

Demolition and Construction Management Plan



Site Address: 788A UXBRIDGE ROAD, HAYES, UB4 0RS

Approval Ref: 76908/APP/2021/1023

Description of development: Conversion and extension of roofspace and part two storey rear extension over existing second floor to create 4 x self-contained flats.

Our ref: UXBR788A/CON-6-CPDM

INTRODUCTION

The statement outlines the main health & safety issues in connection with the work on this project. It forms part the overall management and control of site safety issues for the duration of the construction phase. The document itself is a live document and will be regularly reviewed and updated as the project progresses.

The Principal Contractor will implement and monitor the developed Construction Health and Safety during construction and will take reasonable steps to co-ordinate and ensure co-operation between all contractors to achieve compliance with the regulations and with the requirements of this plan.

During the construction period we will liaise with the principal designer for the preparation of a Health and Safety file which will contain safety information pertinent to the use, maintenance, repair, and eventual demolition of the facility. The content of the Health and Safety file will meet with the requirements of the ACOP (L144) and with the requirements of the CDM Pre-Tender Health and Safety Plan where specified.

From time to time, this Construction Management Plan may need to be revised to reflect design and programme changes that may be implemented during the construction period. Any necessary amendments will therefore be provided as appropriate. The development will impose that all permanent and temporary site operations shall comply with all appropriate Acts and Regulations, including but not limited to the following:

- Health and Safety at Work etc. Act 1974.
- Management of Health and Safety at Work Regulations 1999
- Electricity Supply Regulations.
- The Electricity Council National Codes of Practice.
- BS 7671:1992 Requirements for Electrical Installations, Sixteenth Edition, incorporating all amendments current at date of Tender issue.
- Supply of Machinery (Safety) Regulations 1992 and the 1994 Amendments.
- Public Health Act 1990, and as amended in 1995.
- Control of Substances Hazardous to Health Regulations 2002 (COSHH)
- Construction (Design & Management) Regulations 2015 (CDM)
- The Manual Handling Operations Regulations 1992
- The Provision and Use of Work Equipment Regulations 1998
- The Personal Protective Equipment at Work Regulations 1992

- The Confined Space Regulations 1997
- The Lifting Operations and Lifting Equipment Regulations 1998
- Health and Safety Executive Guidance Notes
- BS 5228 Noise Control on Construction and Open Sites
- Best Practicable Means (BPM)
- Supplementary Planning Guidance by the GLA (2014)
- BS6187 Code of Practice for Demolition
- The Work at Height Regulations 2005
- The Control of Noise at Work Regulations 2005
- The Control of Vibration at Work Regulations 2005
- The Control of Asbestos Regulations 2012

PROJECT OVERVIEW

Proposed building works; Conversion and extension of roofspace and part two storey rear extension over existing second floor to create 4 x self-contained flats.

Construction stage responsibilities: The principal contractor we will take reasonable measures to ensure that no unauthorised person enters the work area. All construction personnel and visitors are required to wear appropriate safety equipment and PPE.

Permitted hours for building work: Construction and demolition works and associated activities at the development including deliveries, collections and staff arrivals audible beyond the boundary of the site will not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays.

Notification to neighbours of demolition/building works: At least 21 days prior to the commencement of any site works, all occupiers surrounding the site will be notified in writing of the nature and duration of works to be undertaken. The name and contact details of persons responsible for the site works will be signposted at the site and made available for enquiries and complaints for the entire duration of the works. Updates of work will be provided regularly to affected neighbours. Any complaints will be properly addressed as quickly as possible.

Noise and Vibration from demolition & construction: Best Practicable Means (BPM) will be used during construction and demolition works including low vibration methods and silenced equipment and machinery, control and monitoring measures of noise, vibration, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary, in accordance with the Approved Codes of Practice of BS 5228-1 and -2:2009+A1:2014 Codes of practice for noise and vibration control on construction and open sites. This will help minimise the level of noise and potential disturbance that may be caused to the adjacent occupiers.

Dust control: Best Practicable Means (BPM) will be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance by the GLA (2014) for the control of dust and emissions during construction and demolition; soft stripping is an effective way of screening dust and preventing dispersion. Water suppression will be used to damp down dust and other debris that could generate dust, and, where practical, manual or mechanical demolition techniques will be used. Furthermore, this will be controlled by means of sheeting and general protection confining the site and not exposing it to the public, and minimising the impact on neighbouring properties and the public highway. Detail of community liaison contact will be the applicant. Please contact the applicant as they will be on site during the build.

Dirt tracking onto footway and adjoining roads: Care will be taken during the building works to ensure no damage occurs to the footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Majority of the building works will take place at second floor level, and were possibly, within the application site. A skip licence will be sought, if required from the Local Authority for the duration of the intended building works. Footpaths and the highway will be kept clean from building dirt on daily basis by sweeping and washing down of the footpath.

Traffic management & access arrangement: The delivery vehicles for loading/unloading will drive to Warley Road, adjacent to the site access path. These vehicles are all radio and tracker controlled and do not travel in groups. The vehicles will not be permitted to stack near to the works. Material deliveries will be arranged on a time specific basis so that deliveries are not made at the same time to ensure there is sufficient intervals between and avoid any waiting.

With the site falling with PTAL Rating 3 and Uxbridge Road and nearby roads with restricted CPZ zones, the contractors during the development will be encroached to use public transport.

Dark smoke and nuisance: No waste materials are to be burnt on site of the development hereby approved.

Air Quality Control: All appropriate air quality dust reduction measures will be taken into account for the specific needs throughout the project, as set out and to comply with Supplementary Planning Guidance by the GLA (2014) Appendix 7, which is appended below.

Security procedures: The contractors will adequately safeguard the site, materials, plant, and the existing areas affected by the works from damage and theft.

Material storage: All materials are to be stored on site. Materials will only be brought to site for use when required and taken into the building for storage.

The site has sufficient space to store materials during construction.