



CONSTRUCTION MANAGEMENT PLAN

Site Address:
1A Stevenson Square, Manchester, M1 1DN

Planning Application:
129822/F0/2021

Prepared by Zaid Ahmed

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1. General Notes

- 1.1 The majority of works will be carried out internally within the demise of 1 Stevenson Square on the ground floor and the first floor of the building. The works will also include the replacement of windows and formation of new openings along the Spear Street & Faraday Street Elevations.
- 1.2 The site will be complete with all necessary risk assessments, signage to be done in accordance with HSE requirements. Drawings and construction management plan to be displayed at the front of the unit.
- 1.3 A Covid policy will be in place for the site minimising contact between the workforce. A coronavirus NHS QR code will also be generated for the construction site and displayed at the entrance of the site.

2. Description of Works

- 2.1 The works involve the division of Ground floor retail unit 1A Stevenson Square into three independent retail units two to a shell fitout specification. Forming new entrances along Spear Street and Faraday Street. Provision of a new internal bin store to serve the retail units as well as offices above and provision of new independent entrance to the first floor from Faraday Street.

3. 24 Hour Emergency Contact:

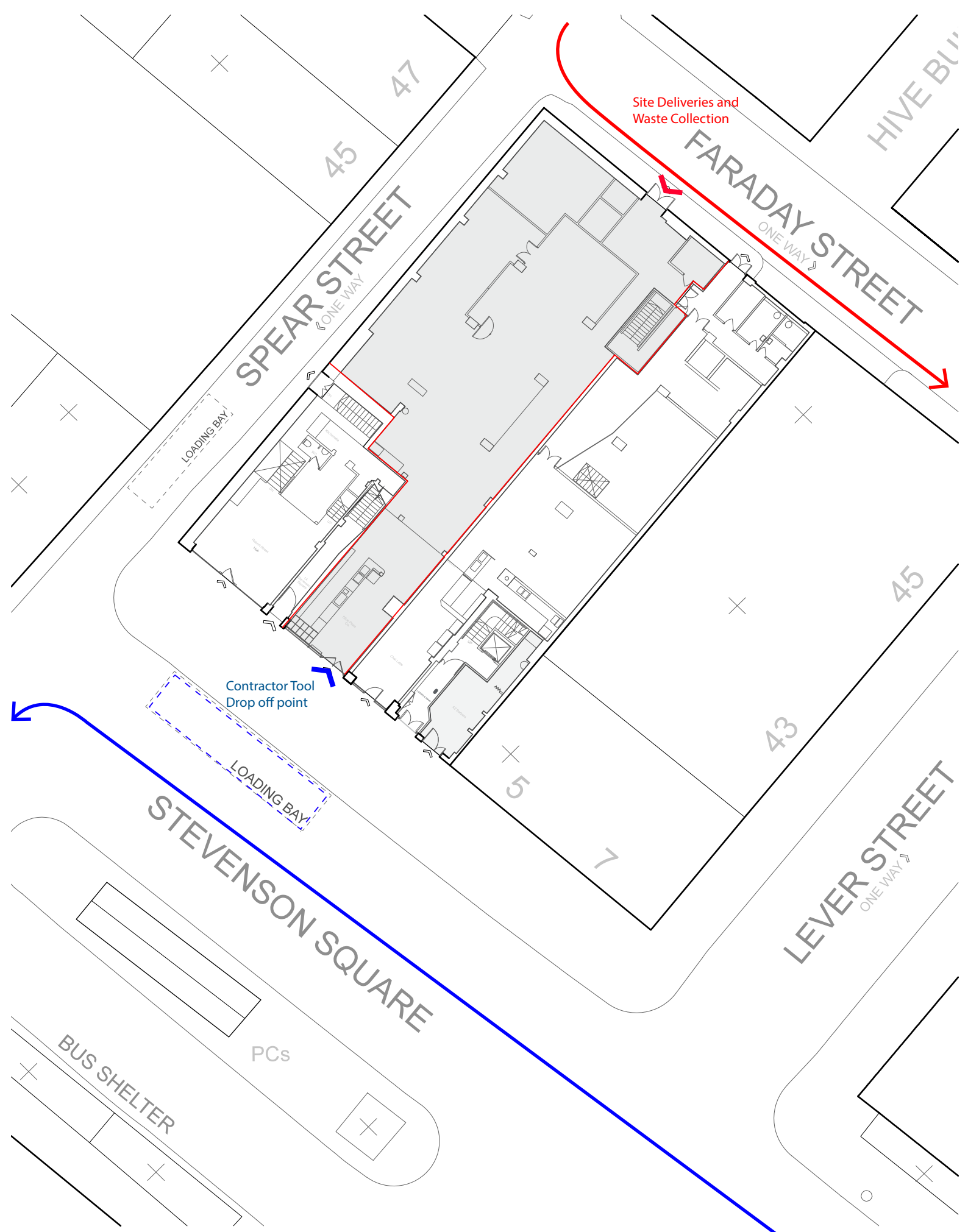
Zaid Ahmed
07889046839

4. Hours of Operation

8:00am - 17:30pm
Monday to Friday (Excluding Bank Holidays)

- 5.1. The primary access to the site will be the entrance at 1A Stevenson Square (previously the shop front at Stevenson Square).
- 5.2 The secondary entrance, material drop off and secondary means of escape will be the rear fire escape onto Faraday Street.
- 5.3 All contractor's vehicles will park on surface car parks on Port Street/ Little Pitt Street. Tool and material drop off will typically be around 8-8:30 using the loading bays along Stevenson Square but before 10:00am when the bollards are lifted to stop vehicular traffic on Stevenson Square.
- 5.4 All materials and plant will be stored within the site.
- 5.5 Material deliveries during the day will be done so via Faraday Street using the rear fire scape to the unit ensuring that through traffic is still maintained on the street and that neighbouring properties/ units are not affected.
- 5.6 Deliveries to site will be accompanied by an on site banksman to assist the delivery vehicles. Merchants will be made aware of the restrictions around the site and neighbouring area when arranging deliveries.
- 5.7 Wheel washing and street contamination assessments will not be necessary given the nature and scale of the work.
- 5.8 The contractor will manage the risk of any road contamination by regular monitoring. Should the road become contaminated any debris will be removed by spade and jet wash.





0 1 2 3 4 5 10 15

NOTE
do not scale from this drawing - use figured dimensions only.
all areas and setting out dimensions to be checked on site by
contractor before confirmation of production

some tenanted units may have outdated layouts and require
further surveys to be carried out, do not quote stated areas.

PROJECT TITLE
1 & 3 Stevenson Square,
Manchester, M11DN

DRAWING TITLE
Construction Management Plan

STATUS
PLANNING

DRAWING NO.
SSQ(PL)A112

DATE
11.07.2021

SCALE
1:200 @ A3

REVISION
-

6. Management of Dirt & Dust

- 6.1 If dust emissions are generated in dry period the contractor will use water spray to wet the material and suppress the dust particularly during the strip out
- 6.2 The site manager will take the responsibility to minimise dust nuisance to neighbouring properties.
- 6.3 All site staff will be trained and be aware of the Dust Management Strategy.
- 6.4 In the event of a complaint from a neighbouring property in respect of dust there concerns will be considered and action taken to prevent future occurrence.
- 6.5 All site staff will have appropriate PPE to protect them from the effects of dust.

7. Services

- 7.1 Upgrading of utilities if necessary will be carried out through the local infrastructure providers such as Electricity Northwest and Cadent.
- 7.2 Any works to be carried out in the public realm or to the public highway will be carried out by such service providers including co-ordinating any partial road or pedestrian highway if necessary.
- 7.3 Works will be undertaken in accordance with the HSE Guidance Document, Avoiding danger from open excavations.

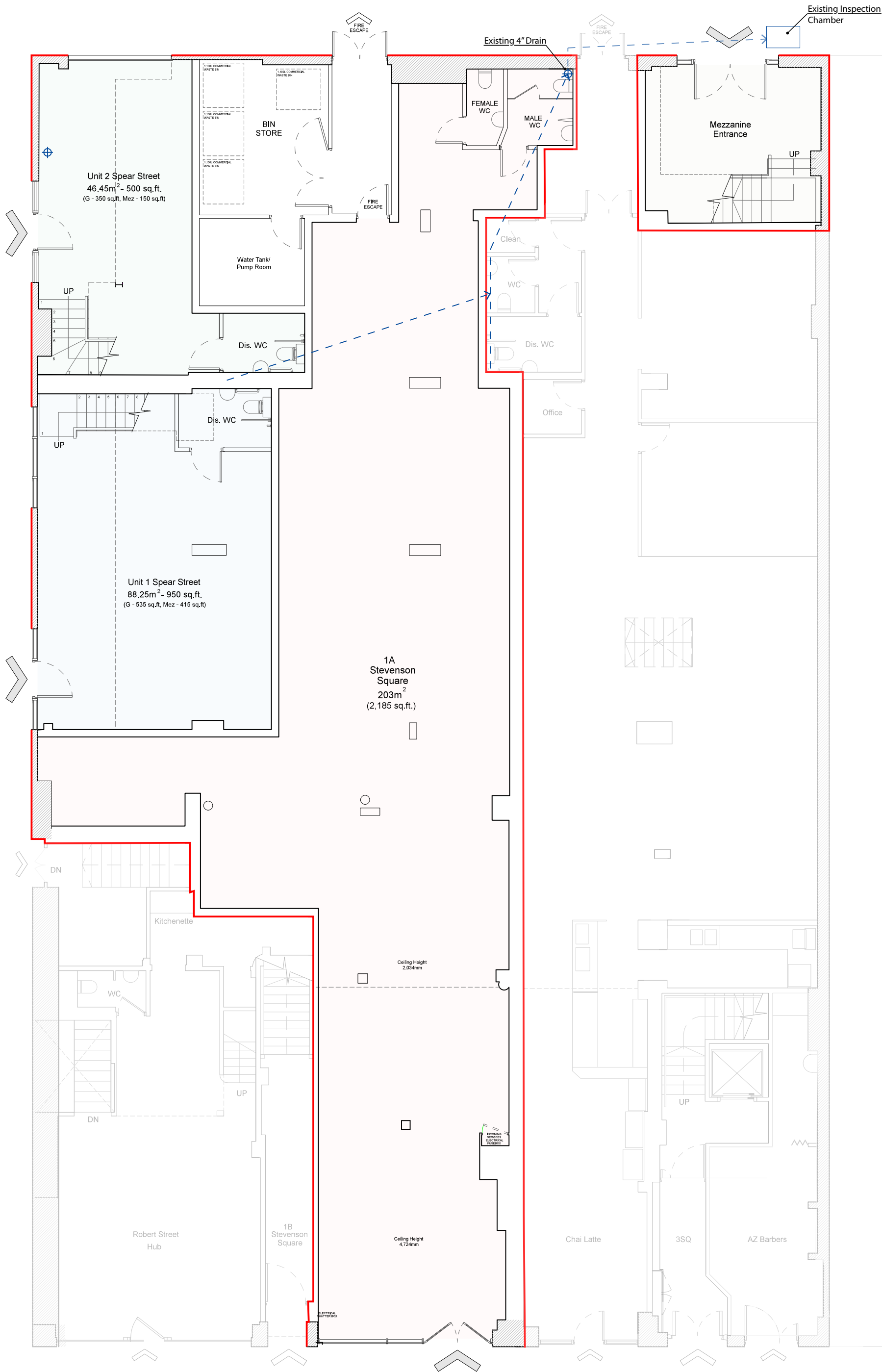
8. Recycling/disposing of waste resulting construction work

- 8.1 The following measures have been identified to minimise the quantity of waste produced during the works project:
 - 8.1.1 The experienced site manager will be responsible for identifying and segregating waste on site.
 - 8.1.2 Any waste material during the stripout and construction work will be separated on site so that timber, plasterboard, metal, plastic and rubble are all disposed off and recycled where possible.
 - 8.1.3 Resultant hard core from works will be re-used where possible in the substructure.
 - 8.1.4 Re-usable materials will be identified on site and removed for storage and re-sale. Recyclable materials will be removed from site for processing in licenced facilities
 - 8.1.5 Waste will be removed from site using independent contractors in vans during controlled times from the rear Faraday Street entrance rather than Skips.

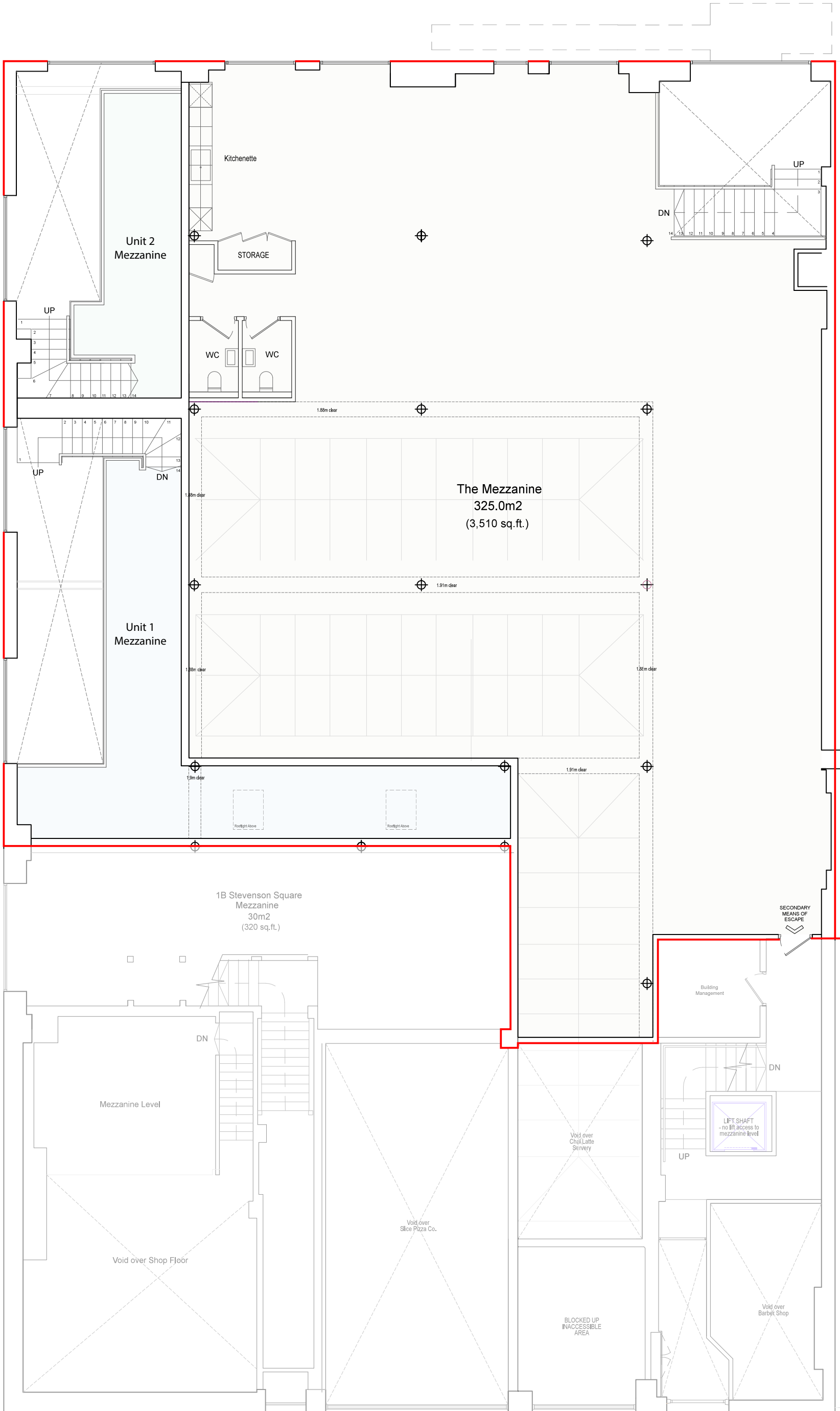
9. Noise Control

- 9.1 Whilst working on site the contractor will adhere to the recommendations of BS 5228- 1, clause 9.3 to minimize noise levels during the execution of the Works.
- 9.2 The project is a relatively simple one of internal strip out and subdivision. There are no notable works which would cause significant noise pollution.
- 9.3 The close proximity of the adjoining retail units is noted and there neighbouring commercial operators will be worked with closely in order to ensure that there is minimal disturbance during their hours of peak operation.

10. APPENDIXES



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			DRAWING TITLE GROUND FLOOR PLAN		DRAWING NO. 1SQ(PL)A103	DATE 20.02.2021	REVISION -



Mezzanine

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	DRAWING TITLE FIRST FLOOR PLAN	DRAWING NO. 1SQ(PL)A104	DATE 20.02.2021	REVISION -	

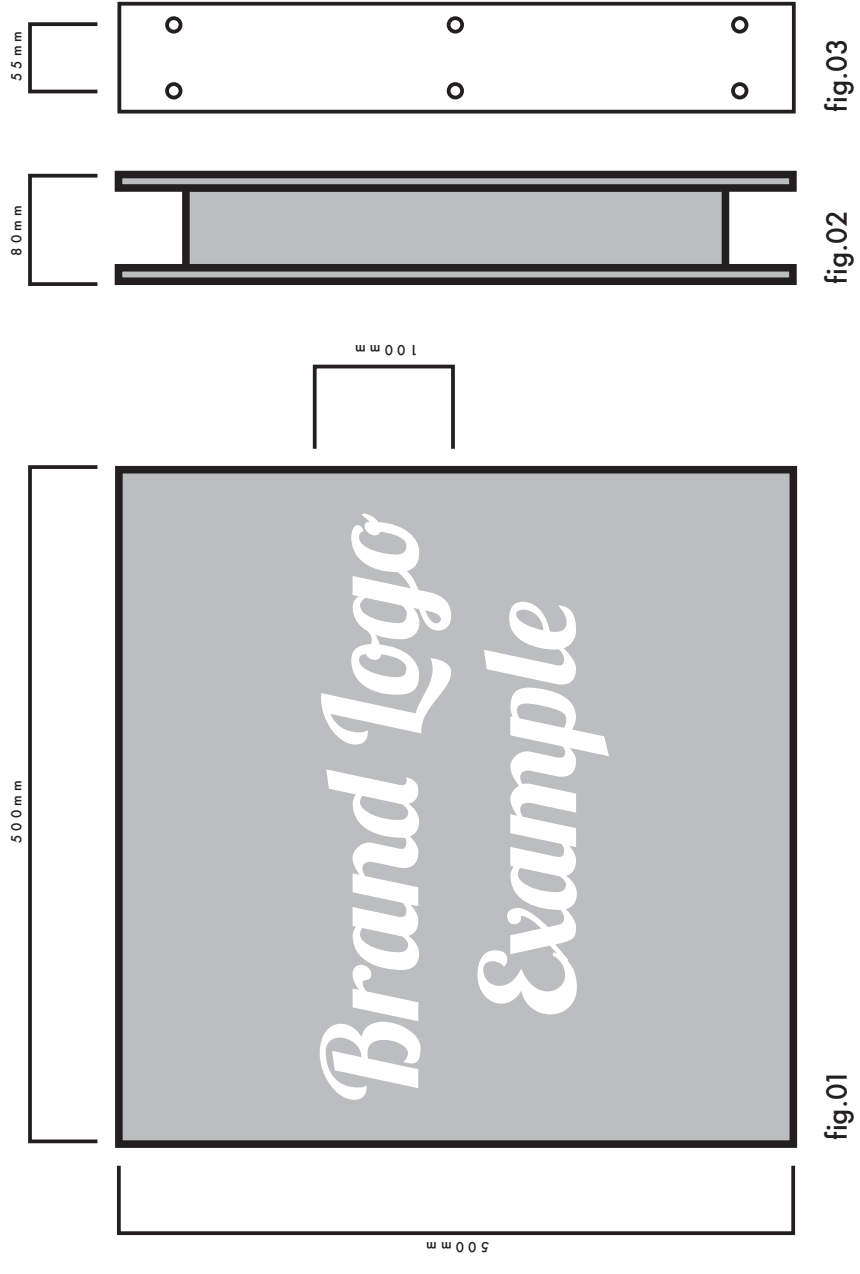


fig.01



fig.02

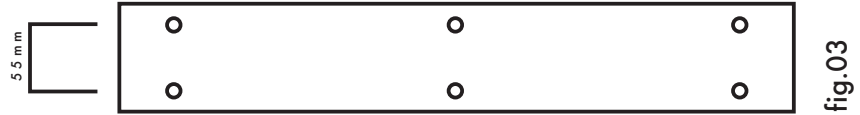
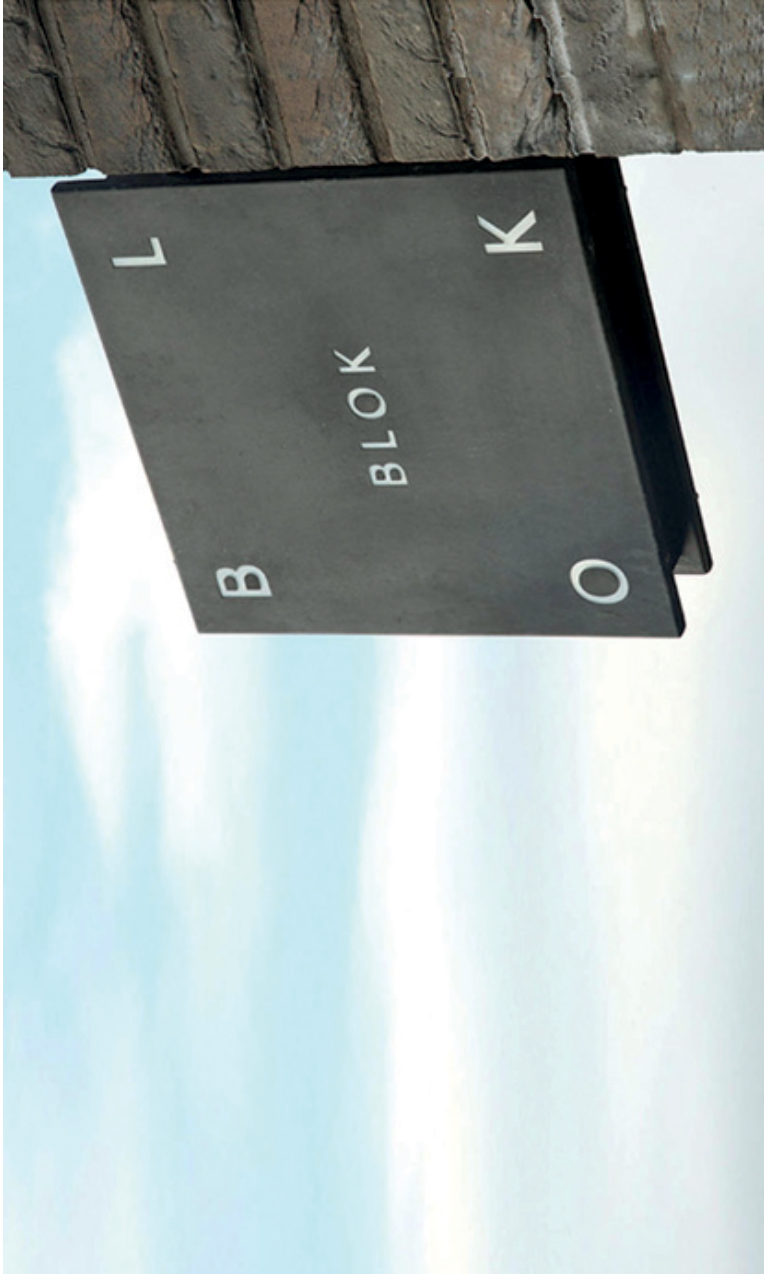


fig.03

DETAIL 01 SPEAR STREET PROJECTED SIGNAGE

- SIGNAGE CONSTRUCTED FROM RAW MILD STEEL WITH A CLEAR MATT LACQUERED FINISH.
- INTERNALLY ILLUMINATED WITH LED PERIMETER LIGHTING
- LASER CUT LETTERING BACKED WITH A 3MM OPAQUE WHITE ACRYLIC FOR A SOFT SUBTLE ILLUMINATION.

FIG. 01 - ILLUMINATED SQUARE SIGN SIDE
FIG. 02 - ILLUMINATED SQUARE SIGN SIDE
FIG. 03 - ILLUMINATED SQUARE SIGN WALL
FIXING PLATE



DETAIL REFERENCE SPEAR STREET PROJECTED SIGNAGE

REFERENCE IMAGE SHOWING SIMILAR
AESTHETIC TO PROPOSED SIGNAGE



CASE STUDY ELEVATIONAL TREATMENT

BLOCK COLOUR TREATMENT TO THE
MAIN FACADE TO DIFFERENTIATE
GROUND FLOOR RETAIL UNITS
BENEATH CORNICHE AND UPPER
LEVELS.

CONTROLLED SIGNAGE AT HIGH
LEVEL USING THE BUILDING FONTS
AND MATERIALITY.

TENANT SIGNAGE AND IDENTITY SET
WITHIN THEIR SHOP FRONTAGE SO
NOT TO DISTRACT FROM THE
OVERALL STREETSCAPE.



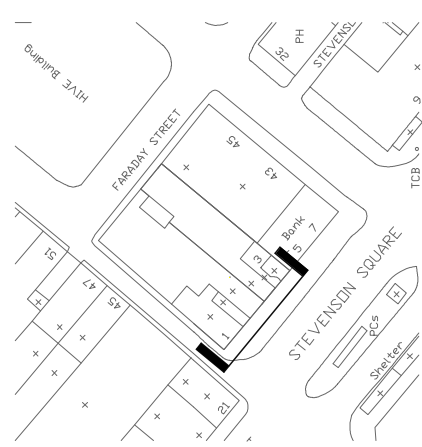
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MATERIAL KEY

1. Black Colour Block Below and including Corniche
2. Grey Colour Block Above cornice in breathable paint appropriate for lime based render
3. Black Raw Mild Steel with Clear

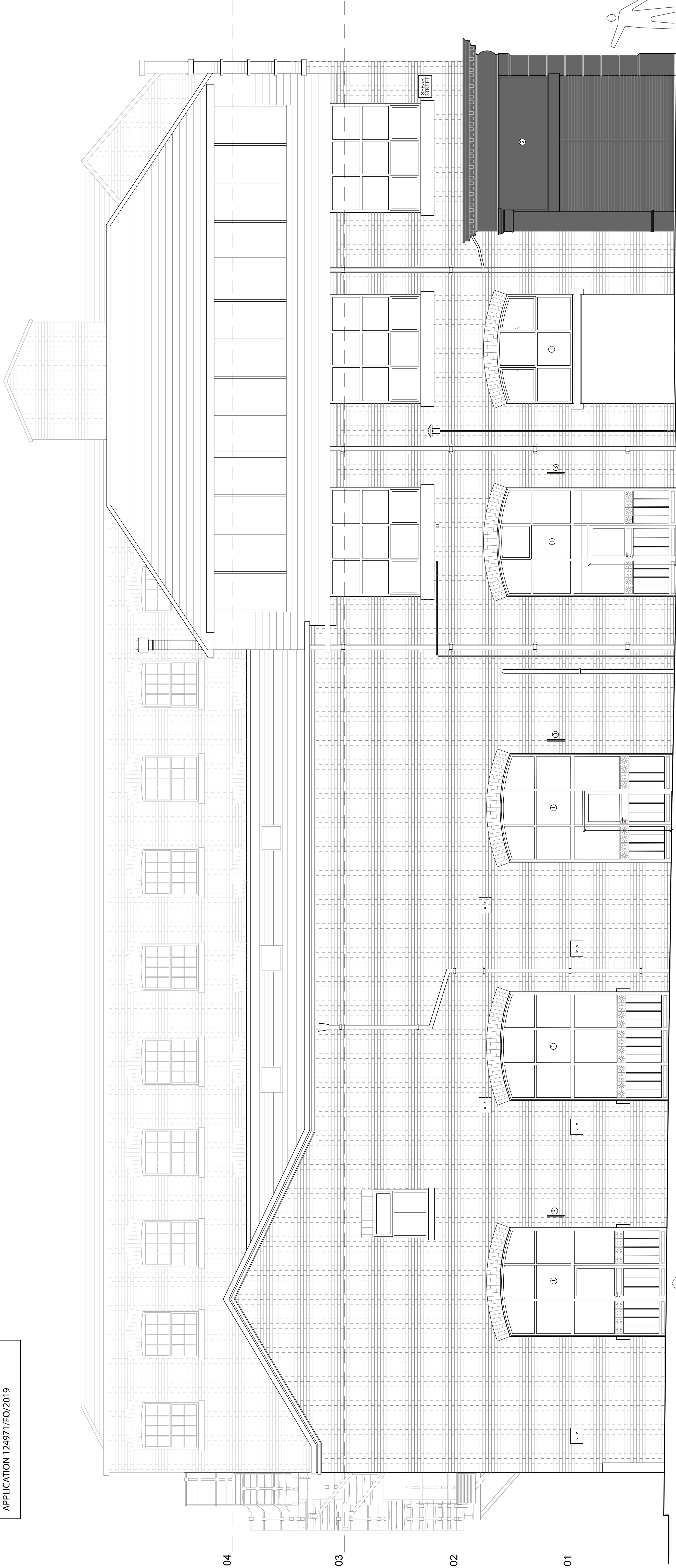
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PROJECT TITLE 1 & 3 Stevenson Square, Manchester, M11DN	STATUS PLANNING Information Only	SCALE As indicated	DRAWING NO. 15Q(PL)E302SW	
			DATE 20.02.2021	REVISION -

NOTE
OPENINGS TO SPEAR STREET HAVE PRIOR
CONDITIONAL APPROVED UNDER
APPLICATION 124971/FO/2019

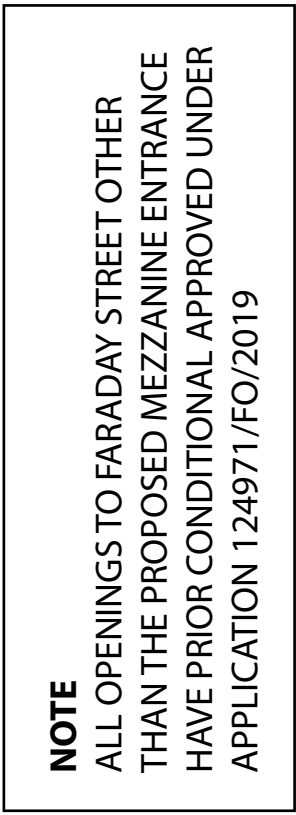


FIRST FLOOR Unit 1 - Spear Street Unit 2 - Spear Street Unit 2 - Spear Street
GROUND FLOOR Unit 1 - Spear Street Side 1a Stevenson Sq. 1A Stevenson Square 1A Stevenson Square

MATERIAL KEY 1. Hardwood timber framed double glazed window 2. Black Colour Block Below and including Corniche 3. Black Raw Mild Steel with Clear 012345 0	NOTE do not scale from this drawing - use figured dimensions only. all areas and setting out dimensions to be checked on site by contractor before confirmation of production some tenanted units may have outdated layouts and require further surveys to be carried out. do not quote stated areas. 	PROJECT TITLE 1 & 3 Stevenson Square, Manchester, M11DN	STATUS PLANNING Information Only	SCALE 1:50 @ A1
		DRAWING NO. 15Q(PL)E304NW	DATE 20.02.2021	REVISION -



CASE STUDY ELEVATIONAL TREATMENT



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	DRAWING TITLE Faraday Street Elevation (PROPOSED) (North East Elevation)	DRAWING NO. 15Q(PL)E306NE	DATE 20.02.2021

