Deacon & Jones

Chartered Quantity Surveyors

Project Managers

Construction Cost Consultants

PROPOSED MIXED USE RETAIL AND RESIDENTIAL DEVELOPMENT

MORRISONS, 43-67 HIGH STREET, YIEWSLEY, UB7 7QQ

for

HARBOURSIDE INVESTMENTS LTD AND WM MORRISON SUPERMARKETS PLC

DRAFT CONSTRUCTION MANAGEMENT PLAN

JULY 2018

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Deacon & Jones

NEW MORRISONS SUPERMARKET AND RESIDENTIAL DEVELOPMENT, YIEWSLEY

DRAFT CONSTRUCTION MANAGEMENT PLAN

1. *Introduction*

This report accompanies the planning application for the demolition of the existing buildings and the redevelopment of the site to provide a retail and residential mixed use scheme. The site will be developed to provide a replacement Morrisons foodstore , with 144 residential units provided above

The site is located alongside the junction of High Street Yiewsley and St. Stephen's Road, post code UB7 7QQ. The site currently consists of a supermarket with service yard and basement car parking and will become vacant

Please note that, on appointment of the Main Contractor, the method of construction may dictate the amendment of this draft plan for agreement with the Local Authority. Furthermore, the appointed Main Contractor will be required to provide a detailed final Construction Management Plan for agreement and discharge any planning conditions accordingly.

2. *Boundary Fencing*

The existing site is currently secured on the perimeter with an existing security fence, which will be used to secure the site during the development. However, further solid hoardings will be erected along the High Street and St. Stephen's Road boundaries, to prevent noise and dust from affecting the local highway. This will not be extended to the entire site boundary.

3. *Setting out and Service Detection*

A comprehensive site survey has already been carried out, however, prior to any works commencing on site, the area will be screened for services, this will include the marking out of any services. This will then be confirmed by a desk top study of all of the utility companies within the area, to ensure as much information is found as possible. In the event of any services being located, the appropriate authorities and the Client will be notified immediately.

The main setting out control will take place. Once main control has been established, the buildings will be set out and dimensionally checked against the site boundaries.

4. *Site Investigation*

The Contractor's Project Manager and Site Manager shall be responsible for all aspects of the above operation and will have previously prepared or reviewed a site-specific Risk Assessment for the tasks. They shall ensure that all control measures are in place and that the recommended PPE is issued and being used correctly.

The survey will include, but will not be limited to, the following hazardous items:

Exposed edges (to be protected)
Uncovered chambers (to be protected)
Covered chambers (to be opened/reviewed)
Any areas of obvious contamination (see section on contamination) Underground
Services (see section on underground services)
All other hazards
Locations of services for connection of Temporary Accommodation Units
Coordination of any boundary conditions
Neighbour / Boundary liaison

All the above shall be superimposed onto the Site Plan for future reference

5. *Underground Services*

If required hand dug trial holes will be used to investigate / verify the presence of services. Underground services known or later becoming evident shall be marked on site with suitable warning signage, and all staff and personnel inducted on the location of the service, what it feeds and the size. These will then be recorded in the as built drawings and building manuals.

6. *Contamination*

Areas of suspected contamination not previously identified will be notified to the Client. Areas of contamination shall be dealt with in accordance with current legislation and methods, a separate detailed design, method statement and risk assessment will be provided should a specialist operation to remove or remediate areas of contamination be required.

7. *Site Plan*

A plan of the Site shall be clearly marked with all of the findings of the above survey as a quick reference guide as to the whereabouts of hazards on site.

This plan will be updated periodically through the course of the Contract to reflect ongoing changes to the site, including temporary and new services.

In addition, a dilapidation survey of existing facilities will be carried out in conjunction with the Developer's Project Manager. A concise portfolio will be developed with written and photographic records detailing any conditions relevant to site boundaries and access roads, a copy of which will be made available to the Employers Agent for future consultation.

8. *Additional Precautions in Respect of Buried Services*

A Permit to dig system of work for all excavations shall be in operation. No excavations are to commence until the site manager or site engineer has issued the permit to an operative or machine operator. This system of work ensures that the appropriate checks have been made in accordance with the Construction (General Provisions) Regulations 1961 and the Health and Safety at Work Act 1974.

On all occasions the service providers will be asked to either provide up to date drawings and information relating to their service, or ideally mark up services positions insitu. Cable Avoidance Tools will be used as a matter of course as work proceeds. As services are exposed, the service providers will be consulted further if additional protection or diversion works where necessary.

9. *Site Set-up - Temporary Site Accommodation*

It is proposed that the site accommodation will be set up over three or more different phases to suit the works on site and the access available from St. Stephens Road. An indicative phasing approach is set out in section 10 of this management plan.

The contractor will provide the following welfare units as part of the site accommodation. The exact location is to be determined by the Contractor prior to commencement on site.

Office Canteen Meeting
Drying room
Toilets (male / female)
Washing facilities (male / female)
Wheel wash
Specified waste collection point
Suitable parking
Storage compound (including turning point)

A limited area will be made available for domestic sub-contractor offices for key trades.

The offices will be equipped with a full telephone system. In addition, ISDN lines will be installed to provide satisfactory connection for e-mail and internet access.

The contractor will put in a system of segregating pedestrians and vehicle traffic with a combination of Heras fencing and pedestrian barriers.

The units will arrive on a flat bed lorry and be offloaded by means of either the lorry- mounted crane (HIAB) or a hired crane situated alongside the lorry as close as possible to the final location of the Unit. For all craneage operations a contract lift hire will be used.

The exact area of this compound will be dictated by the locality of local services.

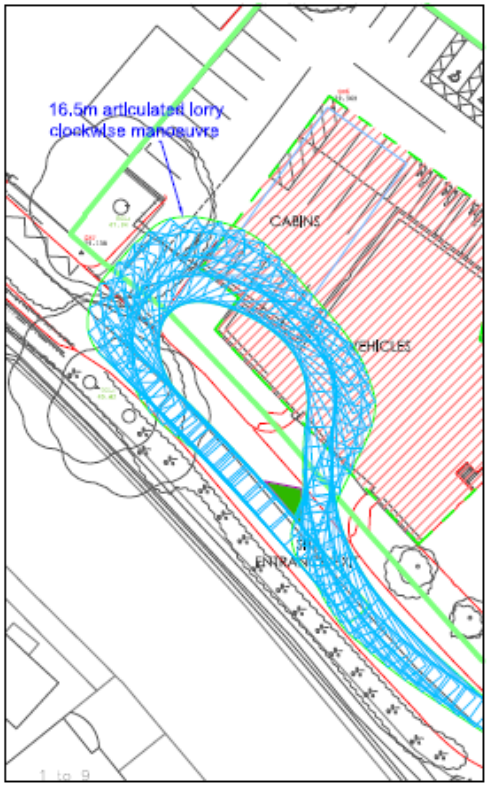
In addition to the possible presence of existing services and potential for contaminated soil (per paragraphs 3-6), it is noted that the Contractor may have to protect certain tree root zones and canopies in accordance with the Tree Survey that has been commissioned.

10. *Site Access, Deliveries and Mitigation of Road Debris and Dust*

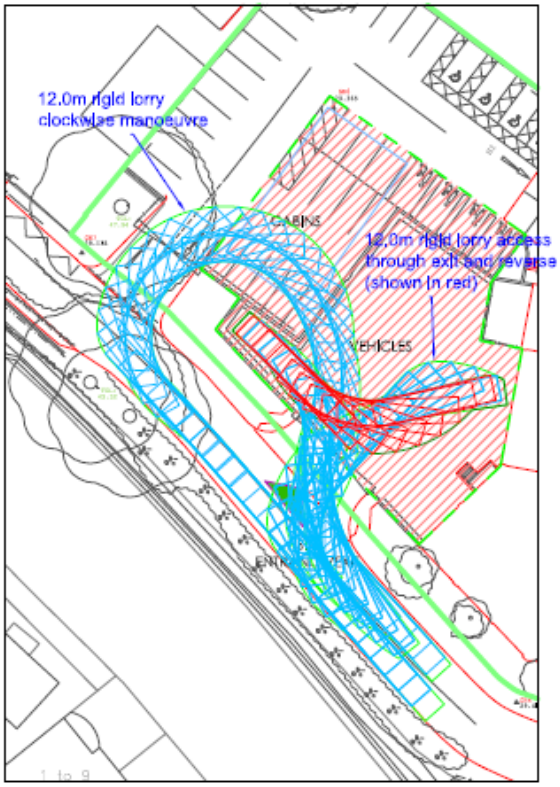
As identified in section 9, it is proposed to set the site up over three or more different phases to allow for the construction works sequence and maintain an access to site form St Stephens Road.

The proposed phasing is as set out in the diagrams over page with tracking to show manoeuvrability within the site.

Phase 1:



16.5m articulated lorry
clockwise manoeuvre

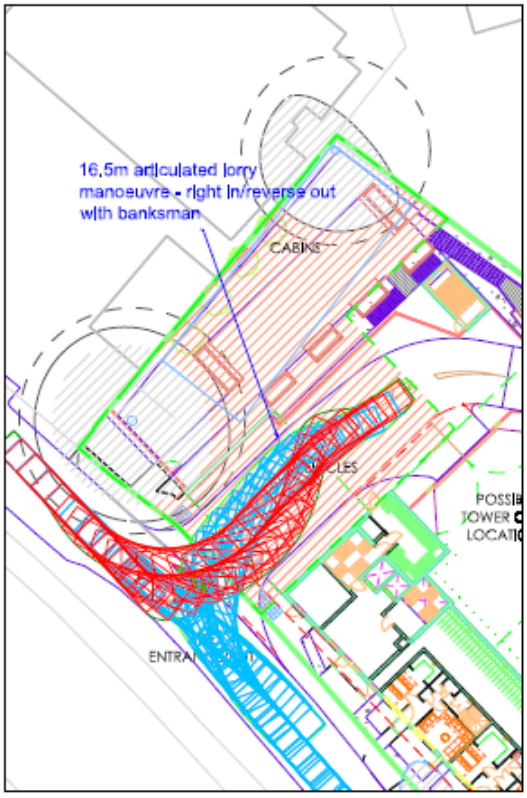


12.0m rigid lorry
clockwise manoeuvre+alternative access

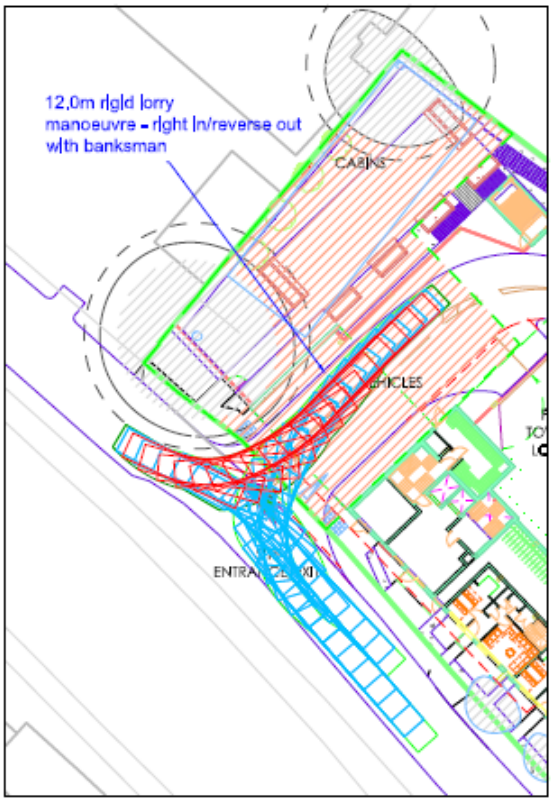
DRG.No. REDW-3290-501

MORRISONS YIEWSLEY - HGV MOVEMENTS PHASE 1
PHASE 1 CONSTRUCTION MANAGEMENT PLAN

Phase 2:



16.5m articulated lorry manoeuvre



16.5m rigid lorry manoeuvre

DRG.No. REDW-3290-502

MORRISONS YIEWSLEY - HGV MOVEMENTS PHASE 2/3
PHASE 2/3 CONSTRUCTION MANAGEMENT PLAN

Phase 3:

16.5m articulated lorry access

16.5m articulated lorry egress

MORRISONS YIEWSLEY - ARTICULATED LORRY MOVEMENTS PHASE 3
DRG.No. REDW-3290-503 PHASE 3 CONSTRUCTION MANAGEMENT PLAN

All access to the site will be via the entrances on St. Stephen's Road. Once on the site it will be designated to an area to off load. The compound access road will be made of well compacted, clean material, so in the event of deliveries the roads will be kept clean and any adverse impacts of dust will be mitigated. In addition to this a zone will be allocated for jet washing wheels as the vehicles leave the site to aid the dust suppression and highway cleanliness.

The Contractor will compile a traffic management plan detailing out access and egress at all stages of the works. On delivery/pedestrian approach routes temporary signage for both vehicular and pedestrian traffic will be shown and be updated to reflect the changing nature of the site and its environs. The plan will be agreed by the Contractor with the Highways Authority, professional team and the Developer prior to the works being carried out.

The entrance/ egress from the site will be marshalled and control all construction deliveries into and out of the site.

Deliveries would be escorted back out onto the highway by our gateman to ensure no disruption to the traffic flow on St. Stephen's Road (see diagram over page).

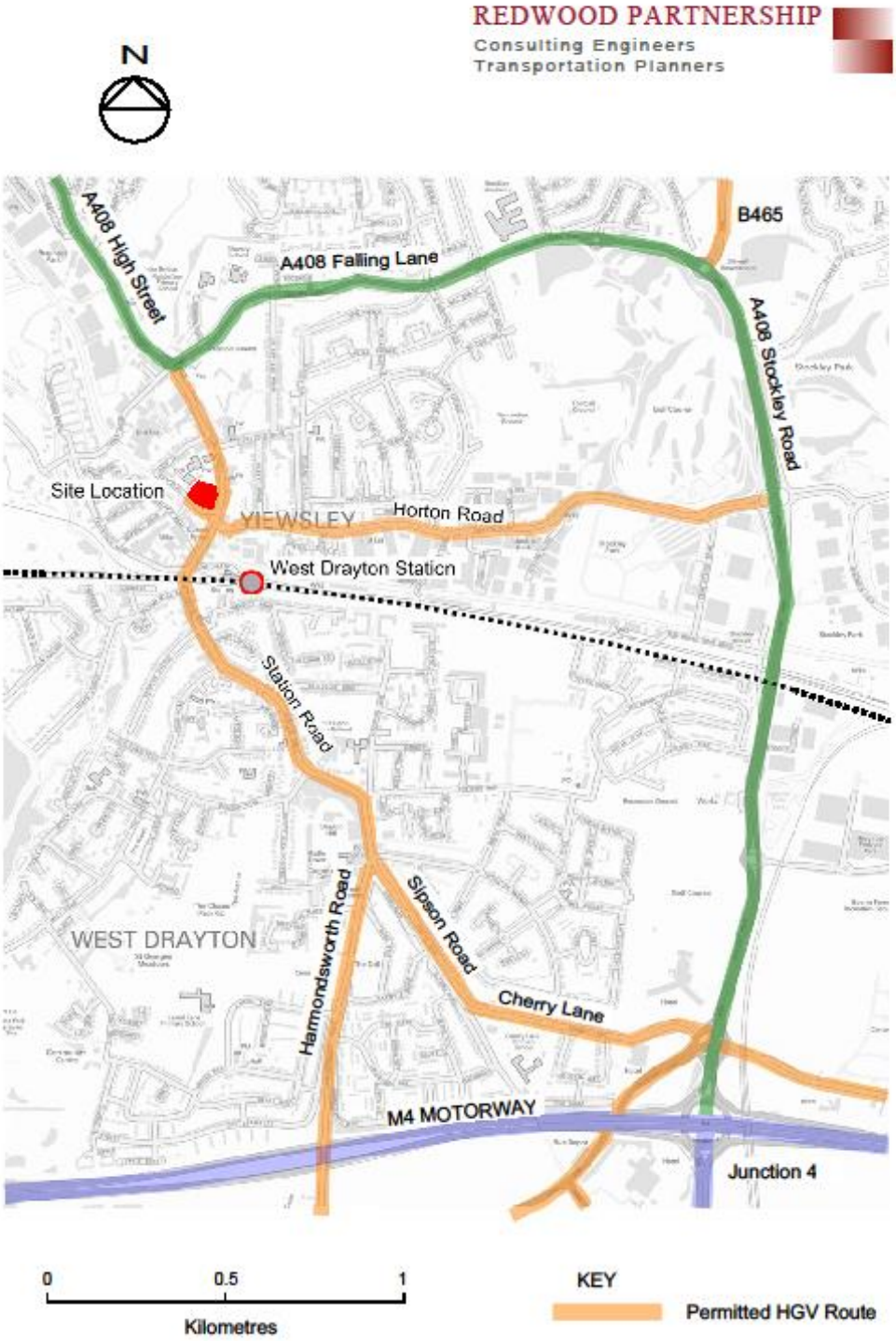
Specific traffic routing of deliveries will be determined by the Contractor but an indicative routing is set out below.

All vehicles on site will be limited to 5 mph to minimise the impact on dust and noise.

The adjoining public roads will be regularly cleaned on a daily basis with a mechanical sweeper and watered regularly. A Pedestrian access will be provided from the site access and at all times should be kept separate from moving traffic.

This will be kept under review as the project progresses through visual inspections and if necessary additional corrective measures will be undertaken by the contractor.

It is anticipated that a maximum of 25 no. deliveries/muck away collections from HGV's per working day will occur throughout construction



MORRISONS, HIGH STREET, YIEWSLEY, UB7 7QQ
CONSTRUCTION PHASE HGV ROUTING PLAN

11. *Noise, Dust, Vibration, flood pollution & Waste control*

Preventing our presence and the building works becoming a nuisance throughout the project will be of the highest priority to the delivery team. In order to mitigate many of the issue associated with construction the following measure are to be implemented.

- Silenced plant and mufflers
- Adherence to site working hours
- Damping down measures
- Sheeting of skips
- Monitoring stations

12. *Security*

The site already benefits from a security fence which will be supplemented with a solid hoarding as described in section 2. During site working hours all operatives, staff and visitors will be required to sign in and out.

No access will be allowed to anyone without the appropriate PPE, site induction sticker or prior approval from the site team.

13. *External*

Lighting will be provided to aid security around site, as required. These will be located in various positions so as to avoid any discomfort to adjacent properties and neighbours

14. Site Working Hours

The site working hours are to be 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturday with the exception of Bank or Public Holidays.

15. Signage

A main construction signboard will be provided and positioned adjacent to the site entrance. The exact location will be determined after liaison with the Client.
Site signage will be provided as necessary to indicate to visitors and deliveries safety requirements within the confines of site direction.

Such signage will include:

Access routes Speed limits
Height restrictions
Overhead / Underground services
Safety helmet, footwear and PPE requirements
Noise restrictions
Danger Construction Site warnings etc.

Within adjacent roads directional signage will be displayed to advise all deliveries of the site location, and possible holding areas until the site have authorized offloading within site boundaries.

16. Parking Facilities/ Public Transport Use

An area of hard standing will be provided adjacent to the site accommodation for staff and visitor parking only. Subcontractors will be advised of local parking areas prior to commencement of their works on site, however, all staff will be encouraged wherever possible to use public transport to travel to and from the site. Details of bus routes and train timetables will be provided to all subcontractors at the pre-start meetings and the Main Contractor will be expected to emphasise the parking policy.

Pedestrian access to any parking area on site will be segregated from that of the vehicular access. Delivery vehicles will not be permitted to use the area and upon delivery, a stopping zone will be provided adjacent to the offices and site entrance for deliveries to report to site management prior to entering site under supervision.

17. *Storage and Crane Locations*

A designated storage area will be allocated on site to enable bulk materials to be stocked in suitable quantities in order to assist with programme requirements and regulate deliveries to the site. The materials will be transported around site from the storage areas by forklift and crane as and when required.

It is intended that lockable storage cabins are provided on site and will be utilised for the storage of small items of material, small plant and have facilities for storage and testing of materials. The storage cabins will be kept locked at all times with a designated person holding the official key. No hazardous materials should be kept within these, unless relevant specialist precautions are taken. Due to the use of forklifts and other mechanical plant, diesel will be required to be stored on site. For this purpose, double skin tanks with an integral bund will be utilised.

Crane locations will be determined by the main Contractor (once appointed) but will be located such to comply with local authority regulations and minimise oversailing.

18. *Waste Disposal*

All sub-contractors will deposit waste materials in various skips located at suitable locations on site. The skips will then be taken to a registered tip. Segregation of waste types will be carried out to enable recycling of various elements to be undertaken. A site waste management plan will be agreed with the successful contractor.

It is intended that bulk excavation will be loaded on to haulage trucks within the site before being carted away.

Likewise, it is intended that demolition arisings will be loaded within the site before being removed from site.

19. *Traffic and Pedestrian Management*

Deliveries will be restricted to access routes and we will operate a controlled delivery process so we have advanced notice of deliveries.

All delivery drivers will receive an induction sheet that lets them know the site requirements once these requirements are accepted by the driver the delivery is then allowed to proceed onto the site.

The traffic management adopted by the site will be changeable throughout the project with associated notices and updates plans displayed on site.

There will be dedicated pedestrian routes around the site and these will be well maintained and well lit throughout the project.

Site signage will be provided as necessary to advise visitors and deliveries of the site plant and Traffic movements.

20. *Works outside the site boundaries*

It is recognised that certain works including new water, electric and gas connections, telecoms and drainage connections will occur outside the site boundary. Appropriate traffic management will be agreed with the utilities providers.

21. *Indicative Construction Sequence*

SITE SET UP AND DEMOLITION

Site fencing, security, set-up

Install security fencing, form site compound area, site cabins and messing facilities, temporary services; set-up on site vehicle movement routes, set-down area.

During construction the compound will be relocated in order to facilitate works, the three-phases of compound are shown on the attached plans.

Demolition and site clearance

Take out redundant site features and demolish existing building, including breaking out of existing basement walls and slabs; this will open the site up for equipment movements

BASEMENT AND SUBSTRUCTURES

Perimeter secant piling

Prepare site for piling rig, form piling mat of compacted hardcore; deliver, mobilise and set up piling equipment, drill piles removing spoil as work proceeds and infill drilled void with concrete; form capping beam in concrete.

Bulk excavation and spoil removal

From within the piling line excavate to basement level approximately 8m deep, load spoil onto lorries for removal from site.

Basement slab piling

Prepare bottom of basement for piling rig, form piling mat of compacted hardcore; mobilise and set up piling equipment, drill piles to column locations, removing spoil as work proceeds and infill drilled void with concrete; form pile caps and ground beams in reinforced concrete.

Tower Crane

Form base and foundation for tower crane, deliver and erect tower crane.

Tower crane will be used for all substructure and superstructure operations.

Basement structural frame

Erect structural steel frame from Basement -2 up to Level 1

Drainage beneath slab

Install drainage and service trench runs beneath basement slab, backfilling with concrete

Basement slab -2 (lower basement car park)

Prepare ground for new ground bearing RC slab, cast concrete slab 1200 mm thick

Basement slab -1 (upper basement car park)

Install formwork and cast suspended slab

Basement slab 0 (ground floor)

Install formwork and cast suspended slab

Ground floor sub-structures

To areas of building at ground level and not constructed above the basement, form traditional foundations comprising trench, concrete, fill to damp proof course; removal of excavation; followed by ground bearing reinforced concrete slab

SHELL CONSTRUCTION AND EXTERNAL FABRIC

Ground floor frame and suspended slab Level 1 (transfer slab)

Install steel frame; reinforced concrete suspended slab

Frame, upper floors and stairs

Metsec System build

External envelope

Comprising: Facing brick to ground floor with toughened glass shopfront, aluminium doors and aluminium clad canopies. Brick slip system to upper floors with aluminium infill panels, aluminium doors and windows, recessed balconies with metal balustrade.

Roof structure

Reinforced concrete roof slab on steel frame

Roof coverings and Blue roof

Single ply waterproof roof coverings on tapered insulation, rainwater goods.

INTERNAL WORKS AND FIT-OUT (RESIDENTIAL)

Internal walls, doors, finishes and fit-out

Construct internal walls and partitions generally of blockwork with stud partitions within apartments; internal doors; finishes and fittings as per specification; kitchens, sanitaryware, M&E services

INTERNAL WORKS AND FIT-OUT (SUPERSTORE)

Internal walls, doors

Construct internal walls and partitions generally of blockwork with stud partitions to ancillary areas; internal doors.

Fit-Out

Fit-out of the Superstore including external signage will be undertaken by direct contractors with the Store operator; allow access for Store personnel for direct fit-out works

EXTERNAL

Drainage

Install new drainage pipework, soakaways/attenuation as required collecting waste from building, plus lay pipework under external areas; connecting into existing local outfall positions or new soakaway outfall as necessary

Service yard

Construct service yard to Store comprising metal security fencing and gates, concrete hardstanding and associated kerbs, protective barriers and drainage gullies/channels; install goods delivery dock levellers and scissor lifts

Amenity space

Reinforced concrete slab on steel frame with waterproof coverings to be constructed as a blue roof (Bauder or similar) – in order to hold surface water prior to attenuation into the below ground drainage system. Pedestrian paving and soft landscaping with external furniture to create shared external space for residential units.

External works

Form access road into site along with surface parking areas, comprising macadam surfacing and associated concrete kerbs and drainage gullies/channels; provide hard and soft landscaping and street furniture; boundary treatments.

22. *Considerate Constructors Scheme*

The Contractor chosen for the project will be a member of the Considerate Contractors Scheme and will be required to regularly inform the neighbours of activity on the site and any disruptions that may be caused.

23. *Contact Details*

The contact details of the contractor will be provided once they have been appointed.

Until then, the contact should be:

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