

HIGHAM CONSTRUCTION LIMITED

Waldorf House

site of rooftop terrace



Image: Aerial view of Abbey House with rooftop site highlighted in red.

Manchester Art Gallery

**CONSTRUCTION
MANAGEMENT
PLAN**

**ROOFTOP WORKS AT
ABBAY HOUSE, 32 BOOTH STREET,
MANCHESTER M2 4AB**

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1 PROJECT DETAILS

1.1 Introduction

This Construction Management Plan has been prepared to support Planning Application Number 143652/FO/2025 submitted to Manchester City Council and is intended to provide sufficient information about the systems used by the Principal Contractor to show its commitment to managing health, safety and environmental matters concerning the project works.

1.2 Site Location

The project works will take place on part of the roof of Abbey House, a part 6 storey, part 5 storey building constructed in the early 1980s. Abbey House is located in Manchester city centre and part of a block edged by Booth Street, Mosley Street, Princess Street and Cooper Street. See location plan at Appendix A. There are numerous retail, hospitality and commercial buildings nearby. The Metrolink tram service runs along Mosley Street. The project works will not affect this service.

1.3 Overview

The project is the creation of a rooftop terrace area for use by tenants of Abbey House. The project works entail:-

- a) demolition of part of a redundant building on the roof (former caretaker's flat) to create more space, but retaining a small portion of the structure to provide a WC and a storeroom.
- b) installation of open sided movable louvred canopies on the Booth Street/Cooper Street corner of the building.
- c) installation of frosted glass balustrades around the perimeter of the area.
- d) associated decorative works and flooring.

A plan showing the proposed works is at Appendix B

1.4 Timescale

It is intended that project works will commence once all necessary approvals have been granted and will last approximately 20 weeks.

1.5 Parties involved

The Client is Booth Street Property Company Ltd, 2nd Floor, 1 Ashley Road, Altrincham, Cheshire WA14 2DT. Tel: 0161 928 7171 Contact: Gary Bell, email: gbell@kshaw.com

The Principal Designer is Atelier MB Urban Architects Ltd, Amazon House, Brazil Street, Manchester M1 3PJ. Tel: 0161 236 0051 Contact: Andrew Burns, email: andrew.burns@ateliermb.co.uk

The Principal Contractor is Higham Construction Ltd , 2nd Floor, 1 Ashley Road, Altrincham, Cheshire WA14 2DT. Tel: 0161 928 7171 Contact: Martin Hobin, email: mhinorthwest@gmail.com

The Project Manager is Gary Bell (contact details as for the Client above).

1.6 Site management

The Principal Contractor will appoint a suitably qualified Site Manager and sufficient supervisory staff to ensure compliance with this Construction Management Plan (the 'site management team'). At this point in time, the appointments have yet to be made.

The site management team will ensure that the project works are carried out in accordance with best industry practice and has systems in place to manage site activities. Method statements and risk assessments are integral to the execution of the project works and will be used to control the works and to minimise the impact of such works on the environment and the surrounding community.

2 SITE ARRANGEMENTS

2.1 Introduction

The works are taking place on the roof of an occupied building in Manchester City centre, with all the attendant difficulties of restricted times for noisy works, the delivery of materials to site and the disposal of waste from site. The Principal Contractor has been involved in similar projects in other parts of Manchester City centre and has developed management systems to deal with any issues that may arise during the course of the project works.

2.2 Access and egress

The main point of entry to and exit from the rooftop site is via a lift and a staircase accessed from West Mosley Street (see location plan) the entrance to which is kept secure. The staircase (but not the lift) is also one of the means of escape from the building in case of fire or emergency.

2.3 Communication and liaison

Before any project works commence, the Principal Contractor will notify the tenants of Abbey House (and the users of any adjacent buildings that may be affected by the project works) of the general nature of the works and will issue updates as the project develops.

An information board will be displayed at the site entrance which will show details of a site contact, an emergency 'out of hours' contact and an address where any enquiries about the project can be sent.

2.4 Cranes

Mobile cranes will be used to lift items of equipment onto the roof during the project. Any such use will be subject to the terms and conditions of a crane licence obtained from Manchester City Council before use commences.

2.5 Deliveries of materials, plant and equipment

Deliveries of materials, plant and equipment to the site will only take place during the hours specified by Manchester City Council (currently 0730 to 2000 Monday to Friday). There will be no deliveries on Saturdays. It is understood that any deliveries outside these hours will require prior written approval from the Council.

Deliveries will be managed so as to minimise any disruption or inconvenience to the tenants of Abbey House, the occupiers of adjacent and adjoining building, and the general public. All deliveries will be supervised including, where necessary, the use of banksmen. No materials will be left on any public areas.

2.6 Dust

'Best practice' means will be used to control and mitigate emissions of dusts generated during any demolition and construction works. Where practicable, equipment used for cutting, grinding or sawing will be fitted with means of dust suppression and enclosed extraction. Where such measures are not practicable, dust suppression techniques, e.g., using water, will be used. An adequate water supply will be available on site for this purpose. All personnel will be required to wear appropriate PPE when engaged in work likely to generate dusts.

2.7 Emergency contacts

During the hours of 0700 to 1900, Monday to Friday, the emergency contact will be the duty concierge located in the reception area of Abbey House (0161 236 8385). Outside these hours, the contact will be site management team. Details of the emergency contacts will be displayed on the information board at the site entrance referred to above.

2.8 Existing services

All existing services will be identified prior to works commencing. An electrical contractor will make safe any existing electrical equipment affected by the project works and, where necessary, install temporary 110v power and lighting to allow works to continue. There is a water supply to the site. There is no gas supply in the areas affected by the project works.

2.9 Fire and emergency procedures

Details of the action to be taken in the event of fire or emergency will be set out in the Site Induction Form (see below) and will be prominently displayed on site. All means of escape routes will be clearly signed and kept clear. Similarly, all means of access for the fire and emergency services will be kept clear at all times.

Abbey House is fitted with a fully automated fire alarm system and call points in the site area are prominently indicated. The fire alarm system is tested weekly by the duty concierge who retains a record of such tests.

2.10 Hazardous materials

As far as is known, there are no Asbestos Containing Materials (ACM) in the area of the project works. All employees and contractors have been made aware that if any ACM are discovered or suspected during the demolition phase, work must stop immediately whilst further investigation takes place.

Other hazardous substances, either discovered during any demolition works or intended to be used during the main project works will be managed in accordance with the Control of Substances Hazardous to Health Regulations 2002.

2.11 Highways

As the project works are taking place on the roof of Abbey House, it is considered that the works will have no impact on any highways.

2.12 Hoardings

It is not intended to erect any hoardings. If, as the nature of the project progresses, it is considered necessary to erect hoardings, they shall be subject to the Council's terms and conditions for such structures.

2.13 Hours of Work

The site will be open from 0700 until 1630 Monday to Thursday and 0700 until 15.15 on Friday. No works will take place on Saturdays, certain Jewish holidays, Bank holidays or public holidays. If Sunday working is considered necessary, the hours will be by arrangement and subject to any Manchester City Council restrictions.

2.14 Induction

Prior to commencing work on site, all personnel (including contractors) will receive a site specific induction from the Principal Contractor. A written Site Induction Form containing all

A the information given by the Principal Contractor will be available to all induction attendees. register and record of all inductions will be kept on site.

Safety training certificates will be required for any operatives appointed to operate particular plant and equipment and must be submitted to the Principal Contractor prior to commencement of operations.

2.15 Noise and vibration

'Best practice' means of reducing noise and vibration will be employed during the project works, including adherence to the codes of practice issued by British Standards. The Principal Contractor has carried out an informal noise assessment. The measures to be adopted to mitigate noise and vibration are considered suitable, given the location (part of the roof of Abbey House) and the nature of the project works. These measures include:-

- a) restricting any noisy works to Manchester City Council's permitted working hours for noisy works.
- b) the use of 110v or battery powered equipment rather than petrol or diesel powered generators.
- c) all plant and equipment to be maintained in good and efficient working order, be fitted with appropriate silencers and to be shut down when not in use.

In particular, the Principal Contractor has carried out project works (involving noisy works) previously at Abbey House. During such works, close contact was maintained with any tenants likely to be affected by noise and vibration to ensure that their operations were not unduly affected by works being carried out. The same will apply to this project.

Because of the location of and the nature of the project works, it is not anticipated that noise or vibration monitoring equipment will be required.

2.16 Scaffolds

The only scaffolds required for the project will be mobile tower scaffolds used on site. All such scaffolds will be erected and dismantled by fully trained personnel holding appropriate certification. Personnel using the scaffolds will have received appropriate training in their use.

2.17 Site security and safety inspection

Access to the site will be via a lift and a staircase in Abbey House accessed from West Mosley Street, the entrance to which is kept secure. No unauthorised personnel will be permitted on site. A site log system will be used to control personnel movements and as a roll call in case of evacuation.

Entry onto the site will only be permitted to personnel who have attended induction training. Any person brought onto site as a temporary visitor who has not been inducted will be fully supervised at all times.

A member of the site management team will be responsible for ensuring that the site is made safe and secure at the end of each working day.

In addition, the Principal Contractor will carry out a weekly safety inspection to ensure that all health and safety and environmental systems are being adhered to. A record of all such inspections will be kept on site.

2.18 Storage facilities

There will be a designated area for the storage of materials and equipment on the 4th floor of Abbey House. The area will be made secure to prevent any unauthorised access or removal of materials or equipment. Any harmful materials or substances will be stored and used in accordance with the Control of Substances Hazardous to Health Regulations 2002.

2.19 Temporary works

Temporary works may be required for the project and such works will be managed with the same degree of care and attention as to the design and construction of the project works themselves. The temporary works may involve access scaffolds, propping works, falsework and formwork.

2.20 Vehicular activity

There is no vehicular activity on site due to its location. There is no parking at Abbey House for site personnel or any contractors.

2.21 Waste management

The Principal Contractor will use 'best means' to manage waste on site. These will include applying the 'hierarchy of waste' principle, where prevention is the preferred option and disposal the worst, with minimisation, re-use and recycling being considered from the designer phase onwards. Designated areas on the 4th floor of Abbey House will be used by the Principal Contractor for this purpose.

Waste generated for disposal will be put into a skip located in a secure compound on the ground floor of West Mosley Street within the curtilage of Abbey House. The skip will be removed from that area on a regular basis by licenced contractors. A record of all waste transfer notes will be kept by the Principal Contractor.

There will be no burning of waste on site.

2.22 Welfare

A Site Office, canteen, toilet, washroom and changing facilities conforming to the requirements of the Construction Design and Management Regulations 2015 will be located on the 4th floor of Abbey House.

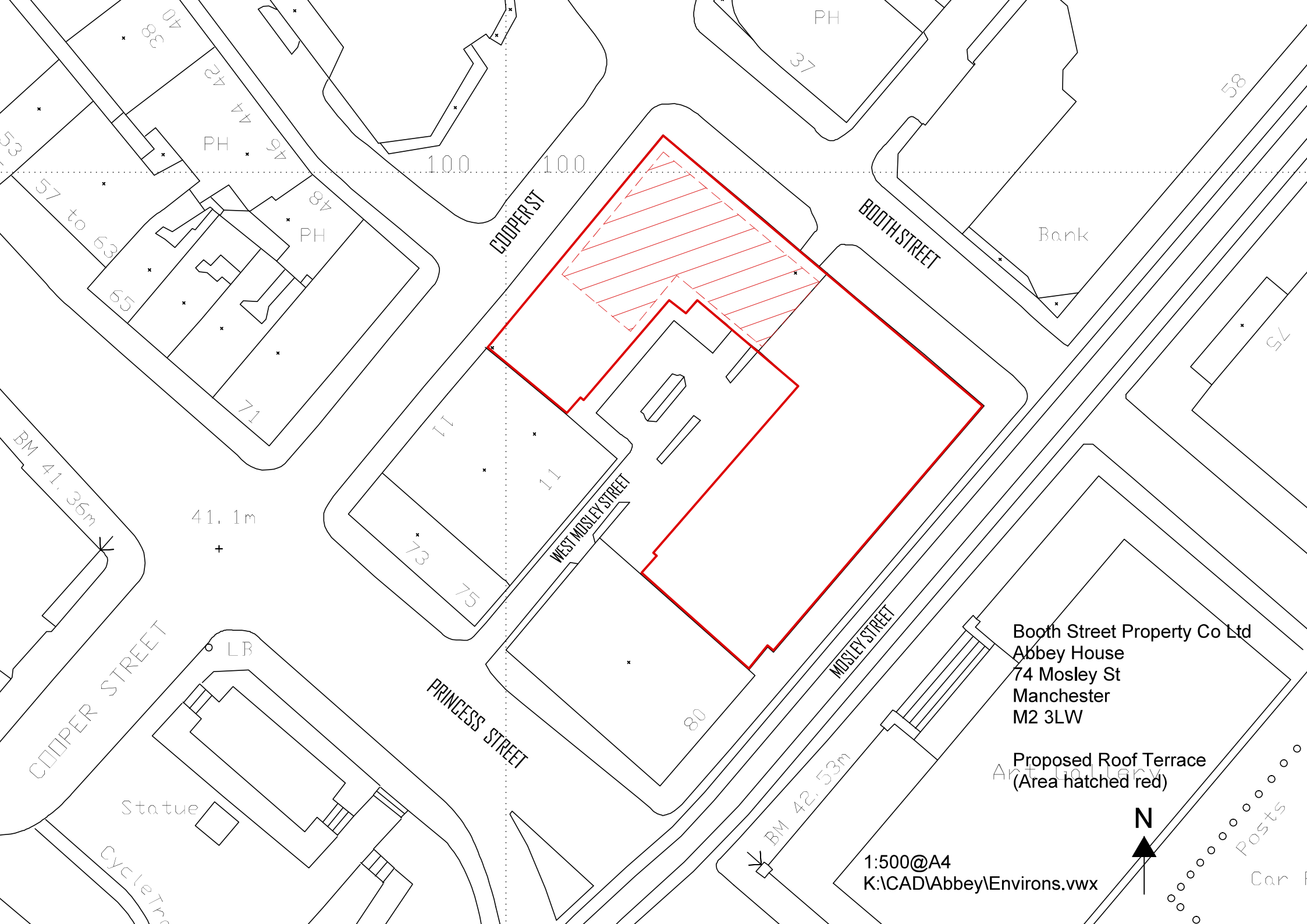
First Aid facilities (including a First Aid Box and the Accident Book) will be located within the Site Office. A trained First Aider or an appointed person will be on site at all times.

All accidents and incidents will be reported in accordance with the requirements of The Reporting of Injuries Diseases and Dangerous Occurrences Regulations 2013. Records of all accidents will be recorded in the Accident Book. Copies of all accidents and incidents reports will be issued to the Client.

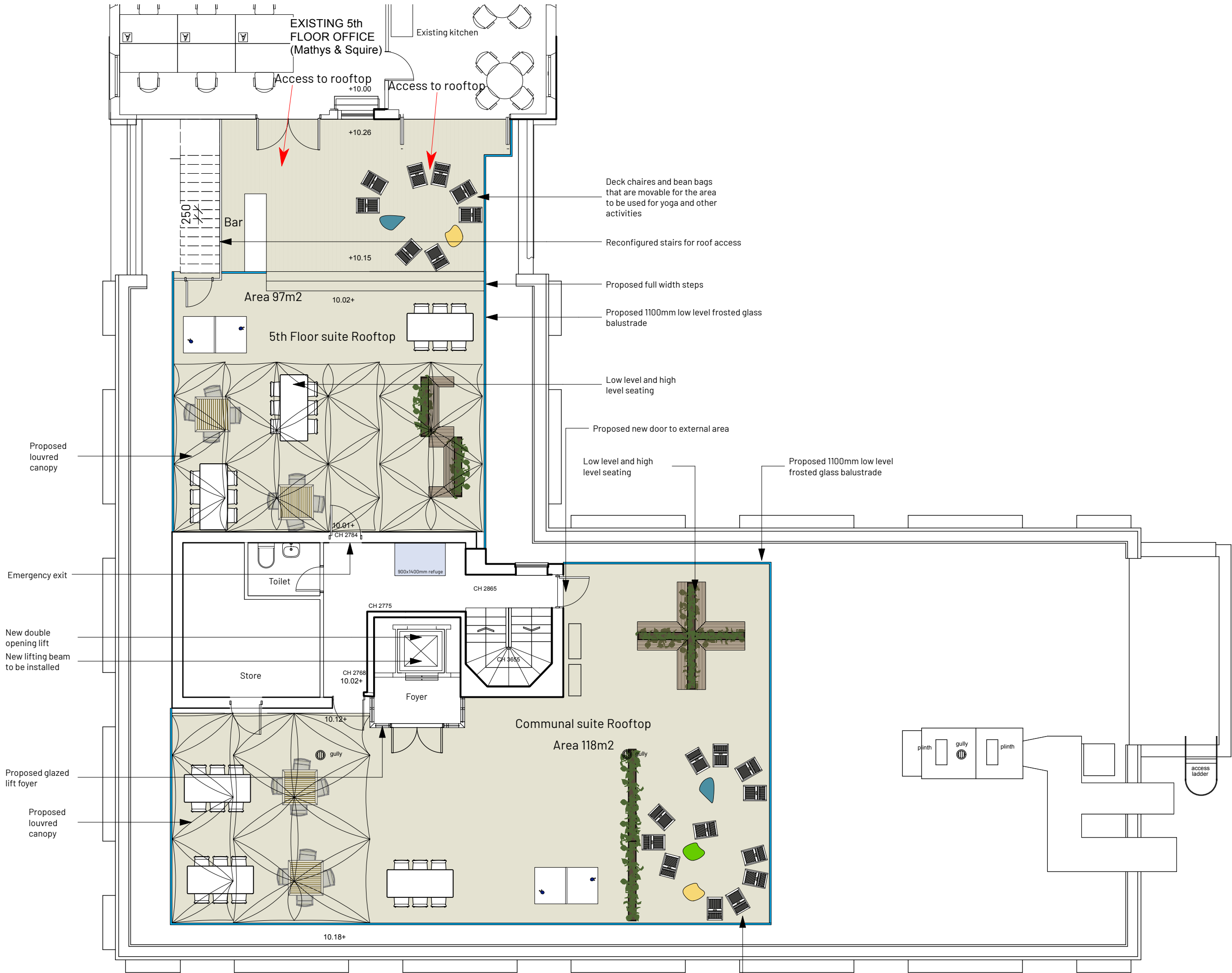
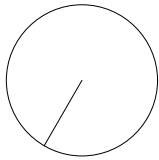
3 Further Action

On receipt of approval of this Construction Management Plan from Manchester City Council, the Principal Contractor will proceed with the preparation and implementation of the Construction Phase Plan.

APPENDIX A – SITE LOCATION PLAN



APPENDIX B – PLAN SHOWING PROPOSED WORKS



PRELIMINARY

D	Lift foyer added	AB	AB
25/06/2025			
C	Lift added	GS	AB
19/06/2025			
B	Communal area extended and lift to fifth shown	GS	AB
05/06/2025			

A	Areas added and glass GS balustrade heights illustrated	GS	AB
22/05/2025			

REV	NOTE	DRN	CHK
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ABBAY HOUSE ROOFTOP

Proposed Roof Option 1

PROJECT REF.	2088
DRWG NO.	P(100)
REVISION	D
SCALE	1:100 @ A3
DATE 1st DRAWN	Mar 25 GS

SK sketch E existing P proposed T tender C construction F1 final issue

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1

Existing Roof Plan
Scale: 1:100

Deck chaires and bean bags that are movable for the area to be used for yoga and other activities