

CONSTRUCTION MANAGEMENT AND LOGISTICS PLAN

Wood Green Social Club, 3 and 4 Stuart Crescent, N22

(Planning Ref- HGY/2021/2031)



Issued By		CDS		
Date		June 2023		
Revision				
Comments		For Planning Pre Commencements		

PROJECT INFORMATION

The proposed development refurbishment and partial demolition of the buildings to create –

A change of use of first floor from Community use to C3 (Residential) with balcony areas and internal re-configuration of existing 5 no. residential units within 3 & 4 Stuart Crescent and creation of an additional 9 no. residential units with associated landscaping works and parking.

A.1 NAMES OF PARTIES

A.1.1 The Client (the 'Employer' under the Building Contract)

Cramer & Satwick (C&S)

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TIMESCALE

To commence 2023

HEALTH & SAFETY OBJECTIVES AND PRINCIPALS

Cramer and Satwick (C&S), 'the developer' will ensure that adequate resources and manpower are allocated to manage Health & Safety on this project.

It will be our policy to ensure that the risks identified are reduced to an acceptable level and that all site operatives and visitors are made aware of all risks and site rules before commencing work or entering the construction area.

Health & Safety goals

- Be accident free
- Detect and address Health & Safety
- Do not accept unnecessary or extreme risks
- Every team member must contribute to Health & Safety in ensuring the project is accident free
- Educate and promote Health and Safety and environmental issues
- Co-ordinate activities on site to reduce risks
- Health & Safety reviewed as work progresses

SITE MANAGEMENT AND SITE RULES

SITE MANAGEMENT

The site will be managed by S&C and will be present on site as far as is practicable during the construction work. With a dedicated Site Manager, the contractors will oversee -

- (ii) Information required for Health & Safety Plan / File
- (iii) Any problems with Health & Safety to be resolved
- (iv) Any other matters affecting Health & Safety
- (v) Review Accident and Incident Records

Any design work which is carried out during construction will be subject to risk evaluation procedure and all necessary hazard / risk assessments and method statements will be forwarded by C&S to the Principal Designer before work commences on site or soon after in 'emergency circumstances'. The Principal Designer will be involved directly with the designers in all design changes.

SITE RULES - ON SITE OPERATIVES

The site specific rules are referred to below and will be strictly enforced by C&S. This will be carried through to all contractors working at the site.

The following site rules have been deemed necessary by C&S after considering the nature of works. This document will be regularly reviewed and updated when required.

Site Name: **Wood Green, Stuart Crescent**

1. All persons **MUST** sign in/out when entering / leaving site. All persons must have undertaken a Site Induction.
2. No person to operate any item of plant unless authorised by the C&S and a copy of their current operator's license has been presented for site records.
3. Lifting appliances and equipment must have the relevant statutory documents.
4. Hard hats, safety footwear and hi viz **MUST BE WORN ON SITE AT ALL TIMES** unless specific exemptions have been authorised by C&S.
5. Appropriate PPE must be used when and where applicable and worn in accordance with the manufacturer's instructions. No adaptations are to be made and should be maintained and replaced where necessary.
6. All mains powered electrical equipment, including temporary lighting, **must be 110v**, in a safe working condition and display up to date PAT test label.
7. Temporary lighting, trailing leads and extension cables are to be the minimum length necessary, kept to one side of walkways etc. and otherwise in such a manner so as to **minimise trip hazards**. No leads are to run through the stairwell unless previously agreed with C&S.
8. Working platforms, scaffolding and mobile access towers must only be erected or altered by **authorised competent persons**.
9. All working platforms and mobile access towers must have suitable guardrails, toe-boards and, where necessary, brick-guards. At no time are adaptations to be made unless authorised/supervised by a competent person.
10. All edges, openings and excavations must either be covered or fenced.
11. Ladders must be in good condition and adequately tied and footed.
12. No person under 18 years of age is to work on site unless authorised in writing by C&S and be under close supervision.
13. The site is to be kept clean and tidy and free from debris. All materials are to be cleared regularly into skips provided by C&S.
14. Gas cylinders are to be stored correctly in a gas cage. Operatives using gas cylinders are to obtain a hot works permit prior to starting the works.
15. Take heed of safety notices, procedures and site-specific requirements.
16. Do not move, interfere with, or misuse, site fire-fighting equipment.
17. Smoking or vaping on site is allowed only in designated areas as defined by C&S. There is to be no smoking or vaping within the confines of the site boundary. Please use the areas provided. Please respect our neighbours and keep the noise to a minimum – no swearing, foul or abusive language. No radios are allowed on site.
18. The site working hours are 8.00am-6.00pm Monday–Friday and 8.00am-1.00pm on Saturday if required and only when properly supervised by the Project Site Manager.
19. A permit to dig policy will be operated on this site.
20. A hot works permit system will operate on this site.
21. There is a laid down fire/evacuation policy in place on this site and all site personnel must be aware and comply with all aspect of it.
22. It is the responsibility of all site personnel to maintain a safe site and to keep all escape routes free of rubbish and materials **AT ALL TIMES**. Failure to do so will be deemed as a breach of site rules and lead to removal from site.

I have read and understood the site rules as described above.

NAME: _____

COMPANY: _____

DATE: _____

The above rules will be brought to the attention of all parties at site induction meetings.

SITE RULES – DELIVERIES, VISITORS AND PEDESTRIANS

All delivery drivers are to report to C&S Management Offices. Safe access in and out of the site will be controlled as appropriate. Site access is to be clearly signed and secured at all times when not in use.

All site visitors to report to the C&S Management Offices and report to the Site Manager.

Deliveries to site are from 8-00am to 6-00pm Mon- Fri and Sat 8-00-13-00.

Pedestrian access will be available via existing access from White Hart Lane.

SITE ACCESS AND EGRESS / SET UP AND LOCATION PLAN

The site is located off White Hart Lane, N22.

The site manager will be responsible for all measures as described above.

All materials will be delivered to the site and offloaded mechanically e.g. Hiab etc. unless they are sufficiently light and sized to be moved by hand. All vehicles will access and exit site in forward gear.

Materials will all be stored on site either within the existing building or on existing hard standing to the rear of the site. Management offices are to be within the existing buildings being retained and the first phase of development will likely be to the rear of the site (the new news houses), to allow for ease of construction building out of the site.

Prior to development commencing the Site Manager will write to all adjoining neighbours to provide contact details and avenues for discussion as required.

SITE BOUNDARIES

The site manager will ensure that safety measures and facilities are adhered to referred above and that all site boundaries are all secure and safe.

EXISTING ENVIRONMENT AND EXISTING NEW SERVICES

EXISTING / NEW SERVICES

All existing services on site are to be treated as live.

Services are also shown in the new crossovers into site from White Hart Lane, N22.

All Statutory Authorities will be given adequate time to prepare for on-site works to try and ensure there are no delays with finishing and commission works. All services will be coordinated by C&S to ensure minimal disruption to local residents.

EXISTING DRAWINGS AND SPECIFICATION

A copy of the contract specification and all subsequent construction drawings will be kept on site.

SITE WIDE ELEMENTS / WELFARE FACILITIES

The site will be secured by means of minimum 1.8m high heras fencing, hoarding and existing fencing and walls. In the event that the existing boundaries do not provide sufficient protection, additional fencing or hoarding will be provided.

The gates are to be locked at all times when the site is not in operation. This is particularly important due to the proximity of members of the public. New fencing / railings will be constructed towards the end of the project.

Warning signs regarding dangers and unauthorized trespass especially by children will be posted. All site visitors must report to the site office first. Signs designating the office and visitors requirements are to be displayed on site.

C&S and their appointed persons are to act as a Liaison Officer for local residents.

All public roads and footpaths are to be kept free of muck and debris at all times. A portable jet washer will be provided during the whole construction period. If necessary a road sweeper will also be used as required.

All site traffic will observe current speed limits and routes. Deliveries are to be coordinated to ensure no congestion outside the site in White Hart Lane or adjacent streets. All deliveries on arrival will access the site and not wait/park on the highway. In view of the location of the development and the access route in and out of site, material suppliers are to be advised that no out of hours deliveries can be accepted. There will be no unloading from the highway permitted, all unloading / loading will be confined to within the site boundary.

Parking is available on the site. We will discourage parking as much as possible through car sharing and use of public transport to minimize the impact of increased traffic on the local area.

To prevent noise nuisance to the adjoining neighbourhood no working will be permitted outside normal working hours as set out in the planning appeal notice –

Monday to Friday – 08-00 to 18-00

Saturday – 08-00 to 13.00

All Operatives using site plant and power tools are to wear PPE such as ear defenders, gloves and safety glasses, in accordance with the site specific risk assessment.

All on site plant is not to be left running unceasingly e.g. dumpers and compressors and to follow agreed traffic routes.

All scaffolding will be fitted with double guardrail, safety netting / brick guards where necessary, and toe boards to ensure no unnecessary risks to members of public and Site Operatives from falling materials. The scaffolding method statement and risk assessment will need to reflect precisely our site needs, which will be set out in our scaffolding schedule comprising our detailed access requirements and any temporary works.

Ladders will be secured in position prior to any section being handed over to C&S Developments for use. Should any site be accessed by unauthorized person(s) outside working hours then we will either remove or board ladders as required and as appropriate to the risk of the scaffolding being used by the person(s). This is to reduce the risk of the unauthorized person accessing high level works and any possible resulting fall from height.

CONSTRUCTION CONTROLS

Any excavations required will be by a 360-deg. track machine. Suitable risk assessments and subsequent method statements from a competent contractor will cover this activity.

Records of test certificates, maintenance records and Operative's license will be kept on site and monitored by C&S.

No machine will be driven unless all required documentation is up to date and correct.

All scaffolding will be by an approved Subcontractor. A handover certificate will be issued by the subcontractor prior to scaffold being used. No unauthorized alterations to scaffold will be permitted. Ladders will either be removed or secured during non-working hours and as appropriate to the risk of the site being used by unauthorized personnel.

Falls from height will be prevented by means of adequate scaffolding, proper use of PPE, safety decking and other means identified for which method statements and risk assessments will be put in place as the contract proceeds via the supply chain.

Full details of our access requirements will be set out in our detailed scaffolding schedule. From this a Scaffolding Subcontractor can be appointed. They will then undertake their risk assessment and method statement.

Materials will generally be lifted and distributed using mechanical means e.g. Hi- Ab.

The roofing works will be by a specialist Subcontractor. A full method statement, risk assessment and COSHH assessment will be obtained for comment and approval prior to works commencing.

All risk assessments to be reviewed and monitored by C&S who will maintain overall responsibility for ensuring on site works comply with Management of Health & Safety at Work Regulations 1999.

Vibration injury from long term exposure to power tools means Operatives to use only tools in good working order and exposure to use to be accordance with manufacturers recommendations.

Exposure to the sun

This causes:

- Pre-cancerous (actinic keratosis) and cancerous (basal cell carcinoma, squamous cell carcinoma and melanoma) skin lesions - caused by loss of the skin's immune function
- Benign tumours
- Fine and coarse wrinkles
- Freckles
- Discoloured areas of the skin, called mottled pigmentation
- Sallowiness -- a yellow discoloration of the skin
- Telangiectasia -- the dilation of small blood vessels under the skin
- Elastosis -- the destruction of the elastic and collagen tissue (causing lines and wrinkles)

In order to address this we require that all operatives wear shirts at all times and recommend to all operatives to “cover up” particularly on sunny days and during the summer months namely long sleeved shirts, covered necks etc. We also recommend using a high factor UV sun cream but will not provide this in case of an allergic reaction. This is covered at the site induction under “site rules”.

Noise - Regulatory Overview

The principal legislative controls on noise which includes vibration are contained within the Control of Pollution Act 1974. In addition, statutory nuisance provisions contained within the Environmental Protection Act 1990 also apply to noise.

Noise Control – General

All machinery is to comply with the current legislation of 80 dB (A).
Noise assessments will be carried out as per Control of Noise at Work Regulations 2005.
Careful selection of plant to reduce noise.

Anyone who has a daily or weekly exposure to noise exceeding 80dB(A) or a peak pressure reading of 135dB (A) will be warned of the dangers of working in a noisy environment advised of the systems being used by the company to reduce noise levels and issued with and trained in the use of ear protection.

Health surveillance and enforced ear protection is compulsory if weekly noise levels of 85dB (A) or above or a peak sound pressure reading of 137dB is reached.

All sub-contractors will provide full risk assessments and method statements.

Noise Control

Vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers, will be maintained in good and efficient working order and operated in such a manner as to minimise noise emissions.

On site where environmental disturbance may arise, compressors will be 'sound reduced' models fitted with properly lined and sealed acoustic covers which must be kept closed whenever the machines are in use, and pneumatic percussive tools must be fitted with shrouding or silencers of the type recommended by the manufacturers.

Equipment that breaks concrete by munching or similar, rather than by percussion, shall be used as far as is practicable.

Noisy plant or equipment will be sited as far away as is practicable from noise sensitive buildings. The use of barriers, e.g. soil mounds, site huts, acoustic sheds or partitions to deflect noise away from noise sensitive areas will be employed wherever practicable.

Care shall be taken when loading or unloading vehicles or dismantling scaffolding or moving materials, etc. to reduce impact noise.

Dust Control - General

Dust is defined as particles up to 75µm in diameter and is produced through the action of crushing and abrasive forces on materials. A wide range of activities, including traffic movement, construction / demolition, mineral workings and general industry, generate nuisance dust.

Dust has been identified as a major source of air pollution and can also cause significant irritation to both Operatives on site and adjacent residents, workers etc. both in actual health terms as well as inconvenience e.g. dirty windows, washing etc. Large dust particles can cause eye, nose and throat irritation, whilst the smaller fraction of particles with an aerodynamic diameter of 10µm or less (PM10) is more of a health concern as the particles can enter the lungs causing breathing and respiratory problems.

DUST MANAGEMENT

Weekly Visual Assessment

A weekly off-site inspection will consist of a walk around the perimeter of site and making observations about dust emissions and dust soiling, particularly focusing of locations upwind of on-site activities. Observations will include regular dust soiling checks of surfaces such as street furniture, cars and windowsills within 25 m of the site boundary. Inspection results will be recorded in the site diary. Where dust soiling is evident and is not identified by the sites monitoring network additional temporary real-time monitoring may be required by the request of WCC.

Significant Dust and Complaints

If significant dust is identified beyond the site boundary, a TIC form should be completed, and immediate investigation (e.g. though cross checking of site activities and monitoring data)/remedial action should be undertaken. The Site Manager will ensure that the TIC forms are submitted to WCC within 2 working days. Actions will be recorded in the site diary

Dust Control – Detailed Provisions

Fundamental to our strategy is the forming of the new permanent drains and hardstandings up to and including the tarmac base course as one of our first operations on site. Dust will be addressed via extensive dampening down with water – the drains and roads to the front of the property will be being formed.

Once the hardstandings are complete all vehicles entering the site will be directed to the area of the project where they are to offload their materials or pick up the soil arisings etc. They will park on the hardstanding formed and switch off their engine to reduce emissions and noise pollution. Materials will then be off loaded or waste will be loaded via mechanical means such as a Hiab etc. Once the lorry is unloaded or loaded then the vehicle will turn around and exit the site under the control of C&S at all times.

All vehicles will remain on the hardstandings to reduce any mud going on their wheels and in turn, onto the highway when they leave site. Mud in turn when dry becomes dust.

When leaving the site, as a further control, all vehicles will have their wheels cleaned by a jet washer as required, to ensure that no deposits are left on the road and in extreme cases when there is a large volume of vehicles exiting the site – which is highly unlikely due to the relatively small size of the development - and weather conditions prevail a road sweeper and/ or brush will be deployed.

All vehicles leaving site will have their loads suitably sheeted and secured, again further reducing the risk of dust from the works.

Other activities on site generating dust will be controlled in accordance with the risk assessment and subsequent method statement. The key to this will be to eliminate the onsite work if possible and practicable via off site manufacture. Subsequent to this will be to either dampen the works down and / or extract the dust via a vacuum and dust bag or the like.

PLANT & MACHINERY PROPERLY SELECTED

All plant will be properly selected from bona-fide plant hire firms in which a suitable certificate of conformity will be issued by the hirer. Plant will be inspected by the Project Manager prior to acceptance on site. All personnel using plant will use protective equipment and clothing as necessary and given instructions as to use where necessary by C&S. C&S will ask to see copies of all Plant Operators certificates where necessary prior to works commencing and will also ensure that all workers have had relevant training and have sufficient knowledge to use any plant and machinery correctly and safely prior to works commencing.

A record of all Plant Operator certificates will be kept on site.

C&S is to ensure that all plant and equipment used on the project receives the appropriate maintenance and repair as laid down by the manufacturer

EMERGENCY PROCEDURES & FIRE PLAN

The fire assembly point will be outside the site in the adjacent footpath on White Hart Lane, and this will be notified to all Subcontractors as part of their induction.

ACCESS FOR SITE PERSONNEL

All construction personnel will be advised of the parking restrictions in force in the vicinity of the site, and encouraged to use public transport, walk or cycle to work.

The site is easily accessible via public transport. Public transport includes frequent bus, rail and underground services at Wood Green Tube a short walk away. Staff will be encouraged to use public transport to access the site whenever possible. Use of local builder merchants in Wood Green and trades will be used where possible. In the event that any deliveries and movement of vehicles are required these will be directed via main arterial routes of the A10 and North Circular Road.

Site personnel will be made aware of a pro-forma that sets out the secure entry/exit routes to the Site, future access routes, travel planning details, emergency evacuation procedure and the proposed delivery management strategy during the construction phases.