

CONSTRUCTION MANAGEMENT PLAN (CMP)

Extension and Alterations to Existing Residential Building

Site Address

73–77 Clarence Road, London N22 8PG

1. Introduction

1.1 Purpose

This Construction Management Plan (CMP) has been prepared to demonstrate how the proposed development at 73–77 Clarence Road will be undertaken in a safe, controlled and environmentally responsible manner while minimising disruption to neighbouring residents, pedestrians, highway users and the surrounding community.

The development comprises:

- Extension and alteration of the existing residential building.
- Increase in residential accommodation from six (6) flats to seven (7).
- Internal structural alterations.
- External façade repair and restoration.
- Removal of existing uPVC windows.
- Installation of new timber double-glazed windows.
- Associated roofing, drainage, mechanical and electrical works.
- External finishing works.

The Principal Contractor will review and update this document prior to commencement of works.

2. Objectives

The objectives of this CMP are to:

- Protect public safety.
- Maintain access for residents and emergency services.
- Minimise disruption to neighbouring occupiers.

- Control noise, dust and vibration.
 - Protect the public highway.
 - Promote sustainable construction.
 - Comply with planning conditions.
 - Comply with current legislation.
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3. Relevant Legislation

Construction activities will comply with:

- Construction (Design and Management) Regulations 2015
 - Health and Safety at Work etc. Act 1974
 - Building Act 1984
 - Building Regulations
 - Environmental Protection Act 1990
 - Control of Pollution Act 1974
 - Control of Asbestos Regulations 2012 (if applicable)
 - BS 5228-1 and BS 5228-2 – Noise and Vibration
 - Work at Height Regulations 2005
 - Regulatory Reform (Fire Safety) Order 2005
 - Highways Act 1980
 - Waste (England and Wales) Regulations 2011
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4. Site Description

The site comprises an existing two-storey residential building located within an established residential area.

The surrounding area consists primarily of residential properties fronting Clarence Road with pedestrian footways and local traffic.

The works involve refurbishment and extension of the existing building rather than complete redevelopment.

No significant alteration to highway arrangements is proposed.

5. Site Management Structure

The Principal Contractor will appoint:

- Contracts Manager
- Site Manager
- Health & Safety Manager
- Environmental Manager
- First Aider
- Fire Marshal

The Site Manager will remain responsible for:

- Daily inspections
- Delivery management
- Environmental controls
- Neighbour liaison
- Health and safety
- Traffic coordination
- Emergency procedures

Emergency contact details will be displayed at the site entrance.

6. Construction Programme

Indicative programme:

Phase	Duration
Site setup	1 week
Internal strip out	2 weeks
Structural alterations	5 weeks
Extension construction	10 weeks
Roof works	3 weeks
Façade repairs	5 weeks
Timber window installation	4 weeks
Internal fit out	10 weeks
External works	2 weeks
Testing & completion	2 weeks

Overall construction period is anticipated to be approximately 9–10 months.

7. Working Hours

Construction activities will normally take place during:

Monday–Friday: 08:00–18:00

Saturday: 08:00–13:00

Sunday/Public Holidays:

No noisy construction work.

Any works outside these hours will require prior approval from the Local Authority.

8. Site Establishment

The following will be installed before work commences:

- Secure site fencing.
 - Lockable site gates.
 - Welfare facilities.
 - Site office.
 - Material storage compounds.
 - Waste storage area.
 - Fire points.
 - Spill kits.
 - Wheel cleaning equipment (if required).
 - Safety signage.
 - CCTV where appropriate.
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9. Construction Methodology

Phase 1

- Site establishment.
- Temporary services.

- Protective hoarding.
- Utility surveys.
- Internal protection.

Phase 2

Careful internal strip out including:

- Partitions
- Fixtures
- Finishes
- Redundant services

All reusable materials will be segregated.

Phase 3

Structural alterations:

- Temporary works
- Installation of structural steel
- New floor construction
- New walls
- Extension construction

Structural works will follow the engineer's design.

Phase 4

External envelope:

- Scaffold erection
- Roof alterations
- Masonry repairs
- Repointing
- Brick replacement
- Render repair

Phase 5

Window replacement

Existing uPVC windows will be removed individually.

Openings will be weatherproofed immediately.

New timber windows will be installed including:

- Double-glazed units
- Draught seals
- Weatherproof membranes
- New cills where required
- Internal making good

The installation sequence will minimise exposure of occupied areas.

Phase 6

Internal fit out

Works include:

- Mechanical services
- Electrical services
- Kitchens
- Bathrooms
- Fire stopping
- Decoration
- Floor finishes

Phase 7

Completion

- External decorations
- Landscaping (if applicable)
- Scaffold removal
- Final cleaning
- Building Control inspections

10. Construction Logistics

Deliveries will be booked using a delivery management schedule.

Measures include:

- Just-in-time deliveries.
- No unnecessary material storage.
- No contractor parking on surrounding streets.

- Delivery vehicles instructed not to arrive early.
- Banksman supervising unloading.
- Immediate unloading.
- Vehicles leaving site immediately after unloading.

Large deliveries will be avoided during peak traffic periods.

11. Traffic Management

Construction traffic will be carefully managed.

Measures include:

- Delivery booking system.
- Reversing under banksman control.
- No waiting on public highway.
- Engine idling prohibited.
- Safe pedestrian routes maintained.
- Temporary traffic management only if approved by the Highway Authority.

Vehicle movements will generally avoid:

08:00–09:30

15:30–18:00

where reasonably practicable.

12. Pedestrian Management

Safe pedestrian movement will be maintained throughout.

Measures include:

- Clearly signed pedestrian routes.
- Protective scaffold fans where necessary.
- Covered walkways if required.
- Temporary barriers.
- Banksman assisting during deliveries.
- Footways kept free from obstruction.

- Immediate removal of debris.

Emergency access will be maintained at all times.

13. Scaffold Management

Independent scaffold will be erected by competent contractors.

Scaffold will include:

- Double guardrails.
- Toe boards.
- Brick guards.
- Debris netting.
- Ladder access.
- Weekly inspections.
- Inspection following severe weather.

Inspection records will remain on site.

14. Noise Management

Noise control measures include:

- Modern low-noise equipment.
- Silenced generators.
- Battery-powered tools where possible.
- No radios on site.
- Equipment switched off when not in use.
- Acoustic blankets where appropriate.
- Careful sequencing of noisy activities.

Monitoring will be undertaken where necessary.

15. Vibration Control

The works involve limited demolition.

Measures include:

- Low vibration equipment.
 - Hand-held breaking tools where possible.
 - Monitoring if required.
 - Protection of neighbouring structures.
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16. Air Quality

Vehicle emissions will be reduced through:

- No engine idling.
 - Efficient delivery scheduling.
 - Well-maintained plant.
 - Use of electric tools where possible.
 - Compliance with Non-Road Mobile Machinery emission standards.
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17. Waste Management

A Site Waste Management Strategy will be implemented.

Waste streams:

- Brick
- Concrete
- Timber
- Metal
- Glass
- Plasterboard
- Packaging
- Mixed waste

All waste will be removed by licensed waste carriers.

Waste transfer documentation will be retained.

Maximum recycling will be achieved.

18. Environmental Protection

Measures include:

- Spill response kits.
 - Secure fuel storage.
 - Pollution prevention.
 - Protection of drainage systems.
 - Sustainable sourcing of materials.
 - FSC-certified timber windows where practicable.
 - Prevention of contaminated runoff.
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19. Protection of Existing Building

The retained building will be protected by:

- Temporary weatherproofing.
 - Structural monitoring.
 - Temporary supports.
 - Protection of retained finishes.
 - Daily inspections.
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20. Neighbour Liaison

Residents will be kept informed throughout construction.

Measures include:

- Letter drop before commencement.
- Contact details displayed.
- Advance notice of particularly noisy works.
- Prompt response to complaints.
- Monthly progress updates where appropriate.

A complaints register will be maintained.

21. Security

Site security measures include:

- Locked gates.
 - Hoarding.
 - CCTV where appropriate.
 - Security lighting.
 - Daily lock-up inspections.
 - Secure material storage.
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22. Emergency Procedures

Emergency arrangements include:

- Fire evacuation procedures.
 - First aid provision.
 - Emergency assembly point.
 - Contact details displayed.
 - Accident reporting.
 - Fire extinguishers.
 - Emergency vehicle access maintained.
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23. Sustainability

The project will seek to reduce environmental impacts through:

- Reuse of existing structural elements where feasible.
 - Repair rather than replacement of sound building fabric.
 - High-performance timber windows to improve thermal efficiency.
 - Recycling of demolition materials.
 - Energy-efficient construction methods.
 - Responsible procurement.
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24. Completion

Upon completion:

- Site cabins removed.
 - Temporary fencing removed.
 - Highways inspected and cleaned.
 - Final façade inspection undertaken.
 - Building Control sign-off obtained.
 - Practical Completion issued.
 - Defects rectified before handover.
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25. Compliance with Local Planning Requirements

The contractor will ensure that construction activities are carried out in accordance with planning conditions imposed by the Local Planning Authority and any relevant highway licences or permits.

Where required, approvals will be obtained before:

- Scaffold erection affecting the public highway.
- Skip placement on the highway.
- Temporary traffic management measures.
- Road or footway occupation.
- Crane or lifting operations over the public highway.
- Temporary road closures (if ever required).

The Principal Contractor will maintain records demonstrating compliance with all planning conditions, environmental controls and statutory obligations throughout the construction period.

26. Monitoring and Review

This Construction Management Plan is a live document and will be reviewed:

- Prior to commencement of works.
- Following appointment of the Principal Contractor.
- Following any significant change to the construction methodology.
- Following any incident or complaint.

- At regular monthly site management meetings.

The Site Manager will be responsible for implementing this Plan and ensuring that all subcontractors are briefed on its requirements before commencing work on site.