

CONSTRUCTION MANAGEMENT PLAN

LAND ADJACENT 71 BLAKE RD, LONDON N11 2AG

Prepared for Whitespace Ltd

This construction Management Plan has been produced by Whitespace Ltd for the Construction of a pair of semidetached houses, with associated parking and landscaped areas, to the land adjacent 71 Blake Rd, London N11 2AG.

1.0 Proposed Programme/Construction Dates

Enabling / Demolition Works

- Commence: TBC
- Duration: 1 week

Main Contract works

- Commence :TBC
- Duration: 50 weeks

2.0 Description

The site is the land adjacent of 71 Blake Road, which is has been an empty plot for some time now. Proposed project is for 2No semidetached houses, with gardens to the rear and car parking to the front. The project is expected to commence once the initial/before start planning conditions are discharged. The works will also involve hard and soft landscaping.

At the moment access to the site is via the driveway entrance next to 71 Blake Road.

At present access to the building area is unobtainable due to the high level of vegetation which mainly consists of brambles, it is understood that these will be cleared before any other work commences.

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 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 council and complied with thereafter.

3.0 Proposed hours in which vehicles will arrive and depart

No deliveries will be allowed between the hours of 8.30am to 9.30am and 2.45pm and 4.30pm due to the school drop off/pick up traffic. Due to the nature of the site deliveries will only be accepted at agreed times and dates. All deliveries will be booked in with the site manager at least 24 hours prior to arrival, site access will generally be from 8am to 4.30pm. Deliveries will be controlled using smaller vehicles where possible to minimize disruption to existing local residents. Pedestrian access to the Site Office will be from Blake Road. The Site Office will be located at the front and access will be controlled so as to ensure visitors must visit the office before gaining access to the site.

No delivery outside this period will be allowed unless pre notification to local authority. On such occasions the local neighbours will be notified some 6 weeks early via a Newsletter.

4.0 Access arrangements for Vehicles

The works are to be carried out in 2 phases

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Phase 1 Enabling Works

This is the Hoarding and welfare set up of the contract works to be undertaken are hoarding and welfare set up as phase 1 logistic plan

In all cases, access/egress for delivery and removal of materials will be planned, scheduled and coordinated by our logistics manager, and all vehicle movement both on and around the site will be controlled by competent and certified banksmen.

Site to be left clear land for phase 2.

Phase 2 Main Contract works

This is the main part of the works, where we will have the foundation / structural works /envelope works and fitout to complete site access for vehicles will be as logistic plan (enclosed)

Banksman / Road Marshall – a Key Role

A strict delivery procedure will be implemented to ensure we do not overload local traffic levels with site delivery vehicles. Our banksman will ensure that traffic flow is maintained all the times.

The Road Marshall will act as banksman when vehicles enter the site (both entering in forward gear and should the need arise in reversing).

All sub-contractors and suppliers will be required to give 48hours notice of deliveries. The movement of materials will also be controlled by our Road Marshall. He will be responsible for the coordination and control of all aspects of materials deliveries and movement.

5.0 Proposed routes for Vehicles

Details of agreed access / egress routes will be issued to all our suppliers and sub-contractors. This will be policed as far as practical, but it must be recognised that we have no jurisdiction over the vehicles once they have left our site.

6.0 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 roll on / roll off skips for major demolition works (approx. size 7.5m long and 2.4m wide) and standard 8yard 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).

7.0 Parking and Loading Arrangements

A strict delivery procedure will be implemented our road Marshalls will ensure that traffic flow on both streets is maintained at all times.

All sub-contractors 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 our road Marshalls. He will be responsible for the control and coordination of all aspects of material deliveries and movement.

Vehicles will pull into the site for unloading wherever possible.

A forklift will be provided to facilitate easy and quick unloading of delivery vehicles. Materials will be stored within the boundary of the site.

No parking will be permitted on the site and all sub-contractors will be informed at the pre order meeting that the surrounding area is for resident parking only. All sub-contractors will be encouraged to use public transport.

8.0 Details of how pedestrian and cyclist safety will be maintained

When vehicles are entering or leaving the site, these will be supervised by our road Marshalls.

The general public / pedestrians will have right of the way along the pathways that surround the site. The construction site gates will be kept closed and monitored by site security, only when deliveries are made to the site will they be opened to all owe vehicles onto the site, at which time barriers will be put across the pavement to prevent access by pedestrians. These barriers will be manned by our site security. All delivery vehicles will be supervised / controlled by a banksman.

The appointed Logistics' Manager will also ensure that the external perimeter of the site is regularly patrolled (twice a day) to ensure that any debris is kept clear of the pavements.

With regard to cyclist safety all delivery vehicle will park within the loading area this will be off the roadway and barrier off from general public access at the gate.

Should there be any complaints arising from the works, local residents will be able to call personally to the site offices. Any residents visiting site to raise a complaint will be requested to sign-in and our security guard will escort the visitor to the site offices.

Our Community Liaison Manager will deal personally with comments or complaints from the public or neighbours and will ensure that they are resolved swiftly. A record will be kept of all comments and complaints.

9.0 Management of traffic to reduce congestion

Within the site Management Structure is a Logistics Manager. The Logistics Manager will be responsible for the day to day management of all deliveries to the site. These will be booked in using a Delivery Schedule so as to prevent lorry congestion to the road network that surrounds the site. Should a lorry / vehicle arrive that not been booked in, that lorry will be turned away.

Wherever possible lorries will be brought onto the site keeping the roads free in general traffic movement.

In order to reduce traffic movements, we shall call off full loads whenever possible and only accept part loads when essential.

We shall encourage our subcontractors to use public transport to travel to site. We shall also inform potential subcontractors that parking is very restricted in the local area and that resident parking bays are not to be used. We will monitor parking, especially on neighbouring roads, to ensure off-site parking is dealt with considerately.

10.0 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 site. Portdevon will make provision to minimise this problem. In the early stage of the project when demolition and ground works are being carried out, wheel washers will be used to wash down all vehicles that enter / leave the construction site.

The wash bay area will be impermeable and isolated from the surrounding area by a raised kerb or roll over bund to contain solids, with effluent directed to the foul sewer (subject to discharge consent).

We will also make provision for cleaning of the road if required by an approved road sweeper.

We will insist on all muck away lorry's be fully sheeted to minimise the risk of any mud over-spilling onto the highway.

We will be spraying a fine spray to suppress dust in the following:

- ✓ Structures and building during demolition.
- ✓ Unpaved areas that are subject to traffic or wind.
- ✓ Sand, spoil and aggregate stockpiles.
- ✓ During loading / unloading of dust generating materials.

11.0 Details of consultation with local businesses or neighbours

As individual citizen, as a company and in partnership with Haringey Council and our supply chain, we will take due care of the community and environment within which we will be working.

The site team will have direct responsibility for fostering good community relations with all neighbouring residents and businesses. From the start of this project an individual directly involved in the management of the site will be identified as being specifically responsible for community relations (Community Liaison Representative).

This single point of contact will be established for all liaison with the general public.

We will initiate early and honest communications to establish a good rapport with the community which will help reduce problems that may arise during the construction process. Part of the process will be the inclusion of regular Newsletter keeping our neighbours up to date with what has and will happen on site.

We will ensure that any particularly sensitive works or issues are dealt with in a professional and accountable manner, with the public and local community kept informed at all the times. This may include things like out of hour's delivery of large items of plant such as piling rigs, etc.

Information board will be displayed on the site hoarding which will highlight the key personnel on site including their contact details. The regular newsletters will also highlight the key personnel and their contact details. In the event of a complaint the Community Liaison Manager will respond by return or as soon as they can. All complaints will be logged, all actions tracked and each item closed out to the satisfactory agreement of all parties.

Prior to any person being allowed on site they have to go through a Health, Safety and Environment Project Induction which amongst others, will highlight the requirements set out in the Considerate Constructor Scheme and in Whitespace Ltd own project procedures.

12.0 Working Group and other measures to reduce the impact of the site

Before work commence, we will send out letter to the neighbours informing them of what will be happening and giving them our contact name and telephone number.

We will also maintain full and regular communications with affected neighbours regarding the site activity, deliveries and traffic.

Should there be any complaints, local residents will be able to call personally to the site offices. A record will be kept of all comments / complaints.

Other points that we will action:

- Ensure that site lighting does not affect neighbours.
- Provide viewing apertures in the hoardings.
- We will ensure that our workforce maintain a respectable standard of dress code.
- Encourage operatives not to leave site in their dirty work clothes.

13.0 Targeting zero non-hazardous waste to landfill

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

14.0 Energy usage

Where practicable, we seek to source green energy providers for the construction phase. Meters will be supplied for the site enabling energy consumption levels to be monitored.

15.0 Fuel consumption

We strive to procure local contractors for the project therefore minimising transport costs and impact on the local environment.

16.0 Waste Management

Our approach to the treatment of waste is responsible for:

- ✓ Ensuring the site is kept clean and safe.
- ✓ The collection of waste from a central point.
- ✓ Segregation of waste on site.

The waste management team will ensure that all the 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.

Subcontractors will be responsible for removing waste emanating from their works to a central point on site.

Appendices

Logistic Plan

- ① Vehicle + Pedestrian Gate
- ② Welfare Unit
- ③ Storage
- ④ Unloading
- ⑤ Wash Bay Area
- ⑥ Muster Point
- ⑦ Tree Protection zones
- ⑧ Hoarding

Planning Info

hyds
+associates

T. 020 3074 1914
E. info@backyardds.co.uk

