



PHASE I

1.0 Site Description

The existing property which occupies the site is a modern three storey property (including basement) built in the early 1990's. The house is partially buried to the rear by the slopes of the site. There is a small hardstanding and a garage to the front of the property, also a 3.5 meter tall front boundary wall fronts onto Branch Hill.

2.0 Construction Works

2.1 Outline Program

November - December 2013	Phase I: - Demolition and General Excavation
January - March 2014	Phase II: - Demolition and Ground Works
April - June 2014	Phase III (A): - Heavy Construction
July - December 2014	Phase III (B): - Above Ground Construction
January - June 2015	Phase III (C): - Finishing and Landscaping

2.2 Site Management Summary

2.2.1 Deliveries:

During the first phase of the construction contract, low height construction traffic will access the site from Branch Hill through the indicated entrance and exit gates, assisted by a banksman. Should delivery lorries pick up dirt or small debris then a road sweeping and washing regime will be instigated by the banksman.

A hoarding license is to be obtained and erected along the line of the existing front wall. Independent access shall be provided through the hoarding for pedestrians.



PHASE II

2.2.2 Proposed Hours in which Vehicles will Arrive and Depart

In general the hours in which vehicles will arrive and depart will coincide with the site opening hours which are 8am to 6pm. However there will be occasions when heavy/ wide loads will need to be delivered and removed from site outside of these hours. On such occasions the local neighbours will be notified some 4 weeks earlier via letter. No parking bays shall be closed off due to the works.

2.2.3 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 8 yard 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)
- Articulated Lorries are not proposed to be used.

The projected vehicle movements are approximately 5 per day during the enabling works and 15 - 20 per day during the main contract works period.

2.2.4 Site Machinery:

During the main part of the construction contract, site machinery will be delivered to, collected from and stored within the site.

2.2.5 Vehicle Routes

The site lies approximately 3 miles from the TLRN (Transport for London Road Network) on the M1 and can be accessed without specific height restriction via West Heath Road and Froggnal Rise.

2.2.6 Scaffolding:

A Scaffolding License will be obtained for the construction of the new front wall

2.2.7 Construction Sites in the Local Area:

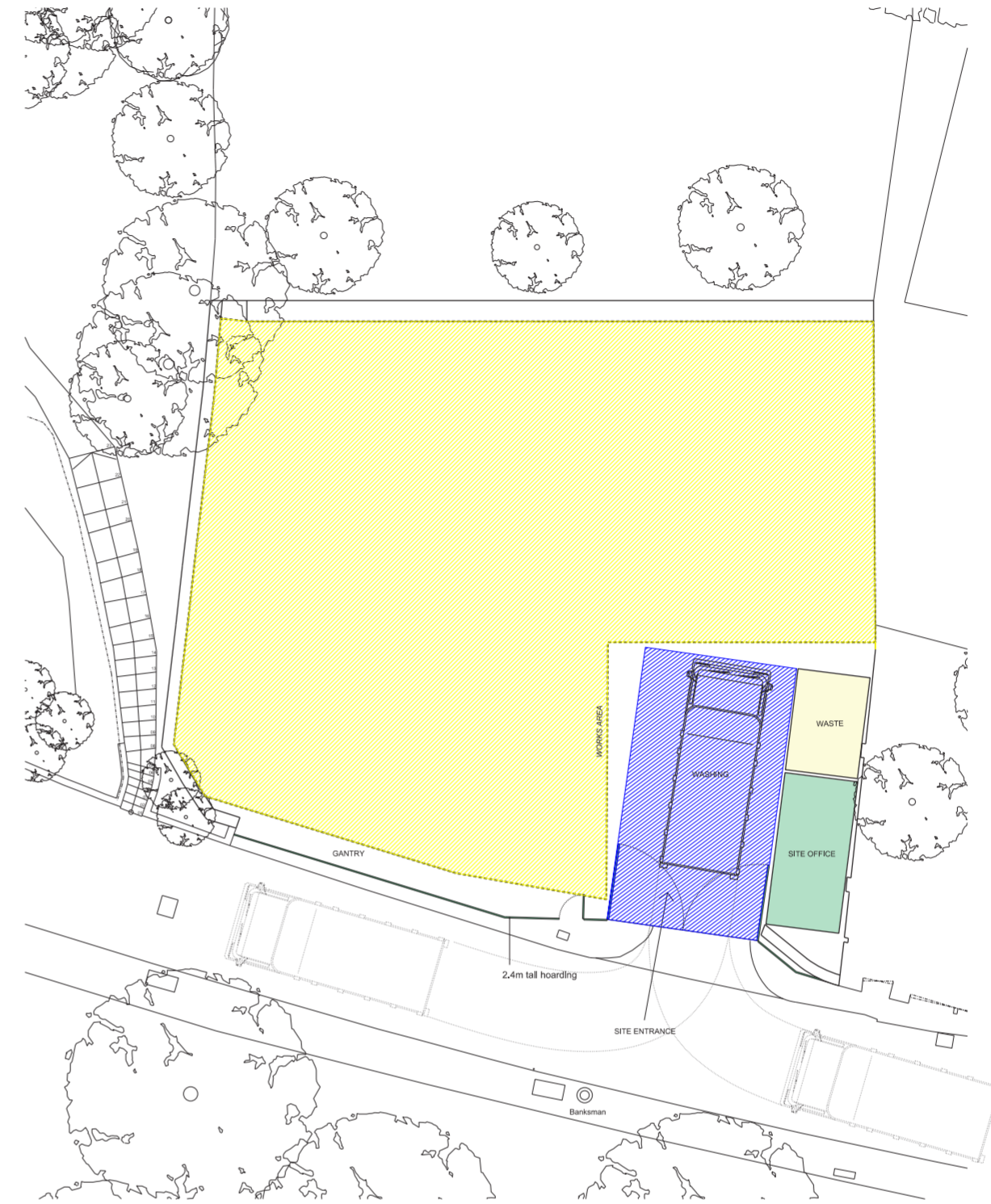
- To be confirmed.

2.2.8 Construction Working Group:

A Construction Working Group shall be established to deal with local businesses and residents queries and complaints.

2.2.9 Considerate Contractors Scheme:

The Contractor shall be required to sign up to the Considerate Contractors Scheme.



PHASE III

3.0 Operations Summary

Key site operational tasks and their methodology are outlined below:

Operation	Proposal
i. Parking of vehicles of site operatives and visitors:	- Temporary on-site parking shall be provided for vehicles and site machinery only as described in 2.0. - Site labour and visitors shall attend site via public transport/vehicles with metered parking.
ii. The loading and unloading of plant and materials:	- Loading and unloading of equipment and heavy goods will occur on site. Please refer to the Phase Diagrams above.
iii. The storage of plant and materials used in constructing the development:	- All plant and materials will be located on site.
iv. The erection and maintenance of security hoarding	- Hoardings shall be provided to Branch Hill and shall be 2.4m tall. Security shall be provided and will be monitored.
v. Wheel washing facilities:	- All vehicles wheels shall be washed in the noted dedicated area. - The relevant parts of Branch Hill shall be swept and washed down daily.
vi. Measures to control the emission of dust and dirt during construction:	- Dust and sand dirt shall be contained. - Cutting shall occur in a dedicated cutting tent. - The new hoarding/existing 3.5m tall masonry walls shall provide an excellent dust and noise barrier
vii. The recycling/dispersing of waste resulting from demolition and construction works:	- Waste will be privately collected from Branch Hill as designated by the Phase Diagrams above

4.0 Concurrent Building Operations

There are no active construction sites which will impede access to the proposed works at 7 Branch Hill. Convenient and direct access is achieved from the A41 via West Heath Road.



PLANNING ISSUE

Project No. **12021**

Client **Cheryl Plaza**

Date **June 2013**

Scale **1:200 @ A2**

Project **Judges Lodge, Branch Hill**

Drawing Title: **Construction Management Plan**

Drawing No. **P_20** Rev. **A**

Drawn **LH** Approved **MW** Signed



28 Margaret Street W1W 8RZ T. 020 7580 9336 www.mwa.co.uk

Copyright Marek Wojciechowski Architects Limited.
No implied license exists. This drawing should not be used to calculate areas for the purposes of valuation. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not scale drawings. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.