

**14A VINCENT ROAD,
LONDON
N15 3QH**

Client: Mr F McDonagh

BDC reference: 14062

Haringey Planning reference: HGY/2016/0999

CONSTRUCTION AND DUST MANAGEMENT PLAN



July 2019

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Issue Date: July 2019

1. Introduction

The purpose of this Construction Management Plan (“the Plan”) is to outline our client’s approach to managing the implementation of the planning permission granted by London Borough of Haringey on 12th August 2016 under reference HGY/2016/0999 and to satisfy Conditions 6 and 7 of that permission.

This is a very small scheme and the work will be executed by the developer and his team; no outside contractors are required except in the case of specialist sub-contractors.

The building work essentially comprises site clearance and erection of a small, single storey detached residential studio unit.

This document includes comment on the envisaged construction operations comprising site establishment, logistics and the process of managing the overall local environment. It seeks to ensure that the works cause the minimum practicable disruption to residents, including the provision of a safe working and living environment.

This plan considers the construction proposals and provides guidance to their execution. The Plan’s proposals will enable third parties to understand the nature of the work and the various construction activities associated with the development.

As the project is of such a minor nature it is envisaged that it will have little or no impact on the environment, also due to the proposed method of construction using a small team and hand tools.

2.0 Project Overview

The site as it stands has been used as a builders' yard for some years and forms part of the back garden of 14A Vincent Road, which is in the developer's ownership, as is 14 Vincent Road.

It is proposed to clear the site of equipment and materials and to erect a new detached dwelling as detailed in the approved planning drawings numbered 14062/1, 14062/2 and 14062/3F.

As the project will be undertaken by the developer and his team, the foundations will be hand dug and spoil will be removed via a skip located on the highway in Vincent Road (subject to licence). The skips will be loaded manually via wheelbarrows.

The developer has a good relationship with his tenants and neighbours and is used to working in residential areas.

The single storey nature of the proposed dwelling removes the need for full height scaffolding as only one lift will be required at the sides and two at the gable ends.

Drains will be hand dug and manually connected.

Noise and vibration will therefore be minimal.

Dust generation will also be very limited but the developer customarily has a sprinkler at hand on each project to avoid airborne dust generation.

3.0 Proposed Site Works

3.1 Preliminary Programme

It is envisaged that the duration of works described will be 50 weeks as the work will be executed by hand by a small team led by the developer in person. It will not be an intensive programme of works.

The key elements of the development with regard to potential impact on the surrounding area are:

- Site Clearance.

As the materials will be removed from site on hand loaded trucks parked in Vincent Road there will be a minimal impact.

- Removal of spoil from foundation excavation and general muck away.

As the skips will be manually loaded via. wheelbarrow there will again be minimal impact.

- Materials deliveries

Materials will be delivered in quantities suitable for manual offloading. Where heavier materials such as sand and aggregates (which will be bagged) and bricks & blocks (in strapped packs) are involved, these will be offloaded by the delivery vehicle's crane offload facility to avoid any obstruction to the public highway or nuisance to residents and passers by.

No structural steel will be required.

4.0 Construction Management Action Plan

The following sections outline the key elements for consideration and demonstrates the very limited potential for negative impact on the environment, residents and passers by.

4.1 Neighbourly Relations

The site is within a residential area. The client/developer/builder currently has and seeks to maintain good neighbourly relations. Such relations are assisted greatly by good communication, and by keeping neighbours and appropriate third parties regularly informed of site activities likely to impact on adjoining residents. The developer and his team will be receptive to all reasonable concerns of the neighbours and local community and will demonstrate a considerate and professional approach so as to maintain a well-balanced relationship with neighbours and the local public during project execution. The small scale nature of the operation and the way of working will greatly facilitate this.

The site will be hoarded off and appropriate signage and information boards displayed.

4.2 Contractor is Developer

As the contractor is also the developer and client he has an extra interest in maintaining neighbourly relations, including those with his tenants at 14 and 14A Vincent Road. In addition, his way of working with his small team without the use of large and noisy machinery greatly contributes towards a harmonious relationship with the local community. A contact board will be displayed outside the site providing the name and contact details of the designated site manager, allowing the general public to make contact if they feel they need to.

A complaints/contact book will be kept on site and used to record details of any complaints. This will include the name of the person making the complaint, the date, time and nature of the complaint and the action necessary to resolve the complaint. The complaints book will be regularly reviewed by the developer to ensure that any complaints are dealt with and resolved promptly.

4.3 Site Establishment

As the site and the construction team are so small, a small cabin will house the site office and provide recreational space and welfare facilities. A Portaloo will also be provided and regularly serviced. Existing power and water supplies will be utilised and the site will be easily hoarded off.

4.4 Access

Access to the site will be from Vincent Road, at the side of 14A. Pedestrian access only will be required and utilised.

4.5 Traffic Management

The small scale of the development obviates the need for a traffic management plan. As part of the Construction Management Plan, deliveries will be carefully managed to minimise disruption to neighbours.

All deliveries to site will be undertaken with regard to:

Reversing vehicles to be directed by a competent person.

Pedestrian and vehicle directional signage – suitable barriers will be erected when deliveries arrive to prevent pedestrians accessing the unloading area.

4.6 Working Hours

Working hours will be 08.00 – 18.00 Monday to Friday and 08.00 to 13.00 on Saturday. No work will be undertaken outside these hours.

4.7 Fire and Emergency Procedures

Contact names and telephone numbers will be made available in case of 'out of hours' emergencies relating to the site. This information will be displayed on the hoarding.

The developer will implement procedures to protect the site from fire. The site manager will assess the degree of fire risk and formulate a Site Fire Safety Plan, which will be updated as necessary as the works progress and will also include the following:

4.7 Fire and Emergency Procedures (cont'd)

- Hot Work Permit Regime
- Installation of site fire-fighting equipment, establishing fire points and installing and maintaining fire extinguishers etc.
- Evacuation alarm.
- Material storage and waste control.
- Fire Brigade access.

4.8 Security

As the site and construction team are so small there is no need to adopt a policy of signing in and out.

The site hoarding will be regularly inspected to ensure that it remains secure. The access door to the site will be controlled to only allow access to authorised personnel.

Security lighting will be provided, controlled by movement sensors and set to only be activated between dusk and dawn.

4.9 Health and Safety

A Construction Health and Safety Plan will be prepared for the works in accordance with the CDM Regulations. Risk assessments will be developed and agreed. Safe methods of work will be established for each element of the works.

Site inductions will be held for all new site personnel to establish the site rules and enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to confirm that fact. These will include any neighbourly issues.

4.10 Scaffolding

Only very limited scaffold will be required, for a maximum height of two lifts. Scaffolding will be used to provide workers with a safe temporary work platform. It will be planned, erected, inspected and tagged by competent persons and will be regularly inspected to ensure there are no risks to safety and that the requirements of HSE regulations are complied with.

4.11 Good Housekeeping

The site will be kept in a clean and safe condition. The areas adjacent to the site will be regularly inspected and any site rubbish removed. The adjacent road and pavement will be kept clean. The perimeter hoarding will be painted from time to time where accessible and will be kept in a neat and tidy condition. Any graffiti will be quickly removed.

Offloading will generally be direct from delivery vehicles onto the site. Materials will not be stored on public roads or footpaths. Mud will not be transferred to the highway.

Waste and rubbish will be regularly removed from the site and not allowed to accumulate so as to cause a fire or safety hazard.

Welfare facilities will be provided within the site to discourage operatives from frequenting the area between the site and public areas.

4.12 Environmental Issues

The developer as contractor will operate an environmental policy which supports the following values to:

- Conduct their activities with proper regard to the protection of the environment.
- Comply with all relevant regulatory and legislative requirements and Codes of Practice.
- Communicate with local communities to ensure that the work causes the minimum of disruption and disturbance.
- Ensure that staff have a good understanding of the environmental impacts of construction work and how to minimise them.
- Ensure that their suppliers and sub-contractors apply similar standards to their own work.

During the early stages of the project the developer will:

- Prepare a Project Environmental Plan
- Prepare and consult with statutory authorities to obtain relevant approved licences and consents
- Prepare a Site Waste Management Plan in consultation with supply chain partners to design out or minimise waste.

4.13 Waste and Material management

A site waste management plan will be prepared before works commence. All waste materials will be removed from site by a licensed waste contractor and exported from site via. Manually loaded skips or lorries parked in Vincent Road.

Waste from this site will be dealt with in accordance with the waste duty of care in Section 34 of the Environmental Protection (Duty of Care) Regulations 1991 (b). Materials will be handled efficiently and waste managed appropriately. The developer will aim to minimise waste and to recycle as much material as possible. Due to the limited space on site, waste will generally be sorted for recycling at the waste transfer station.

5.0 Dust, Noise and Vibration

The project is not adjacent to sensitive properties and is in a residential area. The very minor nature of the works means that no special measures are necessary for the ordinary consequences of project execution. Instead, this Plan includes measures to pragmatically mitigate those ordinary consequences as a matter of good practice.

5.1 Dust

Any activities that generate dust will employ water as a dust suppressant.

Adjacent road and pathway surfaces will be frequently swept clean.

All loads delivered to and collected from the site will be covered where appropriate.

All road vehicles will be requested to comply with set emission standards.

Skips will be securely covered.

The air quality within the site will be continually monitored.

5.2 Noise and Vibration

The developer will take reasonable steps to minimise any noise disruption to adjacent occupiers.

Where noisy activities are unavoidable, residents will be notified in advance.

Operatives working in noisy areas will be required to wear necessary protective equipment and not be subjected to noise levels for periods exceeding their permitted exposure times.

Electrically operated plant will be used where practical.

Any plant employed on site will be silenced as far as is possible.

No externally audible radios or other audio equipment will be allowed on site.