

CONSTRUCTION MANAGEMENT PLAN

Unit M,

Arena Design Centre,

Hackney

N4 1FF

September 2022

This Construction Management Plan has been produced by WP Architecture for the vertical extension and refurbishment of Unit M, Arena Design Centre, Hackney, N4 1FF.

1.0 Proposed Programme

The agreed contract programme for this project is 40 working weeks.

The key phases of the development are set out below

- Site set up
- Enabling works
- Structural frame and sheathing
- Internal fit out
- External works
- Snagging, testing, commissioning and handover.

Main Contract Works

- Anticipated Commence: **7th December 2022 (site set-up)**
- Anticipated Completion: **March 2023**
- Duration: **40 working weeks**

2.0 Introduction

This Construction Management Plan (CMP) has been prepared for the rooftop extension and refurbishment at Unit M, Arena Design Centre, Hackney, London, N4 1FF. The proposed works comprise of a raise of 1m of the existing roof to create a new 2nd floor mezzanine level.

The purpose of this CMP is to avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity. Construction activity shall be organised to limit disruption for occupiers on neighbouring buildings.

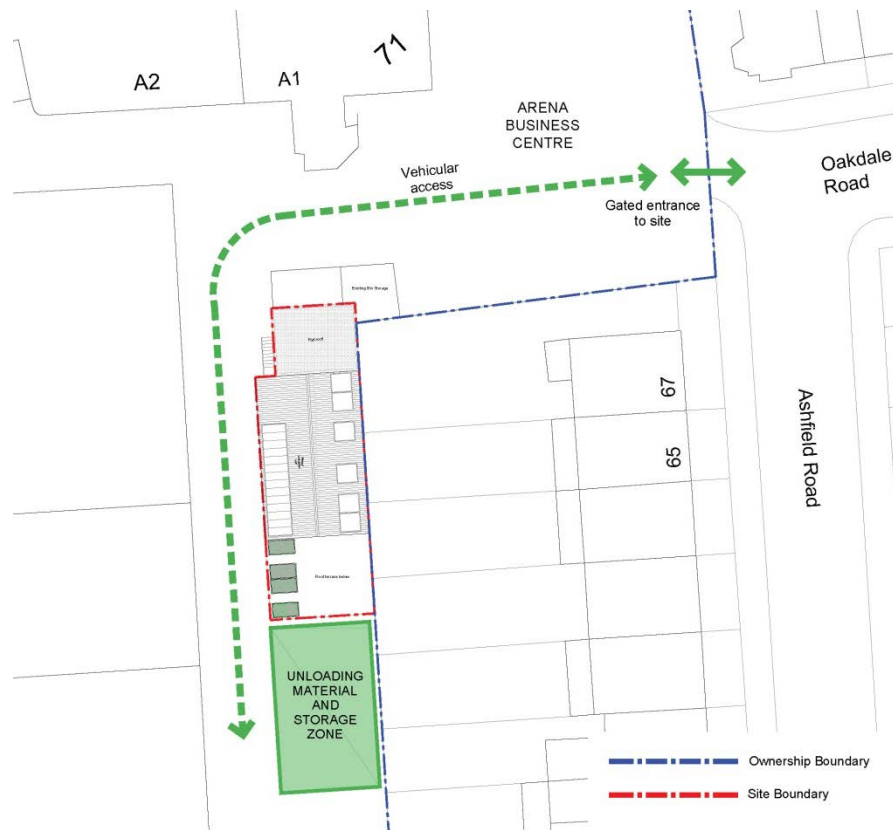
The agreed contents of the Construction Management Plan must be complied with unless otherwise agreed. The Project Manager shall work with the Authority to review the Construction Management Plan should any problems arise in relation to the construction of the development any future revised plan must be approved by the Authority and complied with thereafter.

3.0 Access arrangements for Vehicles

Vehicles will pull into the vehicular entrance gate to the site on Ashfield Road and offload materials into the unloading area. Vehicles will be guided in and out of the site by a trained person. Delivery

vehicles will not be permitted to leave site in reverse gear. Vehicles will be permitted to enter site in reverse gear accompanied by a person.

Please see the site logistics map below:



Proposed hours in which vehicles will arrive and depart

In general the hours in which vehicles will arrive and depart will coincide with site hours although deliveries will be scheduled to avoid peak rush hours in the morning and afternoons. There may be occasions when heavy / wide loads may need to be delivered and removed from site outside of these hours. A member of staff would be in attendance at all times.

4.0 Size of Vehicles

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

- Skip lorries. These will include standard 8 yard skips for waste as well as 'wait and load' type vehicles (approx. size 7m long and 2.4m wide.)

- Flatbed 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 various material delivery's

The projected vehicle movements are likely to be approximately 5-10 per week during the main contract works period.

5.0 Tight manoeuvres into the site

Vehicles will stop outside the entrance gate at the time of their pre-scheduled delivery slot before notifying the site manager of their arrival. The vehicle will then be guided into the site unloading area by a trained person. Site operatives will be present at either side of the vehicle to ensure the safety of cyclists and pedestrians as the vehicles crosses the footpath. The same procedure will apply when vehicles exit the site. No reversing out of the site will be allowed.

6.0 Loading Arrangements

A delivery procedure will be implemented with pre arranged delivery slots to ensure that the local area is not overrun with delivery vehicles. The contractor will ensure that traffic flow is maintained at all times. All subcontractors and suppliers will be required to give 48 hours' notice of deliveries. The movement of materials, particularly in the main contract works stage, will also be controlled by the contractor. He will be responsible for the control and coordination of all aspects of material deliveries and movement. Materials will be stored within the boundary of the site.

7.0 Details of any Hoardings or Fencing

The site will be contained within the existing land of Arena Design Centre and as such there will be no hoarding, fencing or scaffolding on the public highway or pathway. The construction area will be separated from neighbouring occupiers by hoarding.

8.0 Control of dirt and dust on the public highway

Mud and debris on the road is one of the main environmental nuisance and safety problems arising from construction sites. The contractor will make provision to minimise this problem.

As there are no groundworks to carry this nuisance will be greatly reduced. Any debris from deliveries will be cleaned up immediately after the delivery.

Provision will also be made for cleaning of the road if required by an approved road sweeper.

All skips to be fully sheeted to minimise the risk of any debris over-spilling onto the highway.

9.0 Targeting zero non-hazardous waste to landfill

As part of our environmental approach we seek to source materials from local companies provided that specification requirements and costs are met.

10.0 Waste Management

All waste generated on the site will be handled and disposed on appropriately in accordance with the Waste Duty of Care in Section 34 of the Environmental Protection (Duty of Care) Regulations 1991.

Any non-hazardous waste will be stored in bags in the working areas and transported to an allocated space before being removed from site by the licensed waste removal contractor.

Any hazardous waste will be removed by Licenced Contractors using waste transfer notices.

The approach to the treatment of waste is to employ a specialist waste removal supplier. This contractor is responsible for the safe removal of waste from site.

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

11.00 Management of Noise, Air Quality Vibration and Dust

All works will be conducted in compliance with the following: Control of Noise at Work Regulations 2005.

- Environmental Protection Act 1990
- BS 5228:1997 Code of Practice on Construction and Open Sites

Site works will be controlled so that all plant and machinery noise emissions will be operated at noise levels that do not cause nuisance to the local area, including via the following:

- Ensuring that all materials transported to and from the site are in enclosed containers or fully sheeted
- Making sure all dust generating materials are adequately packaged and stored safely on site – This may include sheeting or dedicated internal storage areas.
- All waste (skips) leaving site will be sprayed with a fine water mist and fully sheeted before egressing site