Construction Management Plan

For Proposed Dwelling at 39 Oak Avenue, UB10 8LR

Contents

1.0 Scope of Works

1.1 This document has been prepared and submitted on behalf of our client at 39 Oak Avenue, UB10 8LR as part of the planning application. As a condition to Class AA – enlargement of dwelling house by construction of additional storeys, a report for the management of the construction for the development are set out in this report to mitigate any adverse impact.

1.2 The proposed work is for demolition and replacement of existing bungalow with a new two-storey dwelling, with associated amenity space and parking at no. 39 Oak Avenue, Ickenham, UB10 8LR.

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

2.0 Enabling Works/Formation of Site Perimeter

2.1 The proposed development will be built during the operating working hours of 08:00am to 05:00pm (Mondays to Fridays) and 08:00am to 1:00pm (Saturdays). There will be no working on Sundays or Bank Holidays.

2.2 At commencement the perimeter of the site will be established and securely protected with good quality Heras security fencing to HSG151 standard to the whole of the perimeter of the site complete with all necessary signage in accordance with HSE requirements.

3.0 Site Parking, Storage of Plant & Materials

3.1 Parking arrangement and delivery time will be managed accordingly to the mentioned schedule as above, between 08:00am to 05:00pm (Mondays to Fridays).

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

3.3 All materials and plant will be stored within the fenced site area. Materials such as cement and equipment will be stored in a secure site cabin.

4.0 Management of Vehicle Access/Egress & Deliveries

4.1 Construction traffic routes will be kept a safe distance from the trench works at all times.

4.2 Prior to leaving the site, vehicles will be inspected and the wheels will be washed on hard standing using a Karcher type jet wash unit.

4.3 The contractor will manage the risk of any road contamination by regular monitoring. Should the road become contaminated any debris will be removed by spade and jet wash.

5.0 Management of Dirt & Dust

5.1 If dust is produced, it will be suppressed throughout the construction phase by using spray to wet the material and suppress the dust.

5.2 The site manager will take account of weather conditions and prevailing wind direction when organising operations to prevent and minimise dust nuisance to neighbouring properties.

5.3 In the case of a complaint from neighbouring property in respect of dust their concerns will be considered and action will be taken to prevent future occurrence.

5.4 All site staff will be trained and made aware of the Dust Management Strategy. They will also have appropriate PPE to protect them from the effects of fust.

6.0 Excavation and Ground Works

6.1 Prior to commencing excavations the site area will be checked for overhead and underground services and service plans will be obtained from utility providers.

6.2 Service routes will be identified and clearly marked. In case markings are lost during the working operation, the exercise will be repeated to ensure service routes remain clearly marked as required for the duration of the works.

6.3 The work will be undertaken in accordance with the HSE Guidance Document Avoiding danger from underground services.

6.4 Trenches with depth exceeding 1m will be either battered back or suitably shored and the shoring maintained. They will be inspected regularly and any excess groundwater will be pumped out regularly during inclement weather.

6.5 Vehicle plant will be kept at a safe working distance from the trench to prevent potential collapse.

7.0 Existing Tree Protection

7.1 Protection will be provided in accordance with BS5837-2012.

7.2 To avoid the roots of the retained trees being affected by soil compaction, all vulnerable areas will be separated from the working area by protective fencing.

7.3 All-weather durable signs to be attached to fencing at regular intervals and no access will be given to the protected it – the construction exclusion zone.

7.4 Where required, the tree stems will be boxed off with wooden ply boards or wrapped in hessian and chestnut pale fencing to avoid any direct damage to tree stems from passing machinery.

7.5 A thorough Tree Protection Plan created by Trevor Heaps in the Arboricultural Impact Assessment Method Statement & Tree Protection Plan. Please refer to this document for further details on tree protection plan, submitted alongside this document.

8.0 Recycling & disposing of Waste from Construction Work

8.1 In respect of the construction work, the waste will be managed to maximise recycling and eliminate contamination. Site manager will be in charge of identifying and separating waste on site. All waste resultant from the works will be separated on site and resultant hard core will be re-used where possible in the substructure. Any re-usable materials will be identified on site and removed for storage and re-sale. Recyclable materials will be removed from site for processing in licensed facilities. All materials leaving site will be recorded and disposed of to the licensed waste facilities.

9.0 Noise Control

9.1 Whilst working on site the contractor will adhere to the recommendations of BS 522 Part 1, clause 9.3 to minimise noise levels during the execution of the works.

9.2 Noise nuisance will be kept to a minimum by use of whispering plant and muffled equipment, control method of demolition, overall sequence of demolition working within the confines of the site and allowing the external wall to provide a noise screen.

9.3 Noise and Vibration is monitored through site management supervision but will generally reduce to a minimum post demolition, due to construction techniques being implemented such as envelope cladding and curtain walling.

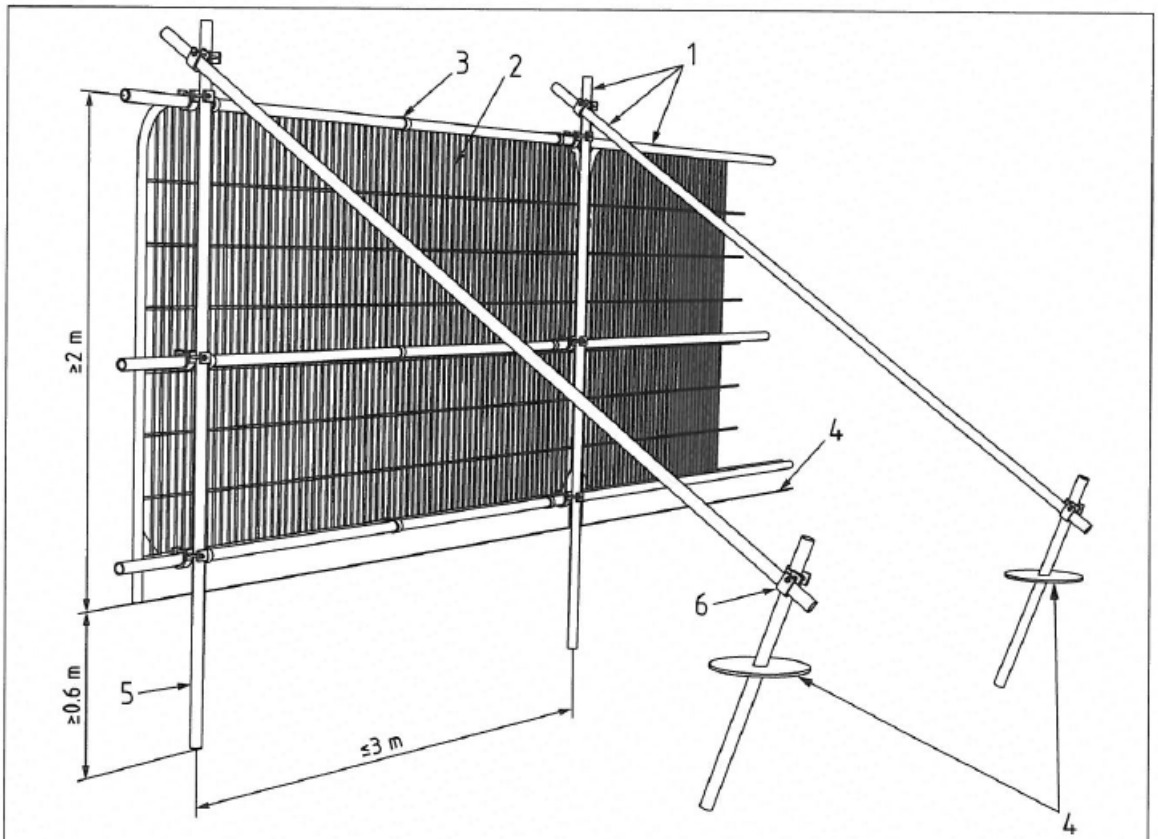
9.4 The project is a relatively simple dwelling with no notable works which would cause significant noise pollution. The close proximity of residential housing has been noted

and there will be no operation of heavy plant etc. outside normal working hours of 08:00am – 5:00pm (weekdays).

We will appreciate if we can have your thoughts prior to determination of the application. Should you require any further information regarding the same, please do not hesitate to contact us via email aa8design@gmail.com.

Appendix

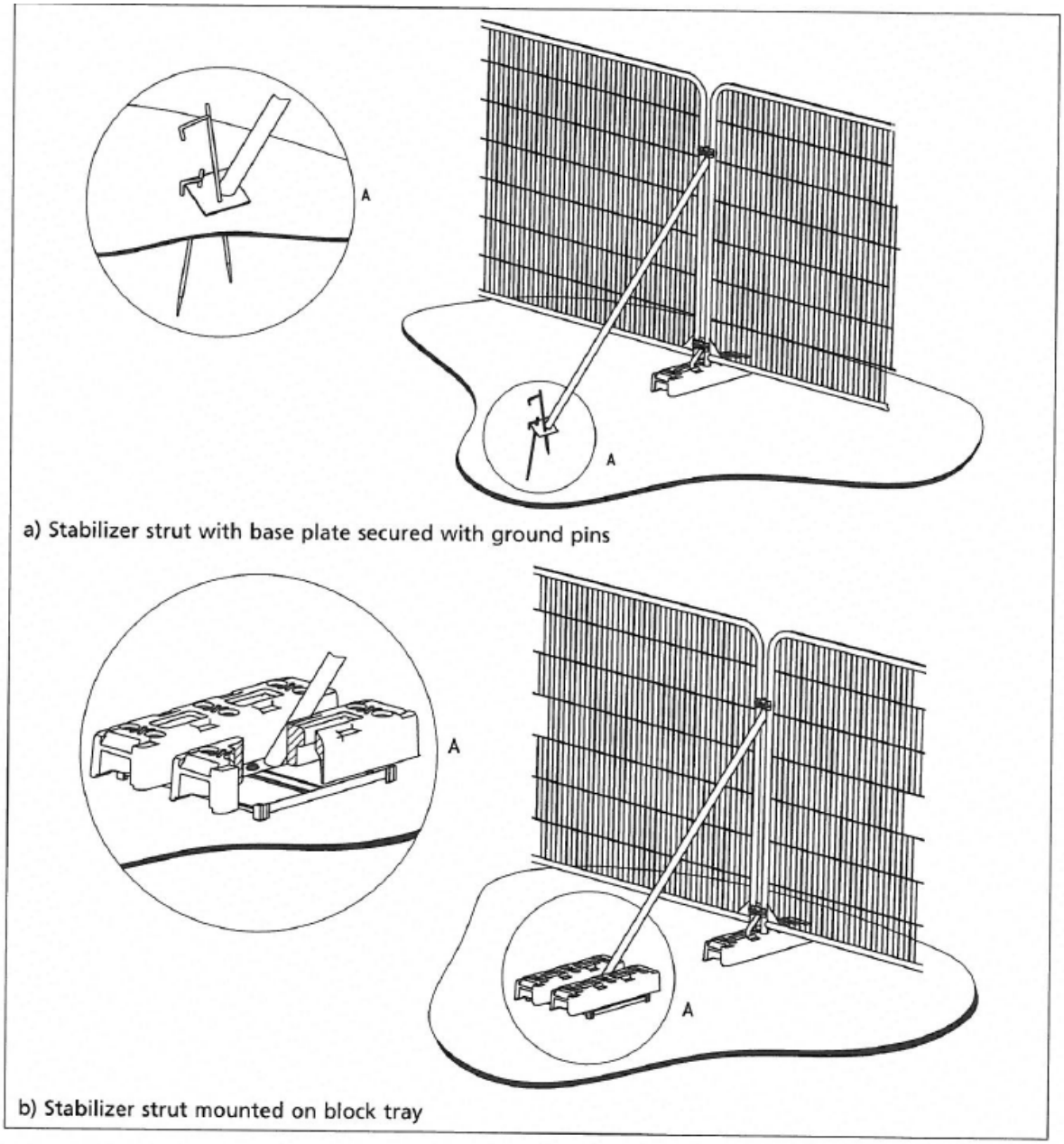
Protective Barrier



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Ground Stabilizing System



All-weather durable sign

TREE PROTECTION FENCING

KEEP OUT

This fencing must not be removed or altered in any way without prior consultation with the project arboriculturist!

Please report any damage to trees and/or fencing to the site manager or the project arboriculturist

Trevor Heaps

07957 763 53

Appendix 9: Tree Protection Plan

At this site, operations are to occur in the following sequence:

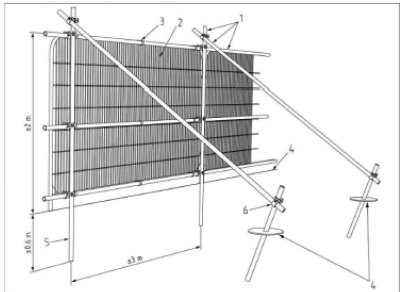
1. Carry out tree work operations highlighted yellow in the tree data schedule (Appendix 2). All tree works are to be carried out by a competent and experienced arborist to current British Standards (see Appendix 5.9 for assistance finding a suitable arborist).
2. Hold pre-commencement site meeting with project arboriculturist, building contractor and arboricultural officer (prior to the commencement of any development work commencing on site). The contractor will be required to read and sign the induction form (see Appendix 7).
3. Erect protective fencing along the position(s) shown by the dashed red line/s on the TPP.
4. Lay ground protection and/or retain suitably hard-wearing existing hard surfaces within the area(s) shown by the orange honeycombing with blue background on the TPP.
5. Provide a photographic record of all tree protection to arboricultural consultant - this will be forwarded to and approved by the Council's Arboricultural Officer and must demonstrate that all aspects of tree and ground protection measures have been implemented in accordance with this Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.
6. Demolish existing building.
7. Commence construction.
8. After all heavy construction works have been completed, remove existing hard patio surfacing (by hand).
9. Construct decking (post holes hand-dug and lined with plastic sheeting prior to back-filling with concrete). Gaps of at least 5mm will be left between the deck boards.
10. Remove tree protection when all construction activity has ended.
11. Carry out landscaping works.

Temporary ground protection should be able to support any traffic entering or using the site without being distorted or causing compaction of underlying soil and might comprise one of the following:

1. For pedestrian-movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;
2. For pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;
3. For wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

NOTE: If ground protection is to be laid near areas to be excavated, sheet piling should be used to shore up the sides of the excavations prior to being used (by pedestrians or machinery)

Default specification for protective fencing



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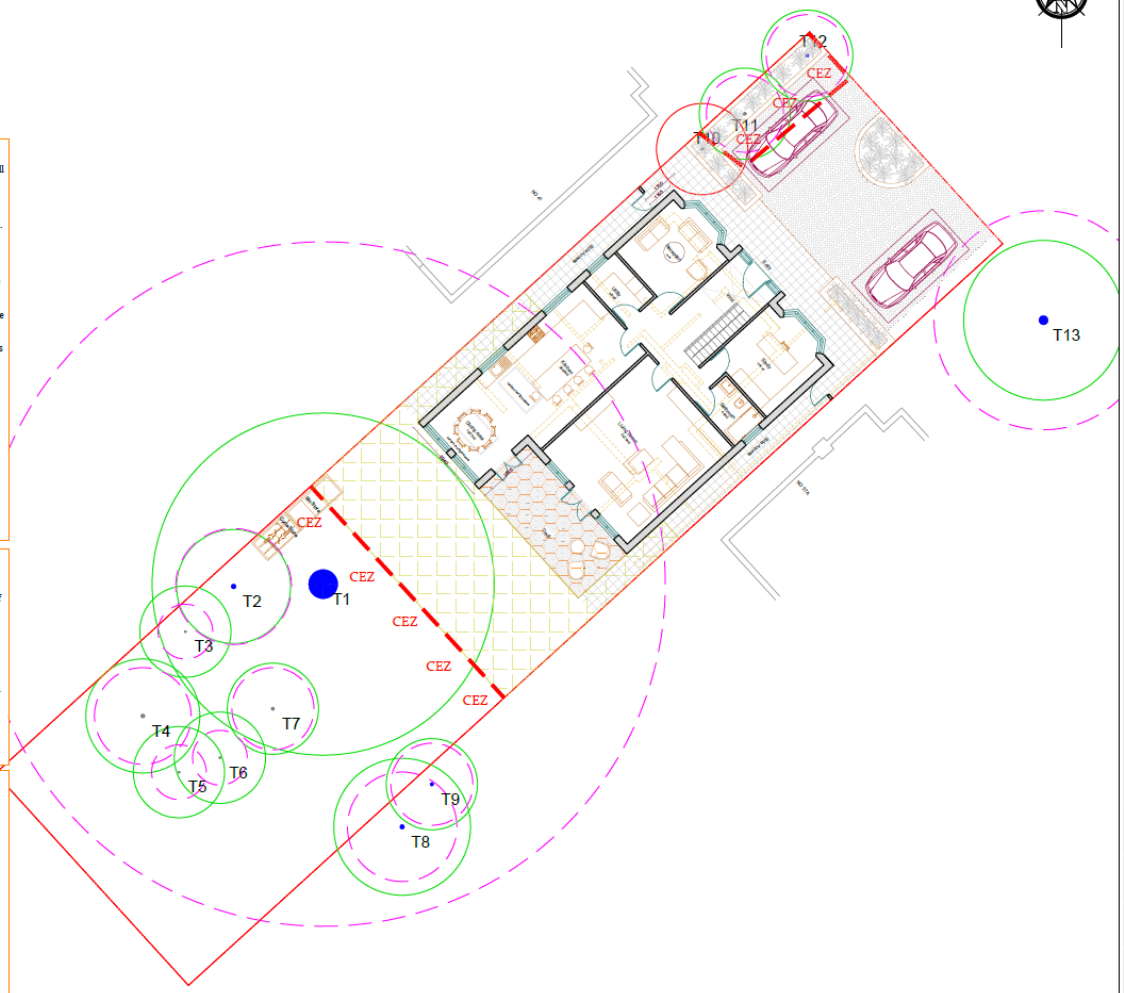

Plan Legend

- Tree/s to be retained
- Tree/s to be removed

Centre colours

- Category A Tree
- Category B Tree
- Category C Tree
- Category U Tree
- Root Protection Area (RPA) If amended, the original is a dotted blue circle
- Protective fencing
- CEZ — Construction & storage exclusion zone
- Existing hard surface
- Existing hard surface retained during construction. Decking afterwards

Scale: 1:200 @ A3
0 4m 8m

Site Address: 39 Oak Avenue
Ickenham, UB10 8LR

Client: Amol Varpe
Drawing No: TH/A3/2990B/TPP

Job Ref: TH2990B | Date: 22/10/2021

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Tree protection plan by Trevor Heaps