HOXON LTD

CONSTRUCTION MANAGEMENT

STATEMENT

Introduction

Hoxon Limited has been appointed as Principal Contractor for construction works at 13 Fairfax Road, London, NW6 4ET.

The Scheme

1. Enabling Works

This comprises: disconnection of live services, enabling demolition to progress.

During Demolition activities the structure and resultant debris are to be watered down frequently

During the construction period the site accommodation will be situated on the ground floor of the main building, an area free of construction works..

All access to be by way of Fairfax Road and Marston Close.

2. Site Set-up

Site accommodation will be located on the ground floor consisting an office and meeting room. Welfare facilities will be on the drive by the rear entrance.

A notice board is to be erected and fixed to the front and rear of the building giving contact details i.e. telephone, email and address.

Main Entrance will be via Fairfax Road, all subcontractors and suppliers have been instructed to avoid deliveries before 8am.

The site access is to be segregated in respect of site traffic and pedestrians.

Banksman to be in full time attendance during loading and unloading as part of the traffic management scheme, the roads and pavements to be kept clear of any mud, debris etc.

3. **Foundations**

Foundations to be carried out as per engineer's specification, safety edge protection, warning signs and earth supports to be installed immediately. Street and pavement to be kept clear of mud and debris at all times. Particular attention to be paid to surrounding trees and their roots.

4. RC Frame

As part of Hoxon's internal QA system, all contractors employed on site are required to complete questionnaires relative to their Health and Safety management set-up before commencement.

Furthermore, all contractors attend a start-up meeting which addresses such points as: working hours, access, delivery and environmental issues relevant to adjoining residents including parking, etc.

When and if heavy duty plants or large deliveries are necessary a leaflet will be delivered to all residents confirming the programme and providing contact details should there be a problem.

5. Site Establishment

Site accommodation: 13 Fairfax Road, London NW6 4ET.

Hours of work will be in accordance with environmental requirements:
08.00 to 18.00 Monday to Friday
08.00 to 13.00 Saturday

It is recognised that approval is required from the council for any works that need to be undertaken outside these permitted hours.

Application will be made for any works associated with erection and dismantling of crane i.e. road closures, etc.

6. Public safety, Emergencies & Accidents

In all cases where there is a perceived risk to the public from falling materials, measures will be put in place in the form of gantries, fans, or pedestrian diversions to maintain safe routes.

Temporary footways where applicable will comply with Town Hall's requirements in respect to their flatness, surface treatments, gradients and sight lines.

7. Waste Management and Minimisation

Waste will be generated during all stages of the construction works. Major sources of waste within the construction process are:

- Packaging – plastics, pallets, expanded foams etc.
- Waste materials generated from inaccurate ordering, poor usage, badly stored materials, poor handling, spillage etc.

A Site Waste Management plan will be developed by each relevant contractor detailing how it is proposed to dispose off and manage waste created during the construction phase.

All Relevant contractors will be required to investigate opportunities to minimise waste arising's at source and where such waste generation is unavoidable, to maximise the recycling.

Re-use of potential construction materials. Wherever feasible, such arising's will be dealt with in such manner that reduces environmental impact and maximises potential re-use of materials.

Recycling of materials will largely take place off-site where noise and dust are less likely to result in impacts to the occupants of surrounding properties.

The destination of all waste or other materials removed from site will be notified to the relevant authority by the contractor for approval. Loads will only be deposited at authorised waste treatment and disposal sites.

No burning of construction waste will be undertaken on site.

8. Materials Storage & Handling

Storage of materials on site will be limited.

Contractors and their subcontractors will be expected to maintain a tidy site, and to operate a 'just in time' policy for the delivery and supply of the materials for the works.

9. Temporary Services

Temporary services provisions for the works will be coordinated with the diversion of existing water and electrical services.

10. Security Interfaces

Principal security interfaces to be managed in respect of the site are:

- Local people – Maintain secure site boundaries to discourage trespass,
- Theft – maintain secure site hoarding and boundaries.

Consultations may be necessary with local police in context of the development to establish a security strategy for the site.

11. Potential Environmental Impacts

11.1 Site Controls

The table below provides a summary of examples some of the potential environmental impacts to be considered and mitigation measures proposed.

Issue	**Potential Impacts**
Noise	Increased adverse road noise levels from vehicles. Increased adverse noise levels from plant during construction works.
Vibration	Increased adverse road vibration levels from vehicles. Increased adverse vibration levels from plant during construction works.

Dust / Air Quality	Generation of windblown dust from ground surfaces, stockpiles, vehicles and cutting & grinding of materials. Generation of exhaust emissions from lorries and plant delivering and removing materials including dust and particulates which may impact upon local air quality.
Waste / Sustainability	Excessive waste generation and its appropriate disposal.
Traffic	Adverse traffic congestion caused by site traffic and an increase in heavy goods vehicle movement.
Pedestrian Access to site and surroundings	Adverse disruptions to pedestrian access and routes within the locality of the site and reduction in pedestrian amenity.
Archaeology and Built Heritage	Adverse loss of finite archaeological resources. Adverse visual intrusion upon listed buildings and conservation areas.

Specific environmental procedures will need to be managed during construction:

- The control of noise, vibration and dust:
- Site drainage;
- Traffic and access management
- Waste management and minimisation;
- Hazardous materials and contaminated land;
- Management of construction works and local community liaison and complaint management;
- Public Safety, Emergencies and Accidents;
- Management of subcontractors;
- Material storage and Handling;
- Environmental Monitoring;
- The protection of ecological resources.

<u>Traffic and access management</u>

As a result of narrow roads Most of the deliveries and rubbish removal Lorries will be of 7-t, max.

Two banksman will be permanently on site informing and redirecting the traffic as requested while the materials are off-loaded at the same time pedestrians will be re-directed for their safety.

All deliveries will turn in to Fairfax Road or Marston Close as required.

If Crane lift will be required than the parking suspension and crane licence will be obtained.

During the project a permanent skip will be positioned on the drive.

Noise Vibration and dust,

In project of this scale and nature, it is recognised that noise, vibration and dust to certain extent will be important issues and could give rise to local disturbance. These impacts are an inevitable consequence of the works, site traffic, ground excavations and other construction activities.. However, Site-specific best practice measures will be implemented by contractors to minimise the disturbance to local residents and other potentially sensitive receptors.

Measures in relation to noise and vibration will include:

- Selection of inherently quiet plant;
- Liaising with residential and non-residential occupants most effected by noise or vibration from site activities;
- Establishment of vibration action levels on the basis of guidance contained in BS 6472, Guide to Evaluation of Human Exposure to Vibration in Buildings (from 1Hz to 80Hz) (REF 5.6);
- Review of construction techniques, especially in response to exceeding the action level and/or complaints;
- Use of Hoarding for as long as practicable to provide acoustic screening; and
- Requirement for engines to be switched off on site when not in use, use of quieter plant, regular plant maintenance, screening of plant (if appropriate).

With regard to potential dust emissions, environmental management controls will be implemented to prevent the release of dust entering the atmosphere and/or being deposited on nearby receptors. These measures will include:

- Damping down surfaces during dry windy weather;
- Erection of appropriate hoarding and/or fencing to reduce dust dispersion and restrict public access and sheeting of buildings, chutes, skips, and vehicles removing demolition wastes;
- Appropriate handling and storage of materials;
- Restriction of drop heights onto lorries etc;
- Site traffic as far from residential and commercial properties as possible;
- Fitting all equipment (e.g. for cutting, grinding, crushing) with dust control measures such as water sprays wherever possible;
- Prevention of dust- contaminated run-off water from the site;
- Ensuring that all plant vehicles are well maintained so that exhaust emissions do not breach statutory emission limits and

- Ensuring that road sweeper is available to clean bud etc. from hard standing roads and footpaths when necessary.

The Safety Method Statements will outline the control measures necessary to minimise the risks to an acceptable level for each task.