

11 Prince Albert Road
Construction Management Plan

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CONSTRUCTION MANAGEMENT PLAN
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Introduction

This document sets out the key stages and describes the high level processes to be used to control the construction process of an extension at 11 Prince Albert Road. It should be read in conjunction with the Site Waste Management Plan and the Traffic Management plan. The *Construction phase health and safety plan*, written by the CDM coordinator using this document along with the Traffic plan, Waste plan, Designers risk assessments and information gained from site a visit, will form a concise and amalgamated document which will be used as a major control document in contractor packages providing specific information on site specifics and procedure.

To comply with CDM, good neighbourly practice and the local authority requirements 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 this construction management plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the council and complied with thereafter.

Project description

The project involves the lower ground extension and basement addition to a single-family home. Ground works and construction of earth retaining structures feature on the project, to aide this specialist advice is to be sought to design the best method to minimise the impact to the environment in construction, please see the accompanying structural report

Construction overview

The ground conditions will require evaluation to establish the best method of foundation construction but piled foundations are likely to be required. Ground floor up the building will be of a traditional masonry skin construction with concrete floor and timber roof. Exterior finishes are to be in line with the agreed planning documents, typically a stucco rendered facade.

Security during construction

CDM 2007 sets out a standard for site construction operations and the environment likely to be affected by the construction activity. Security and protecting the public are key headings and identify hazards to children, vulnerable groups and members of the public. Walking past a construction site few are aware of the measures taken to protect them. Public interface at the boundary between site operatives and especially vehicles will be controlled by specific set procedures, the Traffic Management Plan will be implemented by the gate marshal for example.

General site security whilst protecting the material and plant on the site will also protect members of the public. The site hoarding will be erected prior to any heavy building work and will remain in place until the final stages of the build, fit out and garden planting. It will be maintained to high standard and feature visible CCTV guarding the site to help deter undesirables typically associated

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around construction sites with a poor front of house. Entrances will be guarded by traffic marshals, see the Traffic Plan, during the site working hours and locked at all other times. Out of hours security will be by a high-tech camera system linked to a central station. The dedicated site Security guards will be available for immediate response should an issue arise.

Neighbours

During large construction projects communication with neighbours can ease tension and avoid complaints. The Construction Project Manager will notify local residents of any unusual operations likely to cause problems with access or those which need to occur out of hours. A large piece of equipment being delivered for instance may well be restricted by the Metropolitan Police so that the delivery can only occur out of hours. The site project manager will contact local residents at the earliest opportunity and provide details of the site phone number and office address details so that any concerns can be addressed and dealt with swiftly at site level.

Nuisance control

Throughout the construction phase noise, dust and traffic will have the potential to cause annoyance. Nearly all building works can give rise to dust and noise nuisance but by using watering down, modern generation equipment and observing working hour restrictions the nuisance will be controlled to acceptable levels. During the main works excavation and cart away of waste will be monitored to ensure noise and dust levels are well within recognised limits.

Summary

Using modern machinery with considerate construction methods the nuisance commonly arising from noise and dust emissions are kept well within tolerance levels, thereby avoiding complaints. The front of house shall be resourced appropriately to provide a friendly and professional team suited to working in the locality doing so in a safe manner and interacting positively and sensibly with local residents to deal with any small issues before they are complaints.