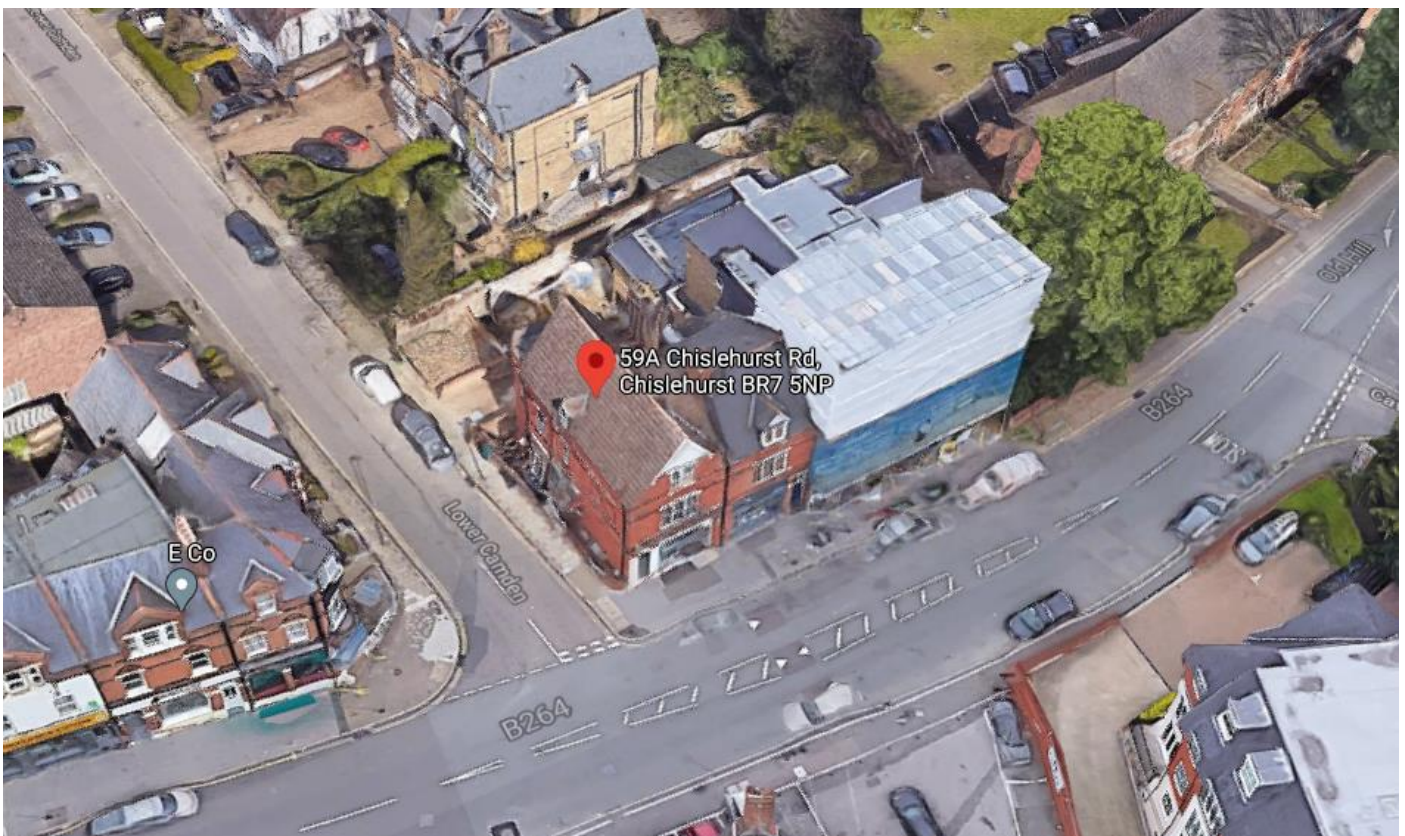


# CONSTRUCTION MANAGEMENT PLAN

FOR A SUBDIVISION OF EXISTING 3-BEDROOM MAISONNETTE INTO 2 X 2-BEDROOM FLATS WITH ASSOCIATED OFF-STREET PARKING, REFUSE STORAGE, CYCLE STORAGE AND ERECTION OF GLAZED ROOF TERRACE (59A CHISLEHURST ROAD)



## 59A CHISLEHURST ROAD, CHISLEHURST, BR7 5NP

## 1.0 PROJECT DETAILS

Site: 59a Chislehurst Road  
Chislehurst  
BR7 5NP

Contractor: T.B.C

Site Manager: T.B.C

Description of works:

Subdivision of existing 3-bedroom maisonette into 2 X 2-bedroom flats with associated parking, refuse storage, cycle storage and erection of glazed roof terrace (59a Chislehurst Road).

## 2.0 CONSTRUCTION MANAGEMENT PLAN – (Reference points on drawings *ABP-CRC59A-01-CMP-0, ABP-CRC59A-01-CMP-1, ABP-CRC59A-01-CMP-2, ABP-CRC59A-01-CMP-3, ABP-CRC59A-01-CMP-4 & ABP-CRC59A-01-CMP-5*)

**REF: (a) 'ABP-CRC59A-01-CMP-1'** – The erection and maintenance of security hoarding, including decorative displays and facilities for public viewing, where appropriate. There will be decorative signs around the site boundary which will show the company logo and contact details. The site will have adequate secure boarding around the site boundary. Contact details will be displayed on the security hoarding which all the associated activities in the area can call if they have any questions or complaints regarding the development.

**REF: (b) 'ABP-CRC59A-01-CMP-1'** – Ingress and egress to and from the site for vehicles, on the right of way, during site works period will be located at the existing vehicle entrance at the rear of the property. The flow of vehicles in and out of site will be controlled by professional Traffic Marshal/Banks Men at allocated times (as and when required). Proposed numbers and timing of truck movements throughout the day and the proposed routes will have no fixed timings. Trucks will be called on demand.

**REF (c) 'ABP-CRC59A-01-CMP-1'** – Restriction on site access. Unauthorised personnel shall not enter site without authority from the Site Manger or Client. All those entering the site must sign in and out of a log book which will be at the front door of the site, further to this those who enter the site must be in the correct PPE & is made aware of the Health and Safety guidelines.

**REF: (d) 'ABP-CRC59A-01-CMP-1'** – Pedestrian access will remain as usual and construction works will be contained within the site boundary. No obstructions will occur to the public footpaths and will remain safe. Scaffolding Ridge will be guided in by two traffic marshals, which will further guide pedestrians through during the on-site loading and unloading process.

**REF: (e) 'ABP-CRC59A-01-CMP-1'** – Scaffolding will be erected to cover areas on the building envelope where required for minor external works. Full height scaffolding will require monarflex wrapped around the scaffolding during the construction works.

**REF: (f) 'ABP-CRC59A-01-CMP-2'** – Storage of tools and materials used in constructing the development. There is 1 location provided on site for storing tools and materials which will be in the existing internal front lounge room. The existing front lounge room of the site at first floor level is

where the flooring will be protected by 'Proplex 2mm Flame Retardant Sheets'. Proplex is sufficient for the project as it has the following properties:

- Manufactured from recycled plastic
- Flame retardant and approved to LPS 1207 standard
- Produced by ISO 9001 manufacturer
- Effective protection for windows, doors, walls and floors
- Strong, durable and lightweight
- Tear, puncture and impact-resistant
- Suitable for indoor and outdoor applications
- Waterproof, non toxic and resistant to chemicals
- Easy to cut, crease and bend
- Available in 2mm, 3mm and 4mm clear plastic
- Can be custom printed
- Very similar to Correx corrugated plastic sheeting

**REF: (g) 'ABP-CRC59A-01-CMP-2'** – Site worker convenience/welfare is located at the rear first floor level of the site with the available existing toilet in communal hallway and sink facilities.

**REF: (h) 'ABP-CRC59A-01-CMP-3'** – Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities. Providing a 6 yard skip measuring at (2.6m X 1.5m) / (8.5ft X 5ft) will be situated in the rear right of way of the site, coordinated off leaving, for disposing building waste materials.

**REF: (i) 'ABP-CRC59A-01-CMP-3 & ABP-CRC59A-01-CMP-4'** – Circulation of construction skip vehicles & scaffolding accesses during the period of site works will be from the rear right of way. Vehicles will come off Chislehurst Road, onto Lower Camden Road, where the vehicle ingress and egress right of way is located. Vehicle to be entering the site in reverse gear to collect or drop off the skip and scaffolding materials.

**REF: (j) 'ABP-CRC59A-01-CMP-3 & ABP-CRC59A-01-CMP-4'** – The flow of vehicles in and out of site will be controlled by professional Traffic Marshal/Banks Man. The Traffic Marshal/Banks Man will provide a service that controls the flow of construction vehicles in and out of the site during work hours. No work shall be carried out before 08:00 and after 18:00, Mondays to Fridays and 08:00 till 13:00 hours on Saturdays, No work to be carried out on Sundays. The construction vehicles will be called on demand when it is required, but will be called between the hours of 09:00 till 15:00 to miss the school run as the local roads and footpaths will become congested and busy. Deliveries will not be made on site between 08:00 – 09:15 & 17:00 – 18:00, due to peak traffic hours.

**REF: (k) 'ABP-CRC59A-01-CMP-4'** – Largest vehicle will be the scaffolding vehicle to enter and leave site from the rear right of way driveway. This vehicle will be guided onto the site by the professional traffic marshals/banks men.

**REF: (l) 'ABP-CRC59A-01-CMP-4 & ABP-CRC59A-01-CMP-5'** – Loading and unloading of materials will take place within the site boundary at the rear right of way driveway. Vehicles whether they are collecting or dropping off materials or tools will have to reverse in, which will be guided by the traffic marshals/banks men. No public footpaths or roads will be blocked or obstructed for any long period of time. The only obstruction will occur when the construction vehicles are reversing onto site safely and traffic marshals/banks men will help guide any pedestrians around the front part of the long scaffolding vehicle.

**REF: (m) 'ABP-CRC59A-01-CMP-5'** – Circulation of construction workers to transport building materials from the rear right of way driveway to the main site access doors. Vehicle to be entering the site in reverse gear to allow the materials or tools to be off loaded onto the rear right of way driveway within the site boundary. This method would minimise the disturbance and interruption to the public and would be a safer way to transport materials through the main site access door which is situated directly in front of the public footpath.

### **3.0 SEQUENCE OF WORKS**

In respect, given the scale of the project the works will be managed and controlled by a site manager which will carry the works in short phases in order to allow for construction vehicles a safe and efficient transport to and from the building. All works to be undertaken with the agreement of the Local Authority Planning Officer.

No building works to be undertaken without approval/consent of Local Authority planning department.

Construction Method Statement to be read in conjunction with; construction phase Health & Safety plan and proposed floor plans.

#### **3.1 SITE INSPECTION & SURVEYS CARRIED OUT**

- Full site inspection to be carried out by the site manager to appoint the necessary contractors to carry out the relevant surveys before construction commences.
- Structural Engineer to coordinate and to confirm the structural integrity required for the build.

#### **3.2 NEW CONSTRUCTION**

- New construction to follow approved proposed layout drawings.
- New partitioning to be proprietary metal studs with facing plasterboard and skim finish. Design and construction to achieve minimum requirements for fire-protection and sound resistance where possible.
- All new windows and full height glazed sheets or screens to be carefully handled and managed by the construction workers.

### **4.0 ACCESS ARRANGEMENTS & DELIVERIES / COLLECTIONS**

- Site workers who are excepting deliveries/collections on site will be responsible to sign for their materials and give the delivery notes to the traffic marshal/banks man personnel who is on site hours that will be filed.
- Deliveries/collections to take place between 08.00am – 16:00pm Monday to Friday during site operating hours within the site driveway.
- All vehicles for deliveries and collections to park in the driveway which the traffic marshal/banks man personnel will allow and the immediately to leave the site once the duty has been complete.
- In regards to new electric head connections will be installed within the site boundaries.
- No loading/unloading to take place overhead over the pedestrian footpath. Loading and unloading will be take place strictly in the designated areas on the site right of way driveway.

#### **4.1 PARKING OF VEHICLES**

- No visitor or site operative vehicles are to enter the site to park their vehicle. Site visitors and personnel shall not park on site. Off street parking is available on Lower Camden Road or Public Transport train service is available under 0.2miles (4minutes walk away). No vehicle shall be parked on the driveway at any one time.

#### **4.2 STORAGE OF MATERIALS & TOOLS**

- All materials and tools to be stored within the curtilage of the building.
- Materials to be covered and stored within the building with protected flooring. (Refer to plan: 'ABP-CRC59A-01-CMP-2').
- Deliveries to be sequenced in order to minimise on-site storage.
- No large plant or machinery anticipated for the works. Any excavation is to be undertaken by hand in accordance with SHE guidance and safe working methods, which in this case would not apply for a refurbishment project.

#### **4.3 SECURITY HOARDINGS**

- Security hoarding will be required during the duration of the works predominantly on the site boundary line of the site.
- Adequate contact information and details displays for public viewing duration the works. No other advertisements are allowed to be illustrated on the hoarding to comply with the local authorise requirement.

#### **5.0 SITE WASTE**

- Where possible, site waste to be minimised and materials and designs managed in order to minimise wastage onsite. Any additional construction materials to be retained and re-used on subsequent sites.
- Following review with Environment Agency mapping data, the site is not known to be on contaminated land. Therefore, waste management as follows:
  - Soil / garden waste – to be reused on site as fill in order to level existing ground and general landscaping – NOT applicable for this project.
  - Plasterboard – gypsum based segregated on site and returned for recycling.
    - Recycling to British Gypsum Plasterboard Recycling Service Team
  - Metals – segregated on site and sent for recycling locally.
    - Scrap / recycling to waste carrier registered with Bromley Borough Council Scrap Metal Dealers Licensing Department.
  - Timber – any timber to be sent locally for recycling
    - Waldo Road Re-use and Recycling, Waldo Road, Bromley, BR1 2WD
  - Any other inert waste to be reused as compacted hardcore on site, as appropriate, if possible.