



CONSTRUCTION MANAGEMENT PLAN



Site address:

41 Northaw Road East, Cuffley, EN6 4LU

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This Construction Management Plan (CMP) has been prepared by MD Designs on behalf of M K Anklesaria for redevelopment of site, to add an additional floor.

Purpose of this Statement

In relation to planning application reference number: tbc

Redevelopment of site and proposed development to create redevelopment of an additional floor to the existing dwelling house

A condition item imposed when applying for prior approval

The development shall not commence until a Construction Management Plan (CMP) has been submitted to and approved by the Local Planning Authority and contain:

- a) photographic condition survey of public carriageways, verges, highway trees and footways in the vicinity of the site.
- b) map showing routing of demolition and construction vehicles to/from the site.
- c) access arrangements to the site.
- d) wheel cleaning methodology and facilities.

The development shall be carried out in accordance with the approved Construction Management Plan unless otherwise agreed by the Local Planning Authority.

Reason: in the interest of preserving highway safety and the amenities of neighbouring occupiers.

This CMP is written in order to accompany the planning requirement as stated above.

This statement will outline how this project will be constructed efficiently and under controlled environmental conditions to ensure the works do not deteriorate the existing condition public road/pedestrian network on Northaw Road East and minimise the disruption to any neighbouring properties.

We will ensure that the contents of this statement once approved will be implemented and retained by the appointed Principal Contractor both during the demolition and construction period.

Project Description

The project involves Construction of redevelopment of site, additional floor to dwelling house.

The agreed contents of this CMP must be complied with unless otherwise agreed with the Council. We shall work with the Council to review the CMP should any problem arise in relation to the construction of the property. Any further revised plan must be approved by the council and complied with thereafter.

Proposed Programme

Enabling works - Duration 2 weeks

Main contract works - Duration 6 months

Access and Deliveries

All deliveries will be come through Northaw Road East

All materials and plants will be stored withing the fenced site area to the rear garden. Materials such as cement and equipment will be stored in a secure cabin placed to the rear of the site within its boundaries.

Proposed Hours in Which Vehicles Will Arrive and Depart

The hours in which vehicles will arrive and depart will coincide with working hours which are 9.00am to 3.00pm and 4.00pm to 6.00pm Monday to Friday and 8am to 1pm on Saturdays.

Parking and Loading Arrangements for Vehicles

Defined traffic management procedures are imperative for the efficient handling of materials and waste for the project, but also to ensure effective management of vehicles, passing traffic and pedestrians.

To minimize any air pollution vehicles will turn off engines when delivering to the construction site and will be turned away when the loading area is in use to ensure no localised waiting

As part of the procedure for the allocation of delivery times to suppliers, care will be taken to reduce the amount of vehicle travelling time within peak periods. Whenever possible deliveries will be scheduled to avoid peak traffic periods to allow greater efficiency in predicting delivery times and reducing haulage costs.

The timing of all deliveries and collections will take into account School operating hours and TFL peak volume times and will therefore only take place between 09:30 and 15:00 on Mondays to Fridays or between 8.00am and 1.00pm on Saturdays.

All suppliers and contractors will be notified of these conditions and the site manager will reject any deliveries/collections outside of these designated hours. With the aid of a Banksmen delivery vehicles will reverse into the driveway of Northaw Road East to the proposed delivery zone during the demolition phase and for significant materials during the construction phase.

During the construction Phase delivery vehicles will also park on Northaw Road East immediately to the front of the proposed site.

The types of vehicles delivering to this site will not exceed 2.5m in width to ensure they comfortably fit within the driveway. All suppliers and contractors will be given prior instruction for the route and procedure for deliveries and vehicle details.

As the maximum dwell time of any vehicle is unlikely to exceed one hour the latest delivery to site will be scheduled to arrive by 1:30pm to ensure that it can be off loaded by the allotted time and the vehicles are able to leave the site to avoid peak traffic periods. Where peak deliveries cannot be avoided, we will attempt to limit activity during this period. All construction vehicles will be managed and prevented from causing obstructions

Wheel Wash Facility

Wheel washing facilities will be made available at the vehicle egress point throughout the duration of this project.

During the demolition and construction phase the appointed contractor will maintain a hardstanding surface within the delivery zone. It is not anticipated that any vehicles entering the delivery zone will require the washing of wheels prior to departure. Nonetheless a wash station will be incorporated to facilitate the washing of wheels prior to departure from the construction site just in case.

The site manager will be responsible for ensuring that any vehicle leaving the site has undergone wheel washing and that loads are completely covered/sheeted so that debris is not deposited on the pedestrian pavements or public highway.

Before leaving, the vehicle will stop and turn the engine off. If necessary, any heavy deposits will be removed manually using scrappers.

Following Step one, wheels will be washed using a high-pressure jet wash lance ensuring that any residual deposits lodged in the tyres are removed. If required, the vehicle will move forward slightly to ensure that the complete circumference of the wheel is clean.

On completion of cleaning wheels, the vehicle will be inspected and confirmed that it is fit to leave the site. The site manager will be responsible for ensuring that mud is not deposited on the public highway.

The operator will be given strict instructions to ensure that spraying is directed into the construction site to avoid concrete/mud being washed onto the public highway/local authority drainage system.

Delivery vehicles parking to the front of the site on Northaw Road East will not undergo wheel washing however any spillages on the highway or pedestrian pavements will be cleaned up immediately.

Temporary Traffic Management Orders

Deliveries of major site materials will be planned and scheduled to avoid busy traffic periods.

Deliveries will not occur outside the site working hours stated above.

Deliveries during the PM network peak hour (17:00-18:00) should also be avoided

Impact on other Highway Users

There will be no storage of plant or materials on any area of the public highway

Pedestrians will be protected from the construction site by use of hoarding around the perimeter of the site with lockable access.

Debris removal will take place within the designated delivery zone using wait & load grab lorries. Scaffolding will be erected within the boundaries of the construction site

Domestic waste collections normally take place along Northaw Road East on a weekly basis and further investigation on the refuse collection dates and times will take place to ensure deliveries to site do not cause any imp

Site Hoarding

Site hoarding is required and will be implemented all around the building. 2.4 meters tall, lockable and secure timber hoarding.

Vehicles

Numerous types of delivery vehicles will be used to bring materials to and from the site. These include:

- Skip lorries. These will include roll on/roll off skips for major demolition works (approx size 7.5m long and 2.4m wide) and standard 8 yard skips for waste (approx size 7m long and 2.4m wide).
- Ready mix concrete lorries. (approx size 8.25m long and 2.45m wide).
- Flat bed delivery vehicles for the delivery of various materials including scaffolding, steelwork, reinforcement, bricks/blocks, timber, roofing materials, plaster, joinery etc. (approx size 8.5m long and 2.45m wide).
- Articulated Lorries, for delivery of pre cast concrete units and other cladding components.
- Smaller deliveries will be delivered by van

The projected vehicle movements are approximately 1-2 per day during the busiest work period.

Control Of Noise, Dirt And Dust On The Public Highway

If dust emissions are generated in dry period, the contractor will use fine spray to suppress dust.

The site manager will take account of weather conditions and prevailing wind direction when organising operations to prevent and minimise dust nuisance to neighbouring properties.

All site staff will be trained and be aware of the Dust Management Strategy.

All the vehicles, plant and machinery used during the works will be fitted with effective exhaust silencers and that all parts of such vehicles, plant and machinery are maintained in good repair in accordance with the manufacturers instruction and are so operated as to minimise noise emissions.

We will ensure that any equipment is turned off when not in use and there is no unnecessary revving of engines when any machinery is in use.

We will monitor noise levels in accordance with the guidance presented in BS 7445: Description and measurement of environmental noise. The control of noise shall be undertaken in accordance with the guidance contained in BS 5228 -1; 2009 Code of practice for noise and vibration control on construction and open sites –Noise.

We will ensure that the measurement and assessment of ground borne vibration will be undertaken in accordance with the guidance contained in BS 7385 ; Evaluation and measurement for noise in buildings and BS 5228 2 ; code of practice for noise and vibration control on construction sites and open sites – Vibration.

Every – two - hour quiet period policy to be followed. No heavy machinery to be used during these hours: 10.00 until 12.00 then 14.00 until 16.00.

Machinery without white alarm will be required to switch off reversing alarm and use traffic coordinators to manage any risks.

Noise and dust levels will be monitored on a regular basis.

Details Of Consultation With Local Businesses Or Neighbours

The site team will have direct responsibility for fostering good community relations with all neighbouring residents and businesses. From the start of this project there will be two individuals directly involved in the management of the site and will be identified as being specifically responsible for community relations (Community Liaison Representatives / Project Managers – .

The Client will maintain regular liaison with and be the points of contact for any queries from neighbours.

We will consult with the neighbours, periodically to monitor any concerns they may have during the building program. All boundary issues, where appropriate, will be dealt with before commencement of work.

Should there be any complaints, questions or concerns, local residents will raise them by phone or during the meetings. A record will be kept of all comments/complaints.

MEASURES SPECIFIC TO TRACKOUT

MITIGATION MEASURE LOW RISK

Regularly use a water-assisted dust sweeper on the access and local roads, as necessary, to remove any material tracked out of the site. Avoid dry sweeping of large areas. Ensure vehicles entering and leaving sites are securely covered to prevent escape of materials during transport.

Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).

Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits.

Apply dust suppressants to locations where a large volume of vehicles enter and exit the construction site

MEASURES SPECIFIC TO CONSTRUCTION

MITIGATION MEASURE LOW

Avoid scabbling (roughening of concrete surfaces) if Possible, Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place

MEASURES SPECIFIC TO DEMOLITION

MITIGATION MEASURE LOW

Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust).

Ensure water suppression is used during demolition operations.

Avoid explosive blasting, using appropriate manual or mechanical alternatives.

Bag and remove any biological debris or damp down such material before demolition.

MEASURES RELEVANT FOR DEMOLITION, EARTHWORKS, CONSTRUCTION AND TRACKOUT

MITIGATION MEASURE LOW

Site management

Display the name and contact details of person(s) accountable for air quality pollutant emissions and dust issues on the site boundary. Display the head or regional office contact information.

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Record and respond to all dust and air quality pollutant emissions complaints. Make a complaints log available to the local authority when asked.

Carry out regular site inspections to monitor compliance with air quality and dust control procedures, record inspection results, and make an inspection log available to the local authority when asked.

Increase the frequency of site inspections by those accountable for dust and air quality pollutant emissions issues when activities with a high potential to produce dust and emissions and dust are being carried out, and during prolonged dry or windy conditions.

Record any exceptional incidents that cause dust and air quality pollutant emissions, either on or off the site, and the action taken to resolve the situation is recorded in the log book.

Waste Management

Our approach to the treatment of waste is to assign one member of staff to be responsible for the waste.

The assignee is responsible for:

- Ensuring the site is kept clean and safe.
- All waste resultant from the works to be segregated on site
- Resultant hard core to be re-used where possible in the substructure.
- Re-usable materials to be identified on site and removed for storage and re-sale
- Recyclable materials to be removed from site for processing in licenced facilities
- Ensuring that all access routes, fire escapes and staircases are swept and kept clear of debris on a regular basis to maintain high standards of health and safety on the project.

All general areas of the project will be swept clean on a weekly basis.

The agreed contents of the Construction Management Plan must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council to review this Construction Management Plan if problems arise in relation to the construction of the Development. Any future revised plan must be approved by the Council and complied with thereafter