

CONSTRUCTION MANAGEMENT PLAN

BAND ON THE WALL 27 SWAN STREET, MANCHESTER



ISSUE – 01

DATE – 24th November 2020

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1. Introduction

The works comprise the construction of a new extension within the existing Coccozza building façade together with the remodelling of the existing Band on the Wall and Picture House to provide performance spaces, bar area, education and audio rooms at Band on the Wall, 27 Swan Street, Manchester, M4 5JZ

A more detailed analysis of the works is shown on our contract programme (Appendix A) and the contract drawings.

2. Project Team

Client

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M4 5JZ

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Tel: 0161 702 6884

The management structure employed by the contractor during the course of the works is as indicated on Appendix C. The roles and responsibilities of the individuals employed with respect to Health & Safety are detailed within Section 3 of our Health & Safety Policy.

The Site Manager for the project is Mr Mark Reynolds who will be assisted on site by our Managing Director Dr Martin Berry.

Emergency Contact Number

City Build Manchester Ltd
Martin Berry, Managing Director – 07775 515 168
Mark Reynolds, Site Manager – 07867 523 606
Toby Rexstraw, Quantity Surveyor – 07964 303 882

Note: Mark's number will be displayed on the site sign board at the main entrance

3. Programme

Site Commencement	30 th November 2020
Project Completion	12 th August 2021

The works are in accordance with the attached Contract Programme (see appendix A). The outline main phases of work are generally as follows:

Demolition Works	Nov 2020 – Jan 2021
Substructure Works	Jan 2021
Superstructure Works	Feb 2021 – April 2021
Internal Fit Out	April 2021 – August 2021

4. Site Working Hours

In line with local planning restrictions, the site activities will be carried out during the hours of:

Monday to Friday	7:30 till 16:30hrs (note: site will be open from 7:00hrs)
Saturday	8:30 till 14:00hrs
Sunday	No working
Bank Holidays	No working

Note: Due to the current COVID-19 pandemic these working hours will be under constant review.

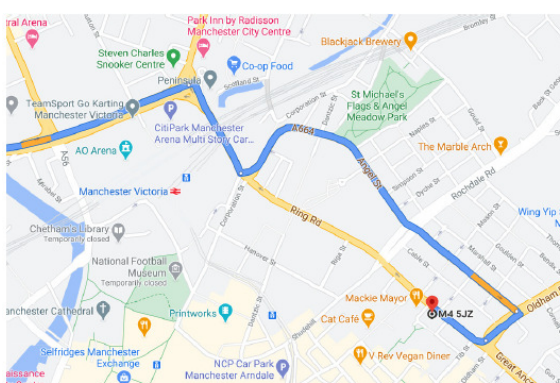
5. Vehicle Routing Strategy

Movement of traffic to and from the site will be restricted and controlled at sensitive times and programmed so as not to conflict with peak periods of the day.

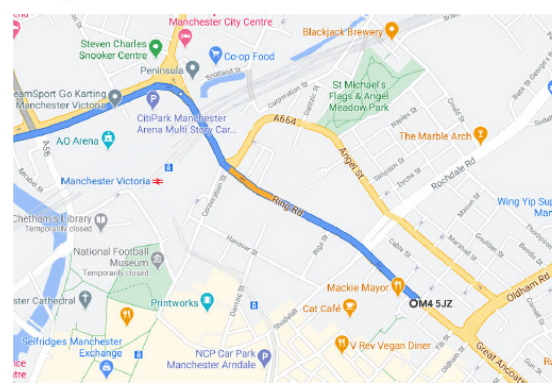
Are egress and access routes to the site are as follows (appendix B).

Appendix B - Delivery Routes

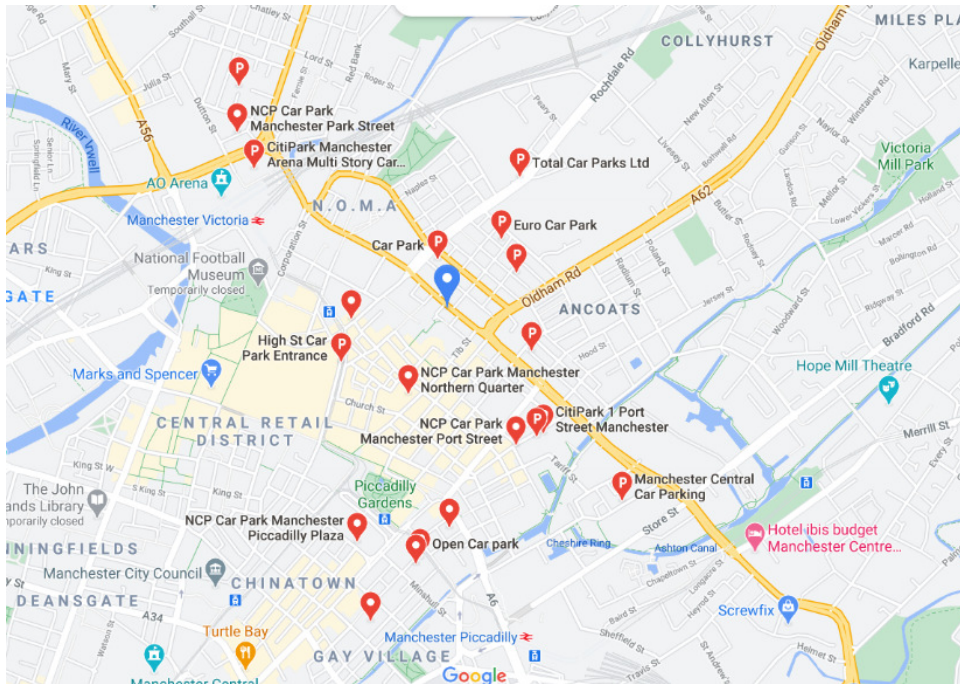
Access Route



Egress Route

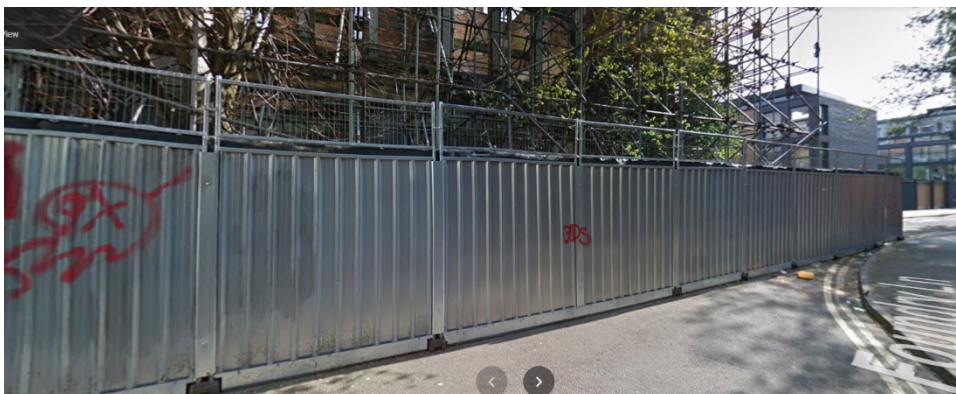


There will be **no** onsite parking available within the site compound or on the site. The proposed Band on the Wall is located in an area of limited on street parking and a number of premium car parks as illustrated below.



7. Site Compound

The existing hoardings which are currently erected to the perimeter of the Cocozza extension will be utilised for the works to the Cocozza Extension Area these will be painted Anthracite Grey to improve their current appearance (see below). An additional hoarding will be added in Feb 2021 to facilitate the main entrance works. The position of these hoarding is indicated on appendix D.



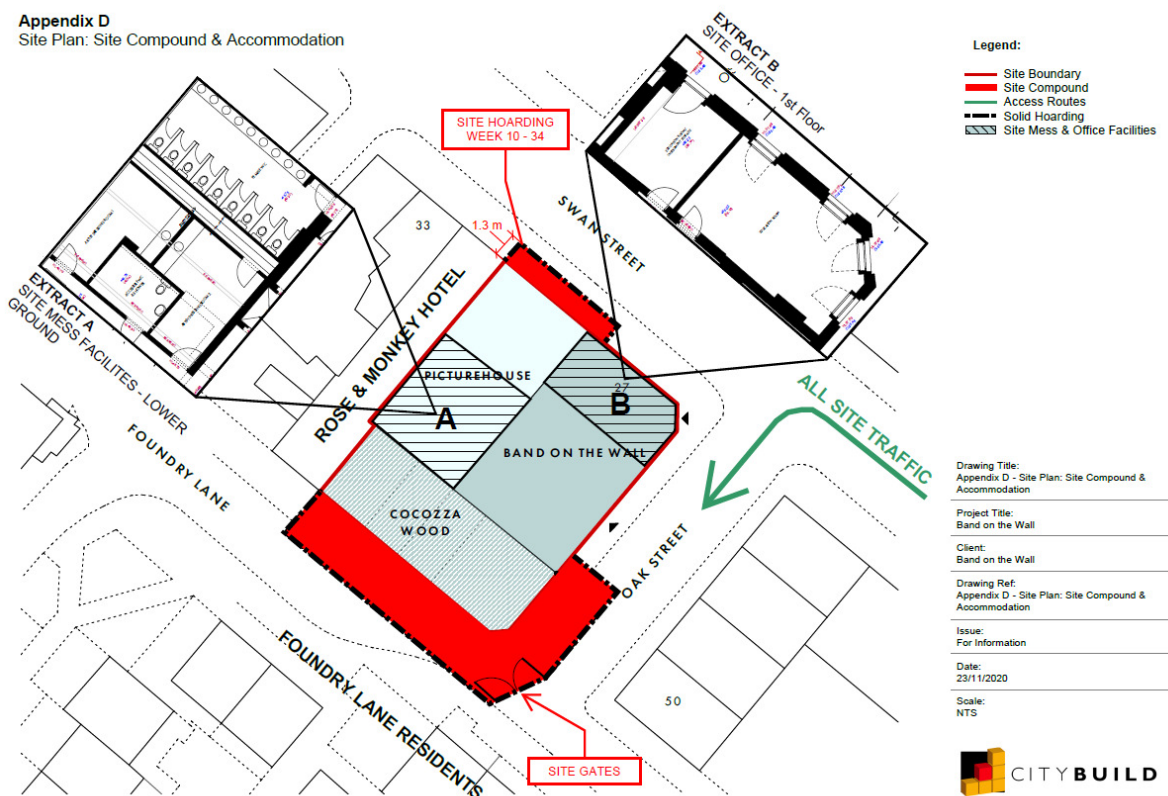
7b. Access to Adjacent Premises

Due to the site utilising the existing hoarding to the rear access to the adjacent properties will remain as per the existing arrangements. However, we are conscious of the premises in close proximity to the site namely the **Rose & Monkey Public House** which the adjoining building to the west of the site, **Residents of Foundry Lane** which are to the south of the site and the **Oak Street Businesses** which are to the east of the site.

7c. Site Accommodation / Storage / Unloading & Loading

Due to the restricted nature of the site and in order to limit our impact on the adjacent premises and the surrounding environs we have agreed with the client to utilise existing spaces within the Band on the Wall. The existing 1st floor office space will be utilised as our site office whilst the Artist dressing Rooms in the Lower Ground Area will be used as the site messing facilities. Both these area have access to all the necessary facilities and are indicated on Appendix D.

Appendix D
Site Plan: Site Compound & Accommodation



With regards to unloading of materials, removal of waste and the distribution of materials all vehicles will enter the compound from Oak Road via Swan Street and exit the compound from Oak Road to Swan Street observing the one way system. (see appendix B)

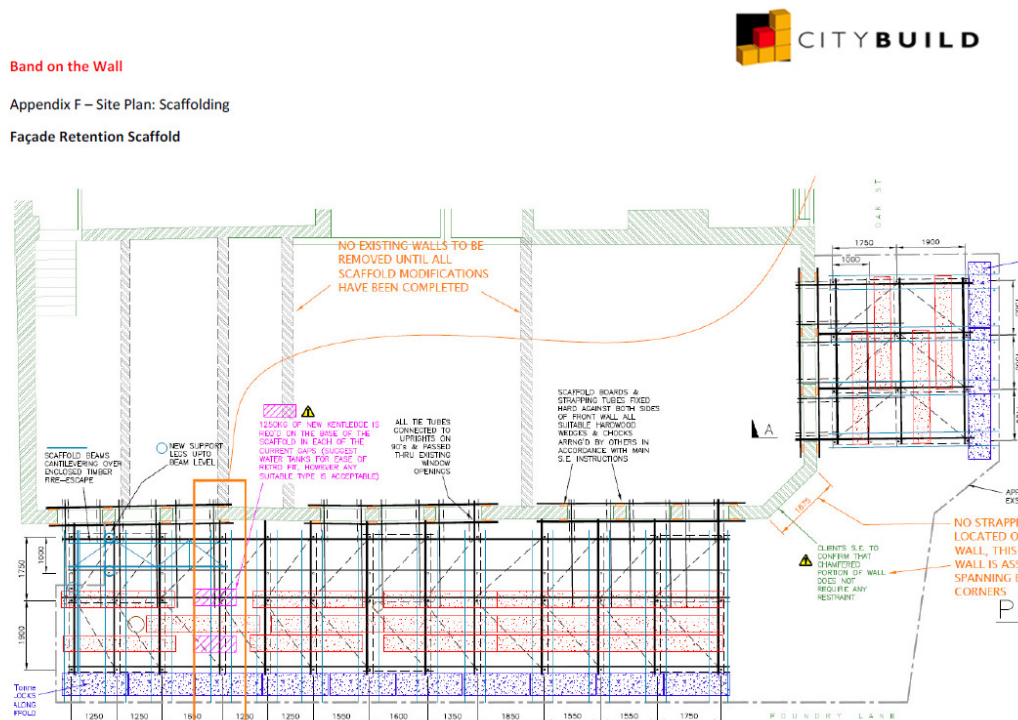
The site has limited space for external storage therefore upon delivery all materials will be distributed to their point upon being unloaded.

7d. Scaffolding

At present there is an existing scaffold in place which is retaining the façade of the existing Cocozza building this will remain in place until week 13 . Please note the scaffold will only be removed when the new steel frame which is designed to retain the existing façade has been installed.

When the façade retention scaffold has been removed, scaffolding will then be erected around the perimeter of the building to facilitate the brickwork repair and faced cladding works (week 19 – week 36). This will include a loading platform to allow the efficient distribution of materials to the workplace.

The scaffold footprint of the façade retention scaffolding is indicated on the site plan below. (see appendix F). The scaffolding for the brickwork repairs will follow the same line.



The scaffolding will be erected in accordance with BS 5973: 1981.

8. Waste Management

In general City Build shall look to reduce the need for waste disposal, minimise the generation and environmental impacts of wastes arising during the works, and maximise opportunities for the re-use and recovery of waste.

Measures of how we intend to reduce, re-use, recycle and manage waste include the following:

- Ensure that all material removed from site is taken to waste recycling stations and separated for recycling.
- Records of the waste recycling will be provided by the recycling stations.
- Enforcing good housekeeping measures e.g. proper storage of materials to minimise spillage
- Monitoring the generation of waste in order to identify trends and areas for further investigation.
- Identifying recyclable and salvageable materials and where feasible and find secondary and alternative uses.
- Segregate waste types to facilitate recycling activities.
- Working with suppliers / subcontractors to minimise surplus waste delivered to site.
- Working with suppliers / subcontractors to ensure only the necessary minimum of packaging is used.
- Consideration of alternative materials with lower wastage levels.
- Ensuring that the Duty of Care and other legal requirements are complied with during the disposal of wastes.
- Consulting with suppliers to determine correct / appropriate disposal routes for waste products and containers.
- Setting waste reduction targets as well as educating and informing staff.

9. Noise Control

9a. Surrounding Areas

The construction phase is an intense activity of work over a short timescale and as such the resultant noise can be significant.

Locations closest to the site will be subject to the highest concentration of noise levels. The area surrounding the site comprises the following:

North – Businesses on Swan Street.

East – Businesses on Oak Street.

South – Residents of Foundry Lane.

West – Rose & Monkey Public House

The noise levels will be monitored throughout the construction phase and appropriate mitigation measures put in place.

9b. Mitigation Measures

Recommendation for the control of noise and vibration on construction sites are set out in BS 5228. All staff and site operatives will be briefed via the site induction and tool-box talks on the requirement to minimise nuisance from site activities. In all instances the best practicable means will be employed to minimise noise levels during construction. The following methods will be used where appropriate:

- Plant and equipment will be maintained in good working order and fitted with silencers and acoustic baffles where appropriate.
- All plant will be shut down or throttled back between periods of use.
- Methods used for concrete breaking and demolition should be carefully considered, non-percussive means should be used where possible.
- “White Noise” type reversing warnings should be used on mobile plant in preference to “bleepers”, in order to minimise then intrusion.
- Use of hydraulic or electric tools where possible.
- Strict adherence to the site working hours prescribed in section 4.
- Use of resilient materials to reduce noise impact where practicable.

It is acknowledged that certain aspects of the project such as demolition will produce greater noise levels so particular care will be taken during these times.

10. Dust Control

As discussed in Section 9 the site is in close proximity to residential properties and the public at large, therefore practicable measures to control dust must be employed at all times. Emissions to the air including dust and exhaust fumes can be caused from certain construction activities, including:

- Earthworks / excavation / demolition
- Use of diesel-powered plant and equipment

Therefore, the following measures to control dust emissions through good housekeeping and site operational practices shall be carried out. These include:

- **Sheeting of vehicles:** all HGVs carrying loose material capable of spillage or which has the potential to give rise to dusty emissions from the vehicles during transit shall be sheeted.
- **Water bowsers/sprays:** Water sprays shall be applied to all demolition operations as the Client Project Manager considers appropriate.
- **Prevention of wind-blown dust arising from storage mounds:** storage mounds shall be profiled to reduce erosion where the nature of the material could lead to it being rain washed or wind-blown. Mound surfaces shall be kept sufficiently damp to prevent wind-blown dust. Materials that have the potential to give rise to dust emissions shall be stored as far away from the site boundaries as is reasonably practicable.
- **Dust collection during cutting and grinding works:** if this is not carried out in an enclosure, tools shall be used that are fitted with dust collection devices (excluding small tools which require a continuously wet working surface).
- **Compliance by construction vehicles with emissions legislation, servicing and MOT requirements:** all vehicles regularly used on site shall comply with the relevant emissions standards and shall be serviced in accordance with the manufacturer’s recommendations. The Contractor is encouraged to use vehicles and plant that meet the latest emissions regulations.
- **Engine idling time:** No construction plant or vehicle shall leave its engine running when not directly in use, except where the Site Manager considers that there are operational or other reasons to justify an exception.

- **Wash down facilities:** Any machinery, plant or vehicle that has the potential to cause an excessive dust or mud problem on the public highway will have the facility to be washed down by a spray gun.

The Contractor shall keep a log-book available for inspection by the local authorities, in order to record the following matters:

- Any complaint relating to emissions alleged to be due to construction activity received from a local resident or business, including date and nature of the complaint and any measures taken as a result of that complaint.
- The date and location of cleaning off paved areas and off-site roads; and
- The date and vehicle registration number of any construction vehicle that is observed carrying material that has the potential to release dust during transit and is not covered. Details of measures taken to prevent further occurrence shall be included.

11. Communication Strategy

11a. Operatives

It will be mandatory, for all subcontractors and operatives working on the site to undergo a formal induction prior to entering the site. A record of the inductions will be subsequently kept on site (appendix L). In addition to the induction regular tool-box talks will be delivered which will focus on particular site activities and the potential environmental risk arising from this task.

11b. Community

Prior to commencement a newsletter compiled in collaboration with the client will be delivered to local residents which will include project details such as:

- Nature of the works.
- Start & completion dates.
- Site contact and other Key personnel.
- Procedure for complaints.

Further newsletters will be issued during the project to update residents on the current progress etc.

All complaints will be logged including details of the locations affected, time of disturbance and the nature of the noise. Monitoring of the complaints can assist with managing the works to reduce the likelihood of further complaints.

12. Consideration of other Ongoing Construction Works

There are no other on ongoing works adjacent the Band on the Wall site however Manchester City Centre is currently a construction “hot spot” therefore we will pay due consideration to work in the vicinity of the site and constantly evaluate if they will impact on our site,

13. Site Security

At the commencement of each working day all operatives must sign-in with the Site Manager at the site compound. Upon signing-in all operatives will be given a hi-vis vest from City Build Ltd's Site Manager and an ID badge. City Build will also have a nominated individual who's responsibility will be to control of access and ingress to the site.

The existing security arrangements which currently protect the site are to remain as long as practicable, once the progress of the works compromises this arrangement we will then install a local security company to provide a CCTV monitored security solution.

It is acknowledged that the area of the site is in a high crime area so all members of the construction team will be extra vigilant at all times

14.Appendices

A – Contract Programme

B = Delivery Routes

C – Management Structure

D – Site Plan: Site Compound / Accommodation

E – Not Used

F – Site Plan: Scaffolding Rev C