

Vivikt, Chorleywood Road

Rickmansworth

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1.0 INTRODUCTION

This is a proposal for the site known as Vivikt, Chorleywood Road, Rickmansworth. a new build residential development consisting of the site of the existing 5 bedroom property. The redeveloped site will consist of two, 5-bedroom properties over 3 floors each.

The new buildings will be a traditional construction of strip footings and a brick and block superstructure.

The Construction Management Plan (CMP) shall be submitted to the Three Rivers District Council's representatives for approval. Once agreed the CMP must be complied with, should any problems arise in relation to the construction of the development the Project Manager shall work with Three Rivers District Council's representatives to review the CMP. Any future revised plan must be approved by the council and complied with thereafter.

2.0 CONSTRUCTION PROGRAMME

We are awaiting confirmation from the client regarding the exact start and finish dates, however the target dates for the project are:

Commence: - April 2021

Completion: - February 2022

3.0 SITE LAYOUT PLAN

Our proposed site layout plan can be found at the end of this document.

4.0 PERIMETER HOARDING

A 2.4m high painted timber hoarding will be erected behind the existing brick wall, fronting Chorleywood Road. The existing opening will be widened to accommodate site traffic and deliveries. 2.4m High secure timber gates will

5.0 SITE ACCESS/EGRESS

Access to the site is from Chorleywood Road. In general the hours in which vehicles will arrive and depart will coincide with site hours which are 8.00am until 5.30pm Monday to Friday, and on Saturday, 8.00am to 1.00pm. Delivery lorries will be received by the site management and driven directly into site. It is intended the rigid vehicles will be used for all site deliveries and where possible they will turn around within the site confines, which will remove the need for reversing either on or off of site.

Vehicle deliveries to site will be time controlled with specific time slots allocated to suppliers. This will be controlled by the Site Manager.

6.0 SIZE & FREQUENCY OF DELIVERY VEHICLES

Numerous types of delivery vehicles will be used to bring materials to and from the site. These include:

- Skip lorries, roll on & off skip bins for demolition works (approx. size 7.5m long and 2.4m wide) and standard 8 yards skips for general waste (approx. size 7m long and 2.4m wide).
- Muck away lorries (approx. size 9.1m long and 2.6m wide)
- Flatbed delivery vehicles heavy plant will be used (approx. size 8.5m long and 2.45m wide)
- Ready-mix concrete Lorries. (Approx. size 8.25m long and 2.45m wide).
- Flatbed delivery vehicles for the delivery of various materials including scaffolding, steelwork, reinforcement, bricks/blocks, timber, roofing materials, plaster, joinery etc. (approx. size 8.5m long and 2.45m wide)

The projected vehicle movements are

approximately: - Contract Works: -

- Site set up and demolition works – 3 per day
- Excavation Phase - 3 per day.
- Super Structure Phase – 3 per day.
- Fit-out & Landscaping Phase – 4 per day.

7.0 SITE OFFICES/WELFARE FACILITIES

Site offices will be established site boundary They will consist of steel container type units for offices / site canteen and drying facilities. Male and female toilets will also be provided and will be maintained to high standard.

8.0 MATERIALS UNLOADING/STORAGE

Materials will be off-loaded within the site boundary using lorry mounted hydraulic cranes or self-tipping vehicles during the initial stages of the project.

Materials will be scheduled to arrive on site to suit the progression of the works and will be called-off such that they are only stored on site for a limited period, suitable to the nature of their final intended use.

9.0 PARKING

On-site parking for staff and operatives will be available on this project.

10.0 MATERIALS DISTRIBUTION

Goodshoist and pallet truck will be used to move materials from storage areas to the work face.

11.0 SCAFFOLDING

General access will be provided by tube and fitting scaffolding which will be erected and inspected by competent, fully trained staff and operatives in accordance with the scaffold designs and current legislation. Scaffolds to the external elevations will be sheeted and appropriate guardrails positioned.

12.0 NOISE, VIBRATION AND DUST

The biggest environmental impact arising from the project will be noise, vibration and dust transfer into the surrounding atmosphere. In order to prevent such problems developing we will ensure the following precautions are taken:

- All machines will be fitted with silencers and breakers will be fitted with bafflers to reduce noise and vibration, generators will be housed within enclosures to reduce noise levels
- Within reason the timings of the breaking out works will be sequenced around the users of the adjacent properties, this will require further development and review against the programme
- In order to keep the environmental impact to a minimum; a combination of mechanical excavator with breaker attachments and hand held medium duty breakers will be used for concrete removal
- Site working hours will be from 8.00am until 5pm Monday to Friday and on Saturday morning from 8.00am until 1.00pm if required. The site will be closed on Sundays and on bank holidays.
- During demolition and excavations works, dust will be suppressed at source by damping down at all times using a fine mist spray
- All skips and muck away wagons leaving site will be fully sheeted to prevent any dust arising.
- Wheel cleaning will be undertaken and visits by road sweepers will be provided as required.

15.0 NEIGHBOURS

We have an open door policy with regard to interaction with neighbouring premises. Prior to our commencement on site we will visit the surrounding properties immediately affected by the works to understand individuals' concerns and to establish points of contact and methods of liaison. We will issue to properties in the vicinity of the works a contact sheet.

Contact names and numbers for the site will also be posted on the hoarding

We recognise the importance of building and maintaining relationships with all people and organisations affected by the construction of this project.

We will undertake to operate the project in accordance with the Considerate Constructors' code of practice and not only maintain a clean, tidy and safe site but also ensure that the requirements regarding the environment, site welfare facilities, the workforce and the general public are met.

16.0 SITE CLEANLINESS

All subcontractors will be contracted to maintain tidy work areas and clear all waste materials to skips provided. Our site management team will ensure this policy is adhered to.

17 HEALTH AND SAFETY

The company and its entire staff are totally committed to maintaining the highest standards of health and safety on our sites and we have an excellent track record in this regard. Our company's Health and Safety Policy Statement is included overleaf and prefaces our detailed company Health, Safety and Environmental Policy Manual which sets out our commitment of health and safety management.

During the pre-construction stage we will develop a Construction Phase Health and Safety Plan. This will take full account of the Planning Phase Health and Safety Plan developed by the Principle Designer.

We believe in providing a project specific health and safety plan for each project we undertake rather than filing applicable points into a non-specific document.

We undertake to individually assess each activity on site and will only permit work to start when risk assessments and method statements have been produced.

We provide a proactive role in compiling the health and safety information for each subcontractor to ensure our site operatives work in a safe way on a safe site.

In parallel with the internal management commitment to the effective control of health and safety, we employ Matrix Risk Management to both advise us on procedure and practice and audit each site to ensure we are maintaining the highest standards.

We are fully committed to the CSCS scheme and actively encourage all our subcontractors to partake in the scheme; we believe that the active improvement of health and safety awareness and training of all operatives on site is of benefit to this project and the industry as a whole.

During the construction phase of the project, we will install a temporary fire alarm and security systems to the site offices and welfare accommodation. These systems will extend into the buildings as works progress. A site-specific fire plan for the project will be drawn up and will include such things as location of fire points, what to do in case of fire, assembly points etc. During the design of the project, consideration must be given to the potential risks noted in the Loss Prevention Council's latest release dated January 2006 'Fire Prevention on Construction Sites'.

