

Construction Environmental Management Plan & Construction Method Statement

**Kings House
40-42 King Street West
Manchester
M3 2WY**

Rev4.0



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Date	Reason for Amendment	Amendment carried out by
6/09/2024	Request to remove section 5 of the CEMP by Manchester city council. See section 5, page 9	Michelle Aidley Health, Safety and Compliance Manager

1. Introduction

This Construction Environmental Management Plan and Construction Method Statement has been prepared in relation to planning the planning application for the proposed construction works to the existing building at Kings House, 40-42 King Street West, Manchester M3 2WY

The redevelopment of King's House to provide office spaces, a dedicated studio, bike storage, showers and drying facilities.

The building has been stripped out back to shell condition. Services have been isolated with temporary supplies provided.

The main phase of works is to include the following:

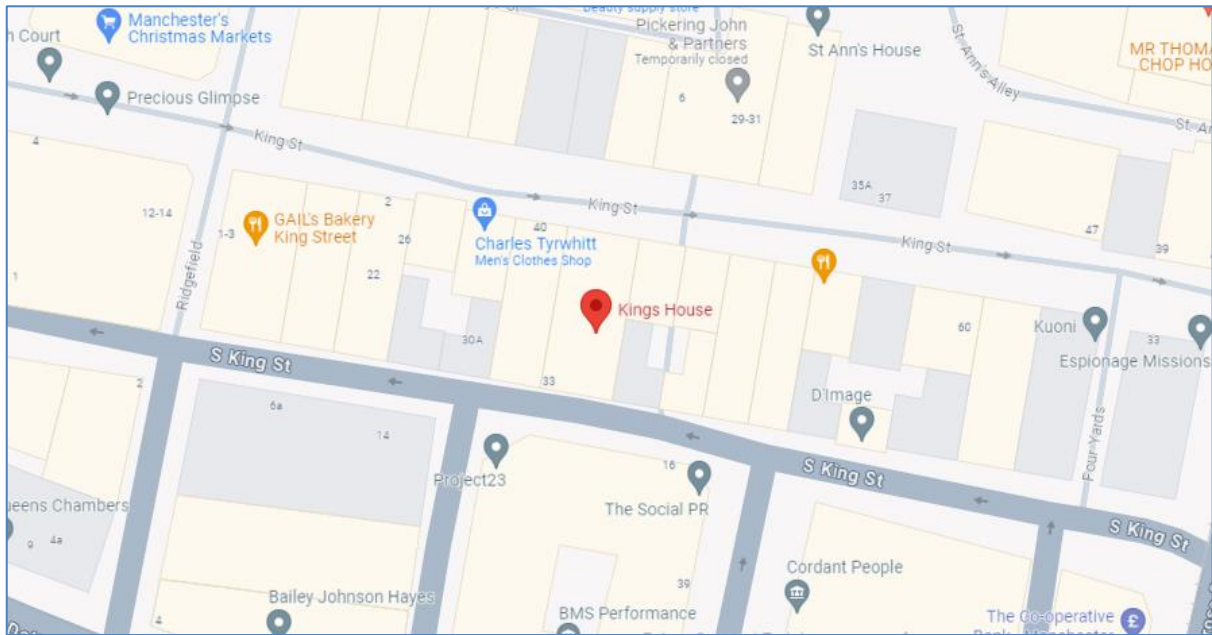
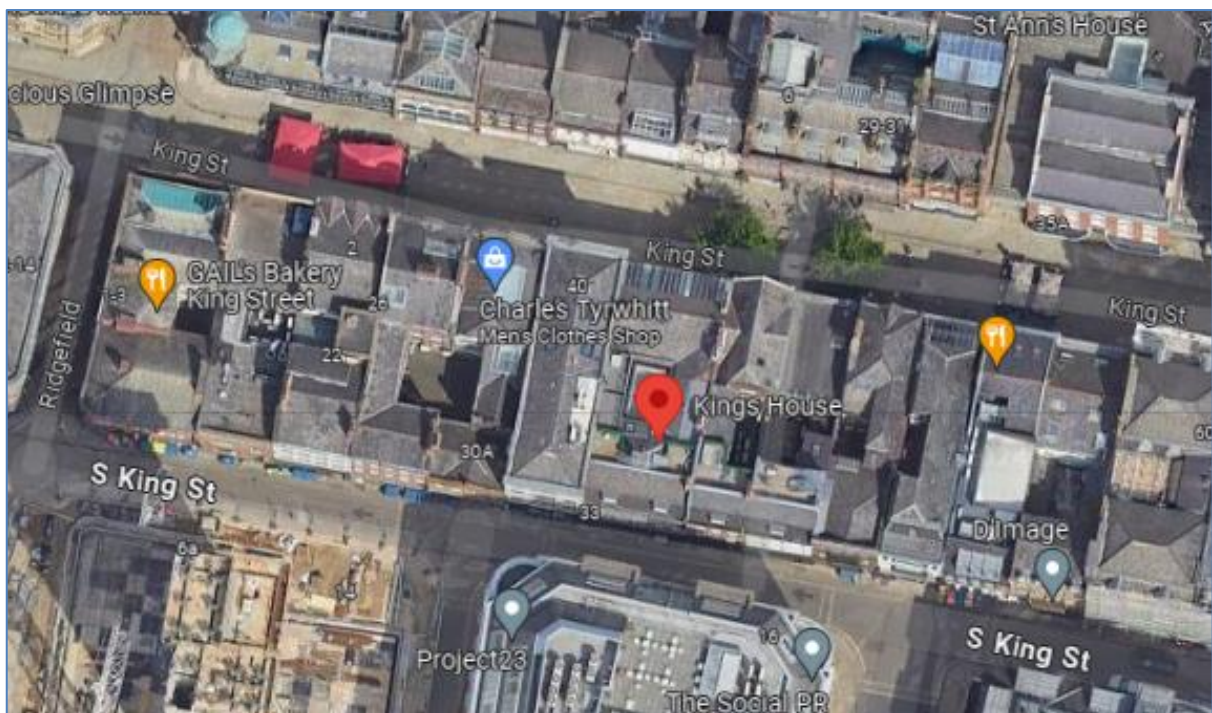
- New office fit-out on multiple floors,
- Basement shower and vanity space
- Cycle store amenity,
- Modernisation of 2nr existing lifts
 - The locations of the lifts are as follows:
 - Cycle lift shown basement travelling to ground floor (this is shown on the drawing for proposed general arrangement)
 - Lifts 1 & 2 are existing and will be refurbished and recommissioned.
 - Passenger lift (lift 3 new installation) will travel from the basement to the 4th floor (a lift pit will also be in the basement)
 - Full details on all lift requirements to be provided by Classic lifts (client appointed)
- New services/HVAC,
- Installation of new pitched roof covering inclusive of new warrantied roof systems for flat roofs.
- New windows

All associated elevation details are outlined in the existing Window schedule: ref: 1176-EPR-00-XX-DR-A REV-T04

2. Site Description

Kings House is located between King Street and Spinningfields, just behind Deansgate on King Street West. It is located in a busy city centre location surrounded predominantly by commercial premises such as shops, restaurants, cafes and high street shopping premises.

40-42 King Street West, Manchester M3 2WY



3. Complaints Procedure

Throughout the project Amspec, appointed as the Principal contractor will deal with any complaints and enquiries that are made during the on-site works.

The site management arrangements and contact details for any complaints are:

1. Matt Penn, Project Manager
07908818810
mattp@amspec.co.uk
2. Fye Ukairo, Site Manager
07904 120091
fyeu@amspec.co.uk
3. Dave Johnson, Foreman
07706 349 022
davej@amspec.co.uk

Senior Management Arrangements, for escalation of complaints can be made to;

- Mike Wignall Managing Director
- Michelle Aidley, Health, Safety and Compliance Coordinator
- David Hare, Head of Projects

On the head office number 01942 621342

The site management team will also liaise with nearby businesses etc when required to ensure a good working relationship is maintained throughout.

Any complaints received in relation to any site activity, whether given verbally, in writing or both, will be recorded in a site complaints book retained in the site office. Trade contractors shall immediately notify Amspec [the Principal Contractor] should they receive any complaints.

Any complaints will be investigated and any corrective action implemented. Feedback will be given to the complainant and will be logged.

Any complainants will be notified to the Project Manager- Matt Penn and the client -Bruntwood SciTech for further discussion within 24 hours and identification of a mutually acceptable resolution within one week.

4. Site Monitoring & Emergency Contact Details

The appointed Principal Contractor [Amspec Ltd] will monitor the work activities to ensure the following;

- Employ best-practice methods at all times;
- Take into account the impact of air quality and dust on occupational standards to minimize worker exposure;
- Keep an accurate log of complaints from the client and/or public as described in Section 4.

Main contact:

Name: Matt Penn (Project Manager) 07908818810 mattp@amspec.co.uk
 Fye Ukairo (Site Manager) 07904 120091 fyeu@amspec.co.uk
 Dave Johnson (Foreman) 07706 349 022 davej@amspec.co.uk

Emergency contacts will be displayed in the public domain. Clear signage will be used to specify the emergency contact names, position and contact telephone number.

See image below of the site board displayed to show emergency contact details.



- **When hoarding is installed externally, additional signage with emergency contact details will be displayed.**

The Project Manager and Site Management will:

- a) Ensure that subcontractors and suppliers adhere to procedures set out in the construction environmental management plan by booking in deliveries giving the required notices. A logistics manager will be allocated to manage deliveries and waste removals.
- b) Prevent unauthorised contractors from parking and the congestion of traffic. There is no parking available at or around Kings House, all sub-contractor are advised to use nearby car parks or public transport.
- c) Deliveries will be booked in to ensure there is no congestion of delivery vehicles and waste removal vehicles.
- d) Maintain roads in a clean condition. After every delivery and waste removal the areas will be checked.

5. Duration of Works & Working Hours

Section removed as requested by Manchester City Council.

6. Deliveries, Waste, Traffic Management & Contractor Parking

Deliveries to site will be made via King Street west, a construction hoist will be in place to carry materials up to various floors and deliveries will be made to the front elevation of King St West (Kings House), the hoist will be placed behind fixed temporary hoarding and vehicles will be permitted to enter the hoarding area to make deliveries safely away from moving traffic.

All deliveries to and from the site of materials and work equipment must be pre-booked with the Site Manager giving sufficient notice. Materials will be ordered on a 'just in time' basis to minimise the amount of space needed on-site.

Amspec will provide trained banksman to assist the unloading and safe manoeuvring of vehicles to and from the building.

Butter Lane is also permitted for small, planned deliveries, and must be co-ordinated with any existing delivery schedules of Koreana or with the adjacent business Street Guys

Waste will be removed from site via wait and load skips at times of the day to try and avoid disruption to nearby businesses and any residents. Any waste removed will be taken to a national waste management centre where it will be subject to recycling. Copies of waste reports will be made available for review if needed.

Amspec and any associated contractors will follow the guidance provided in [Protecting the public: Your next move HSG151](#)

There will be no space for contractor and visitor parking, therefore, contractors will be required to make use of the numerous pay and display car parks that are located within the area.

Traffic Management Plan

The Amspec team have on numerous occasions visited site to review requirements and consider the types and size of vehicles that will be required for the construction phase

A traffic management specialist has also been appointed, Blue Arrow Traffic Management, which will include information regarding access and egress, road closures, signage and access routes etc

Extensive consideration has been given to traffic management for vehicular movements and pedestrian traffic that will operate on King Street West, Butter Lane, Southgate and Back Bridge Street.

Measures to be implemented for the construction phase include, but not limited to the following:

- A 20mph speed limit will be enforced on King Street West – with clear signage displayed
- Narrow lane signage will also be displayed along King Street west positioned just before Koreana leading down King St West towards San Carlo side
- Temporary double yellow lines will be installed on the road adjacent to Kings House on King St west (where the parking bays are suspended)
- The existing one-way system will remain in place for the duration
- Around San Carlo & Korana locations weighted red and white barriers will be installed (impact barriers) around the scaffolding (to prevent vehicle strikes- although other measures such as a reduced speed limit and one way system will be in place, it is still a sensible measure to have physical barriers installed too)

- A pedestrian footpath diversion will be in place – directing people to the opposite side of the road on King Street West (signage & directional arrows displayed) – clear routes will be outlined on the blue arrow report for your review
- There are no specific measures required on back bridge street or Southgate (other than the impact barriers mentioned above /around the San Carlo /Koreana sides)

7. Site Signage

Site safety signage will be placed to provide information and guidance to contractors, drivers and visitors.



8. Works Involving External Existing Facade

1) Scaffolding

The scaffolding will be installed in phases from w/c 29/04/2024 (see images on Pg 11, 12 & 13)

The scaffolding will span from the San Carlos restaurant along the front elevation of Kings House leading to the Koreana restaurant located at the opposite end.

Scaffolding will also be required to other elevations which are outlined on the scaffolding designs

A competent scaffolding contractor has been appointed to design and erect the scaffolding for the construction phase.

Connolly Scaffolding are an Amspec approved contractor who have carried out the surveys, council permit liaison, design and will also install the scaffold.

Connollys are obtaining designs from Buckley Design Solutions

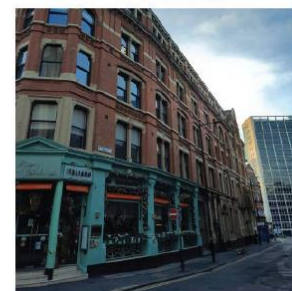
All scaffolding designs will be checked and approved by Structural Engineer Chris Corrigan

Weekly scaffolding inspections will be carried out by Connollys scaffold inspector

Daily visual inspections will be carried out by Dave Johnson and Fye Ukairo

A temporary works co-ordinator & temporary works supervisor has been appointed

Propose Phasing Plan

[illegible][illegible]

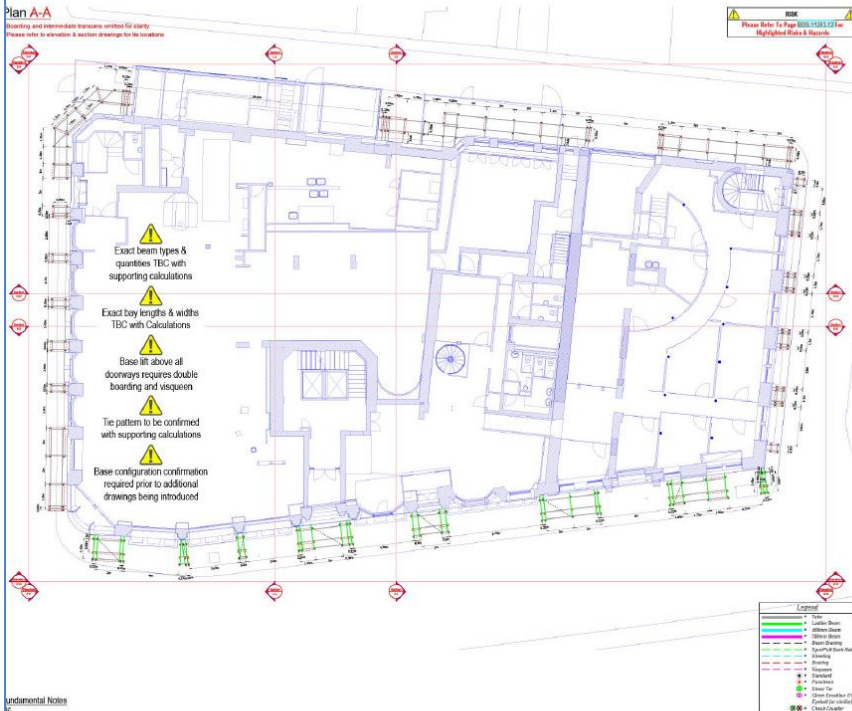
Elevation F-F



Elevation G-G



Plan View



The scaffold tube end caps that are required to touch the building façade will have plastic caps installed to prevent any damage to the structure. Scaffold walk ways will be positioned 50mm away from the building façade.

A detailed methodology and design for the scaffold will be submitted for review, comment and approval.

2) Hoarding

Hoardings will be installed externally

These will be in place around the scaffolding areas, site entrance, construction hoist.

The hoardings will protrude into the road and public highway, plans have been submitted for the partial road closure that will be required and footpath closure along King Street West.

A traffic management plan will be developed to carefully plan and prepare for the hoarding requirements

Hoarding will be inspected weekly and recorded in line with the Amspec temporary works procedure

Daily visual inspections will be carried out by the site management team to check for signs of damage, defect or tampering.

Hoarding designs will be checked and approved by Structural Engineer, Chris Corrigan

The principal contractor will apply for permits to be in place and submit a detailed design and Methodology. This will include details on how the hoarding adjoins (if needed) the building structure. A detailed design drawing will also be supplied for review, comment and approval.

9. Method Statement for Dust and Emissions Control Measures

Amspec will ensure that all on-site contractors follow robust procedures at all times to minimise dust and emissions. All appropriate measures will be included in the method statement.

Guidance contained in the following documents is to be followed;

[Guidance on Monitoring in the Vicinity of Demolition and Construction Sites](#)
[Guidance on the assessment of dust from demolition and construction](#)

The following 3 principles are well established as best practice and this survey provides control measures based upon these strategies.

1. **Prevention**
2. **Suppression**
3. **Containment**

During the demolition and construction activities dust will be generated by various trades including M&E works, demolition, cutting, grinding, sanding and cleaning operations. The dust generation of these activities will need to be controlled.

9.1 Mitigation Measures

Site Planning

The following measures should be implemented;

- Erect effective barriers around dust-generating activities;
- Temporary hoarding installed over any gaps leading into restaurants (particularly Koreana) there are gaps along the perimeter of the building between the floor edges and the windows. These will have boards installed to prevent dust transferring through these gaps.

Strip out Works

- Use water as a dust suppressant;
- Cutting equipment to use water as suppressant or suitable local exhaust ventilation systems;

Site Activities

- Minimise dust-generating activities
- Use water as a suppressant where applicable;
- Use wait and load skips to avoid waste pile up.
- Keep stockpiles for the shortest possible time.

9.2 Cutting, Grinding, and Sawing

- When materials, such as concrete slabs cut with a power tool water suppression must be used.
- All equipment will suitable local exhaust ventilation systems – and on tool extraction

9.3 Skips

- Wait and load skips will be utilised due to lack of space.

9.4 Waste Disposal

Taking into account the Clean Air Act 1993 and nuisance legislation (the EPA), best practice recommends that:

- No burning of any materials is permitted on site;
- All excess material should not be wasted but used or safely removed from the site according to the appropriate legislation.

9.5 Dealing with Spillages

- Regularly inspect the area for spillages;
- Have spillage kits available;
- Clean spillages using agreed wet handling methods;
- Vacuum or sweep regularly to prevent the build-up of fine waste dust material, which is spilt on the site and is designated as waste no longer fit for use should be dealt with in accordance with the Waste Management Licensing Regulations (WMLR) 1994.

9.6 General Construction Waste

- Any waste will be stored in an allocated area on site in readiness for removal.
- Materials removed from the site as soon as possible via wait and load skips.

9.7 Hazardous and Contaminated Material

Amspec will complete COSHH Assessments for all hazardous materials on-site.
COSHH requirements and information will be provided at induction.
A tool box talk regarding COSHH will be provided

10 . Pollution

10.1 Highways Pollution

It is anticipated that there will be a **low risk** of site debris being tracked onto the public highway when delivery vehicles arrive and leave the compound including waste removal vehicles. Amspec will monitor this and have a dedicated logistics manager on site. Amspec will keep the areas clean after every vehicle has left the compound.

10.2 Light Pollution

All lighting relating to the construction works and site accommodation will be installed in locations/positions to avoid any light spillage/glare onto the public highway or into neighbouring properties. Any lighting to the site work areas will be switched off for the non-working hours, and the only lighting potentially left on overnight will be to fire evacuation routes and circulation routes. The site scaffolding line will include low-level lighting in any locations where the scaffold linefronts the public highway. San Carlo restaurant have requested lighting beneath the scaffolding which will be installed throughout the construction phase.

10.3 Air Pollution

Amspec will endeavor to minimise any air pollution relating to the construction works. It is anticipated that the works will not result in an increase in AADT on any surrounding roads.

10.4 Noise Pollution

All reasonable steps will be taken to minimise any noise disruption to adjacent businesses and residential properties. Where it is necessary to carry out noisy activities, these will be identified well in advance by the Principal Contractor and the timing agreed prior to commencement.

Operatives working in noisy areas will be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods. No radios or other audio equipment will be allowed on site.

Where it is necessary to carry out noisy activities these will be carried out in accordance with Local Authority requirements, and neighbouring residents and businesses will be given advance notice of any anticipated periods of increased noise levels.

The following precautions will be made to minimise nuisance to the public and neighbouring occupiers caused by noise.

- Noisy operations shall be in accordance with the Local Authority requirements.
- All Subcontractors to be made familiar with current legislation and the guidance in BS5228 (Parts 1 and 2), which will form a pre-requisite of their appointment.
- All loading, unloading and deliveries of materials and plant to the site and removal of waste should, where possible, be carried out within normal site working hours.
- The utilisation of the right machine for the right job ensuring that plant is not underpowered to carry out the task and hence, generating more noise or more noise/vibration than necessary.
- Use of modern intrinsically compliant plant and equipment ensuring noise and vibration levels are minimised at the outset (all equipment must comply with the EC Directives and UK Regulations set out in BS 5228-1:2009);
- Use of physical barriers (of at least 5 kg/m² surface density), for example, hoarding, monoflex covering on the scaffold to reduce noise emissions
- Siting of stationary plant and loading/unloading areas away from site boundaries and/ or within screened areas;
- Using electrically powered equipment run from the mains supply where available is preferred to using generators to power plant and equipment
- Use of screws and drills rather than nails for fixing hoardings etc;
- Careful handling of materials & waste such as lowering rather than dropping items;
- Avoidance of unnecessary noise (such as engines idling between operations, shouting, loud radios or excessive revving of engines) by effective site management.
- Pre- and post-task reviews of working practices and ensuring noise risk is addressed and reduced to acceptable levels
- Toolbox talks with trained project staff to update operations on potential and current noise level impacts
- Careful planning of the sequence of work in order to minimise the transfer of noise/vibration to neighbours;

11 . Waste & Recycling

11.1 Site Waste Management Plan

Although there is no longer a legal requirement to produce a Site Waste Management Plan, Amspec will produce a Site Waste Management plans (contained within the CPP) and this will re-use, reduce and recycle waste, wherever possible.

11.2 Segregation and Recycling

All waste created on site will be segregated from the rest of the working areas and removed via wait and load skips and taken to the a national waste contractor (such as Kenny Waste). All waste will then be recycled and copies of waste reports will be issued and retained.

11.3 Site Security

Amspec will take reasonable steps to ensure site security measures are in place to prevent the illegal disposal of waste at the site. Site management will monitor security throughout.

11.4 Training & Communication

The Principal Contractor will provide on-site instruction of appropriate separation, handling, recycling, reuse and return methods to be used by all parties at all appropriate stages of the Project. Toolbox talks will be carried out every month on waste issues and all subcontractors will be expected to attend.

11.5 Monitoring

A log will be maintained of all materials that come on to the site, and details will be obtained from the waste disposal company of the exact amount of waste materials removed from the site. Details will also be provided outlining the recovery/disposal actions for any potential specific waste streams. Waste receptacles will be monitored to ensure that contamination has not occurred, results will be recorded.

The Principal Contractor will continually review the type of surplus materials being produced and change the site set up to maximise reuse or recycling and the use of landfill will be the last option.

12. Human Impact Management Plan

The building will be vacant for the duration of the works with only construction operatives working within the premises.

Kings House is surrounded predominantly by commercial and by some residential premises.

There is a restaurant at both ends of Kings House, San Carlo and Koreana and other surrounding businesses adjacent to the building. These include Street Guys and Urban Hair Salon.

Formal consultation meetings have taken place with San Carlo and Koreana to introduce Amspec to the restaurant management teams, to highlight and explain external scaffolding proposals and to discuss planned works.

The opening hours of the restaurants San Carlo and Koreana will be included in the construction phase plan and works will be planned and coordinated to cause as little disruption as possible to their business operations, staff and members of the public.

Informal consultation with Street Guys and Urban Hair Salon have taken place by the Project Manager introducing himself to the business management team.

Amspec will control the spread of dust as previously described and will minimise sources of noise so far as is reasonably practicable.

Any work activities that produce significant amounts of noise that could be a nuisance to local business or residents will be restricted to specific hours of the day to minimise disturbance.

13. Risk Assessments

Risk assessments for all work activities will be created.

Amspec works will be produced by the Site Management team and approved by the Health, Safety & Compliance Co-Ordinator

Sub-contractor RAMS will be approved by Amspec before any work takes place.

No work will take place without a suitable and sufficient risk assessment in place.

Appendix A

Reduction Reuse & Recycling of Waste

Appendix B: Reduction, Reuse & Recycling of Waste

Waste Materials	Trade Contractor Package	Waste Minimisation Opportunities	On-Site Reuse/Recycling/Recovery	Off Site Reuse/Recycling/Recovery	Disposal
Concrete	Construction	Retention of concrete on the site where possible. Only order what is required.	Use as a secondary aggregate on site.	Segregate for reprocessing and reuse as recycled secondary aggregate.	Landfill and cover
Rubble (hardcore)	Construction	Only order what is required.	Opportunities to reuse 'cut' material as 'fill' in proposed noise bund.	Segregate for reprocessing and reuse as recycled secondary aggregate.	Landfill and cover
Soils/ Green waste / vegetation	Construction	Opportunities to reuse 'cut' material as 'fill' in proposed noise bund.			Landfill and cover
Mixed waste	Construction	Use of standard sizes. Arrange take back of unused materials with the supplier.	N/A	Segregate materials to maximise the potential for recycling.	Landfill/ incineration
Metal	Construction	Made to measure, correct ordering, just in time delivery, store correctly. Arrange take back of unused materials with the supplier.		Segregate waste and send to a metal recycler.	Landfill
Timber	Construction	Avoid over ordering. Provision of suitable storage to avoid damage. Arrange take back of unused materials with the supplier.		Re-use / Recycle if feasible.	Landfill/ incineration
Plasterboard	Construction	Avoid over ordering. Provision of suitable storage to avoid damage. Procure to design specifications. Arrange take back of unused materials with the supplier.	Cannot reuse.	Recycle if feasible.	Landfill

Packaging	Construction	Ask suppliers to send the product with minimal packaging / reusable containers, buy bulk not individually wrapped products. Return pallet to the supplier or use plastic pallets.	N/A	Segregate materials to maximise the potential for recycling.	Landfill/ incineration
Cable & wiring		Avoid over ordering. Arrange take back of unused materials with the suppliers.	Reuse on site if appropriate.	Segregate and recycle to reclaim plastics and metals.	Landfill
General Office waste	Site management.	Print double-sided, send documents electronically, reusable crockery and cutlery.	Reuse paper, cartridges, plastic cups, tins and cardboard.	Segregate and recycle white paper. Send for composting (food waste only).	Landfill
Glass		Avoid over ordering, Appropriate storage to avoid accidents. Arrange take back of unused materials with the supplier.	N/A	Segregate and send for recycling	Landfill and cover
WEEE		N/A	Re-use elsewhere on the site.	Send to a dedicated recycling facility for recovery and recycling.	Landfill
Paint tins, line markers, mastic		Use solvent-free paints that are not disposed of as hazardous waste, maximise the use of mechanical fitting rather than adhesives. Arrange take back of unused materials with the supplier.	Use a lockable COSHH container for storage.	N/A	Landfill