

**DEMOLITION AND CONSTRUCTION MANAGEMENT
PLAN**

**Development at
(as permitted under appeal ref.
APP/R5510/W/21/3274769)**

**LAND AT 18 LINKSWAY
NORTHWOOD
MIDDLESEX
HA62XB**



ARCHITECTURE + PLANNING

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1. Professional Advisers and Contractors Contact

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Building Contractor

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2. Introduction & Timetable of Inspections

This Construction Management Plan specifies the requirements and objectives connected to the sequence of site operations which are to be observed during the construction of the above project.

Further to this, protection measures, specifically those relating directly to site preparation, traffic management and environmental controls are also considered.

- The following timetable is proposed:

Site setting out and groundworks	January 2023
First- second lift	May 2023
Roof	September 2023
Water tight	January 2024
Completion	July 2024

The hours of work for all contractors (including sub-contractors) for the duration of the site development, shall be limited to –

- 8.00am to 6.00pm Mondays to Fridays
- 8.00 am to 1.00pm on Saturdays
- No work shall be carried out on Sundays or Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority

3. Site Set-Up

- Prior to the commencement of any works on site (including the setting up of site accommodation) appropriate tree protection measures will be put in place. Tree protection to be positioned in accordance with GHA Arboricultural report and the DDA tree protection plan 1366-P-13.

Please note: the tree protection measures will also be maintained in full until the development has been completed.

- In addition to the tree protection measures, the site will also be secured with 2m high 'Heras' fencing and will carry appropriate warning signs and be marked with red and white tape. The fencing will be checked daily and on leaving site, to ensure the site is secure and does not present any hazards to the general public.
- The site welfare and office accommodation will be situated within the secured site. The site office will be equipped with fire extinguishers, first aid facilities, an accident book and statutory notices.
- All loading and off-loading of materials will take place directly on site, and signs will be erected informing drivers to report to the site office before loading or off-loading.
- The site manager will supervise delivery vehicles until they are safely off site and ensure that no damage is done to neighbouring properties. When necessary, wheels will be washed before leaving site.
- All roads and footpaths will be kept clear of mud and debris (resulting from site vehicle movement) at all times.
- In line with the Health & Safety requirements, PPE will be worn at all times by contractors and visitors. Visitors will be required to report to the office before moving around site.
- All rubbish will be neatly stockpiled and separated into the skips provided before proper removal from site, which will take place regularly to ensure a safe working and site environment.
- Hazardous materials, such as fuel, will be stored separated from other materials and made secure.
- A site design will be issued to all contractors showing:
 - On-site visitor parking area
 - Site accommodation inc. welfare facilities
 - Protected areas (trees and hedges)
 - Materials delivery and storage area(s)
 - Waste and recycling area(s)
 - Vehicle ingress and egress
 - Wheel cleaning facilities

4. Vehicle Ingress and Egress

- A nominated vehicle entrance and exit will be enforced by signage and supervision.
- Movement of vehicles from the road into site, will be restricted to 5 mph and clearly signed as such.
- Wheel washing facilities will be provided.
- Nearby residents will be advised of the works to be carried out on site and vehicle delivery movements.
- No parking will be allowed which could block access for emergency vehicles into the site and along Links Way.
- The site contractor will ensure that all site workers are informed of the site safety plan as far as it relates to vehicle movements as soon as they arrive on site.

5. Demolition

- Removal of the existing property will be carried out as part of the main building contract by suitably qualified and experienced demolition experts.
- In line with the Health and Safety Plan for the project, a Risk Assessment for Demolition Works will be carried out and reviewed by the site administrator before any demolition works commence.
- Please note, all waste material resulting from the demolition will be separated on site and placed into separate waste and recycling skips and disposed of off-site responsibly, i.e. removed to recycling centres or salvage companies.

Demolition sequence

- Prior to the commencement of any works on site, the appropriate tree protection measures will be put in place.
- Prior to the commencement of any works on site, an asbestos survey of the existing structure to be demolished will be carried out by suitably qualified professionals.
- Prior to the commencement of any works on site, all incoming services into the existing structure will be disconnected and the utility companies informed of the demolition.
- Visitors will be excluded from site during demolition / removal works.
- Removal of all internal non-structural walls and fittings.
- Erection of eaves scaffold and removal of existing roof materials.
- Remaining roof structure including underlay / felt, timbers etc. to be removed.
Note: high level work to be carried out by workers trained in safe working at heights.
- Eaves scaffold removed.
- Removal of internal structural items.
- Removal of external walls, windows and doors.
- Site to be left level, clear and tidy.

6. Site Level Groundworks

- The site slopes up to the front of the property, it then is relatively flat to the end of the existing patio them slopes up again to the rear boundary.
- New levels to be established for the proposed dwelling and this work will be carried out prior to construction.
- A Groundworks team will be appointed to carry out the site level groundworks.
- In line with the Health and Safety Plan for the project, a Risk Assessment for these works will be carried out and reviewed by the employer and the site administrator before any construction works commence.
- Further checking will take place to ensure all underground services have been identified and protected.
- Before any works are carried out it will be verified that the appropriate tree protection measures remain in place.
- If required, topsoil to be kept to one side and re-used on site. As such, a safe storage area will be created towards the rear of the site for this purpose.
- The site works plan will determine vehicle positions for the removal of excavated materials and the distribution of materials.
- Once the new external levels are established these will be finished in accordance with the approved landscaping scheme.

7. Basement Excavation

- Extra care will be taken during the excavation of the basement.
- The removed will removed and located 5m from front of site ready to be grab loaded.
- Grab loader will avoid entering the site to avoid the spread earth via construction vehicular wheels.
- The removal earth will be monitored, and any debris dropped will be cleared up immediately.
- A banksman will be monitoring the removal of earth and assist any pedestrians approaching the site around the grab loader and safeguard against traffic.
- Neighbours will be notified of works on site that could cause a nominal disturbance.
- Noise will be kept to a minimum.

8. Site level Construction Phase

- A main contractor will be appointed to carry out the construction phase.
- In line with the Health and Safety Plan for the project, a Risk Assessment for these works will be carried out and reviewed by the employer and the site administrator before any construction works commence.
- Further checking will take place to ensure all underground services have been identified and are protected.
- Before any works are carried out it will be verified that the appropriate tree protection measures remain in place.
- The Main Contractor will employ the local authority to carry out inspections for building control.
- All site rules as they relate to safety, vehicular movements, protection of the public and visitors, will be the responsibility of the Main Contractor.
- At all times, special attention will be given to maintaining the tidiness of the road and footpath outside the site, to ensure that disruption along Nicholas Way is kept to a minimum.
- Once the works are complete Building Control will be invited to carry out a final inspection.

9. Environmental Policy Statement

- Contractors are to recognise that their activities on site have an impact on the environment and must be committed to improving environmental performance and minimise any harmful effects through effective management and policies.
- Contractors must accept and acknowledge the obligations and responsibilities under legislation and guidance dealing with environmental issues that affect or arise in consequence of their business.
- The considerate use of land undergoing development - having special regard to archaeological finds, and the storage, treatment and disposal of any waste, hazardous or potentially toxic materials to avoid environmental harm.
- The use of appropriately licensed disposal facilities.
- The use and re-use of materials to minimize and curtail creating waste and, whenever practicable, using materials and products from sustainable sources.
- Control and emission of pollutants, noise and dirt, and the use of potentially harmful substances and treatments during construction activities.
- Conserve energy through sensible selection, use and management of resources, equipment, plant and transport on site.
- The use of vehicles and equipment that are well maintained, clean and are operated within legal limits, taking advantage wherever possible of engineering modifications to reduce pollution and emissions and to save unnecessary consumption of energy.
- The continued development, monitoring and investigation of systems, practices, and procedures at each stage of construction to ensure the environment remains a foremost consideration.