OUR TOWN HALL

PROJECT

Hoarding Phasing Strategy





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Introduction

The hoarding line applied for in this early works application relates to the perimeter of the Town Hall building, which will be delivered as four stages:

Phase 1 Lloyd Street erection of hoarding line commences 6th August to mid September 2019.
Lloyd Street provides the only access point into the courtyard space and is a critical logistical constraint of the project. Lloyd Street will facilitate construction traffic movements and allow a space provision for scaffolding, hoists and workforce access. These hoarding line erection is proposed to commence on 20th August 2019. While the proposed construction works will be dependent upon Lloyd Street for servicing, Lloyd Street is also integral to the Town Hall Extension (THX) for deliveries, fire and emergency and employee/visitor access. Lloyd Street is also a thoroughfare for members of the public between Albert Square and St. Peter's Square as well as access to public conveniences within the THX. To deal with the challenges associated with maintaining the above, a fully developed logistics plan demonstrates and ensures minimal disruption to local stakeholders while maintaining key services and access requirements. Hoarding will be integral to the approved solution to ensure interfaces are well managed and both the public and workforce are protected.

Phase 2A Albert Square erection of hoarding line commence 20th August to 6th September 2019. The hoarding to Albert Square will be established along the Albert Square elevation of the Town Hall between Lloyd Street and Princess Street, off-set by 12m to the face of the building. The hoarding line erection is proposed to commence on 6th August 2019. The purpose of this hoarding proposal is to take the minimum amount of public realm space required to erect scaffold to the Albert Square elevation, as described within the scaffold section, while maintaining the greater part of the Square for events. The hoarding will create a secure clear demarcation between the OTH Project construction space and event/public space

Phase 2B Princess Street erection of hoarding line commences 1st October to 22nd October 2019 to allow for Vital Energi connection to the Civic Quarter District Heating Network at Princess Street. As part of the proposals to connect the Town Hall building to the Civic Quarter District Heating Network, access is required to Princess Street. Therefore, the hoarding line along Princess Street is proposed to be erected on 1st October to align with these works. As with all elevations of the Town Hall building, Princess Street will require full scaffolding to not only access the façade, but also to construct the temporary rood covering. The programme of activities reliant on scaffold will last for the majority of the programme duration and as such a suitable hoarding line will be required to segregate construction from public areas, especially due to the interface with the Metrolink line. It will be impossible to maintain any public access down Princess Street hence the proposal to close off with hoarding. Any road closures associated with the scheme are being managed through the Manchester Highways team.

Phase 2C Cooper Street hoarding commence 11th November to 25th November and once complete will provide a physical barrier between the public and site to allow for the Copper Street Scaffolding to commence. The hoarding line in this phase, will also facilitate the one way traffic routes through the site boundary as indicated on the plan on slide 8. This hoarding line will be demountable. The Cooper Street elevation of Town Hall building has the same construction interfaces with the scaffolding as described for the Albert Square elevation but also has to be considerate of the adjacent cenotaph and the memorial services conducted on key calendar dates each year. Therefore, the hoarding line along Cooper Street is proposed to be erected on 11th November 2019. A more flexible approach to the hoarding design has been considered and will be implemented in this location, allowing the hoarding line to be retracted in advance of memorial events preventing disruption to the normal order of service and running of events. For further details on this hoarding strategy, please refer to Phasing Diagrams, prepare by Lendlease, provided within this submission. Temporary lighting will be in place along the hoarding internally as part of the logistics plans for safe movements of vehicles and workforce. Lighting on the public facing side of the hoarding will be installed at regular intervals to maintain existing Lux levels and improved where key interfaces between vehicles and pedestrians present a risk. The strategy will be risk assessed for all phases on the works and consider any temporary/permanent removal of existing lighting provisions required to complete the works.

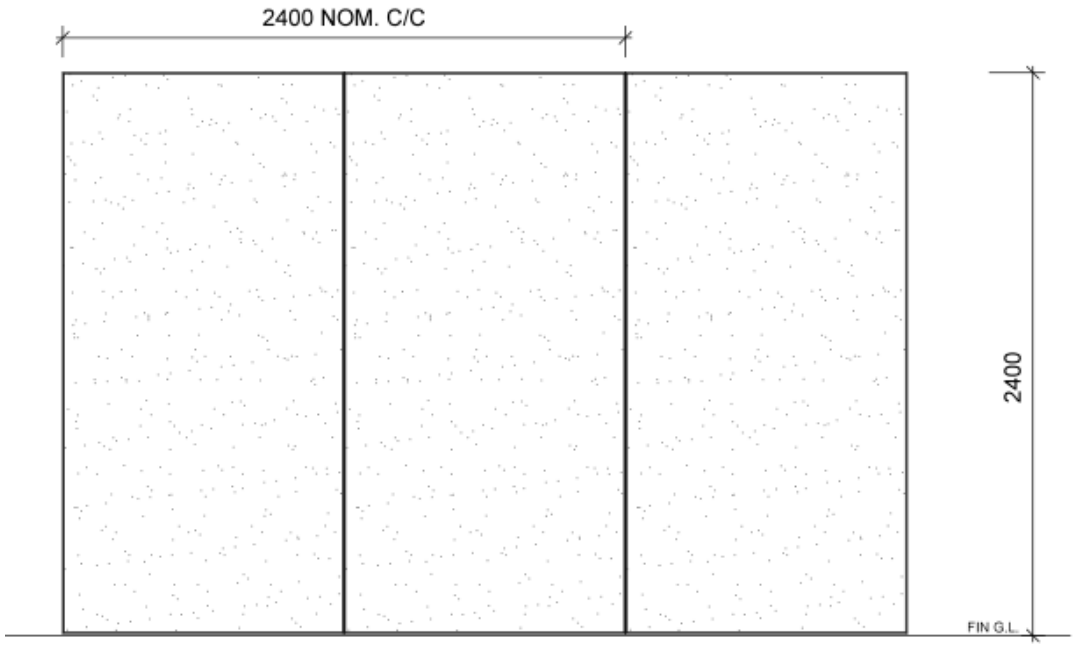
All existing vehicle servicing routes to Lloyd Street and adjacent buildings on Albert Square will not be impacted by these early works proposals. During the early works, the hoarding lines will run along the Albert Square elevation of the Town Hall building and along Lloyd Street where a 2.2m walkway is being retained closest to the Town Hall Extension building for the movement of pedestrians along Lloyd Street and retained access into the Town Hall Extension building.

A traffic marshal will monitor vehicular access to the hoarded zone and for servicing on Lloyd Street. Vehicular servicing of the Town Hall Extension will not be impacted by the proposed works.
However, the parking bays on Lloyd Street will no longer be available for use. The site will be monitored 24/7 by an onsite security team as well as CCTV cameras located at strategic points

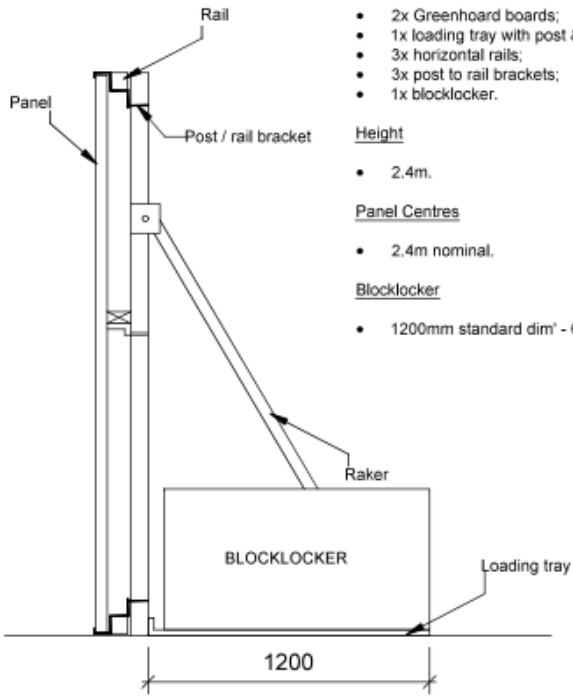
A further phase will modify the Hoarding line within Albert Square to allow but this will come forward at a later stage in the construction programme.

All hoarding is proposed to be removed in December 2023.

Hoarding Design



ELEVATION OF TYPICAL FENCE PANEL
SCALE 1:20



SECTION OF TYPICAL FENCE PANEL
SCALE 1:20

SPECIFICATION

Panel Set Comprises

- 2x Greenhoard boards;
- 1x loading tray with post & raker set;
- 3x horizontal rails;
- 3x post to rail brackets;
- 1x blocklocker.

Height

- 2.4m.

Panel Centres

- 2.4m nominal.

Blocklocker

- 1200mm standard dim' - 600mm inverted nom.

Material of hoarding: recycled plastic
Depth of hoarding: approx. 150mm

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Example Hoarding Gates



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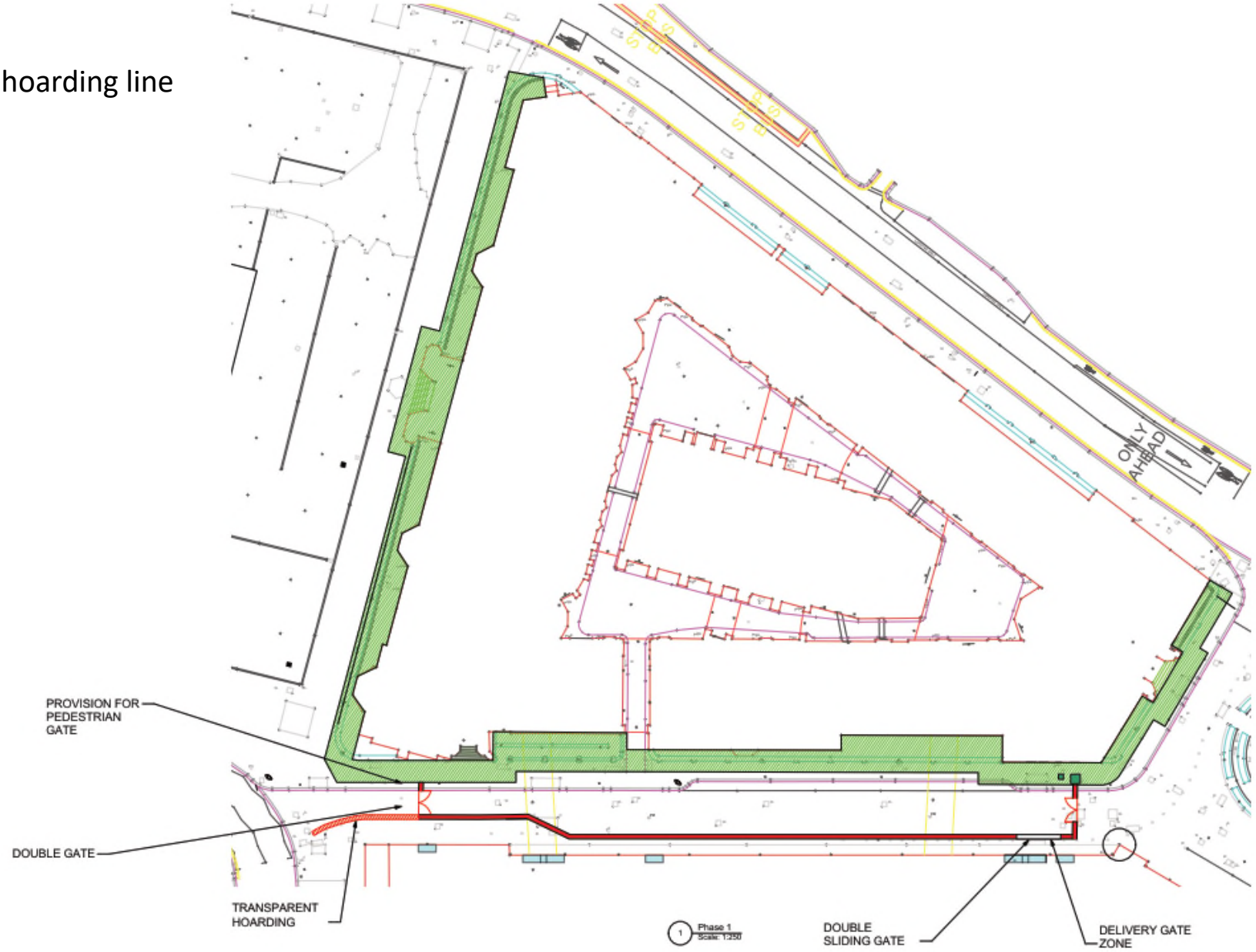
Phase 1
– Lloyd Street hoarding line



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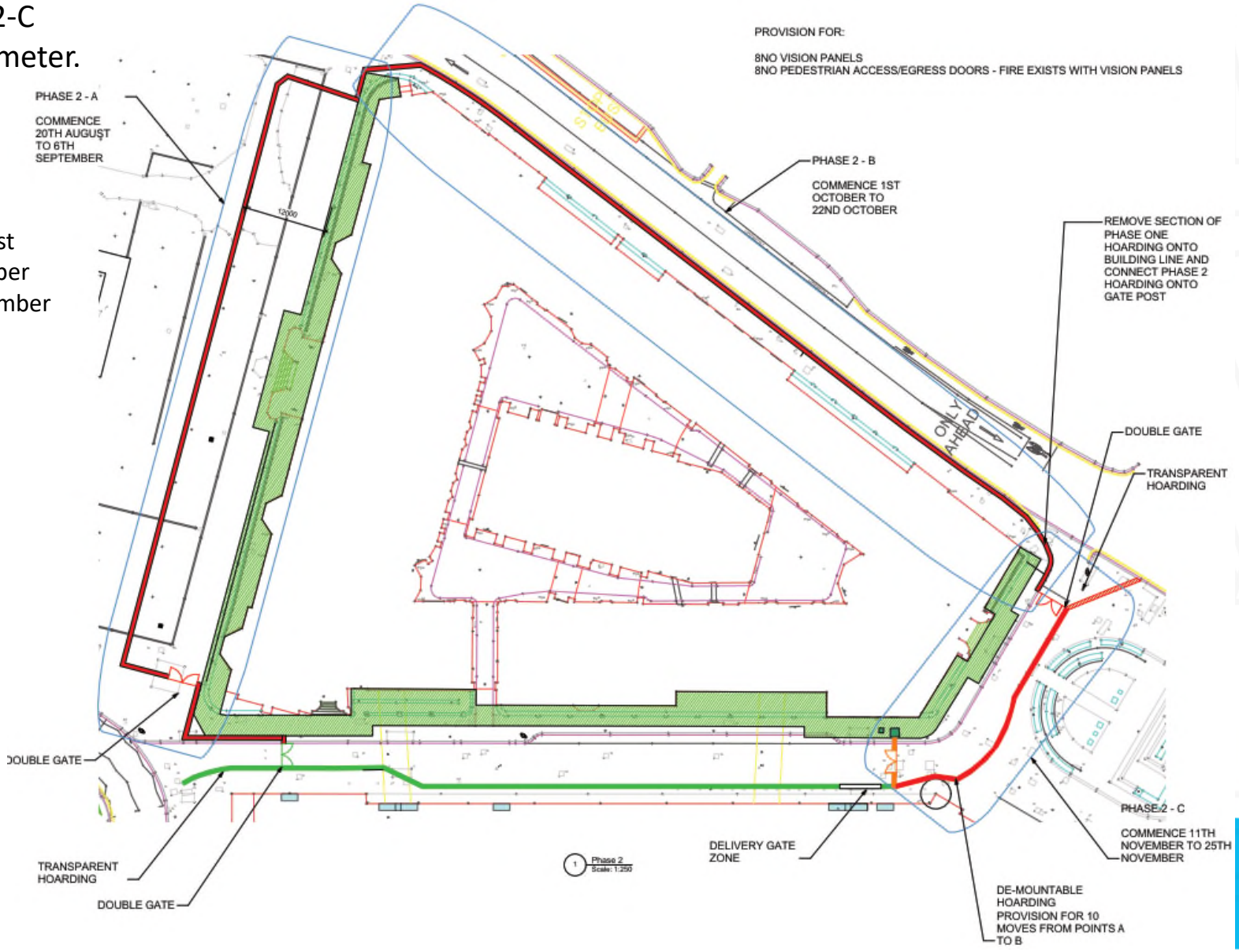
Phases 2-A, 2-B, 2-C
– Remaining perimeter.

Phase 2-A – 20th August
Phase 2-B – 22nd October
Phase 2-C – 11th November



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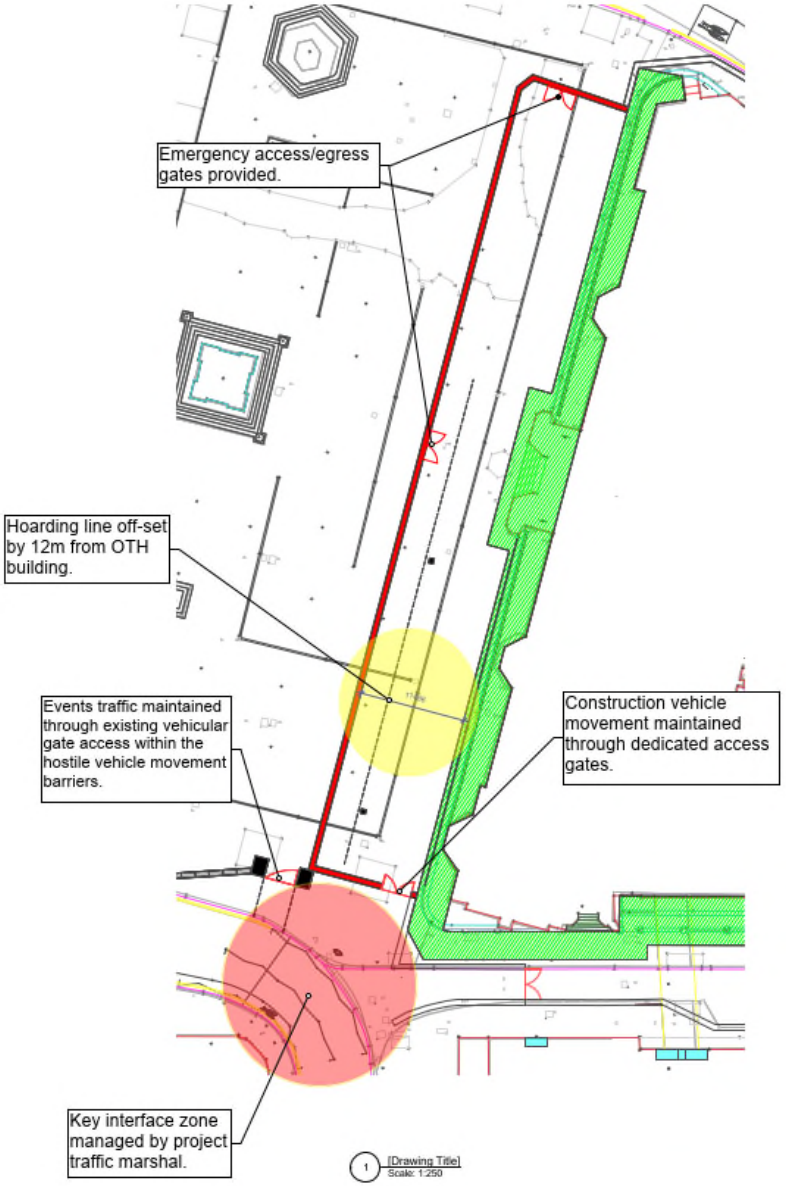
Phase 2 A
– Albert Square hoarding line

Key Interface





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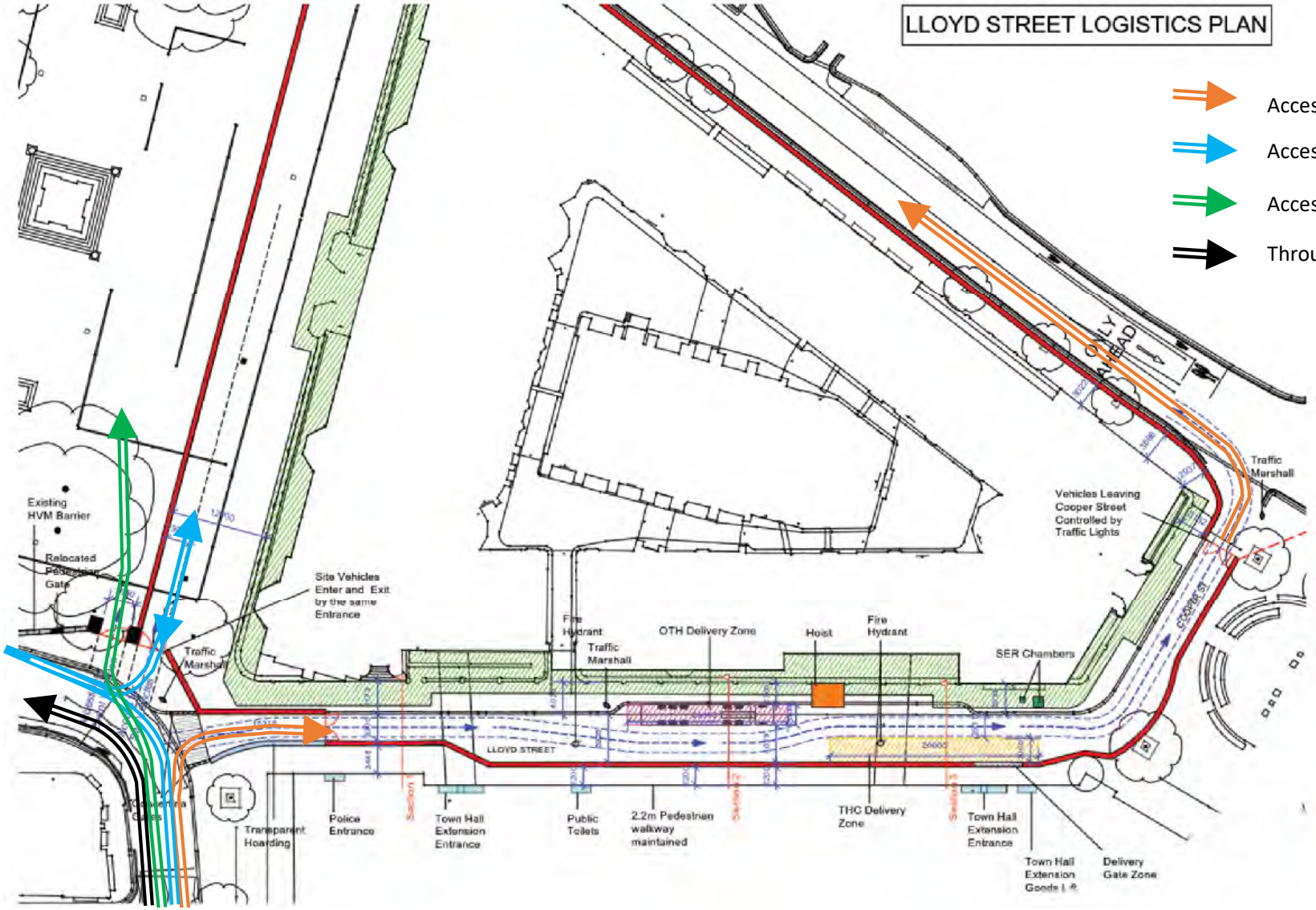
Lloyd Street and Cooper Street Hoarding logistics



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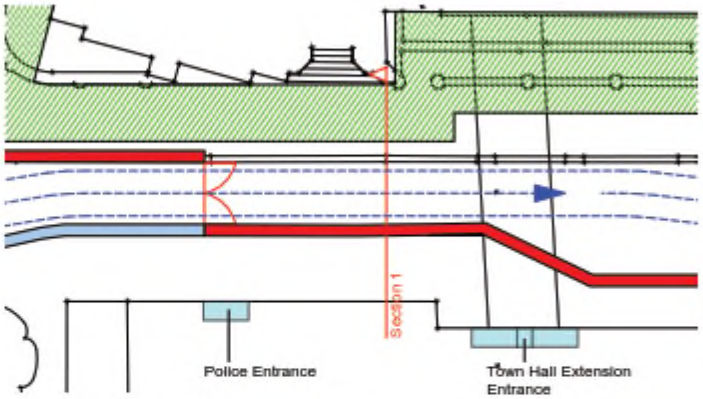
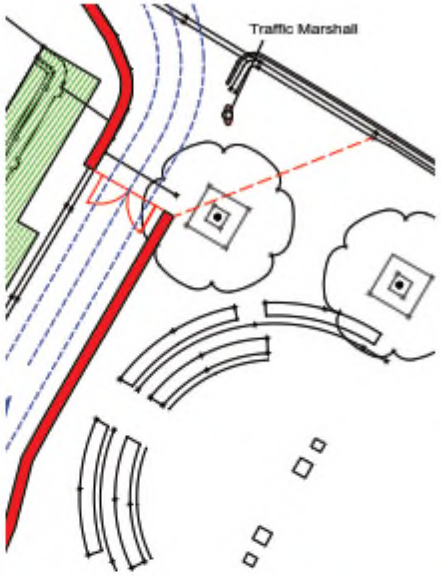
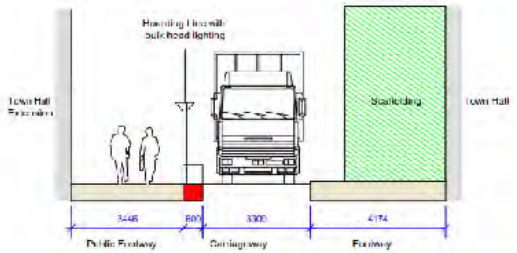
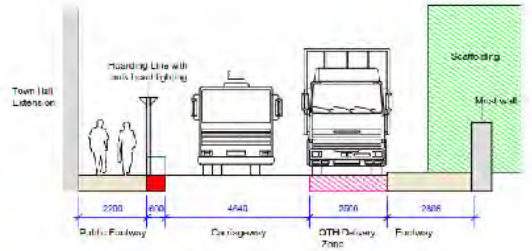
LLOYD STREET LOGISTICS PLAN - DETAIL AREAS







Section 1



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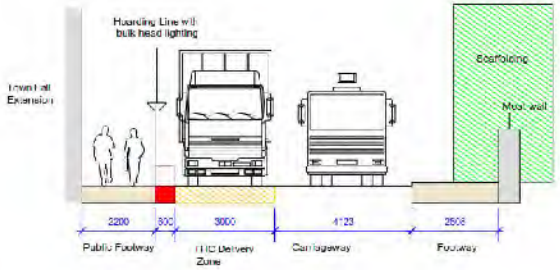

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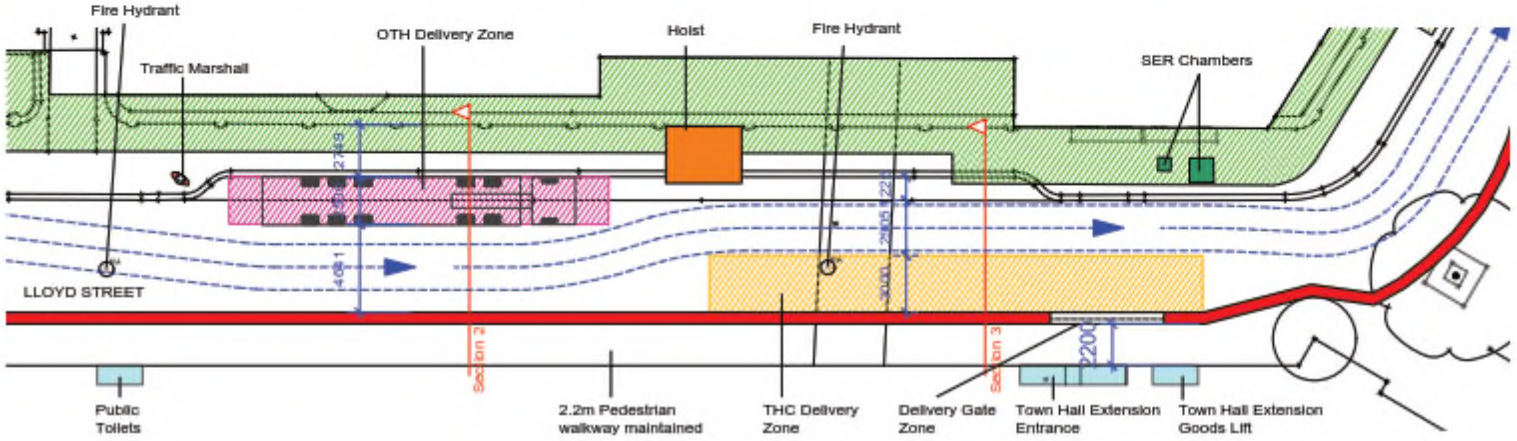

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