



**PRIESTLEY
CONSTRUCTION**

Framework Construction Management Plan for Neptune Mill

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Introduction

The property is a grade 2 curtilage listed building situated with Baird Street to the South to the East Congou Street. To the North the property is adjoined to an industrial warehouse which sits on Chapeltown Street with residential properties (crusader development) to the East.

The existing property is to be refurbished with internal and external works for continued office use to the upper floors and include ground floor food and beverage / commercial units.

Logistics, agreements and permits

For construction a road closure permit would be sought for the length of the site along Baird Street as this is a dead end. Site compound would be based in this area including site offices and welfare as with previous developments to the building along with the site entrance.

Party Wall Agreements should be sought to stand scaffold within adjoining properties (situated on the corner of Congou and Chapeltown Streets), within their land on the site's East elevation to enable new window openings to be formed along with repairs to brick and stonework. We will also look at the option of oversailing their roof to accommodate installation of new windows and safety for roof works (other options are available if party wall agreement cannot be gained). Two loading bays for the roof may be required if so, one will be situated within the courtyard and one along Baird Street.

Welfare will consist of the following: -

- Site office(s)
- Meeting room
- Canteens as required by HSE Guidance
- Toilets
- Drying room
- Store

All cabins where possible will be stacked two high with scaffold stairs and gantry.

Site perimeter will be protected with full panel Heras fencing with gates on Baird Street to Chapeltown Street, there will be full gated access for the secondary entrance also, but this will be for limited access (skips) by prior appointment only.

Site entrance will also be off Baird Street with telemetric turnstile and a protected walkway under the scaffold to access the site establishment.

Traffic management plan attached in appendix A

Site hours will be 7.30am till 5.30pm

Construction

Construction will start with the removal of the old garage which backs onto Baird Street (fed from internal courtyard). This will start with the removal of any asbestos located within this vicinity before dropping the structure, care will be taken not to damage the main structure, this will enable scaffold to be wrapped around the perimeter where possible.

During removal to this area water systems will be used to ensure dust is kept to a minimum and does not cause a nuisance to the surrounding properties and the public in general. Also, during removal of the single-story building barriers will be put in place to protect the surrounding building and the work force on site, ensuring only demolition personnel are allowed in the area.

While external scaffold is ongoing asbestos strip will take place within the building itself as there is evidence of Amosite, Chrysolite and Crocidolite from the survey report in quite a few areas.

A damp survey will follow asbestos removal to ascertain the extent of damage to existing timbers and brickwork and compiled while soft strip works are ongoing.

Repairs to floors and staircases will take place along with any damp treatment to the required areas once soft strip is complete before any internal fitout takes place in each area.

Externally, once the scaffold has been erected, replacement windows would be installed along with brick repairs with suitable reclaimed brick to match existing. There are many with blown faces which will require replacing in line with the listed status of the property. Cracking is also evident on some elevations and a full structural survey will be undertaken to show if this is superficial or would need more intensive works. The extent to which these works are required will dictate whether full repoint or patch pointing would be required however looking at the damp on the interior walls it may require the former. Whichever process is decided a mortar match will be required to match the existing, again to be in line with the listed status of the building and to Conservation Officer approval.

Roofing repairs /renewal/replacement and installation of cabrio velux style windows will take place whilst brick repairs etc. are being dealt with, however access has not been made available to see the extent of works required at this time.

Looking at the number of minor alterations which have taken place over the years and twisting of the odd queen-post trusses along with water ingress in areas, this is likely to require a full re-roof to match the existing and this will be confirmed after the structural report has been received.

If a full re-roof is required, the following procedure will apply for the main roof:

- All ridge and tiles will be stripped individually on one elevation, brought to ground and removed from site in line with the site waste management plan, open roofs will be protected by tarpaulins to protect the building until such time as the specified roof membrane (such as roof guard) can be installed.
- As the roof is being stripped roof timbers will be assessed and replaced as necessary with trimming out for cabrio velux style windows taking place during this time
- Roof membrane would then be installed along with GRP/lead valleys and eaves trays.
- New cabrio velux style windows would be installed at this point along with flashings.
- Flashings and soakers would then be installed along the gable end to the roof upstands.
- Timber roof battens will then be installed to take new tiles as per the agreed roofing schedule.
- Once complete re-tiling will take place and while this operation is ongoing, the above method would be started on the other elevation.
- Once both elevations are complete the ridge will be installed as per agreed specification.

All materials will be lifted to the appropriate loading bay using telehandler and only the amount specified under the scaffold design will be loaded at any one time to each individual loading bay. Removal of waste and old materials will be unloaded also via the loading bay and will be done using crates rather than pallets for safety.

If a complete re-roof is not required, we would sequentially break out locally for each new cabrio velux style window and strip rooflights with crash decks below each opening to safeguard the operatives working at roof level. Once each new opening within the existing roof finishes has been opened up to receive the new roof lights, new timber upstands would be formed and each opening temporarily weathered as works proceed to protect the building from the elements to make sure each opening is watertight. This will hopefully omit the requirement for a temporary roof structure which will only add cost to the project, however, we would welcome the opportunity to research the foregoing more thoroughly in order to develop a watertight strategy for the premises.

New windows also have to be formed within one gable. These would be cut out with a cut off saw using water suppression to ensure that dust is kept to an absolute minimum. Once

removed, brickwork will be toothed out and made good with supporting lintels installed in keeping with the building façade.

Copings and flashings to gable wall will be re-bedded and pointed after foliage that has grown in over the years is removed and treated.

Before scaffold is struck all gutters will be renewed with first legs brought down, windows will receive mastic finish.

During construction unloading of materials will take place within the site boundaries on Baird Street.

As previously stated, any dust creating tasks will be suppressed using water systems and will be monitored by the site management team.

Waste Management

A company will be employed to do the waste management plan however skips on site will be segregated as below; -

- Plasterboard
- Timber
- Metal
- General waste

A euro bin will be provided for welfare and office waste.

APPENDIX A Logistics Plan

