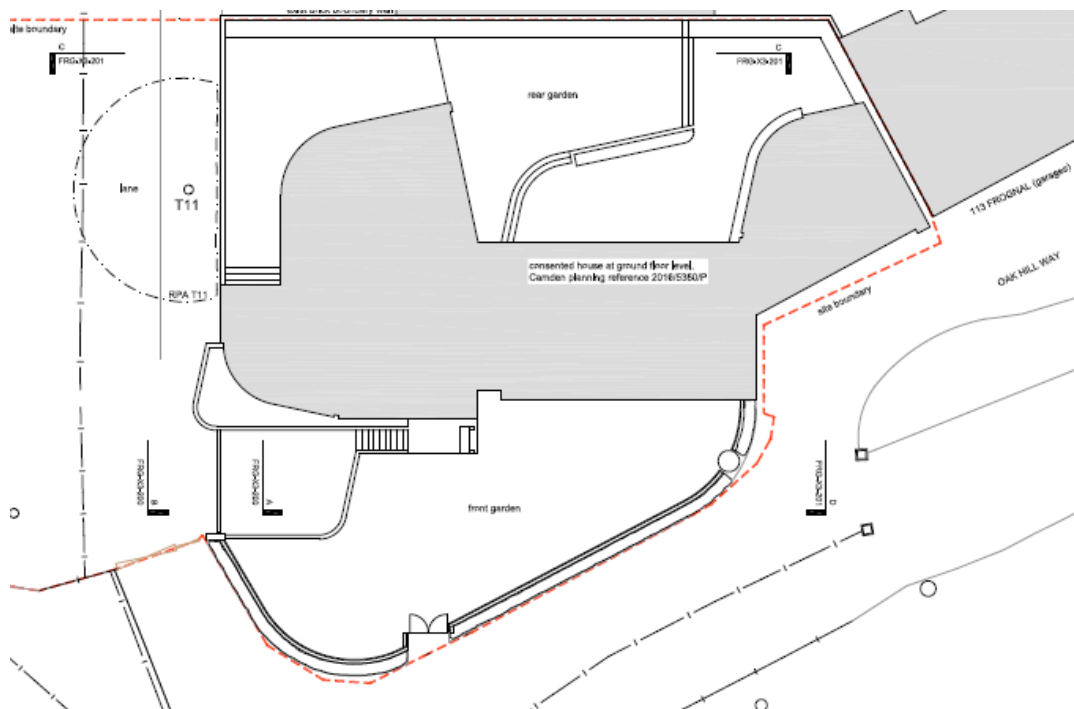


115 Frognal Hampstead, London NW3 6XR

Construction Management Plan

For

New Build 4 Bedroom House including basement, ground, first floor and associated external landscaping works.



Issued by:

Newtonwood Ltd

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Construction Programme

1. The below schedule is relevant to the proposed demolition of the existing house;

• Mobilization	2 weeks
• Stripping out & Demolitions	2 weeks
• Demolition work	5 weeks
• Handover / Commissioning	1 weeks
Total Construction Period	<hr/> 10 weeks

2. The below schedule is relevant to the proposed of a single new dwelling at the site ;

• Mobilization	4 weeks
• Construction work	60 weeks
Total Construction Period	<hr/> 64 weeks

Emergency contact during construction period:

Mr Matthew Bruce 07708 190 457

matt@newtonwood.com

1.2 Access arrangements to the site

All access to the site will be made from Frogna1 and Oak Hill Way, where access is available to the front of the site only. Frogna1 is a relatively quiet road but the contractor will need to liaise road users during each large vehicle movement to ensure safe work.

All pedestrian access to the site will be via Frogna1 and Oak Hill Way at the ground floor level.

The site will be hoarded on the front boundary and a gate will be erected for the duration of the works at the entrance to the site to control traffic.

There will be no car parking at the site for operatives. All operatives will be encouraged to use public transport to access the site. Those site operatives who require vehicles to be brought to the site will be required to unload their vehicles and then park away from the site in pay bays or dedicated car parks.

1.3 Estimated number of vehicles per day/week, Loading / Unloading &Storage

It is estimated that there will be 15 large loads of waste material generated by the demolition and stripping out and a further 100 other large vehicle movements as part of the proposed works. On average there will be one to two vehicle movements per week. As far as possible, these will occur between 10am and 4pm. No off-site vehicle holding area is envisaged. Labour will be designated to control vehicle movements and offloading, and to ensure safe routes for vehicles and pedestrians are maintained.

Vehicle movements will peak during the early stages of the project in particular during the phases of demolition, piling, excavation and erection of the concrete and steel frame and floors for the new superstructure.

1.4 Working Hours

Working hours will be 08.00 to 17.00 hrs Monday to Friday. Also 08.30 to 13.00 hrs Saturdays if required.

No working on Sundays or Bank Holidays will be permitted (except for emergency events or unless dictated by the local authority, highways or police)

1.5 Details of vehicle call up procedure

The site foreman will arrange deliveries to avoid delays and ensuring there is sufficient space for the vehicles being called on site. The call up procedure will reduce stoppage times to a minimum and prevent potential stacking of vehicles on the public highway.

Notwithstanding the above, in the event that two or more vehicles arrive at the site at the same time, the second and subsequent vehicles will be moved away from the site and will 'drive round the block' to avoid vehicle stacking at the site.

1.6 Estimated number and type of parking suspensions that will be required

There will be no parking suspensions required for the delivery or carting away of site materials.

Minimal parking suspensions and short road closures will be required for craning steel frame members and large components on to the site.

1.7 Details of any diversion or other disruption to the public highway during demolition, excavation and construction works

All works are contained within the site. No work or storage extending beyond the edge of the site.

1.8 Noise, Dust and Vibration

The contractor will use suitable methods of minimising emission of dust and dirt during the construction works. This will include the use of protective plastic dust sheeting and water spraying where necessary. All plant will be stored on site.

Wheel washing facilities will generally not be required as vehicles will arrive on tarmac roads and will not enter any unsurfaced areas of the site. A stand pipe and hose will be located within the site area to allow the road and footpath to be washed off if necessary.

Demolition machinery will be so far as reasonably possible fitted with silencing equipment to reduce the noise emission from the site due to pneumatic or hydraulic breaking of masonry or concrete.

No radios will be used at the site which are audible from anywhere beyond the boundary of the site.

An asbestos survey will be carried out prior to the commencement of any works. All asbestos will be removed from the site in accordance with the statutory controls in place at the time.

1.9 Waste Management

The contractor will provide a recycling and waste management scheme conforming to the current regulations prior to starting works on site. The contractor will reuse / recycle where possible. Waste will be sorted on site and go to certified waste sites for reclamation.

Food and food packaging waste from the canteen will be removed or tightly sealed on a daily basis to ensure that the waste at the site does not give rise to rodent infestation.

1.10 The Contractor

The contractor will be required to operate the site within the Considerate Contractor Scheme for the duration of the project.

The contractor will erect stores, create a storage yard and a site office within the boundary of the site and within the hoarding line. No materials will be stored outside of the hoarding around the site.

All operative will be required to hold or complete the CSCS card appropriate for their level of skill or trade.

1.11 Statutory Services

The site is currently served by mains drainage, water, gas and electricity. The points of entry on to the site for the services are currently thought to be suited to the proposed new dwelling and it is not envisaged that these will need to be altered.

The main drainage to the highway will be temporarily capped to prevent both material passing into the sewer from the site and to prevent rodents entering the site through the open drains.

1.12 Highways Works

No works to the highway are required as part of the proposal.

1.13 24hr Emergency Contact Information

Emergency Contact Number: Project Manager. Matthew Bruce 07708 190 457