

Construction Management Plan

**27 Dene Road,
Northwood,
Middlesex
HA6 2BZ**

**CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CTMP FOR THE
RE - DEVELOPMENT OF.**

27 Dene Road, Northwood, Middlesex, HA6 2BZ

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1.0 **INTRODUCTION.**

TERMS OF REFERENCE.

The Construction Traffic Management Plan (CTMP) describes the proposed scope of the construction works and the key activities that will be undertaken. The construction activities comprise works to construct 8 new apartments.

The CTMP forms part of the overall Project Management and as such activities described would be integrated with other quality, sustainability and Health & Safety management processes.

Site Management

The management team for the site will consist of:

- Building Director
- Site Manager

1.1 **PROGRAMME OF WORKS.**

The construction programme will span approximately 18 months.

The programme can be divided into the following main stages:

- Demolition
- Construction of the basement/ sub-structure
- Construction of the superstructure

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

Activity	Duration
Demolition	2 Months
Basement & Roads	7 Months
Construction	9 Months

1.2 **DESCRIPTION OF THE WORKS.**

Demolition works inclusive of disconnect of all services.

Demolition and Construction works will be accessed via the existing driveway access to the site.

The site is currently secured with low level fencing erected along Dene Road. The remaining boundaries are secured by existing garden fencing and hedgerow.

All Demolition material will be stored on site for re-distribution or removal. The site team will be directed to avoid any material migrating onto public land.

1.3 **MATERIAL AND RESOURCE USE.**

Plant and Equipment

Types of plant likely to be used during the Demolition and Construction phase works. The plant and equipment associated with each key element of the construction process is set out below in Table 1.2:

Table 1.2 Plant Used During Construction

Plant equipment.	Demolition	Groundworks	Construction
Tracked 360 degree excavators	*	*	*
Dumpers	*	*	*
Mobile Craneage		*	*
Tower Crane		*	*
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. During the groundworks phase the following options will be utilized:

- (a) *Jet Washing and Water Bowser*
A portable jet washer and bowser will be utilised for cleaning wheels, mud and also dust suppression.
- (b) *Road Suction Sweeper*
The road sweeper role is a primary one of polishing up rather than the general solution. Generally this is employed for all muck away activities, however should the need arise this can be increased.

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.

To supplement this a road suction sweeper will be used during heavy site traffic activities such as muck away.

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.

All deliveries will access the development via Dene Road where they will be directed into the site and be unloaded in the designated storage area. The site has a double entrance which will be utilised during the demolition and groundworks phase of the development and will assist reduce the risk of reversing vehicles causing a hazard to pedestrians and cyclists.

It is anticipated that a workforce of approximately 20 - 30 people will be employed, working for either Gavacan Homes appointed subcontractors, suppliers or other organisations. The Construction Management Plan illustrates the location of the temporary accommodation and the area for the loading and unloading of delivery and cart away vehicles.

Delivery vehicles shall be prohibited from waiting on any of the surrounding streets leading to the site to prevent any disturbances to the residents and local traffic.

The safety of passing pedestrians, cyclists and traffic will be maintained by a site banksman.

1.4 **WASTE MANAGEMENT**

Gavacan Homes is the client and main contractor for the project. We are committed to waste minimisation as part of our Corporate Social Responsibility agenda. Gavacan Homes expects subcontractors to enter into the waste management initiatives with commitment.

Gavacan Homes is striving to achieve elimination, as at the top of the waste hierarchy.

Gavacan Homes will manage 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.

For Gavacan Homes to be in compliance with 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.

Subcontractors will include an allowance in their budget tender prices for waste management and waste disposal. The preferred option on this project is outlined below.

Each Subcontractor will place their trade waste into bins or tipping skips (hereafter referred to as vessels) to collect waste. These vessels will be positioned at the point of the waste creation or at a location designated by Troy Homes near to their workplace. Subcontractors will also include costs for labour time to move waste to the central waste station area and disposal of waste within their budget.

It is the responsibility of the subcontractor to:

- Collect and decant their waste into vessels at the point of waste creation. The waste will be collected segregated into waste streams.
- To move the vessels from their place of waste collection – using their own labour - to the central waste station area, located at a position decided by Gavacan Homes Site Management.

To empty the waste into the designated skips or bins provided at the central waste station area using their own labour. The waste will be segregated by subcontractor operatives into the skips/bins provided.

1.5 ENVIRONMENTAL IMPACT.

Gavacan Homes are committed to manage the Impact our works have on the local and global environment and as such implement good working practices and close liaison with local residents. We will inform all residents 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.

1.6 **SUMMARY**

The construction programme will span approximately 18 months.

The initial phase of the development will involve demolition of the existing building, followed by construction of the basement, site road and substructure works, then proceeded by the construction of the apartment building.

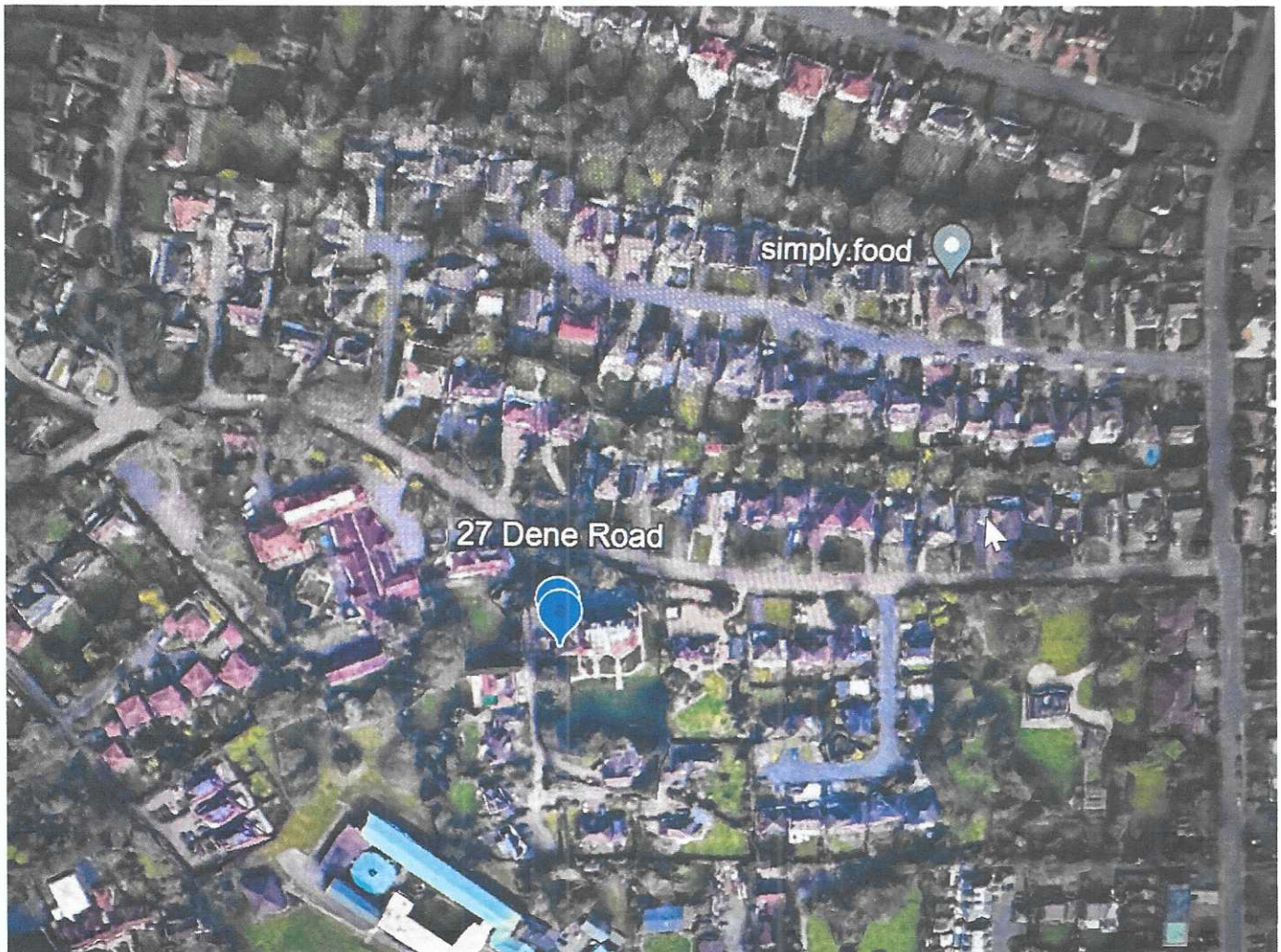
Plant and equipment to be used during land clearance, and construction works has been identified together with the hierarchy of vehicle wheel cleaning facilities.

Waste will be dealt with in line with the table of hierarchy and at the least will be segregate.

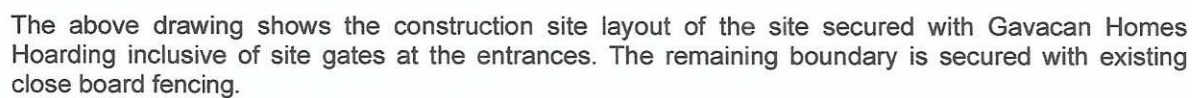
1.7 APPENDIX.

1.7.1 Site Location Map.

The below map shows the location of 27 Dene Road, Northwood.



Construction Management Plan.



Site traffic will enter the site via the entrance gates and will be supervised by a designated site operative whilst entering and egressing the site.

1.7.3

Condition Survey of Surrounding Roads Leading to Site.

Dene Road



Dene Road – entrance to site



Access into site



View to Dene Road entrance

