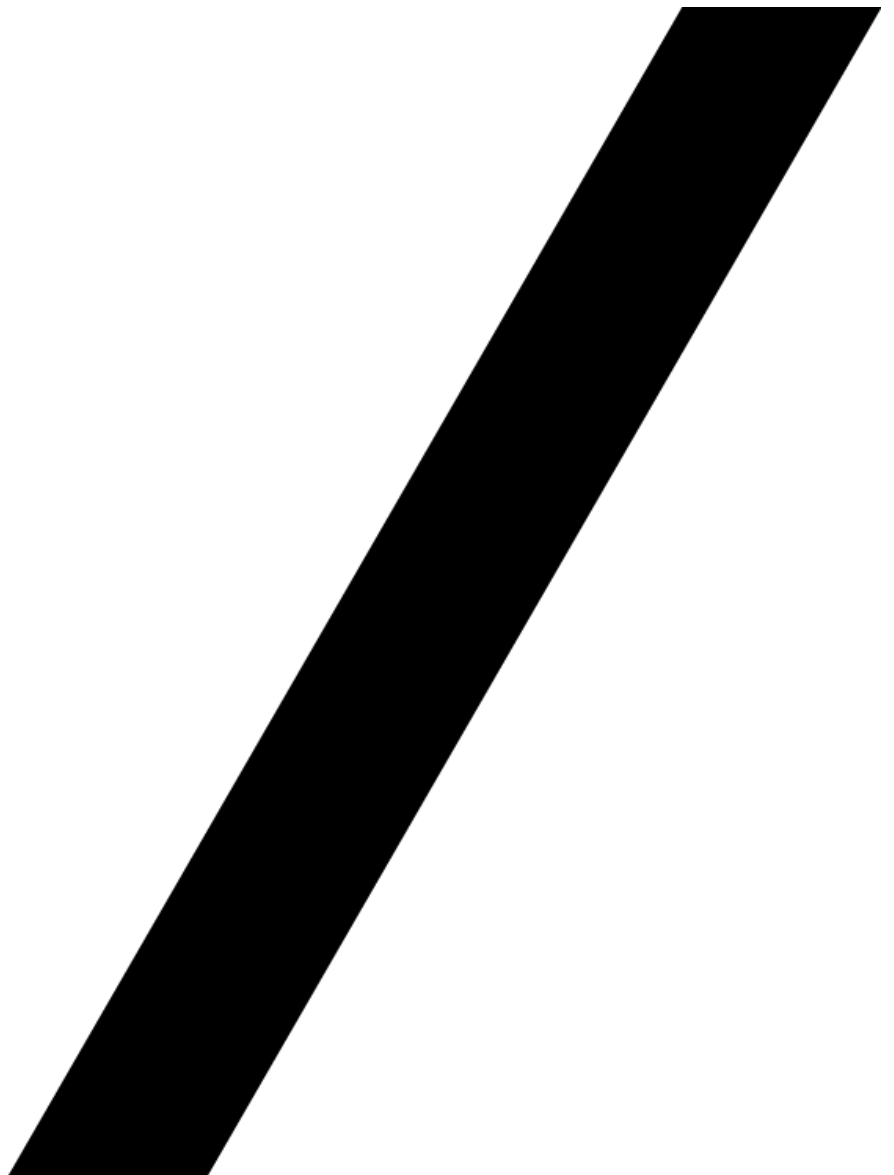


Unit G15, 3 Hardman St SPINNINGFIELDS

Outline Construction Management & Phasing Statement

Property: G15, 3 Hardman Street, Spinningfields.

Date: June 2022



Outline Construction Management and Phasing Statement

Introduction

Unit G15, 3 Hardman Street is a retail unit sat within the Spinningfields district of the city centre.

The unit is to be extended to provide additional capacity to its elevations at Crown Square and The Avenue. This will take the form of a glass, aluminium, and steel conservatory.

The Construction Management & Phasing Statement provides outline information on the proposed construction phase strategy and the key activities that will be undertaken. Consideration of potential impacts during the construction and any necessary mitigation measures are provided in each chapter of this document.

Construction Phases

The construction for G15 extension will be phased, with three key construction phases.

Construction Phase	Description of Activity
1	Site set up and groundworks: This phase of work will involve the set-up of the site and the groundworks required to support the new extension. This includes: hoarding of the site, removal of the granite public realm surface, excavation of the foundations and piling where required.
2	Forming of extension: This phase of work involves the physical construction of the extension, the frameworks and glazing.
3	Tenant fit-out: Upon completion of phase 2, the site will hand over to the tenant's fit-out team to undertake their works.

Note:

- Working hours are anticipated to be 8am to 6pm Monday to Friday (subject to planning conditions) with all deliveries within the same period. Any out of hours working will be generally limited to internal fit out operations.
- The proximity of offices and the courts surrounding the site around the Spinningfields Estate is a consideration. Additionally, the proximity of Moxy Hotel and further afield, residential properties have also been taken into consideration. The methodology contained in this document is to be followed by the appointed contractor in protecting the residential amenity.
- Prior to any phase involving potential noisy works, the contractors will hold meetings with local occupiers, particularly the Crown Courts. Such works will be tailored around the needs of the Crown Courts.
- To reduce the impact on the local community deliveries will be directed into the Spinningfields Estate via Dolefield at fixed times of day.

Construction Methodology

The following is a brief overview of the methodology to be adopted for the forming of the new extension to unit G15:

General Site Logistics

- A 2.4m high hoarding shall be erected around the site throughout the project.
- All construction activities will be undertaken from within the hoarded area. This will not affect the public.
- All debris, to be removed, will be safely loaded into vehicles that will leave the site via Dolefield.
- When the site is operational, there shall be a dedicated person located at the site entrance locations to manage access / egress from the site as required.
- The dedicated site office and welfare facility will be located inside of G15.
- The hoarded area will be used as a site laydown for materials.
- Unloading and storage will be contained within the hoarded area.
- A site waste management plan will be put into place by the contractor.
- The site will be fully secured based on an access permit system with the overall access to Spinningfields controlled by their own 24/7 security team.

Site Compounds (Courtyard & Minshull Street South)

- The area to be hoarded off around the two elevations of the property will form the compound for site.
- Staff personnel will access the site and compounds via managed gates.
- The site compound will act as delivery drop off zones, waste collection points and lay down areas for construction materials.

Main Site Access Routes

- All construction site staff will access via the public realm on foot.
- The estate access route between the Crown Courts and Oast House on Dolefield will operate as the access/egress for vehicles via controlled bollards.
- The site access routes will be monitored throughout the day by Spinningfields security and control room. It will be the responsibility of the security team to ensure that the access route bollards remain closed throughout the day when not in use.

Material Storage

- Storage of materials shall generally take place within the internal hoarded area. The selected contractors will adopt a “just in time” delivery procedure. This will help to limit the amount of materials stored on site.

Operational Efficiency

- The anticipated core hours of working will be 08:00 – 18:00, Monday to Friday.

Pedestrian Routing

- Pedestrians, the general public and local resident workers will be kept separate from the construction activities at all times.
- Pedestrian routes will be maintained at all times.
- Pedestrian routes may need to be temporarily diverted during initial site setup of hoarding and later removal of same.

Monitoring, Review & Complaints

- A programme of monitoring and review will be implemented to generate information by which the success of the construction process can be evaluated.
- Monitoring and review of construction activity to the site will be the responsibility of the principal contractor.
- This process will provide the opportunity for construction operations and procedures on the site to be reviewed and new management measures to be implemented (if necessary).
- As part of the ongoing process for ensuring that impacts to the Spinningfields Estate users are kept to a minimum. A representative for the project will attend regular estate forum meetings.
- In addition to the forum, a public contact address will be made available to members of the public. The contact address will be published so that the Contractor can hear any queries or complaints from members of the public.

Construction Phases

Phase One

Erection of a 2.4m high hoarding will be the initial goal, this will ensure safe separation of public and construction site.

Following this, the existing granite surface will be removed, cleaned and stored for reuse and works to form the foundations will be undertaken.

Control measures for phase one:

- Erection of a boarded timber 2.4m high hoarding around the perimeter.
- Regular cleaning down of the site perimeter.
- Daily visual inspections of roadways to the perimeter.
- Access to a road sweeper for the possibility of an emergency response being needed.
- Sub-Contract orders to include the requirement for any muck away vehicles to be fully sheeted.

Phase Two

The erection of frame and glazing system will be undertaken in phase two.

The following control measures will be considered for phase two:

- Demarcated areas for the laydown of materials.
- Daily monitoring and planning of deliveries.

Phase Three

The phase three works shall comprise the fit-out of the building. The above control measures will also be implemented for the phase three works alongside a coordinated plan for the removal of the hoarding as the works progress.

General Construction Management Principles

Traffic Management Plan

A traffic management plan will be prepared to address the following issues:

- Site management procedures.
- Integration of traffic management plan co-ordinated with other projects going on in the area.
- Access / egress points.
- Traffic / pedestrian segregation on the site.
- Strategy to keep the roads and pavements around the site clean at all times.
- On-going liaison with the local highway authority.

In preparing the Traffic Management plan the contractor will be required to consider:

- A site delivery and booking in system.
- Pre-fabrication to reduce deliveries.
- A materials transport plan to include methodology for deliveries, unloading and distribution of materials.

Deliveries

Delivery routes onto site will be agreed with Spinningfields Management Company and Crown Courts alongside set times for the same.

Parking

There will be no on-site parking. Parking spaces are available at Spinningfields NCP car park on Quay Street. Site personnel will be encouraged to utilise local public transport when travelling to the site.

Health and Safety

The project will be carried out in accordance with the Construction (Design and Management) Regulations 2015 and all other relevant legislation.

The applicant will provide a principal contractor who can demonstrate adequate competency in the management of health and safety and also has the correct management procedures in place to control the activities of such a construction project.

Principal contractors will be required to produce a Construction Phase “Health and Safety Plan” prior to work commencing on the site. This document will form the basis of the procedure for managing health and safety during the construction phase and will be periodically reviewed as works progress.

Construction Materials

There have been no materials identified at this stage of the design process which are considered to generate a risk to construction personnel which will be unfamiliar to an experienced contractor. The hazards arising from the use of wet concrete, resins, solvent based paints can be expected and the appropriate measures to minimise risk under COSHH will be required by the main contractor.

Site Security and Safety

Protecting the members of the public from the risk to their health and safety arising from the construction work is a high priority. Every care will be exercised to prevent risk to members of the public and appropriate action, including the erection of a suitable hoarding will be taken.

Vandalism to plant, equipment, materials and the works is possible. The principal contractor will be required to take appropriate action to ensure that the site is secure from unauthorised access at all times. The site will be fully secured on an access permit system and securely staffed at vehicular entrances. The site is covered by 24hour security provided by Spinningfields Estate alongside 24hour security within the main 3 Hardman Street building also.

Pollution

The principal contractor will need to establish procedures to ensure the prevention of pollution relating to the following activities:

- Earth works (Inc. stockpiling of spoil, and the management/storage of contaminated soils).
- Dewatering of small excavations.
- Concrete works (Inc. washing out of concrete delivery vehicles).
- Storage and movement of fuels, oils and chemicals.
- Cleaning (Inc. plant/machinery, and wheel wash).

Nuisance

The principal concerns relating to nuisance of noise, vibration and dust come from ground excavation and construction activities.

Mitigation measures that will need to be considered include; low noise plant options, noise attenuation techniques, damping down, screening and carrying out certain activities during agreed hours of the day.

In order to minimise dust and fumes the Principal Contractor will be required to consider the following:

- Measures such as screening and covering.
- Installing where appropriate wheel-wash facilities at the site exit to minimise the risk of dust emissions and deposition on the highway.
- Keeping adjacent roads and hard-standings clean.
- Turning off plant when not in use.
- Ensuring the appropriate selection and maintenance of construction vehicles, plant and equipment to minimise emissions.
- Investigating the use of electric powered plant.
- Waste material cannot be burnt on the site.

Site Infrastructure

- Drainage connections exist on the site.
- Water supply exists on the site.
- Gas supply exists on the site.
- Electricity mains currently service the site.
- Site telecommunications infrastructure exists on site.

Public Relations

The project contractors will make regular progress updates to the local community via Newsletters and Social Media.

Under the Considerate Constructors scheme the contractor will be required to maintain regular dialogue with neighbours and provide regular updates on site progress and logistics.

Risks of noise, dust and air pollution will be considered for each proposed activity and associated mitigation measures will be implemented.

Waste Management Strategy

In line with good practice, a strategy for minimising site waste will be developed once the principal contractor has been appointed.

The following tables the waste issues and actions that will be considered at the planning, design and procurement stages of the project.

Issue	Action
Number of Materials	Reducing the number of different materials used during construction.
Recyclability of materials	Selecting materials that can be segregated for re-use / recycling if / when they become waste
Durability of materials	Designing with materials which are durable and able to withstand storage, handling and installation.
Dimensions	Repetition of design and element dimensions, designing to meet standard manufactured material dimensions, to reduce variables and off-cuts.
Prefabrication / offsite construction	Specifying off-site prefabrication / modular construction to reduce waste arisings on site.

Operational Waste Removal

Waste produced during the construction process is to be cleared on a regular basis. Paladin bins will be deposited within easy reach of the working areas. Operatives are to deposit waste into these bins during the day. The bins are to then be transported to waste skips.

To reduce the amount of waste from landfill, the waste is to be segregated at the waste transfer station into the following categories:

CAT A: Hazardous waste e.g. paint tins, mastic tubes etc.

CAT B: Metal

CAT C: General waste / build debris