

CONSTRUCTION MANAGEMENT PLAN

For

CONVERSION & REFURBISHMENT to FORM 11 FLATS

The Albion Inn
576 Burnage Lane
Manchester
M19 1NA



Corner Front View to Burnage Lane & Barcicroft Road

By

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TABLE OF CONTENTS

- 1.0 THE WORKS**
- 2.0 MEANS of ACCESS**
- 3.0 DILAPIDATION - PHOTOS of EXISTING**
- 4.0 SITE MANAGEMENT & SAFETY**
- 5.0 DUST & NOISE**
- 6.0 WORKING HOURS**
- 7.0 SEQUENCE OF OPERATIONS – PLAN of WORKS**

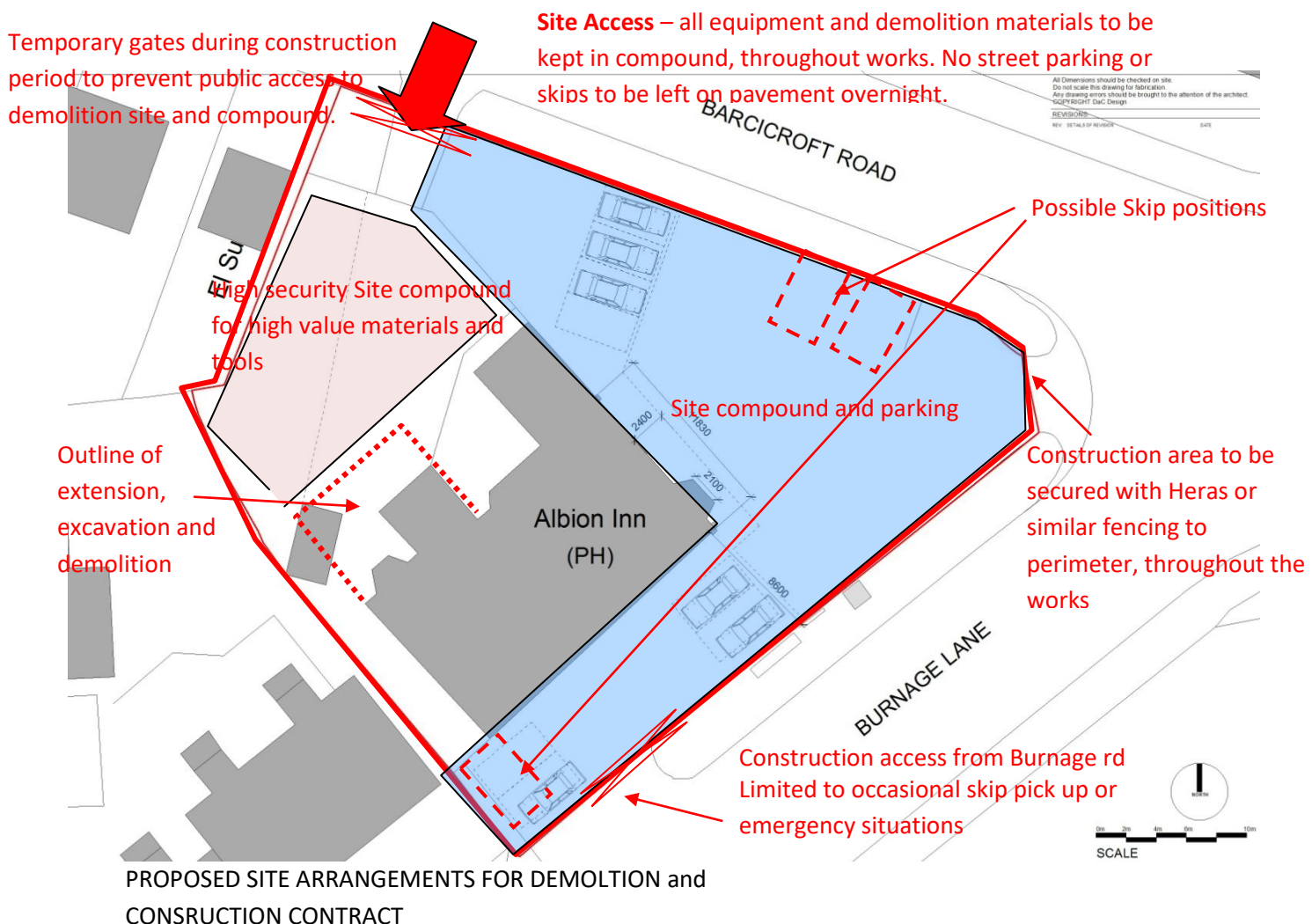
CONSTRUCTION MANAGEMENT PLAN**1.0 THE WORKS**

- 1.1.** The project relates to the works that are to be carried out at 576 Burnage Lane, Manchester, M19 1NA
- 1.2.** The works involved include the following:-
 - 1.2.1** Refurbishment of existing property to form 11 new flats, including roof repairs and basement conversion.
 - 1.2.2** Formation of site compound, set up of welfare facilities, muster points and securing of the site.
 - 1.2.4** Installation of protective measures within the existing site surface water drainage system to prevent contamination during the demolition process.
 - 1.2.5** Internal soft strip of the buildings, to remove deleterious materials.
 - 1.2.6** Demolition of the single storey brick timber and slate roofed extension down to ground level, removal of any floor slabs and concrete footings. Hand demolition to be used where there is danger of damage to neighbouring garden fences, walls and the existing street pavement.
 - 1.2.7** Construction of a two storey rear extension, remodel and conversion of existing two storey building and insertion of new loft dormer.
- 1.3** The processing of all materials arising from demolition and construction will be transported off site, in accordance with the Waste Management (Duty of Care) Regulations, for recycling / disposal, to a Manchester CC Approved tip.



CONSTRUCTION MANAGEMENT PLAN**2.0 MEANS OF ACCESS**

- 2.1** The main construction access to and from the site will be via Barcroft Road a 9.6m wide public road. The access point is the existing carpark and service delivery point for the public house when it was operational and has a concrete cross over the existing tarmac pavement. (see fig 3)
- 2.2** Site traffic will move with caution when entering or leaving site. A banksman will be present to ensure the safe egress from site and maintain public safety. The site route will be clearly marked and signs will be present warning the public of construction traffic.
- 2.3** Appropriate warning signs will be displayed at the site entrance notifying the public of the ongoing works.
- 2.4** Contractor parking will be on site and no street parking is envisaged.
- 2.5** The existing drop kerb access from Burnage Lane will only be used in emergency or for skip placement and removal.



3.0 DILAPIDATION - PHOTOS of EXISTING (30 August 2023)

3.1 The existing pavements outside the property are tarmac with concrete kerbing.fig 1&2

The tarmac is a little uneven and in places damaged fig 3&4. It has been dug up several times for new cabling etc

The boundary bollards are to be removed and a more permanent and continuous boundary treatment put in place (low wall with railings).



CONSTRUCTION MANAGEMENT PLAN



FIG 3 – Site access crossover on Barcicroft Road



FIG 4 – Existing damaged pavement on Burnage Lane

4.0 SITE MANAGEMENT AND SAFETY

- 4.1 Site administration will be under the full time control of a Site Manager (SMSTS)
- 4.2 The site supervisor will also be conversant with the specification, codes of practice and health and safety regulations pertaining to demolition and construction operations
- 4.3 The plant operatives will all experienced and hold current CITB / CSCS Certificates of Competence.
- 4.4 All plant used will have current statutory inspections, insurance and be maintained and suitable for the task they are to undergo. Plant certificates will be obtained for all plant used and copies of the certificates retained on site.
- 4.5 Site safety and warning signs will be attached around the site to the hoardings warning of the dangers of unauthorised access of the site and giving emergency contact details, should any concerns arise.

CONSTRUCTION MANAGEMENT PLAN

- 4.6** All works will be undertaken in accordance with current health and safety codes of practice pertaining to demolition and construction operations and safe systems of work.
- 4.7** Adequate segregation of pedestrians and vehicular traffic will be maintained at all times. Reversing of vehicles and plant will be minimised at all times. This will be highlighted on a site plan and will form part of the site induction for all operatives.
- 4.8** The following personal protective equipment will be supplied and worn at all times necessary by personnel during the works:
- Safety Helmets - at all times (EN 397)
 - Overalls - at all times
 - Safety Shoes/Boots - at all times (EN 345)
 - R.P.E. - Unpowered half masks (FFP3)
 - Impervious Gloves (EN No 388)
 - Safety Glasses / Goggles (EN 166)
 - High Visibility Vests - at all times (EN 471)
 - Ear Defenders (EN352-1)
- 4.9** The site to be left in a safe, stable position at the end of each working day.
- 4.10** Emergency procedures, site rules, method statements and notifications to be displayed on site. The rules and procedures of the Contractor are to be adhered at all times.

5.0 DUST & NOISE

- 5.1** During the demolition operations dust may arise. If so, water spraying will be undertaken to control this hazard. This will consist of 2 no. Operatives utilising hose pipes from a water source. In addition suitable screens may have to be employed to prevent dust ingress to adjacent areas.
- 5.2** Adequate hearing protection in the form of ear muffs or plugs will be provided by the Contractor.
- 5.3** During the construction operations the contractor will ensure that within reason the site access to the main highway will be kept free from mud and debris which may on occasion, be taken from the site on the wheels of site delivery vehicles. The contractor undertakes to clean the road of any debris by the end of each working day. It is not envisaged that the site will be very muddy as most areas are hard finishes but should it be necessary a wheel wash area will be set up adjacent to the site exit.
- 5.4** The contractor will adhere to the Noisy Working Standards set by the Local Authority Environmental Health Department.

CONSTRUCTION MANAGEMENT PLAN

- 5.5 The control of noise and vibration on site is to be in accordance with requirements as stated within BS 5228-2:2009 +A1:2014
- 5.6 All site equipment such as generators, drills, excavation vehicles etc. will be fitted with sound deadening materials in accordance Health and Safety Guidelines.
- 5.7 All site lighting appliances are to be fitted with directional shielding to prevent light pollution affecting adjoining properties.

6.0 WORKING HOURS

08:00 am - 18.30pm Monday-Friday

8.00am – 16.00pm Saturday

No working hours on Sunday

7.0 SEQUENCE OF OPERATIONS – PLAN of WORKS

- 7.1 Prior to work commencing the site will be identified by the contractor and secured as far as reasonably practicable. The minimum precautions to be taken in this instance will be the erection of fencing to the site perimeter where required. Formation of access to the site with closed and lockable gates installed to maintain the security of the site.
- 7.2 A clearly identified working zone will be established within the site boundary. When necessary the working zone will become an exclusion zone by utilising banksmen. Only authorised personnel will be allowed on site and all personnel will ensure the lines of demarcation are upheld. Rigorous checks will be made to identify and authorise workers for specific tasks.
- 7.3 Warning signs are to be displayed on the site perimeter stating “**WARNING DEMOLITION & CONSTRUCTION IN PROGRESS**” to avoid unauthorised access during the works. Site access and egress to be clearly marked and a banksman present to ensure the safety of the general public.
- 7.4 Fully trained and certified personnel will commence the removal of any identifiable hazardous or deleterious materials observed at initial survey.
All personnel will wear P.P.E. including disposable overalls, gloves, half masks, hats and safety wellingtons during these manual-handling operations.
- 7.5 Tower scaffolds / MEWP's will be used in accordance with the manufacturer's instructions for erection, use and dismantling. The tower must be vertical and the legs rest properly on firm, level ground. Any wheels and outriggers must be locked and internal ladders used to provide a safe access / egress from the work platform. Edge protection i.e. guard rails will be provided at platforms where a person could fall. Ladders used on site will be in good condition and inspected prior to use.
- 7.6 From this safe working platform the slate roof and joists will be removed. Good quality joists to be stored on site for reuse or recycling. All wood and other recyclable material will be collected in separate skip.
- 7.7 Via Low Loader, deliver to site a small 360° excavator with bucket and grab attachments. Commence the demolition of the existing brick/render extensions

CONSTRUCTION MANAGEMENT PLAN

utilizing the 360° excavator; carefully pushing the walls inward where necessary to avoid debris falling onto the external areas.

- 7.8** Walls bordering on to neighbouring back gardens are to be hand demolished taking care to avoid damage and bricks falling into private gardens
- 7.9** When walls are demolished to slab level site is to be cleared of debris and the existing floor slabs footings and steps, dug up with the excavator.
- 7.10** Site of extension to be scraped clear and new basement area excavated to footings level – No deleterious or non compostable materials are to be buried beneath the surface.
- 7.11** The materials arising from the works will be sorted at ground level and loaded on to awaiting vehicles or skips to be disposed of at a licensed site. In accordance with the contractors Duty of Care a controlled waste transfer note will be issued to cover all waste.
- 7.12** An on-going system of inspection will be maintained during these operations to detect any hazards/structural instability occurring.
- 7.13** A sentry will be positioned adjacent to the demolitions and excavation areas, to maintain an exclusion zone and ensure the safety of the public and personnel at all times.
- 7.14** Site to be left safe and tidy on completion of the works.
- 7.15** Following demolition and excavation of basement, building works will commence on the extension and internal fabric of the main building.
- 7.16** All security, Safety and access provisions will be kept in place until the end of the construction and fit out contract – expected contract period to be 18 months in total.