



HOWARTH HOMES PLC PROJECT

Construction Strategy For Waterloo Road, Uxbridge Project No: 5770

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1.0 INTRODUCTION TO CONSTRUCTION STRATEGY

This document is intended to outline a strategy to complete infrastructure works and to demonstrate timing, phasing and sequencing on how this can be achieved with available funding.

The document outlines the strategy for delivery of these requirements and takes into consideration Howarth Homes obligations to deliver infrastructure and construction works to third parties, and to ensure safe and coordinated access for superstructure developments by others.

The proposals will change as information becomes available and the Strategy shall be updated as deemed appropriate.

The document addresses the following specific areas essential to controlling works undertaken by the Employer and third party developers.

- Phasing and sequencing of infrastructure and third party construction works
- The Construction Programme
- A site wide logistics approach
- Safety and CDM

2.0 PHASING & CONSTRUCTION OBJECTIVES

The Demolition of Existing Buildings and erection of a 4 storey building containing 52 apartments and a commercial unit, together with associated car parking , access and Landscaping.

- The existing site has a mix of low rise buildings these border onto the local roads and footpaths and the canal at the rear of the site.
- The canal facade will be solid ply hoarded off tight against the canal frontage to allow no access to or from the canal itself.
- The frontage onto the main road junction of St Johns road to Waterloo Road, the whole perimeter will be hoarded off to protect pedestrians and road users whilst the works are ongoing, there will be a main gate 1 that has a Gateman in place to allow deliveries and materials on and off site, these will be programmed in to avoid peak hours and nuisance to local traffic and pedestrians.
- The main footprint of the new building will be reduced in level and a piling mat will be laid to allow CFA piling to the structural engineers design to be bored.
- Once the piling is complete the ground beams and pile caps will be done with a ground floor slab laid, then all the remaining 4 floors will be constructed traditionally with predominately Brickwork with Concrete floor slabs.
- The internals of the building will be built in lightweight steel partitions to create the 52 apartments, these will be traditionally internally fitted out with the specification from the Architect.
- Externally the facade will be a mixture of Brick/Block as per the design specification.
- All services to and from site will be applied for with the appropriate statutory bodies, and any road opening licences applied to Highways.
- Externally, car parking and soft landscaping will be created in line with the approved Planning drawings.
- All works will be constructed to Building Regulations, SBD, Lifetime homes and Premier Guarantee Compliance.

Working hours will be as follows:

Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

3.0 STRATEGIC MASTER PROGRAMME

A Master Programme has been prepared and is included in appendix 1 of this document. The programme shows the timing and sequencing of the Enabling and infrastructure and construction works, with all the Envelope and fit out phases of the project.

4.0 CONSTRUCTION METHODS

The methodology includes construction of the New Units.

The site will first have all open facades to roads fully hoarded off to avoid any interface with pedestrians / traffic users. This will be checked weekly and if any accident or high winds occur to ensure this is in good condition.

- Asbestos and Soft Strip of all existing fixtures and fittings.
- Any upgrading to drainage from site required by report by M&E consultant.
- Excavation of trenches, and backfilling, to install gas, water, electric, BT services in accordance with statutory requirements.
- Installation of the above services to pre-constructed services ducts
- Construction of the 52 new units.
- Creation of new parking and landscaped areas to levels of new Building.

For detailed methods of working in connection with the above activities, respective contractors have prepared Method Statements and Risk Assessments:

- Asbestos removal where required and identified, prior to soft strip of all fixtures and fittings, and building demolition.
- Upgrading any services to and from site, due to increased capacity needed
- Piling/ groundworks and concrete frame.
- New windows to Front and rear facade including access scaffolding
- New Brick/ Block/ Render facades. New Balconies.

5.0 INFRASTRUCTURE WORKS

The Infrastructure Utilities consultant has prepared a full design for the key site wide services infrastructure, (gas, electric and water), and installation of these services is progressing in line with completion of the utilities to each unit.

A coordinated infrastructure design for the Block to be produced by the M&E consultant.

Infrastructure works, and progressive installation will be completed in line with the phasing and time frames outlined on the Master Programme

Key milestone dates are: -

- Infrastructure into Site and distributed to the Block and units.
- Road crossovers and agreements in place.
- Services on for Power, Water, Gas, BT and Drainage connections on Programme.

6.0 HEALTH , SAFETY & CDM

Howarth Homes will act as overall Principal Contractor for the site wide logistics after groundworks stage.

Infrastructure – Howarth Homes, will assume responsibility upon appointment for site. This will include the installation of Solid ply Hoardings to the road facades, there will be bulk head light fittings attached to this for good vision for pedestrians whilst the build is ongoing. This hoarding will be weekly checked and registered and will be checked immediately on any high winds or accidents around the perimeter.

Superstructure – Howarth Homes will assume responsibility for all access and egress to site areas, including use of banksman and gate controller.

A detailed lift plan will be created by the appointed person if there are any lifting operations required on site to reach the roof areas and windows.

Howarth Homes has assumed Principal Contractor responsibility for all areas, an appropriate H&S Construction Phase plan and F10 will be completed, and displayed on site.

CDM Coordination meetings are held bi-monthly, and a strategy for coordination of CDM issues between the various sites has been agreed with the CDM Coordinators appointed to date. 4 See Risk Management will be undertaking the role of CDMC for the project. They will be producing a PCIP and the subsequent H&S Construction Plan will be reviewed and accepted by them.

7.0 SITE LOGISTICS

The Site Wide common attendances and shared logistics approach has been put in place to:

- Provide common facilities for the benefit of all contractors on site.
- Provide Solid Hoardings to all Road and Canal Facades, with adequate Lighting.
- Ensure a safe and coordinated approach to the construction.
- Achieve maximum efficiency.
- Avoid the need for setting up site accommodation and storage on plots that may be sold off for development in the near future.
- Maximise space on site by sharing facilities and minimise the need to provide individual welfare.

The overall site wide logistics will be managed by Howarth Homes. For the avoidance of doubt, these logistics responsibilities shall include, but not necessarily be limited to the following:

- Hire and maintenance of the Project Offices/ Welfare/Canteen facilities
- Provision of adequate Hoardings to all Road Facades to Site.
- Daily cleaning of the above facilities, including operation of the drying facilities (storing and drying of clothing, etc)
- Management of the existing canteen service contract.
- Skips/Rubbish removal associated with the canteen refuse, Creation of SWMP.
- Provision of security to cover the main site entrance.
- Consumables, including electrics, water, telephone and broadband, etc.
- Site Wide temporary electrics maintenance and distribution.
- Ditto site wide water maintenance and distribution.
- Wheel wash cleaning/running costs if required.
- Dust control to all infrastructure roads and pathways.

- Site Wide Insurances.
- Overall responsibility for a site wide strategy for cranes and operation; deliveries including booking and control; etc. Note that individual contractors will be required to provide information to allow this role to be carried out, and UHL's representative will assist upon request in this regard. Hire operation and maintenance of cranes will remain with Howarth Homes.
- Maintenance of existing hoardings and pedestrian gate from Station Road and creation and maintenance of safe and protected pedestrian access routes to individual plots on the site as required.
- Cleaning of Rockingham road, Uxbridge where needed (from traffic exiting via Gate 1).

8.0 WELFARE

Once Shared facilities for welfare, including canteen, drying rooms, toilets all located in the ground floor welfare cabins. These facilities are provided for the benefit of all contractors.

9.0 CONSTRUCTION LOGISTICS PLAN

A Traffic system operates from the Main Gate via the crossing into the site on Waterloo Road, care needs to be taken to avoid nuisance and inconvenience to users of the local roads and footpaths and avoid vehicles waiting off site. There is a hard standing area inside the gate for lorries to await whilst being unloaded so they are off the main road for that period and not causing nuisance to normal road traffic or Pedestrians, this will be managed by the gateman and banksmen to ensure this is done safely and quickly.

The responsibility for these deliveries and collection will be managed by the Principal Contractor. They will employ both a Logistics manager and Gateman to arrange timings of the access to and from site to avoid the rush hour in the mornings and afternoons ensuring that when orders and procurement is placed these time restrictions are on the orders and ensuring that a delivery schedule is on the site white boards, so that the timings are known and not overlapped preventing any nuisance to local traffic and pedestrians around the site.

A mechanised road sweeper is employed occasionally if needed by the P.C to clean the main road and site roads, and ensure a clean public road is maintained.

There will be a weekly meeting with all subcontractors/Site manager to confirm what deliveries will be taking place the week after and these dates will be inserted into the traffic plan for the following week, any unplanned or late deliveries can be turned away if they are then causing a nuisance to the normal traffic usage of the area.

All new contractors will be made aware and issued a written statement of the need for strict time tables on deliveries outside the peak periods and the potential turning away of them if late or unplanned with the Management team.

This construction Logistics Plan will be monitored and adapted / revisited as and when site or traffic conditions alter to best suit the workings of the traffic and pedestrians using the surrounding roads and footpaths.

10.0 PEDESTRIAN ACCESS

A protected Pedestrian walkway leads to the main welfare building from the pedestrian entrance from Waterloo road, Uxbridge, situated adjacent to Gate 1, this will be managed by the gateman.

Pedestrian access and egress to and from the site is via a Signing in visitors system located in the site welfare set-up, where upon operatives change and then proceed to their respective work areas.

All personnel, whether working on or visiting the site, shall be inducted to the specific needs of the site and Howarth Homes standard induction.

11.0 CRANES & LIFTING

A coordinated tower crane layout drawing has been prepared indicating the tower cranes proposed for buildings. All lifting will be coordinated by a crane supervisor who will be following and monitoring the lifting plan created by the appointed person, if required.

12.0 TEMPORARY SERVICES

An approved Temp electrical company will ensure that the appropriate power has been installed and protected for site welfare, site Logistics and Temp power and Lighting is in place.

Security and safety flood lighting will be installed to active areas, mounted on the site perimeter hoarding and on strategically positioned poles to ensure safely lit walkways and compound areas.

For the purposes of electrical segregation the separation of responsibility will be the MDU allocated to the respective third party sites.

A water supply has been taken to appropriate Core areas and to welfare areas.

Note that the Developer shall be responsible for the cost of temporary connections and usage of water to respective building plots.

13.0 SECURITY MANAGEMENT

The site has been secured by a hoarded perimeter, with 2.4metre panels being fixed to barrels/ concreted in to Ground filled with ballast. Hoardings have been erected along agreed routes with The Local Authority, and these to be weekly checked.

There are will be CCTV cameras covering the site that are not set to record at the appropriate time in the project.

Responsibility for security, including fenced perimeters, shall be the responsibility of Howarth Homes

14.0 ENVIROMENTAL CONTROLS (INCLUDING WASTE, NOISE AND DUST CONTROL

A site waste management plan will be prepared by Howarth Homes waste management contractor and will be included with the Health & Safety Plan. Howarth Homes use Smart waste a BRE management tool to record all site waste during construction period.

Dust Control will be the responsibility of Howarth Homes, this will be via fine water spray when deemed needed, and this operation will be continued throughout the construction period.

Howarth Homes shall ensure that noise levels are strictly controlled.

Third parties are currently responsible for removing their own waste from site. A Site Waste Management Plan has been developed and reviewed by the Environment Agency, and considers re-cycling possibilities and a practical solution for waste and environmental issues

15.0 SITE WIDE COORDINATION MEETINGS

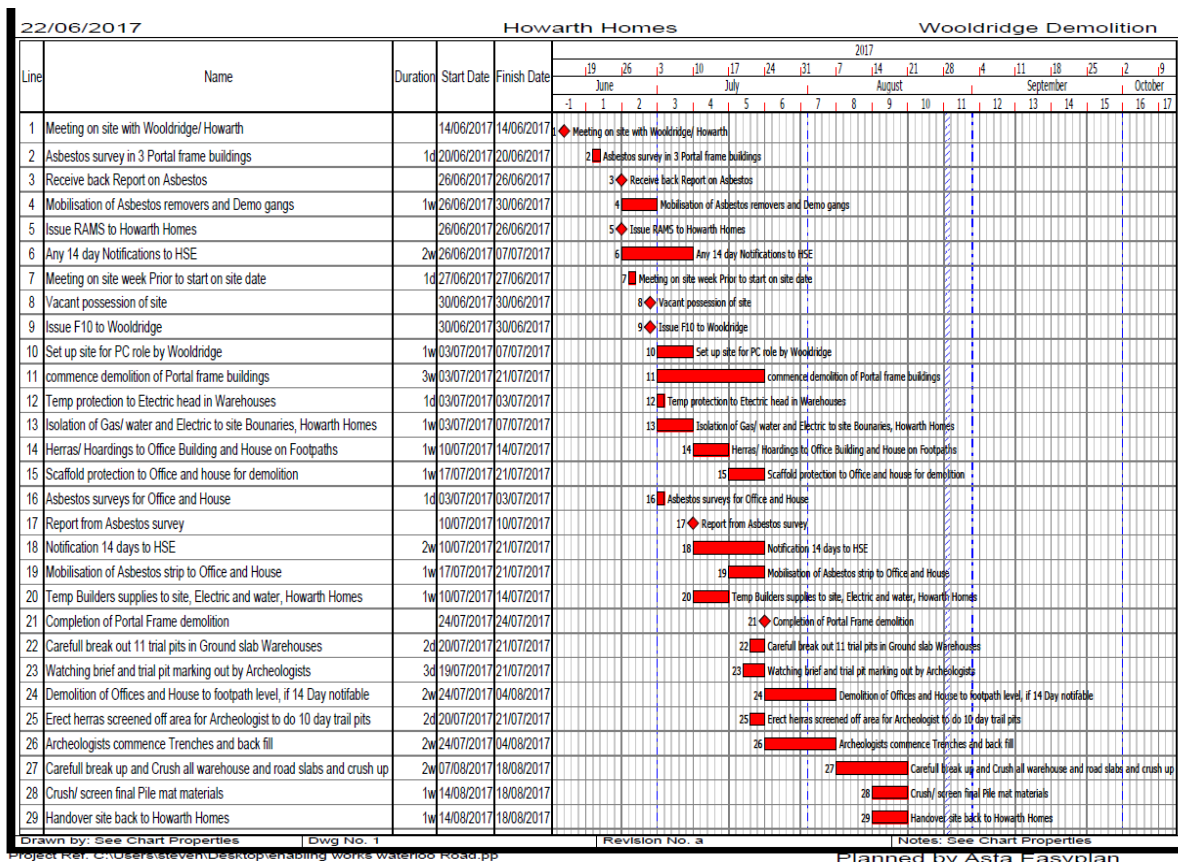
Site coordination meetings are held on a weekly basis, each Tuesday at 9.30am. These are chaired with minutes by Howarth Homes to look at working methods and site logistics for the week ahead.

16.0 SETTING OUT

The building is to be set out from a Primary Grid, drawn by the relevant Design Teams. The relationship of each of these Primary Grids is shown on a Master Setting Out drawing, with coordinates for each of the main grid axis.

Our Surveyors have been employed by Howarth Homes to establish Setting Out Stations on, or adjacent to the site. The respective Developers' Contractors shall set out their Primary Grids from these Setting Out Stations by means of Bearing and Distance.

APPENDIX 1 - STRATEGIC MASTER PROGRAMME



APPENDIX 2 - SITE PLAN OF PRINCIPAL CONTRACTOR

