

Construction Management Plan
Prepared by **SQUARE INCH London**

Site operations in relation to demolition, basement excavation and new build construction at:

6 Boston Road, Hanwell, London W7

Contractor: Square Inch Design and Build Limited
Client: Square Inch Holdings Limited

21.12.2020

The below information is supplied to comply with planning application criteria set out by Ealing Council with regard to site management of the above project during construction works.

Please read in conjunction with the following approved planning drawings:

- 20-016-E01 (Rev. A) & 20-016-P01 (Rev. A)
- 20-016-E02 & 20-16-P02
- 20-016-E03 & 20-016-P03
- 20-016-E04 & 20-016-P04
- 20-016-E05 & 20-016-P05
- 20-016-E06 & 20-016-P06
- 20-016-E07 & 20-016-P07
- 20-016-E08 & 20-016-P08
- 20-016-P09
- 20-016-P10
- 20-016-P11
- 20-016-P12

The above drawings are in relation to the construction of a three storey mid-terrace building (following demolition of the existing building) with habitable roof space and basement level incorporating front lightwell and rear amenity space to accommodate four self-contained flats.

Please also refer to the appended drawings as referred to within this document:

- 20-049-CMP1 - Existing Site Location Plan
- 20-049-CMP2 - Proposed Construction Site Access Plan
- 20-049-CMP3 - Proposed Construction Site Setup Plan
- 20-049-CMP4 - Proposed Construction Traffic Management Plan

A) Management Arrangements, Communication, and Neighbour Liaison



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- The lead consultant (and Contractor) on the project will be Square Inch Design and Build Limited and the person responsible for overseeing the works will be Mr Damien Finnegan (07889180575), who's number will be displayed at the front of the site along with the site manager's number and all relevant emergency contact details
- SQUARE INCH London have been undertaking work within the borough for over 15 years and have a solid track record of delivering projects in that time. With regard to basement construction SQUARE INCH London have played a lead consultant role on many basement projects within the borough. The most recent local basement was at 53 Erlesmere Gardens W13 9TZ which completed in May 2019.
- The neighbours most affected by the works are those at No4 and No8 Boston Road. However, efforts to minimise disruption, where possible, will be made.
- The Contractor is Square Inch Design and Build Limited. This contractor has the Knowledge, skills, and experience to undertake this project, working on a number of similar schemes in the local area over many years.
- The Contractor's details will be displayed upon the site hoarding as well as the site managers details. The contractor is aware of all relevant advice and contacts within the Local Authority.
- Local residents and neighbours will be provided with a programme of works so that they are aware of the proposed works and fully informed at all times.
- The local residents will be advised in writing about the works scope, and management structure and will be issued with direct telephone numbers to the Site Managers office.
- A statutory Party Wall procedure is already in progress, as Notices have now been served to Adjoining Owners. Letters will be issued to the wider area and signage will be erected on the site hoardings notifying residents/ general public of the works.
- The Site manager will be on hand at all times and will contact the immediate neighbours to update them on any variations on progress and any potential disruption/changed to schedules etc.
- The immediate neighbours have been contacted and a number have been spoken to and reassured that lines of communication will remain open for the entire duration of the project.
- The site will be fully hoarded and there will be controlled access. Permitted access will only be to those associated with the works. Therefore, potential of unauthorised access to the site from children and other unauthorised persons is very low.
- A safety exclusion zone will be established around the perimeter of demolition works with suitable signage, barriers, and screening, as necessary. Authorised persons only are permitted to enter the exclusion zone.
- Due to location of the site, site security is as good as the neighbouring residents. All access points will be kept locked after hours.
- The site boundaries will be defined with solid plywood hoarding at 2.4m high and security of the site will be monitored and reviewed by our site personnel. The main access doors are to be locked with digital combination locks, and will be kept closed, except during deliveries of materials, or plant and equipment.
- Signage will be erected on the site boundaries that warn of the dangers of construction sites. Open excavations will be fenced with Heras fencing if left open out of hours.



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- All sub-contractors and visitors will attend a site induction, where they will be informed of known risks that exist to their health and safety from the environment in which the work is to be carried out, and the construction work to be undertaken.
- Written records of the inductions are made and held on site. As a minimum the induction will include: -
 - The management structure on site.
 - Location of the welfare facilities.
 - Emergency procedures, first aid, fire etc.
 - PPE requirements.
 - Known hazards and significant risks on site and the control measures.
 - Name of the appointed CDM – Principal Designer and Principal Contractor.
 - Site Rules, including the drugs and alcohol policy.
 - Accident reporting procedure.
 - COVID 19 – Safe working and hygiene.
 - Open questions.
- A copy of the Contractor's construction phase health and safety plan will be on site at all times.
- There is a Principal Designer appointed, the health and safety executive (HSE) will be notified, and the project will be registered in compliance with the Construction Design & Management Regulations (CDM) 2015.
- All onsite personnel will be required to wear adequate PPE at all times.
- Eye wash materials will be included within the onsite first aid kit and appropriately trained first aiders will be available where potential hazards to eyes have been identified.
- Operatives who are involved in manual handling are assessed for physical capability prior to lifting and carrying. Staff work patterns are to be rotated to ensure regular breaks are implemented to reduce fatigue when manual handling.
- The possibility of hazardous dust creation is specifically considered in relation to any task where brick/block/concrete, woods or other similar products are involved. Suitable COSHH assessments will be undertaken and hazardous material will be dealt with accordingly in a safe manner.
- Prior to excavation works all services to and from the existing structures will be identified by a certified specialist and will be removed, relocated, or capped off accordingly.

B) Other Codes, Freeholder Permissions and Requirements

- The Freeholder of the Property is Square Inch Holdings Limited.
- A health and safety consultant has been engaged and will provide support throughout the project.
- An Approved Inspector will be administering Building Regulations.
- A new build Warrantee will be in place and issued at the end of the project.
- Party Wall Awards will be in place with the adjoining neighbours, so all parties are protected. Notices have been served and the process is underway.

C) Timetable and Programming of Works

The proposed programme of works is as follows – Site set up commencing January 2021:

- **Activity** - Site Set up and mobilisation
- **Duration** - Mid-end January 2021 – 2 weeks

- **Activity** - Soft demolition - Internal and external outbuildings
- **Duration** - Early–mid February – 2 weeks

- **Activity** – Basement - Sequence Hit & Miss (Underpinning / substructure works, foundations, drainage etc.)
- **Duration** – Mid February – Mid May – 12 weeks

- **Activity** - Superstructure phase 1 (Steel frame)
- **Duration** - May – 3 weeks

- **Activity** - Superstructure phase 2 (external walls / roof – main structure)
- **Duration** - June – August – 8-10 weeks

- **Activity** - First fix (Carpentry – Internal partitions / layout)
- **Duration** - August – September – 4-6 weeks

- **Activity** - First fix (Plumbing & Electrics)
- **Duration** - September – October – 6-8 weeks

- **Activity** – Second fix (Compartmentation & Plastering)
- **Duration** - October – November– 4 weeks

- **Activity** - Second fix (Fitout – Carpentry, Tiling etc.)
- **Duration** - November – December– 6-8 weeks

- **Activity** - Decorations
- **Duration** - December – January – 8 Weeks

- **Activity** - Snagging and Furnishing
- **Duration** – Mid January – Mid February – 4 weeks

- **Activity** – Completion & Handover
- **Duration** – End of February 2022

D) Working Hours

- The works will take place within Council’s standard working hours (8am-6pm Monday – Friday & Saturdays 8am to 1pm. Noisy work prohibited on Sundays/Bank Holidays. No noisy activity outside these times).
- Dialogue will be maintained with neighbours and efforts will be made to accommodate any reasonable request to stagger works and noise accordingly.

E) Storage of Materials and Equipment and Use of Highway



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- One general skip and one recycling skip will be kept to the rear of the site. A drawing Ref: 20-016-CMP3 has been provided confirming this location. A dustsheet surround will be provided to the general skip to prevent excess dust.
- Demolition, where possible, will be by hand due to the close proximity to neighbouring buildings. All debris will be removed to waste disposal units by a mixture of hand and a small mini dumper.
- Any structural elements to be demolished will be demolished under the control and supervision of a competent person.
- Machinery on site will be kept to a minimum. Only where excavation cannot be carried out by hand will mini Poclain sized digging apparatus be used. On occasions a ready-mix concrete truck will be brought to site and a concrete pump may be required for certain sections of the work. We will notify local residents regarding the extent of this operation. All vehicle access will be from Georges Streetcar Park as per the drawing Ref: 20-016-CMP2 and 20-016-CMP4.
- All machinery will work fully within the curtilage of the site.
- Basement underpinning will be excavated by hand in a hit and miss sequence method. The rear garden / boundary retaining walls will be excavated in the same manner.
- Our proposed method of demolition / excavation work is designed to produce minimal levels of dust. However, in the event that dust may be produced during the works, this will be controlled, as dampening (by fine spray) of the site to deal with dust will be implemented, if necessary.
- No piles are to be used on this project.
- Waste disposal units will be removed from site via lorries, each carrying approx 8 CuM of risings. There will be approx 98 Truck movements in connection with the spoil removal from site. In addition, there will be material deliveries and plant movements. Site movement/vehicular access will be as per the drawings Ref: 20-016-CMP2 and 20-016-CMP4 provided.
- The George Street car park to the rear of the site will provide one point of vehicular entry and one point of vehicular exit. Both points of vehicular entry and exit are via Uxbridge Road. A wheel washing area is proposed to the rear of the site, as per the plans, drawing Ref: 20-016-CMP2 and 20-016-CMP4 provided. A one-way system is to be implemented in order to minimise disruption to local residents.
- Pedestrian access to the site will be via Wilmot Place, to the right-hand side of the site, whilst looking toward the site from Boston Road, as per the plans, drawing Ref: 20-016-CMP3.
- The hoardings (access gates) are to be closed in between access movements and locked shut to discourage any unauthorised persons from entering the site and will be securely locked out of hours.
- The site will be lit by temporary lighting and security cameras will be installed to ensure site security.
- Access to the site has been designed in such a way to avoid disrupting traffic flow on the one-way system on Boston Road. We have therefore arranged for all access to be via Georges Street car park. Therefore, Boston Road will not be blocked at any stage.
- Our nominated haulage company will be using trucks with covers to minimise dust.

- All suppliers of materials for the project will be required to provide Health and Safety Data Sheets in advance of the products being delivered to site. Such information will enable a COSHH Assessment to be conducted by the contractor prior to the material being used on site.

F) Managing Environmental impacts, Noise, Vibration, and Dust.

- Jet washing will be available for daily cleaning down of adjacent street and site environs and wheel washing upon exit from the site. This will be done manually by a site operative and reviewed on a daily basis. Tarpaulins will be used to contain dust where appropriate and dropping from height will be avoided.
- Solid plywood sheeted hoardings at 2.4M high will be fixed along all boundaries whilst heavier construction work is taking place.
- As mentioned previously within this document, the basement underpinning will be excavated by hand in a hit and miss sequence method. The rear garden/boundary retaining walls will be excavated in the same manor.
- No piles are to be used on this project.
- Site noise will primarily be from plant and power tools which will be kept within the designated site hours.
- Most of the concrete required will come via ready mix deliveries and site mixing will be kept to a minimum to avoid dust.
- A concrete pump may be required for certain sections of the work. We will notify local residents regarding the extent of this operation when concrete is due to be poured.
- Where works are generating dust, an operative will be tasked with fine spraying the area to suppress the dust.
- Noise and vibration risk assessments will be carried out for all plant and equipment hired by the contractor.
- Only suitably trained, competent and authorised persons are allowed to operate plant and site vehicles or act as traffic marshals, and a suitable and sufficient regime of daily checks, recorded weekly inspections and thorough inspections will be maintained on all plant, vehicles, attachments, and accessories.
- Where the contractor has to hire equipment, it will be super muffled. Noise exclusion zones will be created where equipment exceeds 80dB(A) and signage will be erected.
- Where the contractor needs to hire vibrating tools and equipment, low vibration tools and equipment that is remotely operated will be specified. All neighbours will be advised in writing prior to any heavy/noisy works.

G) Complaints Procedure

- Damien Finnegan of Square Inch Design and Build Limited will be acting as resident liaison.
- As resident liaison, neighbours are invited to contact Damien to voice concerns, to discuss issues, or in relation to any complaints.
- The resident liaison and lead consultants' details will be provided to neighbouring residents and will also be displayed on the site hoarding.



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- Neighbouring resident liaison has already commenced with adjoining owners and leaflets will be dropped to surrounding neighbours before commencement of works on site with all associated contact details.

For any further questions or queries please contact:

Damien Finnegan
Square Inch Design & Build

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E: damien@squareinch.co
www.squareinch.co
143A Northfields Avenue, London W13 9QT

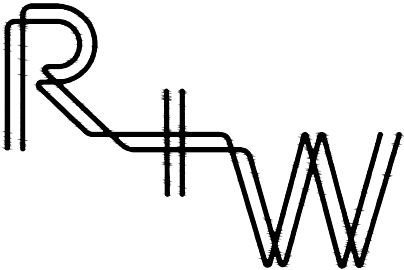
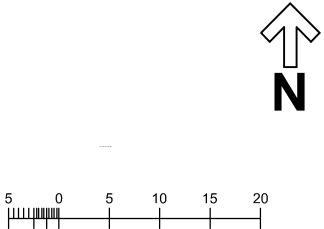
Appended drawings as referred to within this document:

- 20-049-CMP1 - Existing Site Location Plan
- 20-049-CMP2 - Proposed Construction Site Access Plan
- 20-049-CMP3 - Proposed Construction Site Setup Plan
- 20-049-CMP4 - Proposed Construction Traffic Management Plan



Notes
This drawing to be read in conjunction with all relevant Consultants information, drawings and specifications
All dimensions are in mm unless otherwise stated. All levels are finished floor levels unless otherwise stated
Any discrepancies between drawings, schedules or specifications are to be reported to the Contract Administrator or Architect at once.
Do not scale - all dimensions to be checked on site
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Rev	Date	Revision
-	-	-



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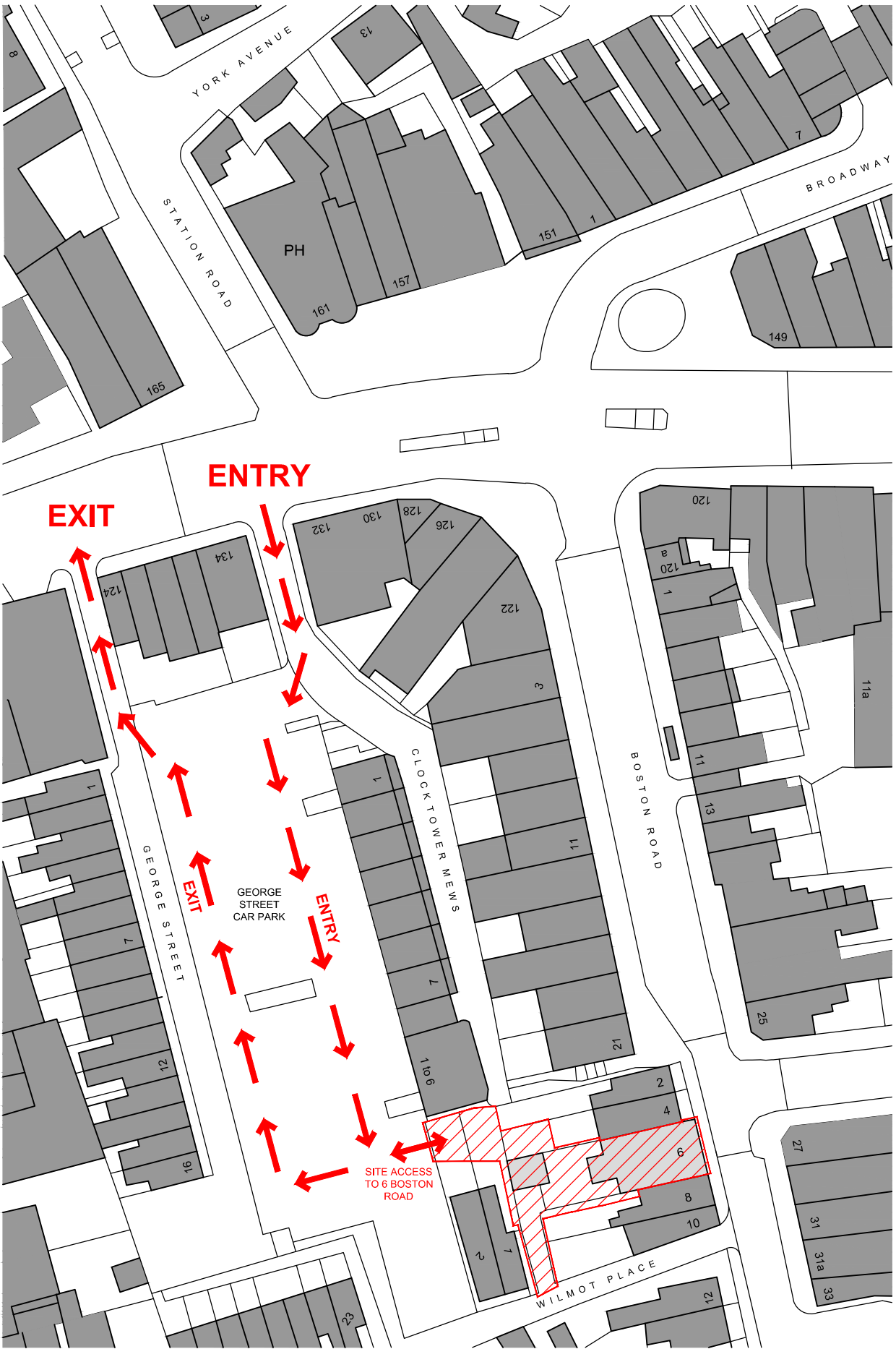
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6 Boston Road, Hanwell,
London, W7 3TR

Drawing Title	Drawn By
Existing Site Location Plan	EL

Scale	Project No
1:750 @ A3	20-049

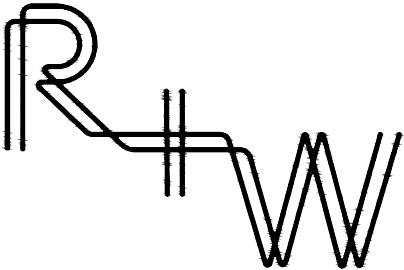
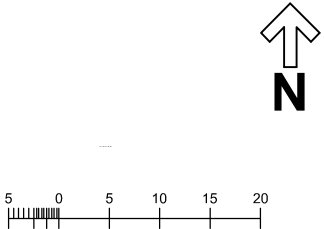
Drawing Status	Date
Construction	Dec 2020

Drawing No	Revision
20-016-CMP1	-



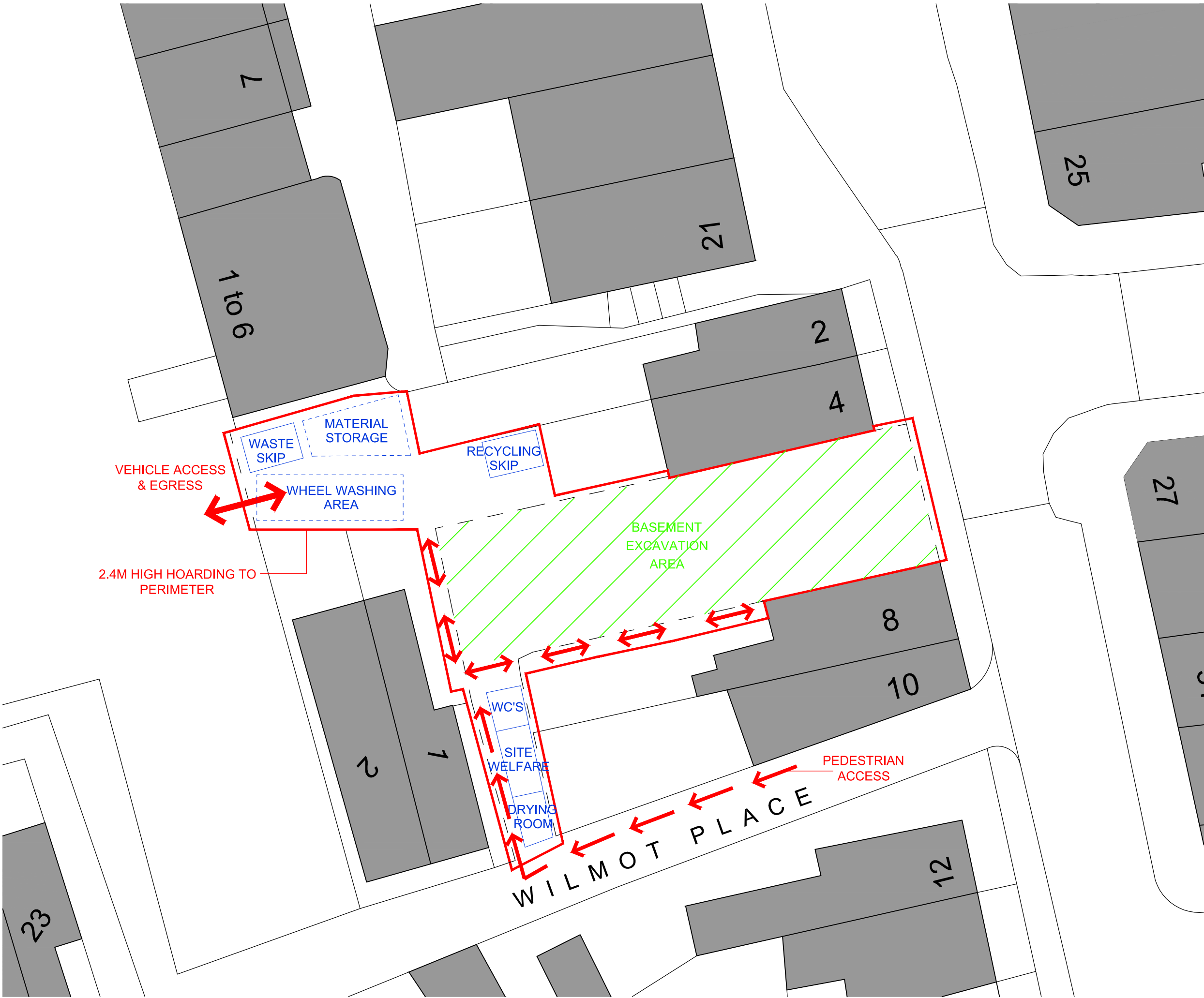
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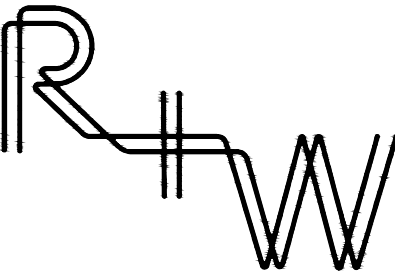
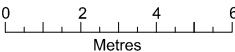
Project 6 Boston Road, Hanwell, London, W7 3TR	
Drawing Title Proposed Construction Site Access Plan	Drawn By EL
Scale 1:750 @ A3	Project No 20-049
Drawing Status Construction	Date Dec 2020
Drawing No 20-016-CMP2	Revision -



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Rev	Date	Revision
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-  Concrete hardstanding
-  Basement excavation area
-  Clear & protected walkway with safety handrails
-  2.4m high hoarding to perimeter



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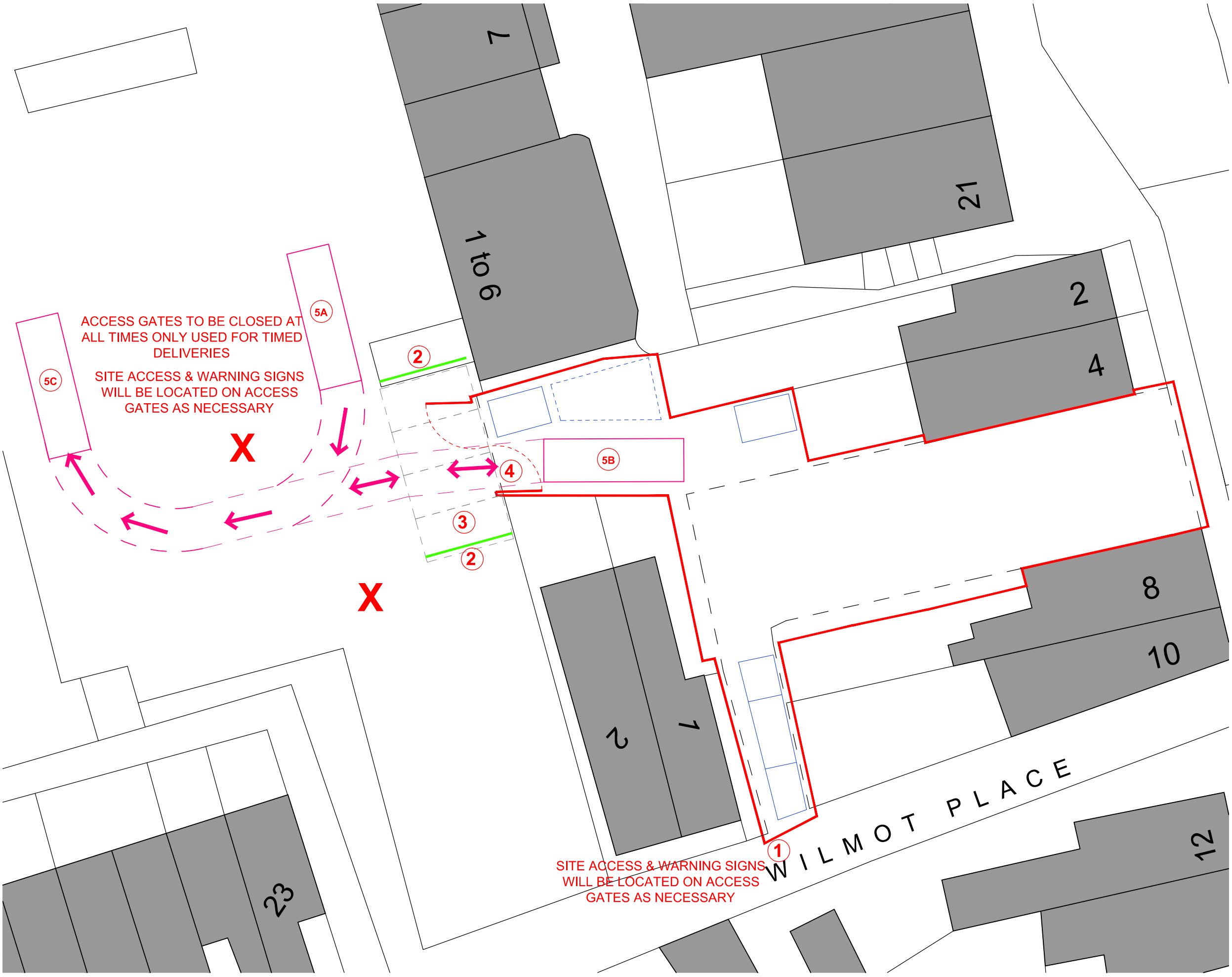
Project
6 Boston Road, Hanwell,
London, W7 3TR

Drawing Title	Drawn By
Proposed Construction Site Setup Plan	EL

Scale	Project No
1:200 @ A3	20-049

Drawing Status	Date
Construction	Dec 2020

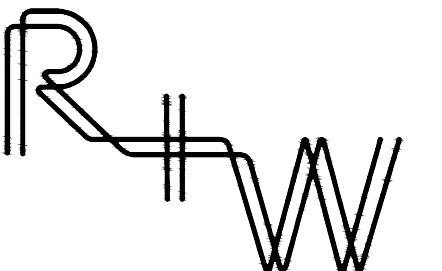
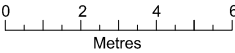
Drawing No	Revision
20-016-CMP3	-



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Rev	Date	Revision
-	-	-

- ① Pedestrian access to the site from Wilmot Place
- ② Pedestrian barrier
- ③ 4no. parking spaces to be suspended
- ④ Vehicle gates for site access
- 5A Vehicle approach from Uxbridge Road
- 5B Vehicle loading / unloading
- 5C Vehicle egress to Uxbridge Road
- X Position of banksman (2no.)



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Project
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Drawing Title	Drawn By
Proposed Construction Traffic Management Plan	EL

Scale	Project No
1:200 @ A3	20-049

Drawing Status	Date
Construction	Dec 2020

Drawing No	Revision
20-016-CMP4	-