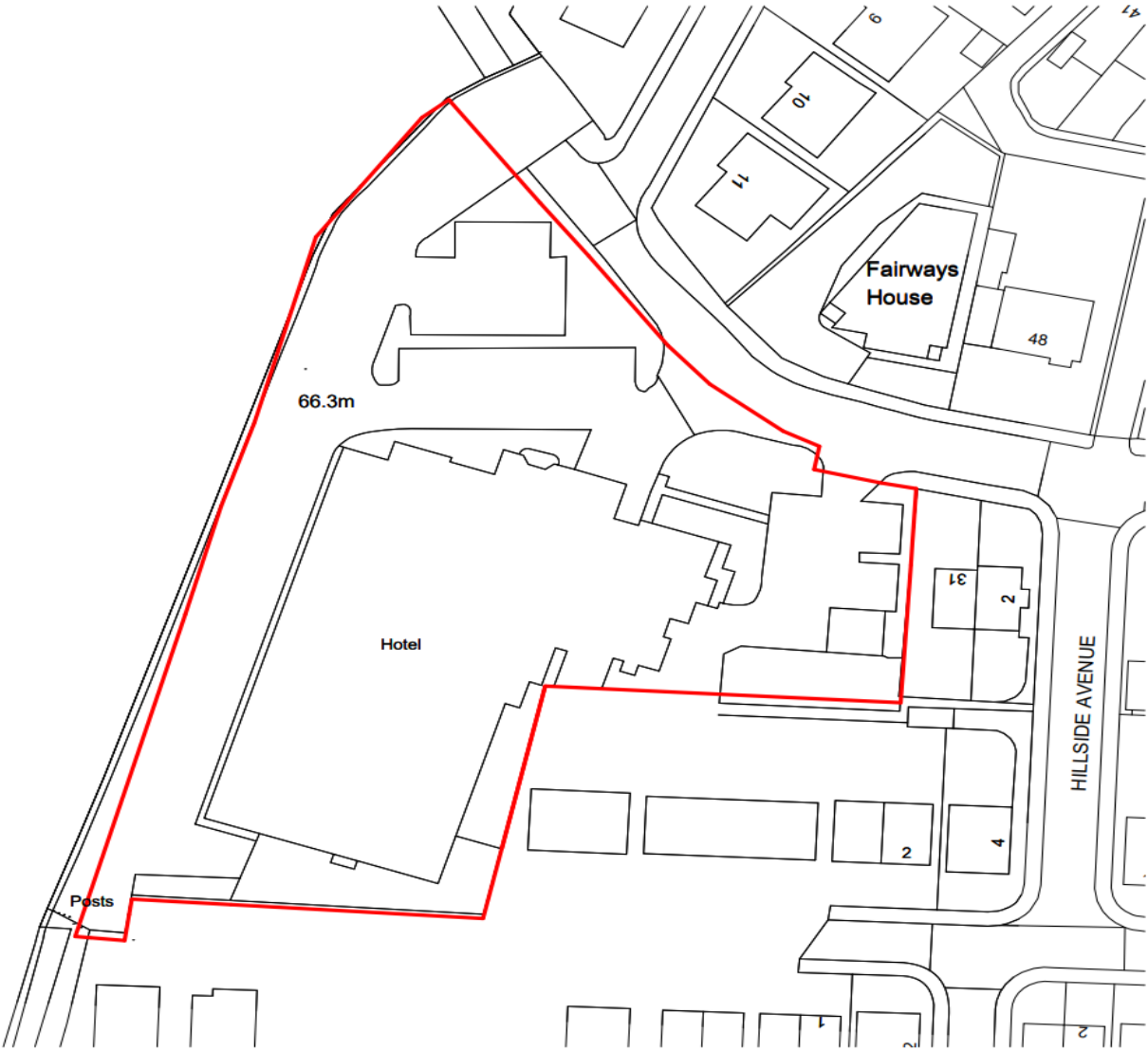
Date Updated	By Who	Additional Comments
01/11/2024	Ashley Getty	Initial Revision

1.0 Executive Summary and Key Dates

This outline Method Statement sets down the principles which any Sub- Contractor and McS, must adopt to complete the Works and is for the guidance of the Sub-Contractor in preparing its own method statements. An essential requirement of the construction method demands that following trades commence quickly and work closely in sequence with one another to allow productive continuity and compliance with the project programme. All Sub-Contractors shall allow for progressive testing, commissioning, snagging and elemental handovers as the works proceed.

The site is located on the edge of Prestwich town centre, with the primary access point coming off George Street.

The development comprises 52 apartments over 3 floors – 32 1-beds and 20 2-beds and a communal area. There will be 37 parking spaces, inclusive of 4 disabled bays, with all having electric vehicle charging capabilities.



— MCCARTHY STONE RED LINE BOUNDARY

Red line – Site boundary

The key dates (target) are as follows which provide a planned construction duration of TBC weeks:

Site Start:	13/05/25
Groundworker start:	01/09/25
Build Start:	21/01/26
Watertight	09/09/26
Sales handover:	16/12/26
DTM's	12 week – 16/12/26
	8 week – 13/01/27
	6 week – 27/01/27
	4 week – 10/02/27
	2 week – 24/02/27
Handover:	10/03/27

2.0 Site Address and Surroundings

SITE ADDRESS

George Street

Prestwich

M25 9WS

NEAREST HOSPITAL

North Manchester General Hospital

Delaunays Road

Crumpsall

Manchester

M8 5RB

2.4 miles from site

NEAREST TRAIN STATION

Manchester Piccadilly Railway Station

Piccadilly Gardens,

November 2024

Manchester

M60 1AY

4.0 miles from site

3.0 Delivery Team

LAND BUYER	Abby Blakeley	abby.blakeley@mccarthyandstone.co.uk	07767 247 767
PLANNER	Chris Butt	chris.butt@theplanningbureau.ltd.uk	07810 557 170
DEVELOPMENT MANAGER	Allan MacInnes	allan.macinnes@mccarthyandstone.co.uk	07976 662 800
SURVEYOR	Dan Ashcroft	daniel.ashcroft@mccarthyandstone.co.uk	07866 076 704
PRE-CONTRACTS MANAGER	Ashley Getty	Ashley.Getty@mccarthyandstone.co.uk	07880 242 356
CONTRACTS MANAGER	Ashley Barber	Ashley.Barber@mccarthyandstone.co.uk	07881 012 626
SITE MANAGER	tbc	tbc	tbc
HEALTH AND SAFETY OFFICER	Phill Beaumont	Phill.Beaumont@mccarthyandstone.co.uk	07464 486 185
AREA SALES MANAGER	Debbie Hughes	Debbie.Hughes@mccarthyandstone.co.uk	07557 436 100
MARKETING EXECUTIVE	Deborah Bond	Deborah.Bond@mccarthyandstone.co.uk	07795 442 838
ARCHITECT	James Wright	j.wright@mckassociates.co.uk	01772 774 510
STRUCTURAL ENGINEER	Damion Wall	Damion.Wall@rsk.co.uk	07896 988 533

DRAINAGE ENGINEER	Damion Wall	Damion.Wall@rsk.co.uk	07896 988 533
LANDSCAPE ARCHITECT	Carl Taylor	carl@tpmlandscape.co.uk	0161 2350600

4.0 Construction

BUILD STRUCTURE

The development foundation strategy is TBC following further SI works required once exisiting Hotel has been demolished assuming a piled foundation solution, using a traditional masonry construction. Roof is traditional pitch with internal valleys.

OFF SITE WORKS

- 278 works to the bell mouth which forms the entrance on to George Street
- Openreach diversion required in current car park DP Pole and equipment to re-locate.
- Rights to connect for sewer & storm S.106 application.
- Electric HV POC is off Greenside Avenue within the new Bellway Development.

LOCAL ENVIRONMENT

The site is located 1 mile from Prestwich Town Centre, with access coming off Bury New Road. The western boundary to the site includes a Public Right of Way and borders Prestwich Golf Club, the southern boundary borders a new Bellway Estate, with the eastern boundary being residential houses and the northern boundary being the public footpath and some business units and residential dwellings. The construction traffic and pedestrian segregation throughout the project will be controlled by a traffic marshal and banksmen. Site will operate a one in and one out manner, using a meticulous delivery schedule with vehicles entering from George Street via Bury New Road. The access road is sufficiently wide for rigid/articulated vehicles and will be managed through construction.

The inclusion of vibration monitoring will be used throughout the demolition of the existing buildings and groundworks phase, this is to be included in both the demolition and groundworkers construction phase plan(s) and is to be regularly monitored to ensure we are working in safe parameters and not affecting the neighbouring residential dwellings or the commercial properties.



KEY CONSTRAINTS AND MITIGATION

- Scaffolding close to the exisiting retaining wall on the Bellway side, this will be managed with using debris netting.
- Crane erection will be tight due to mobile crane location and location of tower crane.
- Site includes both a SW and FW drainage easement running through East to West across the site.
- The site will have a traffic Marshall at the site entrance co-ordinating site vehicles and deliveries.
- There is a public right of way on the western boundary, which will be secured and fenced off and lighted during the construction phase.

PART L

This site falls under Part L regulations. Therefore, McS will be recording and issuing the necessary information at key stages set outby Zutec, the acceptance process of this information will be monitored internally by the development manager and externally by Zutec.

Commented [AG1]: Is this being monitored by Zutec?

QUALITY CONTROL

The below document will be issued to each subcontractor and used throughout the build.



Sub contractor - Plot
Inspection FormAS v3

SITE HOURS

The site hours will be as dictated by the planning permission. Construction plant will only be allowed to operate between the following:

8am to 5:30pm Monday to Friday

8am to 1pm Saturday (Only if the programme dictates necessary). No other hours of working are permitted unless for exceptional conditions, and then only with the prior written permission of McCarthy Stone site management. The Sub-Contractor shall be deemed to have allowed for all working hours deemed necessary for the completion of their Subcontract Works.

No working allowed on Sundays and Bank Holidays.

THE CONSIDERATE CONSTRUCTORS SCHEME

McCarthy Stone recognises the sensitivities associated within an urban environment and will therefore carry out all works in a manner to minimise the disruption to the surrounding local environment. McCarthy Stone sites operate under the Considerate Constructors Scheme which is operated by the Construction Industry Board as a voluntary scheme to improve the image of the Construction industry. This code of practice is at the core of McCarthy Stone ethos.

ACCESS AND EGRESS FROM SITE

The suggested route is for all construction vehicles and deliveries will be to exit off J17 on the M60 and travel down the A56 Bury New Road towards Prestwich, accessing the site by turning right off Bury New Road on to George Street. Proposed access routes to the site will keep site traffic on major roads to minimise the effects on traffic in the local area. The proposed construction traffic route is demonstrated in the traffic route plan Figure.

The gated site entrance and egress from site will be controlled by a gateman/banksman. The gate position will be set back from the kerb line to provide adequate vision splays. Signage will be provided to warn oncoming vehicles of the site entrance. All vehicles entering and exit the site will be driven forward with no reversing onto the highway permitted, ensuring minimal disturbance to traffic flow. All vehicle manoeuvres will be assisted by a suitably qualified banksman, to control the safety of all road users including cyclists and pedestrians.

Proposed access routes to the site will keep site traffic on major roads to minimise the effects on traffic in the local area. An average of 4 deliveries a day are expected during the construction period, but there is likely to be a higher level of movements subject to the level of material that needs to complete the fill exercise required on the site.

DELIVERIES

Instruction will be given to subcontractors and suppliers at order stage of the process regarding delivery routes.

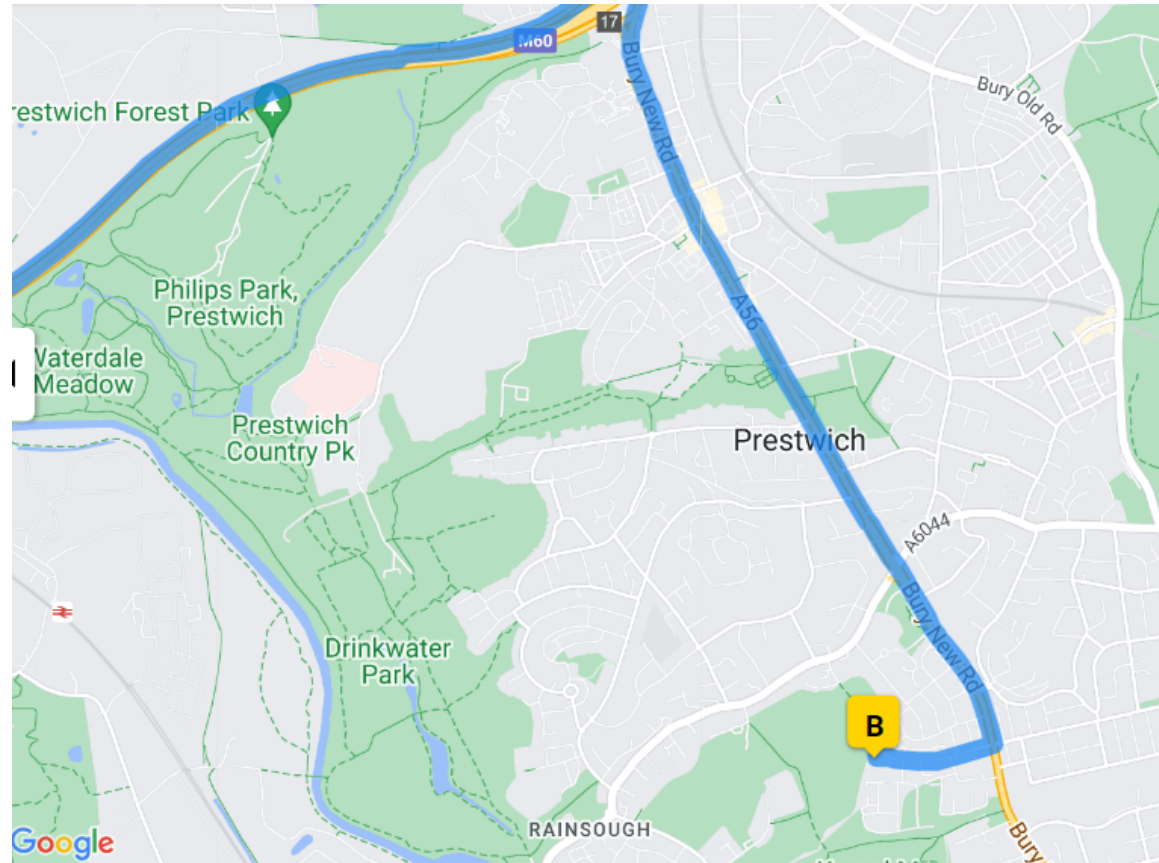
All deliveries will be suitably scheduled to avoid queuing of vehicles on the surrounding roads at any time. All lorries will be within the confines of the site during loading and offloading.

An application will be made to the AA to erect directional signage for the development. Quantities and locations of the signs are determined by the AA. All suppliers and Subcontract orders will contain the 'Route to Site' plan, and this information will be reinforced at the individual site induction of site operatives.

All vehicles will comply with the legal requirements of the highway and therefore will not damage the adjacent streets. There are no planned works outside of the site boundary and therefore no need for tracked vehicles to travel on the surrounding roads.

No vehicles will be allowed to wait on the street. All deliveries will be scheduled to ensure that only vehicles on site can be unloaded, and should vehicles arrive whilst the unloading bays are full then they will be sent away and the driver phoned once there is space available on site.

TRAFFIC ROUTE PLAN



PARKING

Due to the tight site, there will be no parking available on site.

Sub-Contractors will be encouraged to car/van share along with the use of public transport to reduce congestion, where this isn't feasible parking safely away from residential dwellings will be advised. The use of local labour will also help reduce the impact of the project upon the local community.

COMMUNICATION STRATEGY:

The public will be informed about the McCarthy Stone development via a letter drop, and where necessary door to door visits may be required. Our hoarding will also have the McCarthy Stone contact details on if they wish to find out any further information. If there are any works that affect them directly, they will be informed of this in a suitable timeframe. McCarthy Stones commitment to the considerate contractor scheme will also ensure we minimise our disturbance to the local area as much as reasonably practicable.

November 2024

WASTE RECYCLING AND RUBBISH DISPOSAL

All skips will be regularly removed to registered tips as necessary. Individual skips will be provided for the main recyclable materials, and waste will be segregated and placed into the appropriate skip.

Signage will be placed around the site to keep recycling to the front of people's minds, and to ensure that materials are put into the appropriate skips.

Recyclable waste will be sent to the recycling centre while waste materials that are not recyclable will be taken the appropriate licensed tip.

We are committed to a year-on-year improvement in our environmental performance and waste control is one of our key performance indicators.

Any surplus materials from the construction site will be loaded onto vehicles and transported to another McCarthy Stone site for reuse where possible.

Subcontractors shall always maintain their working areas in a clean and tidy condition. Should the Subcontractor fail to remove its rubbish on a continuous basis, McCarthy Stone may employ others to do so and charge the relevant Subcontractor accordingly.

DRAINAGE & FLOODING–

The flood risk assessment has concluded that:

- The site lies within Flood Zone 1 on the Environment Agency (EA) Flood.
- An assessment of other potential sources of flood risk has been carried out including drains and sewers, groundwater, and surface water.
 - Flood risk from surface water is considered very low at the site.
 - Flooding from groundwater is unlikely in this area.
 - Risk of flooding from sewers is low.

November 2024

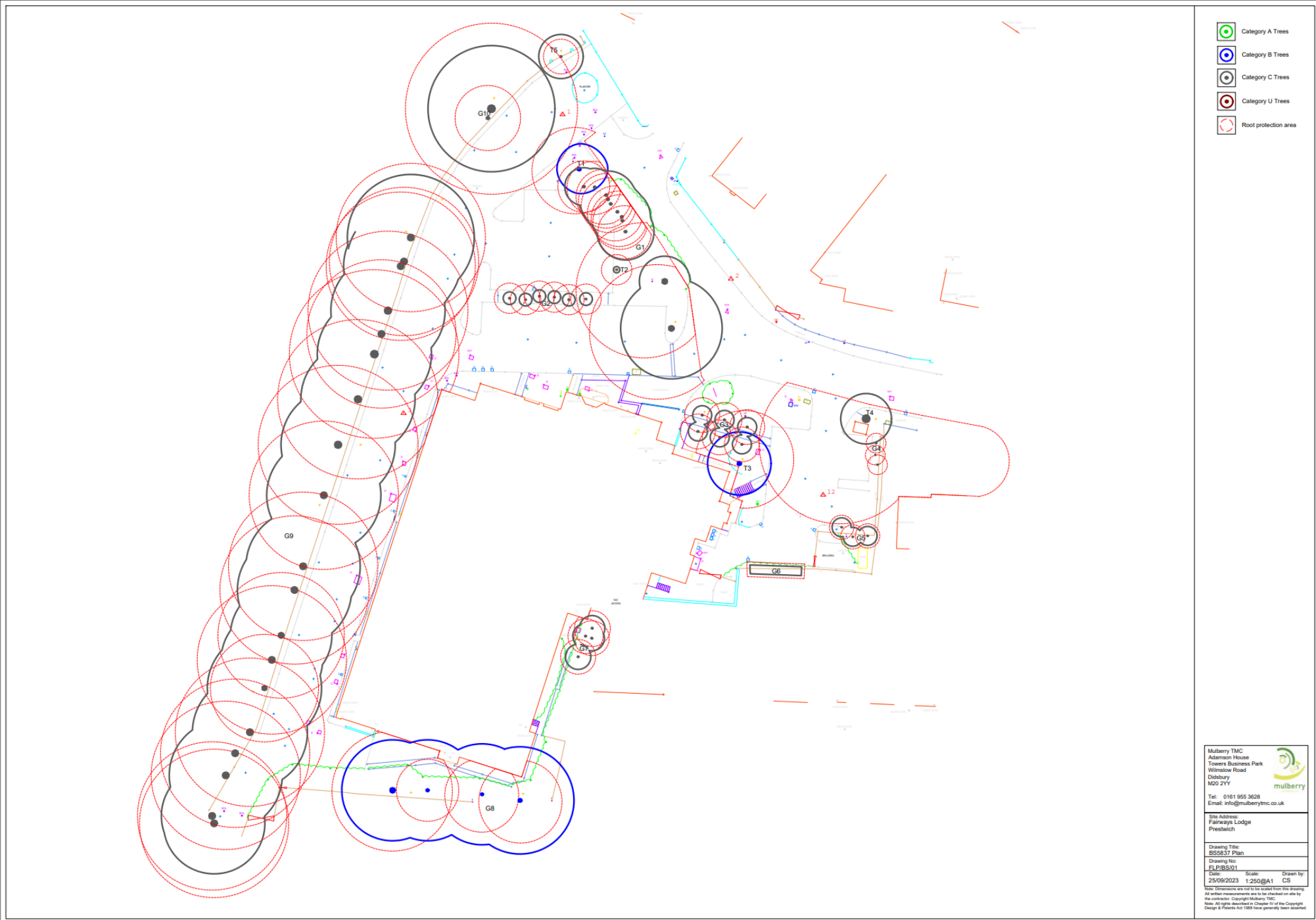
- Flood risk from other sources – reservoirs and artificial sources – is demonstrated to be unlikely in this area.
- The development will have no impact on other forms of flooding.
- The surface water management strategy for the development is as follows:

The existing site is served by an outdated drainage network which when surcharged will result in surface water flows running uncontrolled offsite, it is proposed therefore that flows will be restricted to 6 litres/sec as agreed with United Utilities. This will achieve a significant betterment as compared with the existing situation and will facilitate the long term future maintainability of the surface water controlled device.

The surface water system will be designed to contain flows up to the 1 in 100 year event plus allowance for 45% climate change with attenuation provided within a Geocell system.

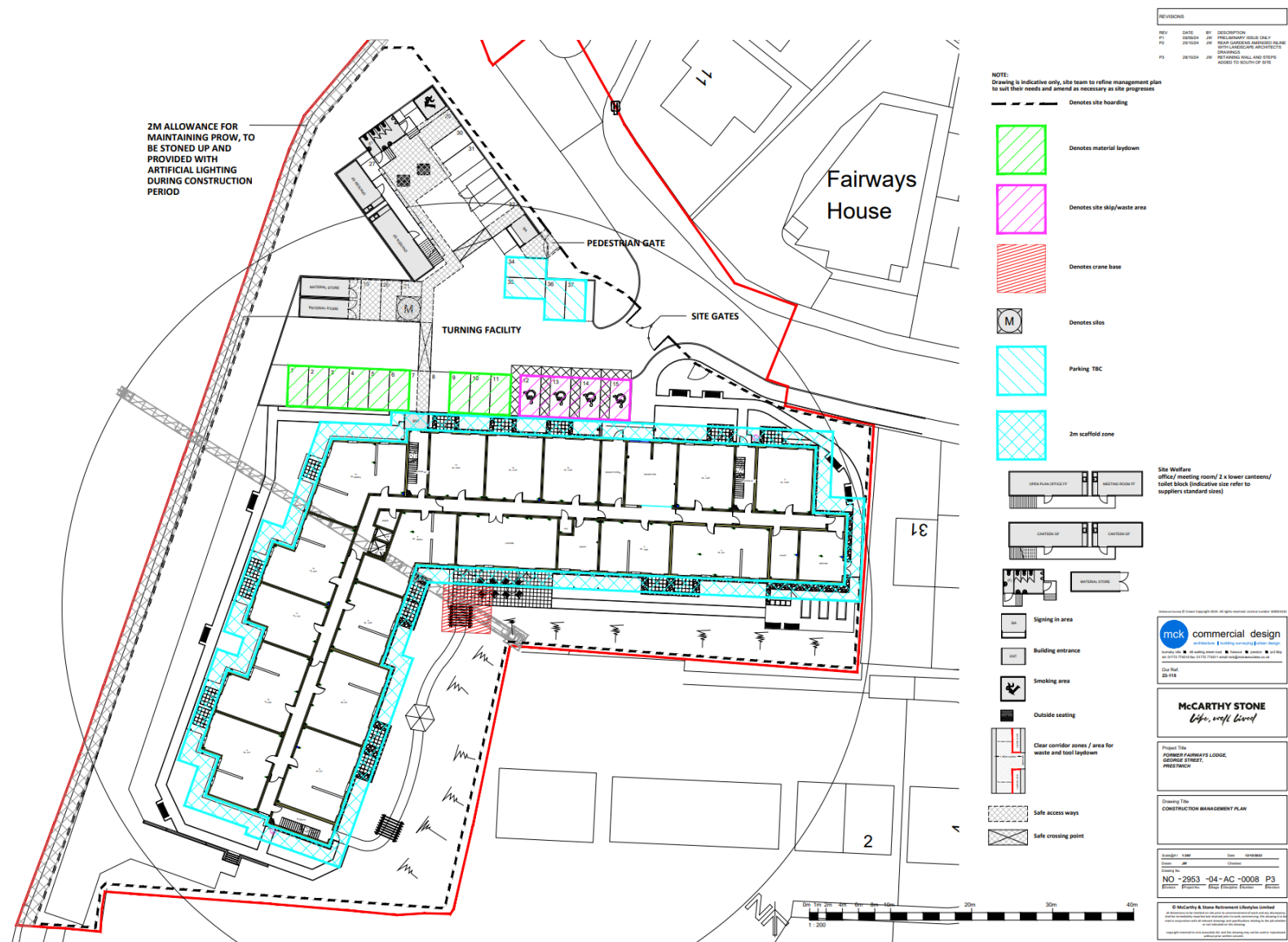
This will achieve further betterment as compared with the existing situation, with all flows being contained to this rate on site up to this overall design standard.

TPO's AND PROTECTION WORKS – Refer to Mulberry TMC Drawing Number BS5837 PLAN FLP/BS/01



SITE SET UP PLAN

Phase 1 – External site set up.





MOBILE CRANE PLAN– TBC

November 2024

5.0 Health and Safety

The environmental, health and safety plan will be finalised and agreed with all relevant parties prior to any works commencing on site and will include all necessary measures required to minimise the effect of the construction works on the surrounding buildings, roads and the public. These measures will include the following:

1. A dedicated traffic management system and method statement
2. Adequate signage on and off site
3. Specific parking restrictions
4. Proposals for phasing of deliveries
5. Proposals for restricting dust and noise

The company should promote the Scheme's aim of 'improving the image of construction.' Everyone associated with the company should understand and comply with the Code of Considerate Practice. The training and development need for all within the company should be identified and addressed.

CRANE

The tower crane is a luffer J138PA, the crane must not over-sail any boundary with materials at any point, however the ballast and out of service radius will over-sail. The crane will be erected by Falcon cranes and the base will be constructed from temporary sacrificial foundations.

Use of the tower crane must be agreed in advance with McCarthy Stone site management. All contractors must work in accordance with the Lifting Operations Guidance.

CRANE CO-ORDINATION/ CRANE LIFTING SUPERVISORS

The following documents should also be adhered to in addition to the key points detailed below:

- Strategic Lifting Plan
- Project Lifting Plan

The overall control of crane operations requires the appointment of the following roles:

- **Crane supervisor**

- A 'Crane Co-ordinator' may only be appointed in the event there is multiple lifting operations on going at the same time, this will be managed and communicated via McCarthy Stone Appointed Person and Site Management Team.
- A "Crane Supervisor" will be appointed by McCarthy Stone and be present for all lifting operations.

- **Slinger/Signaller**

'Slinger/Signallers' will be appointed by the McCarthy Stone to provide the necessary duties of slinging and signalling in respect to their crane lifting operations. All slinger/signallers will be easily identifiable by wearing a suitably marked orange hi-vis vest which readily distinguishes them from other site operatives.

Note: The Contractor may combine any of the roles of Appointed Person, Lifting Supervisor and Slinger/Signaller but must in any case ensure that the duties thereof are satisfactorily fulfilled.

Other Key Requirements

- The Principle Contractor shall ensure that all necessary crane lifting accessories (i.e. chains/strops, etc) are supplied, used and maintained in accordance with LOLER. These shall be provided and replaced as necessary by the contractor for the entire duration of the Works.
- The Principle Contractor is responsible for ensuring the co-ordination and safety of any lifting operations using their craneage which, with their permission, are undertaken by/or on behalf of any other Contractor or person.

FIRE STRATEGY

All fire routes will be agreed upon the production of a Fire Strategy plan this is a fluid document and will be managed throughout the duration of the project.

The handover of the sales area will have a dedicated fire strategy in line with the MCS fire guidance.

SCAFFOLDING

Ensure works are carried out by competent persons. Monitor to ensure safety of all workers and others at all times including during installation, adaption and dismantling.

Pre-construction surveys relevant to scaffold operations to be carried out and arranged via Scaffolding Contractor and shared with all relevant parties.



Ensure competent sub-contractors are appointed following completion of capability assessment by national agreed consultant, and that a design meeting is held in conjunction with construction and the scaffold designer.

SCAFFOLD DESIGN

A full scaffold design will be completed by the scaffold designer. However, as a baseline all lifts will be at 2.0m lifts.

6.0 Design – Development and Technical input required to complete the below.

UNIT NUMBERS & MIX

- 52 units 30 x 1 Bed & 22 x 2 Bed

MATERIALS

Brickwork – Wienerberger Tuscan Red Multi

Render – K–Rend Limestone White thin Coat

Roof tiles – Wienerberger Calderdale Edge Tile; Dark Grey

Windows – UPVC; grey (RAL 7016)

Communal external doors – Gilgen (RAL 7016)

Smoke Vents – Fieger Aluminium

Fascia’s & Soffits – UPVC; Grey (RAL 7016)

Rainwater Goods – UPVC; Grey (RAL 7016)

Walk on Balconies – Powder coated aluminium; grey (7016)

Juliet Balconies – Powder coated aluminium; grey (7016)

KEY DRAFT PLANNING CONDITIONS

Pre– Demolition Conditions

- Conditions 12, 13, 21 (To Submit)
- Conditions 11 (Compliance)

Pre–Commencement Conditions

- Conditions 4, 9, 19 (To Submit)

General Conditions

- Conditions 3, 7, 8, 10, 16, 17 (To Submit)
- Conditions 1, 2, 18, 20, 22, 23, 24 (Compliance)

Pre–Occupation Conditions

- Conditions 5, 6, 14, 15 (to submit)
- Condition 3 (Compliance)

WARRENTLY / BUILDING CONTROL (INC. CONTACTS)

Building Control Surveyor

Mr James Runcie
01538 387635
jruncie@nhbc.co.uk

Building Control ref: 00637/2024/HO

Send Message

Technical Building Consultant

Mr Matt Turner
07732 823386
mturner@nhbc.co.uk

Project ref: 33425

Send Message

Engineer

Mr Adrian Vernon
01663 744531
avernon@nhbc.co.uk

Engineering project ref: 284498

Send Message

Land Quality Engineer

Mr Mark Davies
07902 133334
mddavies@nhbc.co.uk

Land Quality ref: 230220

Send Message

Customer Services Representative

Mr Simon Hicken
01908 746415
shicken@nhbc.co.uk

SNIN ref: 0006150259

Send Message

Building Inspector

Mr Jonathan Busuttil
01615 468673

Inspection Site ref: 6158541

Inspection Manager

Mr Peter Holme

pholme@nhbc.co.uk

Inspection Site ref: 6158541

UTILITY CONNECTIONS

Electric – Multi Utility Contractor TBC

Water – Multi Utility Contractor TBC

Fibre – Openreach



7.0 Commercial – Input required as per below.

Procurement strategy will be as set out in the detailed Trade Package Strategies.

Procurement Tracker –

8.0 Sales– Input required as per below.

Specification Available at [Document Collaboration – McCarthy & Stone \(mcsdatum.co.uk\)](https://mcsdatum.co.uk)

Sales office and show apartments:

- Office – Plot 1
- 1 Bed – Plot 4
- 2 Bed – Plot 3



SALES PLAN

Refer to drawing NO-2953-04-AC-0009 P1

November 2024

