

Construction Management Plan

25 Warren Road

Ickenham

Middx

UB10 8AA

Presented by

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INTRODUCTION

This Construction Management Plan (CMP) describes the proposed scope of the construction works and the key activities that will be undertaken and should be read in conjunction with the Construction Management Site Plan 22009-GAA-ZZ-00-DR-A-0103. The construction activities comprise works to construct 1 new detached house. The CMP forms part of the overall Project Management and as such activities described would be overseen by the site manager.

1.1 PROGRAMME OF WORKS

The construction programme will span approximately 10.5 months. The programme can be divided into the following main stages:

- Demolition
- Construction of sub-structure
- Construction of the superstructure
- External works and landscaping

The table below summarises the main programme activities to be undertaken and the approximate duration of the works:

Activity	Duration
Demolition	0.5 Months
Construction of Substructure	1 Month
Construction of Superstructure	8 Months
External Works and Landscaping	1 Month

1.2 DESCRIPTION OF THE WORKS

Demolition works inclusive of the disconnect of all services.

Demolition and Construction works will be accessed via the existing driveway access to the site. Appropriate vehicle access will be determined by the Site Manager. No vehicles will be permitted to access the site via unless deemed suitable by the Site Manager.

The site is currently secured with hoarding. The site team will be directed to avoid any material migrating onto public land.

1.3 Plant and Equipment

The types of plant likely to be used during the Demolition and Construction phase works are detailed in the table below:

Plant/Equipment	Demolition	Groundworks	Construction
Tracked 360 degree excavators	*	*	*
Dumpers	*	*	*
Air Compressors	*	*	*
Power tools including percussion drills, cutting disks, pipe-threaders	*	*	*
Concrete Pumps	*	*	*
Hand/Power tools	*	*	*
Wheel Washing Plant	*	*	*
Scaffold	*	*	*
Mobile Access Platforms	*	*	*
Delivery Trucks	*	*	*
Skips & Skip Trucks	*	*	*

Wheel Washing

The policy is to remain proactive and control all mud and dust deposits at source during the groundworks and construction phases via the use of a portable jet washer and bowser for cleaning wheels, mud and also dust suppression.

All vehicles will be stopped at the Site Entrance where they will be visually inspected. Any mud debris is then cleaned from the vehicles wheels and arches by using a power wash.

All muddy water will be swept from the matting onto the site ground where it will drain into the ground surface.

In the event that the power wash is not working all wheels will be cleaned by hand using brushes and water.

Hours of Working

Given the close proximity of the existing residents we have limited the normal hours of working for construction to:

- Weekdays 08:00 to 1800 hours, and 09:00 to 1300 hours on Saturdays.

Car Parking

Site vehicles will be parked on site where possible, when this is not practicable they will be requested to park off site and considerately.

Material Deliveries

Deliveries will be phased and controlled on a “just in time” basis, all being clearly marked to show their destination. The Site Manager, that has banksman training, will assist reduce the risk of vehicles causing a hazard to pedestrians and cyclists. Personnel will actively manage vehicle access to and from the site by confirming to the respective drivers a clear route is available.

1.4 WASTE MANAGEMENT

Waste will be eliminated at source where possible.

There are 3 types of waste onsite:

- Inert waste: chemically inert, non-combustible, non-biodegradable and non-polluting
- Non-hazardous: by default, is neither hazardous nor inert.
- Hazardous waste: contains dangerous substances that could make it harmful to human health.

In order for the Client to discharge their duty of care there is a clear responsibility to dispose of the site waste at a licensed and suitable site under Section 34(1) of the Environmental Protection Act 1990.

Subcontractors will be required to keep their area of works clean and tidy. A clean and tidy site is a safe site because it reduces the potential for trips, slips and falls. As such, all waste will be deposited immediately into collection receptacles provided by & for the individual sub-contractors waste.

1.5 ENVIRONMENTAL IMPACT

All residents in the immediate vicinity of the development shall be informed of our commencement of works by issuing an introductory site commencement letter drop advising them of start dates and the dangers of construction sites.

Where practicable local contractors and materials will be procured to reduce the carbon footprint of the development.

Re-cycling of all materials will be managed pro-actively on site.

Dust emissions will be dealt with at source by damping down prior to sweeping internally and externally.

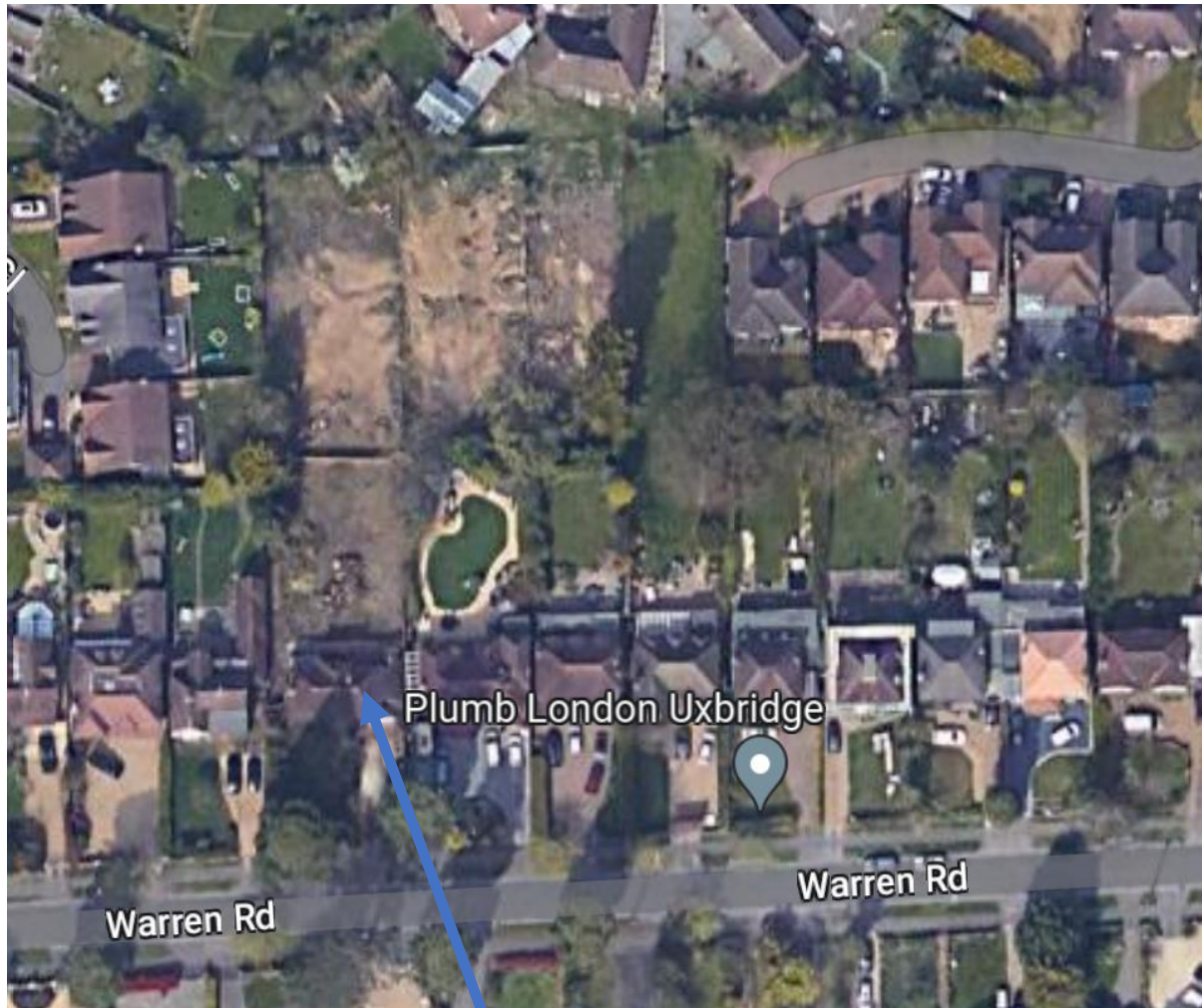
Bats shall be cared for in accordance with the ecology reports approved as part of the planning consent.

1.6 SUMMARY

The construction programme will span approximately 10.5 months. The initial phase of the development will involve demolition of the existing building, followed by construction of the substructure works, then proceeded by the construction of the detached house. Plant and equipment to be used during land clearance, and construction works has been identified together with the hierarchy of vehicle wheel cleaning facilities. Waste will be dealt with in line with the table of hierarchy and at the least will be segregated.

Appendix 1

Site Location Map



25 Warren Road