

Residential Conversion of Existing Victorian Mill 12 Lower Vickers Street,
Manchester,
M40 7LH

Construction Management Plan

Prepared By:
Virtu Homes
5300 Lakeside
Cheadle Royale Business Park
Cheadle
SK8 3GP
29th October 2024

Contract Address:	Start Date:	Duration
Victoria Mill, 12 Lower Vickers Street, Manchester M40 7LL	TBC	28 Weeks

1.0 Design Team and Emergency Contact Numbers

Emergency Contact:

Adam Harrison – 07940 507953

Main Contractor
STC Design and Build Ltd

Architect
Garry Usherwood Associates Ltd

2.0 Description of the works

The works are to consist of demolition of lightweight internal partitions and supplementary external modifications and adaptations respectful to the design integrity of the existing structure that must be consistent and sympathetic with the remaining existing building facade, and the construction of 9 self-contained apartments with parking within the existing tarmac parking area. In addition, there will be the formation of an internal cycles store central plant room and bin store area.

3.0 Methodology of the works

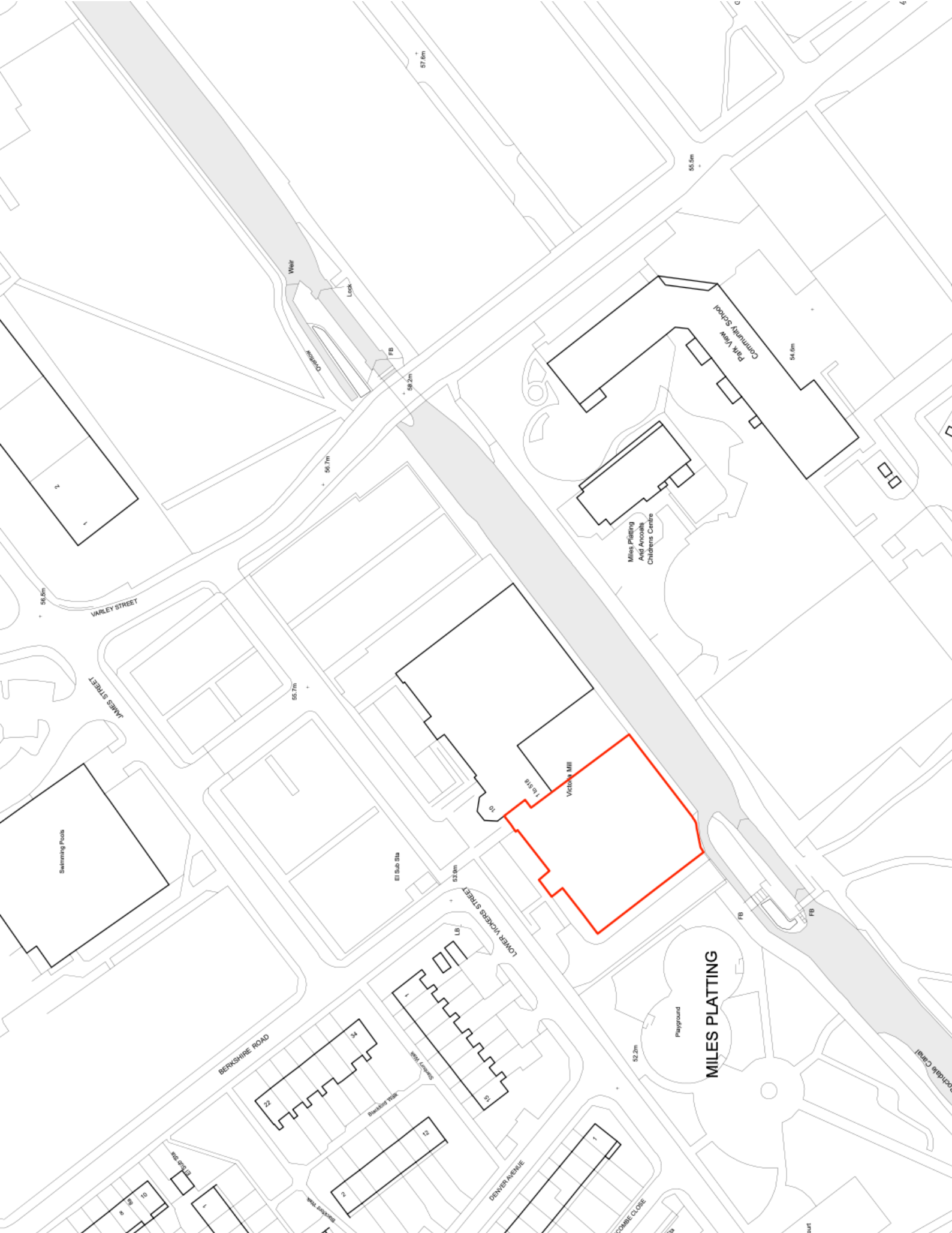
- The works will be accessed from Lower Vickers Street for site deliveries via the 2000 high existing metal railings and access gates, on the existing paved/ tarmac areas, the site will be separated from the upper level carpark by the installation of Heras fencing running along the lower paved area across the North elevation and up to the access gates therefore effectively forming an enclosed safe secure footprint to the works. Pedestrian barriers will be installed to form a safe pedestrian walkway along the boundary railings. See appendix 1.
- Arrangements will be made for the site staff and operatives for long term parking in the upper carpark therefore maintaining the tarmac area of the lower carpark for on-site vehicles and pedestrian walkway only to the main site entrance only.
- Internally the construction of the 600 high bund walls will take place immediately before the demolition works to ensure that the adjoining canal

cannot be contaminated by the works and further pedestrian barrier installed to ensure that the areas remain sterile. It must be noted that no works are scheduled for the external elevation overlooking the canal

- The site office and welfare facilities will be contained within the large area where no works are to take place and within the new access route to the Bin Store and Plant Room therefore utilising and minimal containment of the services trailing leads and the like. A mobile WC unit will be located on the grass verge adjoining the new access as noted above and connected to the main foul services contained within the site boundary. A mixed waste skip will be located on the grass verge adjacent to the main entrance to the works. See appendix 2
- Wheel washing facilities in the main will not be required however a hose pipe will be provided close to the toilet block should the need arise to clean down vehicle wheels and sheeting over vehicles before leaving site.
- All works required to protection and complied with the bat report will be undertaken and completed before the works are commenced. See appendix 3
- Careful attention will be taken when demolition is to take place at any abutment to the existing structure by making a mechanical cut 300mm from the abutment to walls, columns and the like to ensure that the existing structure is not disturbed. Once demolition has been completed the remaining 300mm section will be taken down carefully by hand and all fixtures' fittings etc. will be removed as carefully as possible.
- The demolition materials and arisings will be stockpiled internally and dampened down to minimize the amount of dust in the air, in the central floor area where no works are to be undertaken. There are several existing door openings that are to be removed and reformed as windows. These frames will be taken out and used not only as access and egress but for ventilation during the education of the demolition works. These opening will be infilled with purpose built framing and secure lockable doors as appropriate to ensure all suitable security.
- Disposal of the demolition material will be made regularly using a small mechanical plant such as a skid steer with hydraulic breaker and bucket for loading into a 2-tonne dumper both of which will be small enough to fit through the window openings noted above and loaded onto a licenced grab waggon supplier with all waste transfer notes retained and checked for the correct means of disposal.
- Further construction works will be undertaken as the issued design

drawings and specifications utilizing all the spare space with the lower ground floor where no works are intended there. Leaving down the main stud wall intended to separate the dwellings to the void area will provide full access to the dwellings during the works and the separating wall constructed when completion of the works and the communal area installation is required.

- All considerations will be taken to minimize the passage of sound, vibrations, and the like from the lower ground floor to the upper floors for the duration of the works, inclusive of the banning the use of radios and the use of heavy and vibrating plant before 9am and after 5pm.



Appendix 2: Internal Works Layout