

## CONSTRUCTION & ENVIROMENTAL MANGMENT PLAN

**Project**

**R&W Buildings  
UXBRIDGE  
UB8 1HS**

**Client**

**Permitted Development Investment No 7 Limited**

**Principal Designer**

**Safety First Associates**

**Principal Contractor**

**Xone Kontrol Construction Limited**

**Commencement**

**1 August 2022**

**Duration**

**(16 MONTHS)**

**Completion**

**1 January 2024**

Introduction
<p>This Construction &amp; Environmental Management Plan has been developed in accordance with Construction (Design and Management) Regulations 2015 and its purpose, is to enable Xone Kontrol Construction Limited when acting as a 'Principal Contractor', to develop the Pre-Construction information provided by the Client for ensuring the reduction of risk and the wellbeing of everyone involved. This will largely be achieved by incorporating and communicating the information demanded by the template itself.</p> <p>This Plan also puts in place measures that avoid, minimise or mitigate effects on the environment and the surrounding area. All efforts will be made by Xone Kontrol to ensure that dust and noise issues are reduced where possible.</p>
Project
R&W Buildings, Uxbridge, UB8 1HS
Client
Permitted Development Investments No. 7 Limited
Description of the Works
<p>Conversion of two existing 2 storey office twin buildings (comprising ground to second floor), demolition of the plant area at roof level and replacement with two additional floors of residential accommodation to total 87 No apartments on each building. Works comprising installation of steel structure for the new built levels 3/4</p> <p>Works include:</p> <ul style="list-style-type: none"> <li>• Internal strip out including roof plant and equipment.</li> <li>• Demolition</li> <li>• scaffolding</li> <li>• removal of metal sheet cladding and windows</li> <li>• installation of new stair cores/staircases to level 3/4</li> <li>• installation of windows/patio doors</li> <li>• installation of new external façade – Metsec SFS and Brick work</li> <li>• steelwork- installation of two new floors</li> <li>• electrical and mechanical</li> <li>• drylining, plastering, decorations.</li> <li>• kitchens, joinery, flooring</li> </ul>

### Programme Details

The development is to be carried out as a single phase.

### Start/Completion Date

**Commencement:** 01/08/22

**Duration :** 16 months

**Completion:** 01/01/24

**Site Hours:** 07.30 a.m. to 18.00 p.m. Mon-Fri  
08.30 a.m. to 13.00 p.m. Saturday

All deliveries will be undertaken after 08.00 and will leave site before 16.00. Deliveries will be advised to avoid peak traffic hours where at all possible and arrive via the M40/Oxford Road to avoid Uxbridge Town Centre.

**For out of hours works:** ALL out of hours working must be authorized by the Construction Manager, including emergency work. (The Construction Manager must be contacted by phone in the event of an emergency.) working inside the building is permissible 24/7 as long as the noise level at the perimeter of the building is less than 35DB

### Management and Communication

**The Project Management team for this project are identified as follows:**

- Project Manager: Daniel Penisoara
- Site Manager(s): Gabriel Croitoru
- First Aider(s): Gabriel Croitoru/Daniel Penisoara
- Fire Warden(s): Daniel Penisoara
- H&S Advisor: Safety First Associates

### The Existing Environment

#### Site Boundaries

The site boundaries for the works are confined to the premises Riverview and Waterside with adjacent compound areas. Along with the access and egress of the project

### Access/Egress (All Routes Are To Be Kept Clear And Trip Hazards Removed)

**Pedestrian/Site Operatives Access:** Access to the site is via entrance Oxford Road. The public footway is not to be impinged at any time

**Vehicular Access:** Vehicle and pedestrian access to site is to be physically separated/demarcated. Access to the project is via the old Xerox entrance. There will be no waiting or queuing of vehicles on Oxford Road or surrounding roads. Access to the site should be always maintained for emergency vehicles. Emergency escape routes and pedestrian access routes will be maintained, or

adequate alternative routes provided in agreement with the Client and occupiers of Bridge House.

All deliveries must be co-ordinated with Keil who the logistics company for Xone Kontrol Construction Limited Site Management Team are. There is a booking in System to control deliveries.

All Contractors vehicles must be parked in the allocated carpark in front of the site office cabins. This will be enforced by Xone Kontrol.

#### **Adjacent Land Uses**

The Principal Contractor will liaise with PDI6 for use with adjacent areas of land under Bridge House site for parking and access should it be required.

#### **Resources and Key Materials Required**

- Internal/external protection materials will be LPS 1207/1215 fire retardant.
- Hand/power tools to remove existing partitions, fixtures and fittings
- Cutting equipment to be used on the old plant room on roof area it is to be removed to store at the end of each day
- Bags / trolleys to move dismantled/new materials to/from site, via the corridors to material hoist and via specialist lifting equipment.
- Material hoist to be located to the west corner of the each building
- Crane to install Steel frame to level 3/4 .
- Other key items of construction plant will include:
  - Task lighting
  - Compressor
  - Generator

#### **Storage of Hazardous Materials**

All hazardous materials have been identified, as far as reasonably practicable, before commencement of work.

The Xone Kontrol Construction Limited Site Management Team will liaise ensure hazardous materials are stored correctly and in accordance with the Control of Substances Hazardous to Health Regulations 2002. A schedule will be maintained by the site team and storage inspected daily.

If it is necessary to remove contaminated materials and other wastes from site, then open Lorries or skips used for removal shall be securely sheeted before vehicles leave the site. Only authorised carriers of waste shall be used.

#### Location of Existing Services/Records

##### Services:

All the internal parts of the buildings have been stripped out. Any services will be treated as live until confirmed isolated by a competent person. Temporary electric will be provided. This includes the substations that are to be removed under the project

When working alongside existing services Xone Kontrol Construction Limited will exercise due care and diligence and ensure that all safety precautions are implemented. All Risk Assessments/Method Statements will identify protection and isolation of services and provide them for approval prior to works commencing.

#### Existing Structure Details

Should any materials be identified that may contain asbestos, Xone Kontrol will review and instruct the appointed contractor and remove and dispose of under the current regulations. Removal and disposal will be managed by a suitable sub-contractor.

##### Structural Stability/Fragile Materials:

Xone Kontrol Construction Limited will ensure that any structural works undertaken will be protected against uncontrolled collapse and in addition to this; method statements /Risk Assessments will be provided for temporary and permanent support which may be required during the works.

Care will be taken where fragile materials have been identified and suitable protections will be provided so as to prevent uncontrolled collapse or operatives falling through.

#### Planning Restrictions

The development is to be carried out in accordance with the approved development and associated details that have been agreed via condition.

#### Existing Health and Safety Issues

##### Environmental Issues

- **General:** Xone Kontrol Construction Limited will ensure that waste removal from site is undertaken by licensed Contractors. Consignment notes will be provided by waste Contractors and trades will always adhere to the Xone Kontrol Construction Limited Environmental operating procedures.

- **Emissions to the Atmosphere:** Dust and other emissions will be controlled at all times by suitable control methods and at source where possible:
  - Dampening down will take place during all site activities that have the potential to create dust and during windy or dry weather;
  - Damping sprays will be used to prevent dust from causing nuisance to neighbouring premises;
  - All mechanical cutting and grinding will be done in conjunction with a water suppression or local exhaust ventilation system;
  - Work areas will be suitably enclosed by temporary screens to prevent transition of dust to other areas;
  - Waste skips will be securely covered and drop height minimised; and
  - Stockpiles will be covered and located away from the site boundary.
- Where there is visual evidence of airborne dust from the activities on the site, an assessment will be carried out and where necessary air monitoring stations will be set on site to enable monitoring of the air during the works
- When demolishing internal walls, materials will be dampened to reduce the release of dust. The plasterboard will be segregated and sealed separately from other waste and disposed of under controlled Methods.
- **Noise/Vibration:** Noise control measures will seek to control noise at source wherever possible.
- Should noisy works need to be carried out, where possible this will be sited away from neighbouring properties. If deemed appropriate, we will liaise with adjacent properties, to ensure there is no unnecessary disruption.
- Noisy works will only be undertaken during the site working hours being 08.00 to 16.00 Monday to Friday and Saturday from 08.30 to 13.00 only.
- Deliveries will only take place between 08.00 and 16.00.
- Noise assessments will be undertaken at regular intervals during operations so as to reduce noise pollution. This will be done by way of noise monitoring at 6 points set on the boundary of the project.
- Vibration assessments will be undertaken to determine any issues that could arise to the properties in close proximity to site. If vibration at a sensitive receptor is deemed likely, the sensitive receptor shall be notified in writing at least five working days prior to the work commencing.
- **Mud:** Given the hard surfaced nature of the site, the opportunity for mud being tracked onto the highway is limited. If an issue is deemed to arise, jet wash wheel washing facilities will be provided next to the site entrance to wash down vehicles when exiting the site to minimise debris deposited on the road. The condition of the highways will be managed frequently by the site management team. When required, road sweeping of the site road and public highways near to the site will be carried out to prevent hazard or nuisance to other highway users.
- **Waste:** Arrangements for waste removal will be set into operation throughout the works duration. Waste will be placed in bins during the works and removed at the end of each shift to a site skips which are located in the site compound for the disposal and management of segregated waste.
- **Asbestos:** An asbestos refurbishment and demolition survey has been commissioned by the client.
- Should any further materials be identified they are to be recorded and removed under the asbestos removal notice in place for the contract. All asbestos waste is to be recorded documented and disposed to a registered tip.
- If Contractors are not sure of the materials, they are likely to disturb then they will seek further

guidance and advice from the Site Management Team prior to commencing works.
<b>Method Statements/Risk Assessments And COSHH Assessments</b>
<b>Safety Method Statements, Risk Assessments, COSHH Assessments Are Required For The Following Where Applicable: (List Is Not Exhaustive)</b>
<ul style="list-style-type: none"> <li>Working at height: a fully designed scaffold is to be installed with edge protection and monoflex to prevent dust and debris emitting from site.</li> <li>Mobile towers/Podium Steps and delta decks will be erected by competent/trained persons each piece of equipment will be inspected weekly and certified by Tag</li> </ul>
<ul style="list-style-type: none"> <li>Working adjacent to other properties – In the event of an out of allowed operation such as night work prior agreement and advise will be made to the council and the residents</li> </ul>
<ul style="list-style-type: none"> <li>Working adjacent to canal path- no works will take place that prevent the use of the canal footpath or place the any person at risk while using the footpath</li> </ul>
<ul style="list-style-type: none"> <li>Manual Handling /Materials Movement to be undertaken to current regulations</li> </ul>
<ul style="list-style-type: none"> <li>Lifting operations- all lifting operations will be undertaken with a lift plane in place – no lifting will overtake the public domain</li> </ul>
<ul style="list-style-type: none"> <li>Provision of new services</li> </ul>
<ul style="list-style-type: none"> <li>Identification of live and redundant services</li> </ul>
<ul style="list-style-type: none"> <li>Traffic Management</li> </ul>
<ul style="list-style-type: none"> <li>Fire Plan</li> </ul>
<ul style="list-style-type: none"> <li>Noise, Vibration and Dust</li> </ul>
<b>All operatives will read and make themselves familiar with their risk assessments and method statements provided for their use prior to commencing work.</b>
<b>Hazardous Materials</b>
Materials to be used in the works may include flux and adhesives. This list is not exhaustive which are classified as hazardous and a COSHH assessment will be provided.
The Principal Contractor will ensure that all Contractors on the site comply with the requirements of the Control of Substances Hazardous to Health Regulations 2002. Trade Contractors will notify the Site Management Team of any COSHH related materials that they wish to bring to site prior to their arrival. Hazardous materials will only be stored after agreement with the Client representative and in a secured area. This includes any temporary storage of ACM's which shall be managed in accordance with the Control of Asbestos Regulations 2012.
<b>Site – Wide Elements</b>
<b>Location of Site Access and Exit Points</b>
<ul style="list-style-type: none"> <li>Vehicle and pedestrian access to site is via existing entrance directly off Oxford Road (A4020).</li> </ul>

<p>Articulated or large deliveries should approach the site from the North with the site entrance on avoid town centre and enable a better turning circle for articulated or large vehicles.</p> <ul style="list-style-type: none"> <li>All vehicle access (deliveries) will be undertaken after 08.00 and will leave site before 16.00 there will be no loading or unloading in the public domain.</li> </ul>
<b>Site Accommodation/Welfare</b>
<ul style="list-style-type: none"> <li>Xone Kontrol Construction Limited will provide the site accommodation in the west side of Waterside building carpark, for office, WC's and welfare facilities for this project. These will be provided in accordance with Schedule 4 of Construction (Design and Management) Regulations 2015 guidance document reference L153.</li> <li>Welfare facilities will include a canteen and a drying room and toilets as minimum.</li> <li>Welfare areas shall be kept clean and tidy at all times during the project. With the added Covid Requirements Xone Kontrol have employed specialist cleaning teams to action the Covid cleaning Needs.</li> </ul>
<b>Unloading and Storage Areas</b>
<ul style="list-style-type: none"> <li>All storage areas will be secured shut (where possible) when not in use and based within the site curtilage.</li> <li>Contractors' storage facilities will be secured with heras fencing as required.</li> <li>Safety warning signage will be located in the area to warn operatives of the hazards associated with the storage areas.</li> <li>All vehicles are to utilise fall arrest and this must be in place before unloading commences.</li> <li>All areas used for the temporary storage of waste and construction materials is to be remediated in accordance with the approved landscape strategy.</li> </ul>
<b>Traffic/Pedestrian Routes</b>
<ul style="list-style-type: none"> <li>Segregation of pedestrians will be always provided to protect site operatives, clients and other visitors.</li> <li>All access routes amendments are to be identified with the site manager and the site plane amended.</li> <li>All traffic routes will be segregated, and suitable safety warning signage will be provided to warn site operatives/occupants of the surrounding buildings.</li> <li>A Site traffic management plan will be provided by Xone Kontrol Construction Limited</li> </ul>
<ul style="list-style-type: none"> <li>The project manager shall be the nominated liaison officer responsible for communication between the local authority, the contractors and other relevant parties including local residents.</li> <li>The site management team will provide residents with a mobile number to contact them at all times when work is taking place.</li> <li>Neighbouring residentials and businesses will be kept informed of any major operations or deliveries that might affect them.</li> <li>The liaison officer will be made aware of and ensure compliance with the conditions attached to</li> </ul>

the planning permission and ensure the local authority is notified of any changes that affect those conditions should this occur during the course of the work.

Good levels of co-ordination between the principal contractor, subcontractors and suppliers will be maintained through the duration of the works to ensure minimal disruption to surrounding roads, footpaths, businesses and residents. A copy of the Construction & Environmental Management Plan will be made available to all subcontractors and all contractors will be asked to provide full details of how they intend to control risks identified, allowing the project management team time to assess and review to ensure compliance.