Building C – FIRST STREET DEVELOPMENT Manchester

CONSTRUCTION MANAGEMENT PLAN

Prepared by:	Checked By:	Issue No and Date:
Downing Construction Limited	Downing Construction Limited	No 4 - 14.11.2023

Appendices Section

- Logistics Plan
- Tender Programme – 3 October 2023

Contents Page

1.	**Introduction and scheme overview**	4
2.	**Access to and traffic circulation around the site**	5
3.	**Surrounding land use and restrictions**	8
4.	**Environmental**	9
5.	**Access and site set up**	11
6.	**Procedural Matters**	14
7.	**Proposed works**	16
8.	**Key Information**	18
9.	**Summary Statement**	19

1. Introduction and scheme overview

The scheme is the construction of a 28 storey building, referred to as building C, providing 555 student bed spaces together with internal and external amenity areas. It will be the third and final phase, within the larger Plot 11 First Street South development.

The site is located within the Manchester City Centre, and is presently being occupied by the contractor constructing phases A and B of the Plot 11 First Street South development. Phases A and B are targeted to be completed in March 2025 and August 2024 respectively.

The Plot 11 First Street South development is part of the First Street Development Framework which is a key regeneration area for the Manchester City Council (MCC)

Building C will comprise a concrete frame structure and be clad with a unitised cladding system to compliment the phase A and phase B buildings under construction.

Downing Construction Limited (DCL) will be the appointed Principal Contractor and have prepared this document in conjunction with their H&S consultants, Project Four.

There is a possibility that the Piling/Concrete Frame sub-contractor will be appointed to undertake the Principal Contractor's role for a period at the beginning of the works until other trades are scheduled to start on site, when the role will revert to DCL

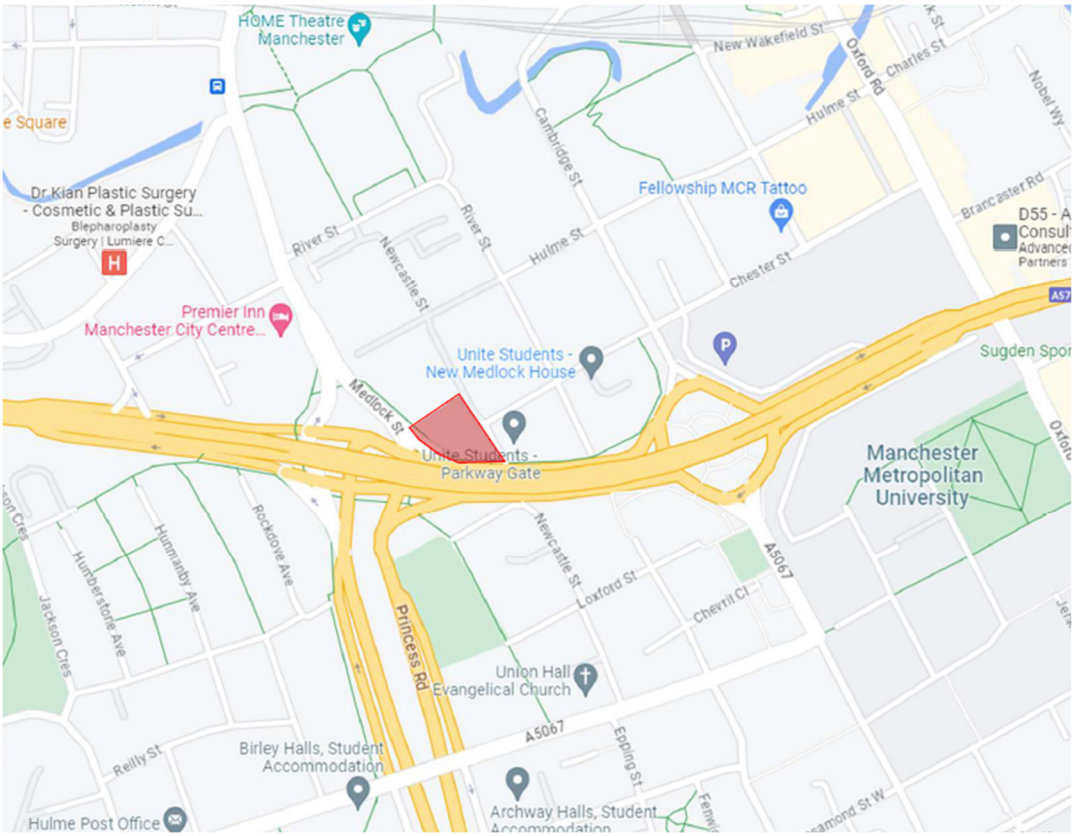
Start Date: 10 March 2025

Construction Duration: approximately 127 Calendar weeks

Emergency Contact Details will be displayed on site and included in our newsletters. This will include the Project Manager's name and mobile number. At this stage, the key emergency contact is Andy Thomas, Operations Director 0151 707 2666.

2. Access to and traffic circulation around the site

The Plot 11 First Street South development is located on the south-west corner of the wider First Street area. The overall site is bounded by Hulme Street to the north, Wilmott Street to the east and Chester Street and Medlock Street to the south and west.
Building C is located in the south-west corner of the Plot 11 First Street South development, with phase A of the development to the north, Medlock Street/Mancunian Way to the west and south and Newcastle Street to the east.



The site is located close to the Manchester Inner ring road (Mancunian Way A57) and is accessible from major motorway networks; the M62 from the west, the M56 from the south and the M60 from the east.
It is also a short walk from both the Manchester Oxford Road and the Deansgate railway stations.

The M57 is a very busy road with constant traffic flow. This will be taken into consideration when producing the Traffic Management Plan. The roads within the boundary of the ring road, in the vicinity of the site, are relatively quiet, and will facilitate the traffic accessing and egressing the development.

Traffic marshals will be employed to direct and control vehicle movements in the vicinity of the site to ensure the safety of pedestrians and to minimise traffic congestion. Appropriate signage will be in place to warn of potential hazards.

The site will be enclosed by a 2.4m high secure temporary hoarding.

Vehicular access will be from the Cambridge Street junction on the Mancunian Way, along Cambridge Street, turning into Chester Street and then into Newcastle Street and onto site. There will be Entry and Exit gates for vehicular traffic, which will be manned at all times when the gates are open. Provision for cleaning site traffic wheel deposits will be in place to ensure surrounding roads are kept clean.

Application will be made to Manchester City Council to temporarily close Newcastle Street to general traffic, and to construct a temporary access from Newcastle Street onto Medlock Street for the duration of the works. This will enable a one way system for vehicular traffic through the site which will avoid vehicles having to turn around or back down Chester Street.

There will be a separate security gate for pedestrians (both site operatives and visitors) with a designated and clearly defined pathway leading to the welfare compound, to ensure that traffic and pedestrian segregation can be maintained at all times.

Access/egress arrangements for the site will allow for safe pedestrian and vehicular access onto site that has the least impact on members of the public and surrounding land users at all times. To minimise the impact on neighbours, passing members of the public and to mitigate environmental impact, all our deliveries will be arranged via pre-booking system with the DCL Site Management Team. Any vehicles arriving at site outside of the arranged schedule will be turned away and will require re-booking. Our main control measures which will be adopted in respect of traffic management will be.

- Where deemed required by Downing Construction Limited management, Transport will be sheeted/fitted with dust covers during muck removal & material deliveries. The appropriate safety measures will be in place to ensure sheeting is fitted and used safely and correctly.
- Vehicles will be in line with the FORS accreditation scheme to ensure operators are achieving exemplary levels of best practice in safety, efficiency, and environmental protection.
- Dust suppression (Watering/Mist Spray) during vehicle loading procedures will be applied.
- Water suppressed road cleaning measures will be provided on and around the site. It is anticipated that this will be more necessary during ground works, however, it will be maintained throughout the duration of the works as required.
- Existing drainage systems to be maintained and cleaned by Downing Construction Limited to prevent any environmental impact from proposed procedures.
- Plant & vehicle selection will be assessed to maintain noise levels to a minimum.
- Vehicles will turn off engines during loading process (reduction of noise & emissions)
- Material loading and waste removal process will be coordinated & arranged to maximise on reduction of noise levels, no multi vehicle attendance.
- Vehicles attending site will be coordinated by Downing Construction Limited (pre-booked only) to enable minimum attendance at any one time (Haulage vehicles will not be allowed to park up and wait around the site perimeter or within site, unless immediately loading/unloading).
- Placement of construction site traffic signage on approach roads.
- As there will be no parking available for contractors or visitors. As part of the site induction, advice will be given to all operatives on the local public transport links and the location of the nearest available car parks.

Trained and competent traffic marshals will control all vehicular movement in and around the site. Deliveries will be scheduled to avoid busy rush hour periods. DCL will consult with our neighbours throughout the construction phase.

A fully developed traffic management and access plan will be formulated as part of the Construction Phase Plan. This will further enhance on the information described within this document and identify key personnel for its implementation.

Non-Road Mobile Machinery Envisaged

Type	Activity
High/standard Reach excavator	Demolition and processing waste
Crusher	Crushing waste material for aggregate
Piling Rig	Piled foundations & Tower Crane bases
Dumper Trucks & Excavators & Rollers	Initially pile arisings and substructure groundworks [including drainage] then removed from site. Later visits required for external hard/soft landscaping
Cranes (mobile)	Piling attendance (pile type dependant) & the erection and dismantle of tower cranes for the scheme
Tower Crane	Installed for the duration of the concrete superstructure works with a lag to finalise bathroom pod installation, roof mounted plant and façade installations
Fork Lift	For attendance on deliveries and distribution [from commencement of the superstructure to completion]
"Pick & Carry" Cranes /Spider Cranes	"pick and carry" cranes and spider cranes in combination with vacuum lifters to hold unitised curtain walling panels safely during their installation.
MEWP's (scissor lifts, cherry pickers)	Envisaged for isolated completion tasks such as infill of temporary ties, mast climber infills, signage erection and soffits.
Hoists	The building will be serviced by a passenger/goods externally mounted hoist for vertical distribution until such time the internal passenger lifts are available for beneficial use.
Road Sweepers	Daily (full time attendance during muck shift/piling & frame and part-time attendance during remaining trades).

3. Surrounding land use and restrictions

The site is in very close proximity to the Mancunian Way and Manchester City Centre, which can become heavily congested at peak times of the working day. It is paramount to maintain vehicular and pedestrian access to and from the city centre and road links.

The site is currently being occupied by the contractor working on phases A and B of the 11 First Street South development, and is within a securely hoarded area.

DCL will engage with Manchester City Council when applying for and obtaining any necessary permits for oversailing agreements and the movement of abnormal loads and ensure continuous cooperation with them throughout the construction phase.

Immediate neighbours include two Unite student accommodation residences namely New Medlock Street development and Parkway Gate. Also phases A and B of the Plot 11 First Street South Co-Living developments will be completed. Consideration and on-going liaison will be given to our neighbours throughout the works with every effort made to minimise any disruption.

4. Environmental

Due to the location, the project will be subject to noise and air quality considerations for the local community. Care will be taken to reduce the impact of dust, noise and fumes and odours

Downing Construction Limited considerations to mitigate environmental impact are as follows:

- Dust prevention/suppression
    - Dust is created on the site during most stages of construction and will be managed throughout the Construction Phase. Measures will be taken to minimise and control dust on site through industry standard measures, i.e. dampening down etc.
    - Internal works – The majority of dust escaping to outside locally is created from the use of waste chutes. For that reason, DCL will not use waste chutes, waste shall be transported in bins via the hoists.
    - Good housekeeping will reduce the amount of dust created. DCL in conjunction with its sub-contractors shall ensure dust generated from site activities does not become a risk to others and to achieve this, will assess the dust risk for each work package; ensure adequate controls are in place; and review these controls on a regular basis.
    - Measures will be taken to eliminate, or at least minimize, dust generation with consideration given to material usage, type of work equipment used, and work methods applied. Where dust creation is unavoidable, dampening down techniques will be applied.
    - To reduce spread and movement of dust and muck off site, particularly during the substructure works, we will provide a jet wash facility, or a wheel wash if required, adjacent to the site exit.
    - A road sweeper will be available on a daily basis to maintain the cleanliness of the roads in the vicinity of the site, The sweeper will be in full time attendance as and when required during the muck shift and piling operations.

- Noise
    - As part of the pre-planning process of work activities, those works, which may bring about excessive noise will be pre-assessed, including the impact upon construction operatives and residents / neighbours in nearby premises.
    - The requirements described within The Noise at Work Regulations 2005 and the British Standard BS 5228 Noise and Vibration Control on Construction and Open Sites will be adhered to fully.
    - In brief, DCL will limit as much as is practical excessive noisy operations and where this is unavoidable measures will be taken, such as in the selection of plant and equipment or work processes, which does not emit excessive noise levels, or equipment, which is fitted with silencing/anti-vibration equipment.
    - Any noisy equipment will be sited as far away from occupied premises as possible and turned off when not in use. Safe routes will be set up to avoid areas where excessive noise is generated, and enclosures/barriers will be erected where practical to isolate noisy areas.
    - The above measures will be considered as part of the assessment process, to identify noisy activities; estimate likely exposure to noise by construction operatives and any other persons likely to be affected; identify measures required to eliminate or reduce noise exposure; and make persons likely to be affected by noise aware of the risks and controls which are being taken.

- Full liaison will occur with affected residents/neighbours as part of the pre-planning of construction work activities and every effort will be made to minimise the impact upon their work activities as described above and also to work in cooperation with tenants regarding any specific requirements they may have, including restricting high-level noise during key times.
- Noise monitoring will occur during potential noisy activities and where the action levels are exceeded as identified within the Noise at Work Regulations (see below), then appropriate action will be taken.
  - *Lower exposure action level is a daily or weekly exposure of 80db and a peak sound pressure of 135db*
  - *Upper exposure action level is a daily or weekly exposure of 85db and a peak sound pressure of 137db*
- Dialogue will also occur with the local authority regarding any restrictions they have and ensuring minimal impact upon neighbours.

- Recycling/disposing of waste
  - Downing Construction Limited will produce and define a waste management hierarchy of control (i.e. Waste Management Strategy). This will include:
    - Reduction of waste generated
    - Re-use of materials where possible
    - Recycling of materials
    - Disposal of remaining waste at a suitable facility.
  - Waste produced during the construction process is to be cleared on a regular (ideally daily) basis.
  - On each floor of the buildings, a series of bins will be deposited within easy reach of the workstations. Contractors are to deposit waste in these bins during the day. The bins will then be transported to the skip via the hoists, to reduce manual handling to the minimum.
  - Because of space limitations on this site, it is not envisaged that many skips can be positioned on site. Therefore, to reduce the amount of waste for landfill, waste is to be segregated <u>at the waste transfer station</u> into the following categories:
    - Recyclables
    - Metal
    - General waste / building debris
    - Hazardous waste i.e. paint tins, mastic tubes etc
- Inspections
  - Regular inspections will be carried out in the vicinity of the site and appropriate clean up measures under-taken to ensure that the area is kept free of any debris that escapes the site boundary during the construction works.
  - We will maintain regular contact with our neighbours to make them aware of the efforts being made to keep the area clean and tidy and to address any of their possible concerns.

5. Access and site set up

- Access for Construction Traffic
    - Maintaining access and a flow of traffic on the surrounding main roads will be taken into consideration as part of the Traffic Management Plan, particularly when deliveries to site are occurring and mobile plant is manoeuvring around the site
    - The number of lorries arriving on site will vary, but this will depend on the activities being progressed at any particular time.
    - Access/egress arrangements for the site will allow for safe pedestrian and vehicular access onto site that has the least impact on members of the public and surrounding land users.
    - Trained and competent traffic marshals will control all vehicular movement in and around the site.
    - Deliveries will be scheduled to avoid busy rush hour periods and also a build-up of site traffic.
    - There will be regular liaison with our neighbours throughout the construction phase.
    - Parking will not be available on site, and all operatives will be encouraged to use public transport where possible.

- Site Compounds, storage of plant and materials
    - With respect to the storage of plant and materials, this will be within the confines of the site. Careful management of materials, equipment and storage are to be followed. The delivery, storage, and movement of materials around the site shall not adversely affect the day-to-day usage of surrounding land users. Management of deliveries and the amounts brought to site on a daily basis will be managed and consideration will be given to "Just in Time" deliveries due to the constraints of the sites.
    - Suppliers and contractors will be made aware of the transport routes to be adopted. Delivery vehicles will be directed to the site entrance depending on what is being delivered. Deliveries are to be pre booked for delivery times to the site, which are co-ordinated by a site representative.
    - Welfare facilities will be proportionate to the works being carried out, numbers on site, the weather conditions and comply fully with the requirements of CDM 2015.
    - Welfare facilities will consist of as a minimum, rest facility with tables and chairs (with backs), running cold and hot water, including drinking water, toilets, wash hand basins, drying facilities, cleaning agents and drying room(s).

- Frame
    - The concrete frame contractor will construct the main lift/stair core in advance of the floor slabs utilizing the slip form technique (where applicable). This core will be constructed utilizing the tower crane. Operatives working on the core works will access via a temporary Haki staircase and/or a temporary hoist.
    - The core works will include the installation of the concrete staircases. This will provide access to all floors and will also be available as a means of escape off the floorplates as they are installed progressively to the eventual core height.
    - The concrete frame contractor will use a crane, concrete pump and boom to distribute equipment and materials.

- Façade
    - Mast climbers will be used for the installation of the through wall construction or "pick and carry" cranes and/or spider cranes in combination with vacuum lifters to hold unitised curtain walling panels safely during their installation.
    - Maintenance will be carried out at intervals that consider the intensity of use, operating environment, variety of operations and the consequence of malfunction or failure, or in accordance with applicable PUWER and LOLER regulations. Maintenance schedules will be based on the manufacturer's instructions. The schedules should aim to prevent deterioration of - safety critical parts and ensure their replacement before failure occurs." – BS7981 Code of practice for the installation, maintenance, thorough examination and safe use of mast climbing work platforms (MCWPs).
    - DCL will ensure daily and weekly checks are undertaken with a competent engineer undertaking the routine servicing of all platforms at the required regular intervals; and that all the necessary periodic thorough examination are carried out in accordance with applicable PUWER and LOLER regulations.
    - Only 'Downing Students' branding will be permitted on any of the access equipment.

- Hoists
    - The project will be serviced by an externally mounted hoist for vertical distribution of labour, materials and equipment until such time that the internal passenger lifts are available for beneficial use.
    - The permanent passenger lifts will be made operational as soon as possible and beneficial use of the lifts will enable personnel and materials to be moved between the floor slabs.

- Access Scaffolding
    - Isolated use of scaffolds for exclusion zones and safety measures will be required. The Work at Height Regulations 2005 require that scaffolds be designed and constructed to a generally recognised standard or be designed and calculated to ensure that it is fit for the intended use, stable and of adequate strength. DCL will provide scaffolding subcontractors with as much information as possible within the tender process. This will include the following:
        - Purpose and position of scaffold
        - Period of time scaffold is required for
        - Design criteria for the scaffold
        - Security arrangements for the scaffold
        - Traffic management arrangements
        - Site restrictions
    - The scaffolding sub-contractor must provide their risk assessments and method statements prior to commencing activity on site, which must cover the following:
        - Name of scaffold supervisor and/or person responsible for managing work
        - Who is to use the scaffold and for what purpose
        - Delivery arrangements for materials
        - Proposed working hours for erection and dismantling
        - Site restrictions
        - Public Protection

- Fall protection
- How the scaffold is stabilised
- Number of ties required and pull tests
- Hand over arrangements

- Crane Use - General
  - Extensive coordination will be undertaken with our approved concrete frame contractor and structural engineer.
  - Over-sailing licence agreements will be obtained with Manchester City Council and any restrictions imposed on crane use/over-sailing will be reflected in the selection, positioning, and use of any crane. All appropriate design information, crane details and subsequent lifting plans must be submitted to Manchester City Council, and the tower crane will be configured to the satisfaction of local stakeholders and authority requirements.
  - Ongoing dialogue will occur with respect to crane usage, and this will be done in conjunction with the Design team, DCL and crane operator. The requirements of the Lifting Operations and Lifting Equipment Regulations 1998, BS 7121-1 Code of Practice for the Safe Use of Cranes and GE700/D3 'Lifting Equipment and Accessories for Lifting' will be followed at all times.
  - DCL will ensure that an appointed person, who has adequate training, authority and experience, will take overall responsibility and control of lifting operations.
  - A safe system of work will be in place for all crane operations, which will be documented and communicated to all relevant operatives. As a minimum this safe system of work will detail:

    - Thorough planning of the operation, along with the selection, provision and use of suitable cranes and equipment.
    - The maintenance, testing and examination of all equipment.
    - Supervision by trained and competent personnel, with all necessary authority to progress or stop operations, as necessary.
    - The provision of all test certificate and other documentation relevant to the equipment being used.
    - The prevention of unauthorised use or movement of equipment, both by workers and members of the public who may be trespassing.
    - The safety of all persons, both those involved in the lifting operation as well as those not involved in the lifting operation but who may be affected by the lifting operation.
  - Any temporary works associated with the crane base must be designed by a competent person and will require independent checking.

6. Procedural Matters

- **Complaints procedure**

  Site contact details will be prominently displayed on the external hoardings, and members of the public will be able to directly contact the site team with any complaints relating to the construction works. All complaints will be treated seriously and thoroughly investigated with the complainant kept fully informed of proceedings throughout and the outcome of the investigation.

- **Fire and emergency procedures**

  As part of the site set up, adequate arrangements for protection against fire during the construction phase will be considered. This will include establishing the measures for fire detection, warning, and prevention, including appointment of fire marshals and establishment of evacuation procedures and assembly point.

  Reference will be made to the Joint Code of Practice for Fire Prevention on Construction sites and HSG 168 Fire Safety in Construction, and a Construction Phase Fire Risk Assessment supported by a fire and emergency plan will be undertaken, and also reviewed/amended periodically, particularly if there are any significant changes. The construction phase fire risk assessment will consider any potential impact, from or to adjacent premises. Adequate written records will be kept of all fire alarm inspections, tests and fire evacuations.

  Downing Construction Limited will endeavour to install and make ready the building's permanent dry / wet riser system(s) as early as possible in the build programme.

  The public realm beyond the hoarding line will be kept clear of any obstructions.

- **Security**

  A 2.4m high solid hoarding exists at present. If necessary lengths of the existing hoarding will be replaced, repaired or adapted to maintain the site boundary and provide secure access to the site. Signage will be installed with 'Downing Students' branding and advisory construction warnings.

  All operatives and visitors will be required to sign in/out with a facial recognition system, which will log all egress / ingress and act as an accurate personnel record. Traffic marshals will control the vehicular gates during site opening times. An out of hours security firm will patrol the site and its perimeter on an hourly basis outside site opening times. CCTV will be installed to main entrances and monitored by Downing Construction Limited.

- **Coordination and cooperation with non-construction persons**

  DCL will liaise with neighbours regarding the proposed works and in particular any elements that may impact upon their day-to-day undertakings. This will be done initially at pre-commencement update via letter drop/bulletin. Once the project has started, we expect to produce a quarterly newsletter for local residents and businesses. These updates will include:
  - Progress, achievements and upcoming activities on site.
  - Emergency contact details.
  - Provide a timetable/programme of works.
  - Information on the finished project.

- Update on any works that could possibly cause a disturbance.
- Details of site staff and contacts if they wish to raise concerns or have comments on the information provided. The project manager will then log any concerns so that they can be contacted and rectified.

These updates/newsletters will also be displayed on hoarding outside the project so that not only residents can see updates but people visiting the area can see what the project is all about.

DCL will plan, manage, and monitor the works so that they are carried out without risks to health and safety and thus minimise disruption. Deliveries will be planned and timed as reasonably as possible and will be controlled and monitored using Msite technology.

- **Temporary Works**

Downing Construction Limited will take all reasonable measures to ensure that the stability and structural integrity of the new building is retained at all times throughout the works and in doing this will ensure that temporary supports are designed and installed where required.

Temporary works is defined in BS5975: 2008 "Code of practice for temporary works procedures and the permissible stress design of falsework" as "(those) parts of the works that allow or enable construction of, protect, support or provide access to, the permanent works and which might or might not remain in place at the completion of the works".

Downing Construction Limited will apply suitable temporary work procedures for the project, which will contain the following elements:

- Appointment of a Temporary Works Co-ordinator (TWC).
- Production of a temporary works design.
- Completion and maintenance of a temporary works register.
- Independent checking of the temporary works designs as per the category requirements.
- Issue of a design/design check certificate, if appropriate.
- Pre-erection inspection of the temporary works materials and components.
- Appointment of temporary works supervisors.

Potential temporary works on this scheme will include:

- Hoardings
- Crane base & Crane
- Scaffold
- Propping/Shoring to adjacent structures
- Protection to areas to be retained and protected during the project
- Monitoring of protected areas to ensure protection to the above areas
- Hoist(s)

The above list is not exhaustive and DCL will include a schedule of temporary works and their associated management procedures within the Construction Phase Plan.

7. Proposed works

Before commencing any works on site, all sub-contractors will need to provide full and comprehensive risk assessments and method statements for approval; and all operatives will be required to attend a site induction.

Demolition and site clearance

Prior to commencing on site, DCL shall make enquiries from all available Local Authorities and Statutory Authorities, etc, to ascertain the position and depth of existing service pipes, cables and other underground constructions which are likely to affect the works.

Piling and Substructure Works

The Piling Contractor will be responsible for the design, supply, delivery and installation of the piling works as required in accordance with his requirements and parameters coordinated and agreed with the Structural Engineer.

The Piling Contractor shall carry out the work in such a manner that no buildings or structures, including their foundations, cladding, finishes, etc, or road surfaces, paving, services, etc, in the vicinity of the piling works, are disturbed or damaged in any way or their occupants unreasonably disturbed or affected.

The duration of Building C Piling works is expected to be approximately 6 weeks.

The piling rig and equipment will be delivered to site on low loaders, and during the piling operations, wagons will be regularly visiting site to deliver reinforcement and concrete and remove arisings from the piling works.

Following satisfactory testing of the piles, the substructure works commence initially consisting of in-situ pile caps and ground beam arrangements to accommodate the varying structural grids transferring to the proposed upper levels. Waterproofing will then be installed in accordance to designed drawings with the installation inspected regularly by the system provider prior to the first slab pour in each structure.

During the substructure works vehicles will be delivering formwork equipment, steel reinforcement and concrete to site, all of which will be lifted by a crane and slung into position. During this period, a concrete pump will be brought to site to assist in the general distribution of concrete.

Drainage and services applications outside the control of the site will be made as early as possible in the programme.

Concrete Frame Works

The building's lift and staircase core will be of slip form construction, this is quickly followed by the precast stairs providing access to proposed upper floor plates.
The superstructure concrete floorplates will progressively follow the core albeit at a much-reduced rate, using traditional formwork.

During that period there will be high volumes of deliveries of plant, equipment and steel reinforcement all of which will be off-loaded by the tower crane (Luffer). There will also be high volumes of deliveries of concrete, and for speed, this will be distributed by means of a concrete pump and boom.

During this time in the programme bathroom PODs will be delivered to site and using the crane loaded out onto the floor plates using a cantilevered loading deck (Canti deck).

Building C concrete frame works will take circa 70 weeks to take the superstructure up to the roof slab and complete any upstands.

Facade works

The Façade works are programmed to start when the concrete floor slabs have been cast up to approximately the 15th floor. Unitised façade panels will be moved onto the floor slabs via the goods hoists, before "pick and carry" cranes and spider cranes in combination with vacuum lifters will be used to hold unitised curtain walling panels safely during their installation. We expect these works to take approximately 50 weeks to complete.

The facades will progress from Level 1 upwards in a progressive watertight manner to facilitate follow on internal trades on the floor plates.

Due to the scale of the development, there is limited space on site for the storage of materials. Consequently, materials will be delivered on a 'just-in-time' basis. Deliveries will have to be coordinated so as not to disrupt the concrete frame works, particularly when large concrete pours are in progress.

Mechanical, Electrical & Plumbing works

Commencement of the M&E installations will follow release of weathertight floorplates from the façade contractor and again be progressively released in a manner that aligns with the build sequence. Isolated activities such as soil stack, wet/dry riser installations and core infrastructure may proceed in advance for the benefit of the scheme.

Finishing Works

The finishing works will include partitioning, plastering, decoration, floor finishes, joinery, fitted furniture etc. The finishing works will require close coordination with the Façade works as these will be progressed simultaneously. We expect the internal Finishes for building C to take approximately 65 weeks to complete.

8. Key Information

Building C Proposed Commencement Date: **10 March 2025**

Building C Proposed Completion Date: **17 August 2027**

Building C Proposed Duration: **approximately 127 Calendar weeks**

Hours of Operation Monday to Friday 8am to 6pm and Saturday 8am to 1pm
No works will occur on a Sunday or Bank Holiday without prior permission.

Key Contacts: Andy Thomas - Construction Director
Jim Dean - Commercial Director

Principal Designer: Project Four
17 Mann Island, Liverpool L3 1DG

Principal Contractor: Downing Construction Limited (DCL)
5 Myrtle Street, Liverpool, L7 7DN

There is the possibility that the Piling/Concrete Frame sub-contractor will be appointed to undertake the Principal Contractor's role for a period at the beginning of the works until other trades are scheduled to start on site, when the role will revert to DCL

Architect: Simpson Haugh
Riverside, 4 Commercial Street
Manchester, M15 4RQ

Structural Engineer: Alan Johnston Partnership LLP,
4th Floor, 1 Dale Street, Liverpool, L2 2ET

Other key site personnel, project manager, site managers etc will be appointed and reflected in the construction phase plan.

9. Summary Statement

The Construction Design and Management Regulations 2015 will apply to this project and all appropriate controls and systems will be in place to comply with the Regulations and associated guidance.

Every stage of the project will be risk assessed and appropriate controls applied, sub-contractors will be pre-vetted and will be subject to extensive pre-contract requirements of information transfer and risk assessment.

A fundamental aspect of the Principal Contractor's role is the development of a Construction Phase Plan, which will take account of all known risks, which have been identified at pre-construction stage by the Principal Designer/CDM Consultant, the Design Team and also through site investigations.

The Construction Phase Plan will describe arrangements and procedures for managing these key risk areas in more detail, as well as any future risk, and also the resources, including personnel, which will be applied to the scheme, recognise the aspects and impacts of environmental considerations and which will ensure the Health and Safety of all those working on or affected by the project works.

DCL will have an on-going process of monitoring health and safety standards throughout its organisation. Initially, risk will be mitigated where possible during the design development stage. Once works commence, the Site Team will be responsible for the environmental and health and safety management on site. By referring to the Risk Assessment and Method Statement documentation; by carrying out regular inspections and implementing toolbox talks, etc. the Team will be able to monitor the effectiveness of risk control measures. Site managers will also undertake regular reviews of safety on site, including any accidents or incidents and any matters raised will be dealt with accordingly.

Health and safety is also incorporated as a fundamental aspect of the overall project review, which will occur, and this monitoring and review process will be supported by the Principal Designer (CDM).

The Principal Contractor will at the earliest possible stage of the project enter into dialogue with all relevant parties, including neighbours, to ensure that there is effective coordination throughout all stages of construction.

END OF THE CONSTRUCTION MANAGEMENT PLAN STATEMENT.

TRAFFIC IN

Extent Of Road Closure

TRAFFIC OUT

Indicative Drop off

Gas Easement

Amended Hoarding Line

Hoist

Crossing

Site Boundary

Sub Station

C Tank

DCL Cabin Zone

Turnstiles/ Pedestrian Entrance

Gas Easement

Facade design under development

MANCUNIAN WAY

Roof Terrace 114.13 m²

Comms 1.37 m²

Laundry 25.58 m²

40 racks

Cycle Lift 5.20 m²

Cycle Store 61.12 m²

Desk layouts within window areas (indicative)

Cluster Bedroom 14.87 m²

Cluster Bedroom 15.66 m²

Cluster Bedroom 14.81 m²

Cluster Kitchen 25.24 m²

Smoke Shaft 1 1.00 m²

Elec. Riser 1 2.24 m²

46 lockers

Corridor 37.17 m²

Lift 1 5.06 m²

Refuge

Stair 2 16.82 m²

Lift Lobby 11.65 m²

Cluster Corridor 9.85 m²

Store 2.62 m²

Riser 1.55 m²

Stair 1 15.33 m²

Lift 2 5.06 m²

Lift 3 5.06 m²

Lounge 98.98 m²

Store 0.87 m²

Riser 2 1.84 m²

Smoke Shaft 2 1.01 m²

Cluster Corridor 13.66 m²

Corridor 10.96 m²

Riser 3 1.46 m²

Cluster Bedroom 14.44 m²

Cluster Bedroom 14.93 m²

Cluster Bedroom 15.08 m²

Cluster Bedroom 14.81 m²

Cluster Kitchen 25.23 m²

Private Dining 41.43 m²

Studio 24.29 m²

Studio 20.83 m²

Private Dining Terrace 30.72 m²

Podium facade design under review

3950

20660

11030

4450

6380

FIRST STREET Manchester

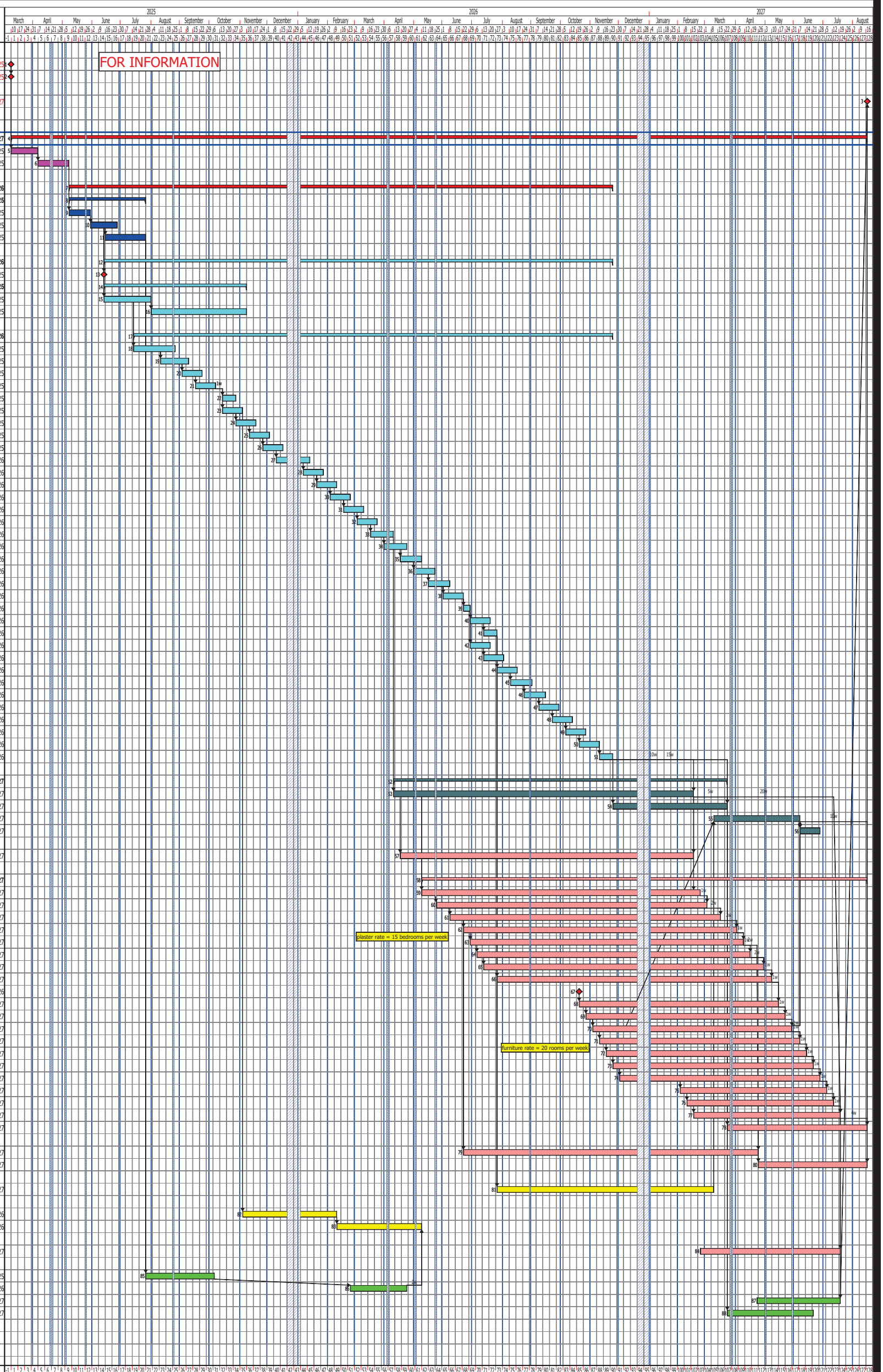
building C - 555 beds

TENDER Programme

rev: 03.10.2023

DOWNING

Line	Name	Start	Duration	Finish
	PROJECT DETAILS			
1	building D - Contract Completion	10/03/2025		10/03/2025
2	Proposed Start date -	10/03/2025		10/03/2025
	Proposed Duration - Working weeks			
3	Proposed Completion date -	17/08/2027		17/08/2027
4	**block C - OVERALL Programme**	**10/03/2025**	**120w 2d**	**16/08/2027**
5	Enabling works; inc piling mat	10/03/2025	4w	04/04/2025
6	Piling	07/04/2025	4w	07/05/2025
7	**Concrete Frame Works**	**08/05/2025**	**77w 2d**	**24/11/2026**
8	**Substructures**	**08/05/2025**	**11w 1d**	**25/07/2025**
9	Core base	08/05/2025	3w	29/05/2025
10	Pile caps	30/05/2025	4w	26/06/2025
11	Prepare and concrete Ground floor slab	16/06/2025	6w	25/07/2025
12	**Superstructure**	**13/06/2025**	**72w 2d**	**24/11/2026**
13	Crane operational	13/06/2025		13/06/2025
14	**Core**	**13/06/2025**	**21w**	**07/11/2025**
15	Slipform Core up to level 20	13/06/2025	7w	31/07/2025
16	Staircase and Landings	01/08/2025	14w	07/11/2025
17	**Upper floor slabs**	**15/07/2025**	**68w**	**24/11/2026**
18	1st floor slab	15/07/2025	6w	26/08/2025
19	2nd floor slab	12/08/2025	4w	09/09/2025
20	3rd floor slab	03/09/2025	3w	23/09/2025
21	4th floor slab	17/09/2025	3w	07/10/2025
22	Install screens	15/10/2025	2w	28/10/2025
23	5th floor slab	15/10/2025	3w	04/11/2025
24	6th floor slab	29/10/2025	3w	18/11/2025
25	7th floor slab	12/11/2025	3w	02/12/2025
26	8th floor slab	26/11/2025	3w	16/12/2025
27	9th floor slab	10/12/2025	3w	13/01/2026
28	10th floor slab	07/01/2026	3w	27/01/2026
29	11th floor slab	21/01/2026	3w	10/02/2026
30	12th floor slab	04/02/2026	3w	24/02/2026
31	13th floor slab	18/02/2026	3w	10/03/2026
32	14th floor slab	04/03/2026	3w	24/03/2026
33	15th floor slab	18/03/2026	3w	09/04/2026
34	16th floor slab	01/04/2026	3w	23/04/2026
35	17th floor slab	17/04/2026	3w	08/05/2026
36	18th floor slab	01/05/2026	3w	22/05/2026
37	19th floor slab	18/05/2026	3w	08/06/2026
38	20th floor slab	02/06/2026	3w	22/06/2026
39	Crane - install tie and climb	23/06/2026	1w	29/06/2026
40	Core walls - Slipform level 20 to 28	30/06/2026	3w	20/07/2026
41	Install staircases and lift lobbies levels 20 to 28	14/07/2026	2w	27/07/2026
42	21st floor slab	30/06/2026	3w	20/07/2026
43	22nd floor slab	14/07/2026	3w	03/08/2026
44	23rd floor slab	28/07/2026	3w	17/08/2026
45	24th floor slab	11/08/2026	3w	01/09/2026
46	25th floor slab	25/08/2026	3w	15/09/2026
47	26th floor slab	09/09/2026	3w	29/09/2026
48	27th floor slab	23/09/2026	3w	13/10/2026
49	28th floor/Roof slab	07/10/2026	3w	27/10/2026
50	Upstands and Cappings	21/10/2026	3w	10/11/2026
51	Remove screens and clear site	11/11/2026	2w	24/11/2026
52	**Envelope**	**10/04/2026**	**47w**	**23/03/2027**
53	Unitized Cladding	10/04/2026	42w	16/02/2027
54	Roof works at level 28 - 700m2	25/11/2026	15w	23/03/2027
55	Infill hoist area	10/03/2027	12w	07/06/2027
56	Dismantle Hoist	08/06/2027	3w	28/06/2027
57	Delivery of PODs	17/04/2026	41w	16/02/2027
58	**Finishes - 555 beds**	**11/05/2026**	**63w**	**16/08/2027**
59	M&E Distribution	11/05/2026	39w	23/02/2027
60	1st fix Partitioning	26/05/2026	38w	02/03/2027
61	1st fixes M,P,E and J	09/06/2026	38w	16/03/2027
62	2nd side board	23/06/2026	38w	01/04/2027
63	Skim Plaster	30/06/2026	38w	08/04/2027
64	Mist coat and plaster snag	07/07/2026	38w	15/04/2027
65	2nd fixes M,P,E and J	14/07/2026	39w	29/04/2027
66	Clean and Snag ready for Final Finishes	28/07/2026	38w	07/05/2027
67	Power On	21/10/2026		21/10/2026
68	Preparatory Decoration	21/10/2026	27w	14/05/2027
69	Floor Finishes	28/10/2026	27w	21/05/2027
70	Fitted furniture	04/11/2026	27w	28/05/2027
71	Final fixes	11/11/2026	27w	07/06/2027
72	DCL Snagging	18/11/2026	27w	14/06/2027
73	Final Decoration	25/11/2026	27w	21/06/2027
74	CoW Snagging	02/12/2026	27w	28/06/2027
75	Loose Furniture	03/02/2027	21w	05/07/2027
76	Sparkle Clean	10/02/2027	21w	12/07/2027
77	Test and Commission	17/02/2027	21w	19/07/2027
78	Fit out Hoist rooms	24/03/2027	20w	16/08/2027
79	1st and 2nd fix fixes in Communal areas	23/06/2026	41w 1d	23/04/2027
80	Final fix works in Communal areas	26/04/2027	15w 4d	16/08/2027
81	Install Lifts for Beneficial use - 28 storeys; 3no Lifts	28/07/2026	30w	09/03/2027
82	Build Plantrooms	05/11/2025	12w	10/02/2026
83	Works in Plantrooms	11/02/2026	12w	08/05/2026
84	Works in Ground and 1st floor Reception and Communal Areas	24/02/2027	20w	19/07/2027
85	Drainage Works	28/07/2025	10w	06/10/2025
86	Services onto Site	25/02/2026	8w	23/04/2026
87	External Works - Perimeter of building	23/04/2027	12w	19/07/2027
88	External Works - Terrace	24/03/2027	12w	21/06/2027



Milestone Appearances

◇ Diamond

Drawn by: MJS	Prog. No. 255/C - Tender	Revision No. 03.10.2023	Notes: