Fitzgerald & Burke Ltd. Builders & Contractors
87 Oakleigh Road South, New Southgate, London N11 1HJ
Tel: (020) 8361 4905 : Fax: (020) 8361 4378 : Email: info@fitzgeraldburke.co.uk
Web: www.fitzgeraldburke.co.uk

Fitzgerald & Burke Ltd
87 Oakleigh Road South
London N11 1HJ
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contracts@fitzgeraldburke.co.uk

CONSTRUCTION MANAGEMENT & LOGISTICS PLAN
Dated 01/12/14

Persuant to Condition 6 of Town & Country Planning Act
Application No HGY/2014/2227
For Development at 92 Fortis Green, London, N2 9EY

1. Introduction

The project comprises addition of a mansard roof to the top of the existing building to accommodate a single two bedroom residential unit.
The Construction Management & Logistics Plan will detail how construction work will be undertaken in a manner that minimises disruption to traffic and pedestrians on Fortis Green and the surrounding road network, and in a manner that minimises inconvenience to neighbours.

Contact Details:

Contract Manager: John O'Reilly 020 8361 4905/ 07930 408214
contracts@fitzgeraldburke.co.uk
Site Agent: Jack Crowley 020 8444 2605/ 07535 085126 johnfandb@outlook.com

Environmental controls will be inspected and monitored during periodic site inspections by our safety and environmental officer during the construction of the project.

2. Method Statement

A. General notes:

1. The existing crossover will be used to provide access to the site for construction works.
2. Temporary site fencing will be erected to the front boundary of the site to contain noise and dust and maintain a tidy appearance for neighbouring properties.
3. The footpath and roads around the site will be kept clean and swept regularly.
4. Wheel washing facilities will be maintained on site and used to clean all vehicles as necessary.

B. Vehicle Movements:

- Construction vehicles will enter 92 Fortis Green through the front car park area (this is the only available site access). Vehicles will reverse into the site assisted by a banksman.
- Fortis Green is wide enough to allow unloading of vehicles without blocking the road.
- We will liaise with refuse collection times/dates to ensure no conflict.
- Deliveries will be controlled to avoid peak traffic times. Suppliers will be required to phone ahead prior to arriving on site and to make deliveries between the hours of 10am and 4 pm.
- No parking will be allowed on site during construction and operatives will be encouraged to use public transport for travel to work. East Finchley underground station is a short walk away.
- We will inform all neighbours of our contact details for complaints and erect a sign on the hoarding giving a contact phone number. All complaints will be logged and appropriate action taken The Site Agent is empowered to deal with complaints and operatives will be made aware of any relevant issues.

FORTIS GREEN
Denmark Terrace
100 : 201

C. Specific Construction Operations:

Item	Operation	Method of Work
1	Site set up	The site accommodation and welfare facilities will be based in the existing meeting room at the rear of the site. A hoarding will be erected along the line of the front site boundary, to contain dust, noise and visual integrity of the site. A material storage area is available to the right hand side of the front area, and also in the proposed rear car park area.
3	Site clearance	The existing site comprises a 3 storey building with car park and planting areas.. There are some shrubs and bushes to be cleared. This will be done with a 5 ton excavator and carted away via grab lorry. Strip out will be carried out using hand held tools and rubbish removed by a skip placed within the site boundary. Internal demolition will be carried out using hand held percussion breakers. We will liaise with neighbours during this operation and avoid disturbance before 8am.
4	Foundations	There is a small amount of foundation work which will be carried out by a 5 ton excavator, and partially by hand. Spoil arising will be removed by grab lorry to an approved disposal facility.
5	Roof steelwork	Delivery by lorry with crane off load, a crane may be required for steel erection. Any necessary highways permits will be obtained and the conditions fully complied with.
6	Brickwork	Mixing mortar will be within the site boundary. All materials will be stored within the hoarding.
7	Roof carcass	Scaffold will be erected within the hoarding line and roof timbers loaded onto it for fixing.
8	Fit out items	No specific noise or dust issues envisaged for any of these operations.
9	Waste removal	During site clearance and foundation works, spoil will be removed by grab lorry to an approved landfill site. During construction phase there will be only general waste which will be removed by skip.

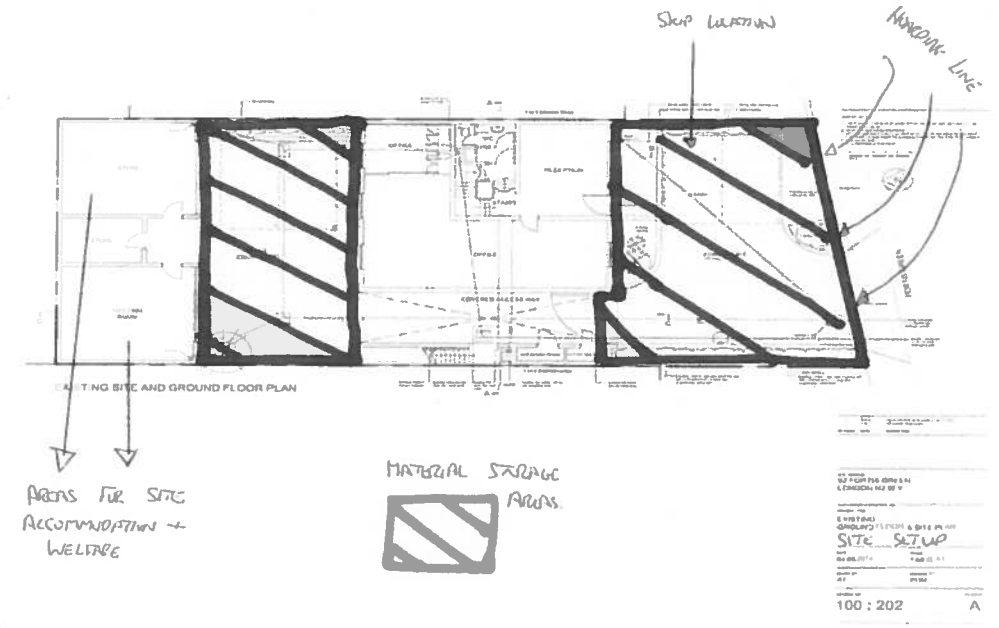

Diagram indicating site set up and storage arrangements.

D. Risk Assessment For Noise & Dust:

FITZGERALD & BURKE LTD
RISK ASSESSMENT

Contract:_____92 Fortis Green Date:_____ 01/12/2014

HEALTH RISK
Dust and noise
RISKS & HAZARDS ASSOCIATED WITH THE TASK
General construction dust and noise.
CONTROL MEASURES
Damp down with a fine spray water hose at regular intervals. Wear appropriate PPE (dust mask & ear protectors). Full enclosing hoarding required to minimise spread of noise and dust. Adhere to permitted site working hours for noisy operations. Keep areas swept and clean to avoid dust accumulation. Scaffold to be fitted with debris netting when superstructure is being built. All plant to be fitted with noise suppressors. Ensure highway is hosed down and swept clean after lorry movements.

3. Conclusion:

We are adopting an approach to this development that will minimise the inevitable inconvenience to residents of adjoining properties. This is a relatively small construction project and the impact on the surrounding area of the construction works will not be significant.
We would be happy to adopt any further reasonable measures you may suggest to assist in the construction process.

Prepared by: John O'Reilly MCIOB
On behalf of: Fitzgerald & Burke Ltd
Date: 01/12/14
Revision: