

CONSTRUCTION MANAGEMENT PLAN
FOR WORKS TO THE EXISTING HOUSE, AND MINOR EXTENSION WORKS AT 1
WILDWOOD TERRACE, CAMDEN.

September 2019

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1.0 Introduction

The project involves works to the existing house at 1 Wildwood Terrace, London NW3 7HT. The site will be accessed from either Wildwood Grove (works to the rear) or Wildwood Terrace (works to the front). Work activities will have their own specific risk assessments. The general movements of traffic, goods and people are, however, included in the following plan.

Wildwood Terrace is a no-through road running North off North End Road which the clients have a common law right of way to use. Wildwood Grove is a no-through road running North East of the North end Way (A502). Wildwood Grove and Wildwood Terrace are largely residential. Both streets do not have pavements or allocated parking spaces. There is a broadening in Wildwood Terrace between the front garden of 1 Wildwood Terrace and the end of the rear garden of Wyldes farm. It is proposed that deliveries pertinent to the works at the front of the property are made at this location, and then materials are moved immediately to within the site of 1 Wildwood Terrace (front garden area). This broadening would enable a vehicle to turn around. Wildwood Grove is not suitable for large goods vehicles and there is insufficient room for them to turn around. Therefore only vehicles no larger than a small van are to be allowed access Wildwood Grove and only when authorised by the main contractor for specific heavy deliveries pertinent to the works to the rear of the site. The intention is that materials are dropped off, and that parking for the construction team are made in nearby streets thus minimising the impact to residents of these two roads.

As an alternative means of delivery for materials drop-off and skip removal the front garden of the property also faces on to Hampstead Way, and deliveries/ removals could be made from the end of the front garden of 1 Wildwood Way directly onto Hampstead Way.

The site will be organised in such a way as to ensure, so far as is reasonably practical, that pedestrians and construction vehicles can move without risk to health and safety.

This Construction Management Plan will be communicated to all parties involved in the project and all persons working on and visiting the site. The Plan will be reviewed and updated as and when site conditions change, and will be displayed on the site safety notice boards.

The HSE Guidance Document HSG 144 (The Safe Use of Vehicles on Construction Sites) was used during the preparation of this Construction Management Plan. Note: this project is notifiable under F10 of the Construction (Design and Management) Regulations 2015.

It is recommended that the project is registered under the Considerate Constructors Scheme.

2.0 Site Set Up

The access to the site will be mainly from Wildwood Terrace, however a limited number of heavy delivery items will be made from Wildwood Grove (for works to the rear). Herras-type fencing will be constructed to contain the site boundaries, the building site, and the welfare and storage. Relevant contact details will be clearly displayed on the site hoarding. Consideration to be given to providing appropriate site signage, lighting, barriers, etc.

Parking for day-to-day on site operatives will be on the neighbouring streets (Wildwood Road and North End Way both contain parking spaces that can be paid for), the site location will operate as a drop off point only. The relevant parking permits will be obtained, where applicable.

A photographic condition survey of the highway in the vicinity of the site should be undertaken before any of the work commences.

3.0 Control of Working Hours

The basic project working hours will be 08.00 to 18.00 Monday to Friday. On Saturdays working hours will be 08.00 to 13.00. There will be no working on Sundays or Bank Holidays.

4.0 Means of Access and Deliveries

Site management will deal with the day-to-day routing of pedestrian traffic on site.

All delivery drivers will be advised of the procedure for the drop off location for materials. As noted above, main haulage routes will be made along the A502. Access point is to be controlled with a suitably trained Traffic Marshall. Covered wagons to be used.

Hauliers to be signed up to FORS and CLOCS principles.

All site operatives, sub-contractors and suppliers will be made aware of the need for consideration of pedestrians and other motorists using Wildwood Grove or Terrace, as well as for immediate neighbours along the road. In particular the neighbours of Wildwood Terrace who access their properties (no. 2 - 4) via the path that runs at the front of 1 Wildwood Terrace.

Details of any footway diversions or works in the highway etc. are to be agreed with the Highway Authority prior to being carried out.

All construction vehicle trips to and from site will be within the allocated controlled hours of operation, to be outside peak traffic hours and avoid school drop-off or pick-up times, and to be kept within sociable hours of 08.30 - 16.00 where possible. Deliveries to use pre-organised time slots and to operate a turn-away policy if vehicles do not arrive within set time slots. Delivery vehicles are not to wait on the highway. Contractor to provide details of measures to prevent this as part of tender return.

Generally it is estimated that during removal/ enabling work there will be 8 skips required. These will be arranged to arrive one at a time, and be positioned within the front garden of the property which faces Wildwood Terrace. It is estimated that the duration of the works on site (approximately 24 weeks) material deliveries are likely to be arranged fortnightly. Construction vehicle trips to site will not be excessive for a project of this size, based on the construction methods employed.

Contractor will provide an on-site tool storage/secure area to minimise the need for van drop off's at site.

5.0 Security Procedures for Construction Traffic to & from Site

Herras-type fencing will be provided to all site boundaries and walkways. Site security will be controlled by one member of the contractor's staff, as required. Communication will be maintained with the contractor's security system and Site Manager. The contractor's guard will also be in communication with the contractor's banksman to co-ordinate access and delivery within the site compound. The banksman will monitor the highway to ensure safe management of vehicles entering and exiting the site (should this be required at any time). The banksman will also be in contact with the Site Manager to ensure an efficient control of vehicles. The Site Manager will oversee this operation and review procedures from time-to-time, should any adjustment be required.

The banksman will induct delivery drivers prior to them arriving in the area.

6.0 Dust mitigation.

All construction work on site will follow the guidelines set out in 'The Control of Dust and Emissions from Construction and Demolition - Best Practice Guidance. Mayor of London. 2006'. Dust is defined as all particulate matter up to 75um in diameter and comprising both suspended and deposited dust. Such emissions can arise from both construction activities themselves and vehicles associated with the process. Site practices will follow the hierarchy recommended in the guidance, namely; prevention, suppression and containment. Effective dust and emission control measures are required to protect the health and safety of site operatives, local residents, and members of the public in the locality. In summary, these measures will consist of the following:

- Site planning - location of machinery or dust-causing activities away from adjoining residential properties and erection of effective barriers around dusty activities;
- Site activities - minimisation of dust generating activities, use of sprayed water as a dust suppressant, where applicable, and secure covers to skips;
- Construction traffic - all vehicles to switch off engines when stationary, and all loads entering or leaving the site to be covered;

Prior to commencement of work the Site Manager will prepare an inventory and timetable of all dust-generating activities and will nominate a person responsible for air quality on the site.

7.0 Noise and Vibration mitigation

Some noise is an inevitable consequence of construction activities. Sources of noise will be identified and mitigation measures put in place in order to protect site operatives, neighbours and members of the public. The Site Manager will observe the requirements of BS 5228-2:2009 'Code of Practice for Noise Control on Construction and Open Sites' and the Control of Pollution Act 1974. Section 60. Noise will be mitigated through the following actions:

- Restricted working hours - observance of maximum allowable noise levels - and implementation of best practice methods.
- Ground works (minimal) (and at the start of the contract) will be one of the noisier activities. The groundwork sub-contractor will be required to submit a Method Statement which will address noise and vibration issues.
- Communication is key to managing the effects of noise and vibration resulting from construction activities, and local residents will be given 48 hours notice of any noisy activities on site.

9.0 Recycling materials

As the target construction cost is under £300,000.00, there is no requirement to produce a Site Waste Management Plan. In any case, waste will be managed so as to maximise recycling, where possible.

10.0 Discharge of Water

Existing drains on the site will be used.

11.0 On-site Parking

There is no parking available at the site. As previously outlined site operatives that are bring tools will be able to park temporarily along Wildwood Terrace to enable unloading. Arrival timings will be staggered to ensure that there is no more than one van dropping off at Wildood Terrace at any time. The day-to day situation for site operatives that are not bringing materials or heavy tools will be to use public transport or to make use of parking in nearby streets where resident parking permits are not required.

12.0 Site Storage Deliveries and Welfare Area

There will be enough space for the storage of materials at all times during the build. The chosen contractor will also be made aware of the need to order materials at sensible times for the programme of works in order to aid this.

The contractor will also be made aware of the need to provide suitable welfare facilities on the site. Again, there is ample space to provide these.

13.0 Community Liaison

Before the building work commences, the client will contact local residents to address any specific concerns. This will then continue throughout the duration of the contract. The contact details of the client will be issued as further contact information.

The construction management plan will be issued to the appointed principle contractor for review prior to work starting on site. Should further detailed information be required, or changes to the plan as produced needed in order to deal with the on-going logistics and management of the site, the contractor will need to undertake the necessary consultation.