

**REPAIR AND RESTORATION WORKS TO GARDEN WALLS, FORMATION OF NATURAL POND, NEW DETACHED OUTBUILDING INVOLVING DEMOLITION OF EXISTING OUTBUILDING, SINGLE STOREY EXTENSION TO DWELLING HOUSE AND RESURFACING EXISTING DRIVEWAY AND HARD-STANDING WITH NEW ENTRANCE GATES.
AT
CHURCH GARDENS, CHURCH HILL, HAREFIELD, MIDDX. UB9 6DU**

CONSTRUCTION MANAGEMENT PLAN

(To be read in conjunction with Home Plans drawings 1600/17D, 32B, 33A 35, 36A & 39)

The purpose of this Statement is to ensure the safe and successful implementation of all demolition and building works and to communicate the responsibilities, work methods, sequence of working and safety arrangements for all persons on and off the site during the activities listed therein.

Description of Works

This project involves several different individual elements of work. The First section of work is the construction of a single storey extension to the end of the existing Music Room to provide a separate storage room. The Second is the construction of a new detached outbuilding with basement level stores under together with associate external works and landscaping. The Third is the construction of an open pond to centre of the Orchard garden with associated drainage and landscaping and the Fourth is the restoration of the existing boundary walls to the Orchard Garden involving the demolition and rebuilding of failed parts of the existing structures with new foundations and the repairs of remaining sections with buttressing piers as required. It is also proposed to resurface the existing access driveway and parking area to the front of the property.

The House extension is to be of traditional construction with trench fill concrete foundations, masonry external walls, concrete floor slab and a cut timber pitched roof with a clay tile finish, all to match the existing building. The new outbuilding is to be of timber framed construction with timber cladding externally and covered with a cut timber roof with a clay tile finish. The basement level structure is to be constructed using the Stepoc reinforced retaining block system to all external walls with a reinforced concrete ground bearing slab and a suspended beam and block intermediate concrete floor. The pond is to be formed with a relatively shallow excavation to the existing ground with a liner fitted. The wall restoration and repair works are designed to restore the garden walls to their original form and appearance and will be implemented in sections.

The proposed works are to be carried out as a self-build project with the majority of the works being undertaken by the Home Owner who will undertake the role of Project Manager.

1. Sequence of Operations

The whole of the works are to be implemented in a safe and sequential manner with all excavations and construction work to be carried out strictly in accordance with Structural Engineer's design and details.

Prior to commencement of the works the main contractor will ensure that:

- All requirements with respect of Health & Safety are and will be met during the course of carrying out the works.
- All safety equipment provided is available and in working order and ensure that all workers are provided with appropriate protective clothing.
- All persons carrying out the works have been made fully aware of the requirements for safe working.
- No persons are allowed to operate equipment without adequate training.
- The site is kept clear of materials and debris that might impede movement at all times.
- The British Code of Practice BS5228-1:2009 is followed at all times to minimise emission of noise from the site.
- Site operations relating to noise generating equipment or other nuisance causing activities audible at the site boundary are to be restricted to the hours of 08.00-18.00 Monday to Friday and 08.00-13.00 Saturdays and at no time on Sundays or Bank Holidays.

2. Traffic Management - Road

The Project Manager is to ensure that site operations are carefully managed to ensure that traffic movement on Church Hill is not disturbed, and that vehicular access to ST Marys Church and adjoining graveyard is not impeded at any time during the works.

Delivery of materials to the site and collection of skips etc are to be arranged within the hours of 9.30am – 3.00pm to avoid peak traffic hours.

Deliveries and collections are to be booked in at scheduled times so that no delivery vehicles arrive at the same time. Any late deliveries are to be turned away so that no queuing occurs.

Arranged deliveries will be staggered accordingly to ensure that no more than 1 delivery vehicle will be present at any time with the appropriate hours above.

The Project Manager primarily deals directly with the Ruislip Branch of Crescent Building Supplies, who have access to a smaller 7.5 ton delivery lorry as well as the standard larger lorries. The smaller lorry will be used for almost all deliveries to the site.

The existing forecourt area will be utilised to offload all deliveries which will then be moved to the required parts of the site. The majority of materials will be moved by hand or with the assistance of a 1.0 Ton mechanical Dumper when necessary.

As, the majority of the work being carried out is to be under taken by the Home Owner as a self- build project with external contractors and tradesmen brought in only for specialised works such as underpinning and brickwork, electrical installation, etc., there will be a very limited requirement for contractors parking. However, there is adequate space available on site to accommodate external contractor's vehicles as and when their input is required.

3. Traffic Management - Footpath

The Project Manager is to be fully responsible for the protection of existing public right of way leading to the site. The existing forecourt hard standing and grassed area adjoining the access driveway within the site are to be kept clean and tidy at all times and are to be available for use for accepting deliveries of materials and for the collection of waste, ie grab lorries as and when required. The Project Manager is to ensure that the public right of way is protected from damage by such vehicles and any remedial/cleaning works that re required during the course of the works is to be carried out immediately.

During deliveries, temporary barriers will be placed at either side of the site access to manage the route of any passing pedestrians. If necessary, pedestrians can be temporarily halted whilst the delivery trucks enter and leave the site.

If on a specific occasion when a delivery lorry may need to stop on Church Hill, outside the site, the Contractor will need to obtain a License from Highways, although this will be avoided if at all possible and is not expected to be needed.

4. Inspecting and Recording

The Project Manager is to carry out an initial survey of the site including taking a photographic record to record existing boundary treatments, road and footpath surfaces etc around the site prior to commencement of the works.

Observational noise and dust monitoring will take place in real time by banksman on site. Best practice working methods will be employed at all times and activities with slightly increased impact on air quality from dust will be avoided on days with higher winds. Where necessary, dusty works will be watered down. An accurate log of occasions of high winds will be kept as part of risk assessment by the Project Manager and any complaints from the public regrading noise or dust will be recorded.

5. Site Enclosure

When existing boundary walls or fencing are removed to facilitate new works, the Project Manager is to be responsible for the erection of temporary fencing to protect the area of new building works. The protective fencing is to be formed with 2.0m high weldmesh panels set in support stands and secured with bolted clamps to top and bottom. The fencing to remain in place until the section of works being undertaken is completed.

Any formal agreements necessary for the erection of temporary protective fencing on adjoining lands will be obtained in advance of the works being undertaken.

6. Tree works / Tree Protection.

Existing Tree (T80) to the rear garden to be removed as per the Approved plans.

Prior to any site clearance or demolitions commencing in respect of the wall restoration works, all existing trees within the immediate area are to be enclosed with a line of protective fencing as shown on drawing 1600/17D. Tree Protective fencing must be constructed from weldmesh panels, at least 2.0m high, securely fixed, with wire or scaffold clamps to a rigid framework. This framework must be constructed from scaffold tubes at a maximum interval of 3.0m and driven into the ground at least 0.6m. The structure must be well braced to resist impacts, constructed as per Figure 2 of BS 5837:2012, which is detailed in Appendix B. Notices must be fixed to the structure stating “Tree Protective Fencing – no construction activity to take place within this area”.

Tree Protective Fencing must be maintained and retained for the duration of the works or until such time as agreed with the Local Authority.

The areas within the protective fencing shall remain undisturbed during the course of the works and in particular they are not to be used to accommodate any site offices or temporary buildings or for the storage or disposal of building materials. In addition, the existing ground levels within these areas are to be retained and no excavations to be carried out for drainage or services installations without the prior Approval of London Borough of Hillingdon Planning Department.

7. Demolitions

Any asbestos sheeting or other contaminated material discovered during site clearance is to be reported to the Project Manager and any such materials are to be removed from the site and disposed of by a specialist company.

Demolition of failed sections of the existing garden walls to be carried out by hand and in accordance with the recommendations set out within the Written Scheme of Investigation as provided by KDK Archaeology. All full and half bricks with a clean square face to be cleaned and stacked carefully on site for reuse. All unwanted material to be cleared from site as soon as practicable.

Mechanical plant and equipment to be used only where absolutely to break out rigid sections of brickwork and foundation bases.

8. Noise & Vibration

All demolition and new building works are to be implemented using best construction practice with noise controls and dust monitoring to be carried out regularly during the building works. New foundations for the proposed extension and outbuilding are to be of standard concrete construction, thereby minimising the need for extensive mechanical excavations and avoiding the need for piling.

The new buildings are to be of traditional masonry construction with ground bearing slabs and intermediate precast concrete floor and a timber roof structures, thereby relying largely on manual trades with minimal mechanical equipment to be required throughout the build. The production of construction noise will therefore be limited to that of a standard construction site and will be continually addressed within the Risk Assessments and Method Statements for the individual elements of work to be carried out. No radios, music equipment, etc. is to be allowed on site.

9. Dust Control & Monitoring

Where necessary during the new building works, the construction scaffolding will also be enclosed with protective sheeting to contain the majority of dust and debris being generated.

10. Works Programme /Working Times

An outline Programme of Works is attached at **Appendix A** setting out the intended sequence of implementation of the various individual elements of works being undertaken.

All building works are to be carried out within the hours of 08.00 – 18.00 hours Monday to Friday and 08.00 – 13.00 hours on Saturdays with no works to be carried out on Sundays or Bank Holidays.

11. Site Operations

Access for vehicles required for new excavations is to be provided via the existing double gates from the front forecourt area. The existing forecourt hard standing area is to be used to accommodate a temporary material drop off area for deliveries with materials then moved to the required areas of the site. The existing paved area immediately adjacent to the area of the new outbuilding is to be used for storage of material for this element of works, whilst the building is being brought up to ground floor level – thereafter, the suspended concrete intermediate floor slab will act as a deck to unload materials and work off in constructing the superstructure and roof. Materials required for the construction of the House extension will be stored within the hardstanding area in front of the existing garage and materials required for the restoration works to the garden walls will be stored in individual locations in close proximity to the specific area of work being undertaken. Spoil and unwanted hardcore arising out of excavation and demolition works to be stored on the grassed area immediately inside the site entrance to be collected by Grab Lorries during the course of the works as required.

Other than that required for foundation works, no construction vehicle will be entering the site. Thereafter, only specific vehicles will have limited access into the site, where necessary to offload structural items such as steel beams, concrete floors, etc. A 1.0 Ton dumper will be utilised to transport heavy items of materials within the site as necessary.

The proposed house extension is single storey only and will require one lift of scaffold to assist with it's construction. The proposed outbuilding superstructure is designed to be of timber framing for speed of erection the intermediate floor is of precast concrete construction for ease and speed of installation and will be designed to accommodate loadings for use as an additional working area and storage platform.

When necessary a mobile crane will be brought to site to assist with moving and unloading of heavy materials, such as steel beams and concrete floors. The crane will be retained on site only for the time required to complete a specific task.

All demolition, excavation, foundation and superstructure works to be carried out strictly in accordance with Structural Engineer's design and details, and to be designed and implemented so as to limit any possible damage to existing trees and hedging on or in close proximity to the site.

12. Scaffolding

The extent of scaffolding required around the new buildings will be very limited. Where necessary the scaffolding will be to a single lift only and will remain in place only for the time needed to complete the specific task required, ie masonry walls, roof construction and roof covering. Where necessary, scaffolding will also be fully sheeted to reduce debris and dust being spread throughout the build.

13. Responsibility

The Project Manager carries ultimate responsibility for the safe implementation of all building works to be carried out. He is to ensure that all site operatives are to be adequately briefed on the content of this Statement and he is to ensure that –

- Only suitable plant and materials are used for all operations.
- All plant and equipment is used in the manner intended.
- Adequate PPE is available and used in all operations.

14. Site Safety

The Project Manager is to ensure that all works are carried out in the proper manner and the safety of all personnel on and off the site is maintained and he is to ensure that -

- Appropriate signage, lighting and protective guarding is adhered to.
- The public and visitors access routes are protected from all construction work.
- The access to the private property is maintained and protected from all construction work.
- Hard hats, safety footwear and high visibility Class A garments must be worn by all site personnel at all times.
- No employee or sub-contractor under the influence of drugs or alcohol will be allowed onto the site at any time.
- All unsafe practices observed on the site are immediately reported and stopped.

15. Emergency Arrangement

The main contractor is to ensure that First Aid provision is available on site at all times and that emergency services are summoned should this ever be required. The main contractor will inform his Head Office of any incidents that occur as soon as possible and on the same day and that an Incident Report Form is to be completed.

16. Waste Management

All waste materials either from demolition or generated during the building works will be separated into appropriate lots and disposed of either for recycling or by a Registered Waste Management Contractor.

Any materials recovered from the demolition will be re-used within the proposed works if at all possible.

17. Completion

On completion of the main construction works all hoarding, Heras fencing, etc. is to be taken down and removed from site and all areas used for material storage are to be completely cleared. The existing front forecourt and Orchard garden areas are to be re-landscaped in accordance with the Schedule of External Materials and Landscaping as and when appropriate for the required planting to be implemented.

CHURCH GARDENS WORKS PROGRAMME 2021 - 2022

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