

CONSTRUCTION MANAGEMENT PLAN
CONDITION 4 & 11

Development at
(as permitted under 38181/APP/2023/2810)

LAND ADJACENT TO 1A
BARKER CLOSE,
NORTHWOOD,
HA6 1TN

Rev B



ARCHITECTURE + PLANNING

Contents

1. Client, Professional Advisers and Contractors Contact Details	3
2. Introduction, Timetable of Inspections and working hours	4
3. Site Set-Up.....	5
4. Vehicle Ingress and Egress.....	6
5. Demolition.....	6
6. Site Level Groundworks.....	6
7. Site Level Construction Phase	7
8. Environmental Policy Statement.....	8
9. Waste Management	9
10. Visual Inspection	9

1. Professional Advisers and Contractors Contact

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Building Contractor

ALAN C FORD LTD

Contact

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Engineer

ANTHONY HOLDBROOK

Contact

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Ground Worker

ALAN C FORD LTD

Contact

As above.

Please Note :

a CMP with up-to-date contact information for the site manager will be provided to all residents of Barker Close and should that contact information change the residents will be updated. This is due to the potential for traffic disruption along Barker Close.

Further to this No. 34 & 38 Roy road will be provided with a copy of the the CMP & the contact details above.

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	October 2024
First- second lift	December 2024
Roof	May 2025
Water tight	July 2025

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.
- No work permitted on Saturdays.
- No work shall be carried out on Sundays or Bank Holidays.

3. Site Set-Up

- Prior to the commencement of any works on site. The site will 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:
 - Site accommodation inc. welfare facilities
 - Materials delivery and storage area(s)
 - Waste and recycling area(s)
 - 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.
- There will not be any large construction vehicles to deliver to the site. These are to be done by smaller vans which could access the site, drop off materials and leave Barker Close and park on the more spacious Roy Road or Reginald Road if they need to stay near the site.
- Wheel washing facilities will be provided at entrance of the site.
- 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 Barker Close.
- 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.
- Off street parking will be allocated to workers within the site, so no cars/vans/lorries will be parked along Barker Close.
- Access along Barker Close will be kept clear at all times to ensure emergency vehicle access is available.
- The intersection where Barker Close meets Roy Road will be kept clear at all times.

5. Demolition

There is no existing structure to be removed.

6. Site Level Groundworks

- Existing site is flat and requires no alteration to existing ground levels.

7. 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.
- 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 Barker Close is kept to a minimum.
- Once the works are complete Building Control will be invited to carry out a final inspection.

7a. Site vehicles

- There will not be any large construction vehicles to deliver to the site. These are to be done by smaller vans which could access the site, drop off materials and leave Barker Close and park on the more spacious Roy Road or Reginald Road if they need to stay near the site.
- Heavy goods vehicles do not exceed the size of a refuse truck. All deliveries will be received by designated contractor, who will ensure the safety of the residents residing in Barker Close.
- Trades are to park in an appropriate area that will not affect the residents of Barker Close.

8. 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.

9. Waste Management

- This part of the Construction Management plan relates to Condition 11 of the permitted scheme under ref. 38181/APP/2023/2810
- Condition 11 states as follows. “Prior to occupation of the development, details of a waste management plan shall be submitted to and approved in writing by the Local Planning Authority. The Details shall include:
 - Dedicated waste storage area.
 - Detailed plan on how waste collection will take place on collection day and relevant collection points.
 - Measures to ensure highways/laneways will not be disrupted.
 - Details and mitigation measures that demonstrate minimum disturbances to adjoining streets and neighbours”.
- Please see the below comments addressing these points.
- “Dedicated waste storage area” – Please refer to either, the approved drawing – 1432/P/2A or 1432/PCOND/1 which both have annotations indicating refuse and recycling storage & collection points.
- “Detailed plan on how waste collection will take place on collection day and relevant collection points” - Please refer to drawing 1432/PCOND/1. This shows a site plan where waste collection points are shown, with the following annotation “On waste collection day, refuse & recycling will be collected from this point. Refuse collection will then proceed into the Barker Close cul-de-sac to collect waste from the neighbouring properties as per the existing protocol.”
- “Measures to ensure highways/laneways will not be disrupted” – Highways/Laneways will not be by the proposed dwelling as there are already existing dwellings in Barker Close where waste collections take place, as a result the proposed dwelling will just be an addition to the existing waste collection protocol.
- “Details and mitigation measures that demonstrate minimum disturbances to adjoining streets and neighbours” – As mentioned above there are already existing dwellings down Barker Close so there will be no further disturbances to neighbours via waste collection, as there is already an existing routine in place, the proposed dwelling will simply cooperate with the existing protocol on collection day.

10. Visual Inspection

- A visual inspection, with photographic evidence, of the properties at 34 & 38 Roy Road where they adjoin Barkers Close will be undertaken with the owners of said properties prior to works starting.

Any damage to other properties, including buildings and fencing along Barkers Close, caused by works and vehicles related to the development will be immediately reported to the owner of the relevant property.