

GUY GREENFIELD ARCHITECTS

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CONSTRUCTION MANAGEMENT PLAN 28th October 2021

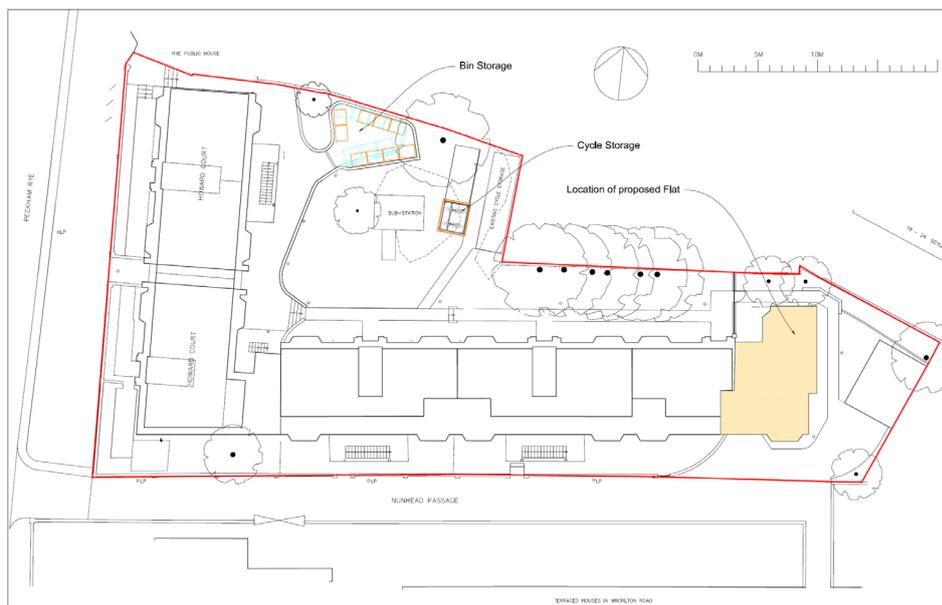
21/AP/2823 Howard Court, 33 Peckham Rye, London

Construction of a roof extension at second floor level to provide a 1 bedroom residential unit

1. Introduction

The purpose of this Construction Management Plan is to outline our approach to managing the construction Process associated with the construction works of the proposed roof extension to minimise impact on the local highway network and community.

The site is accessed from Nunhead passage. The site is located in a residential area which is made up of terrace housing. The proposed roof extension is above existing Flat 33 and adjacent to Existing Flat 31 Howard Court. 18-24 Scylla Road is located at the North and terrace houses at Whorlton Road in on the South.



This document includes comment on the envisaged construction operations comprising, site establishment, logistics and the process of managing the overall local environment. It seeks to ensure that the works cause the minimum practicable disruption to residents and achieve a safe working and living environment.

Throughout the project, we will regularly review the plan and maintain a communicative relationship with the council advising them of such changes and/or improvements to the plan as may occur. The Plan's proposals shall enable third parties to understand the nature of the works and the various construction activities associated with the development.

2. Programme

The proposal is for a roof extension at second floor level to provide a 1 bedroom residential unit. The overall construction process is expected to take upto 16 weeks (Four months) once the work on the site commences.

3. Construction Management Action Plan

The following sections outline the key elements for consideration and demonstrates our commitment to manage, control and where possible mitigate the impact of the project on neighbours, the local community and infrastructure.

Many of the matters identified will be developed in more detail and dealt with at the appropriate construction stage by detailed site based method statements. Method statements will be prepared and agreed for all major site operations in advance of the relevant works commencing.

3.1 Communication

3.1.1 Neighbourly Relations

The Client seeks to maintaining good neighbourly relations. Such relations are assisted greatly by good communication, and by keeping neighbours and appropriate third parties regularly informed of site activities likely to impact on adjoining residents. The contractors' representatives and the management team will be receptive to all reasonable concerns of the neighbours and local community and will demonstrate a considerate and professional approach, so as to maintain a well-balanced relationship with neighbours, and the local public during project execution.

Notices shall be posted on the site hoarding to keep neighbours advised of anticipated events, general progress of the works and any requirements for any abnormal works. Appropriate signage and information boards will be displayed on the hoarding.

3.1.2 Considerate Constructors Scheme

The appointed constructor will be registered and comply with the requirements of the Considerate Constructors Scheme for the duration of the project. The works will be carried out in accordance with the Considerate Constructors Scheme and in such a way as to minimise the impact on the local environment and amenities.

A contact board will be displayed outside the site providing contact details. This will include names and telephone numbers of key construction staff so that neighbours and the general public can make contact should they have cause to do so.

A complaints / contact book will be kept on site, which will be used to record details of any complaints. This will include the name of the person making the complaint, the date, time and nature of the complaint and the action necessary to resolve the complaint. The complaints book will be regularly

reviewed by the constructor and the client's management team to ensure that any complaints are dealt with and resolved promptly.

3.2 Site Establishment

The space available within the site will be utilised for the site office and welfare facilities and this will enable the execution of the project from within the property. The constructor will use the existing power and water supply. Access will be maintained for the duration of the works via entrance from Nunhead passage.

3.2.1 Access

There is an existing Access from Nunhead passage which will be used as the main access.

There is space within the site to accommodate visiting delivery lorries with minimal disruption to public transport. All necessary permits and licences will be obtained in appropriate time from NDC wherever required.

All waste will be carried away in lorries and no skips will be on the public road. All necessary permits and licences will be obtained in good time from NDC where required.

3.2.2 Traffic Management

Construction traffic management plan will be prepared by the site manager before the start of the construction. As part of the Construction Management Plan, deliveries will be carefully managed to minimise disruption to neighbours.

All deliveries to site will be undertaken with appropriate regard paid to:

- Reversing vehicles to be directed by a Competent Person
- Pedestrian and vehicle directional signage – suitable barriers will be erected when deliveries arrive to prevent pedestrians accessing the across the footpath frontage to the site property.

3.2.3 Working Hours

Southwark Council suggested working hour will be followed for works that generate noise. Other works that do not cause offense may continue outside these times

- Monday to Friday: 8am to 6pm
- Saturdays: 9am to 2pm
- Sundays and bank holidays: no working

3.2.4 Fire and Emergency Procedures

Contact names and telephone numbers will be made available in case of 'out of hours' emergencies relating to the site. This information will be displayed on the hoarding.

The constructor shall implement procedures to protect the site from fire. The site manager shall assess the degree of fire risk and formulate a Site Fire Safety Plan, which will be updated as necessary as the works progress and will also include the following:-

- Installation of the site fire fighting equipment e.g. establishing fire points and installing and maintaining fire extinguishers etc.
- Evacuation alarm.
- Material storage and waste control.
- Fire Brigade access.

3.2.5 Security

All site personnel will have to sign in on arrival and sign out before leaving the site. This will be incorporated into the Site Rules and included as part of the site induction process.

The front hoarding will be regularly inspected to ensure that it remains secure. All windows and external doors will remain closed when the site is not operational. The access door to the site will be controlled to only allow access for authorised personnel.

3.2.6 Health and Safety

A Construction Health and Safety Plan will be prepared for the works in accordance with the CDM Regulations. Risk Assessments will be developed and agreed. Sub-constructors' detailed method statements will also be produced and safe methods of work established for each element of the works.

Site inductions will be held for all new site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to the effect that they have read the procedures. These will include any relevant neighbourly issues.

3.2.7 Scaffolding

Scaffolding will be planned, erected, inspected and tagged by competent persons and will be regularly inspected to ensure there are no risks to safety and will comply with the requirements of HSE regulations.

3.2.8 Good Housekeeping

The site will be kept in a clean and safe condition. The areas adjacent to the site will be regularly inspected and any site rubbish removed.

The adjacent road and pavement will be kept clean.

Offloading will generally be direct from vehicles onto the site. Materials will not be stored on public footpaths or roads. Waste and rubbish will be regularly removed from site and not allowed to accumulate so as to cause a safety or fire hazard.

Welfare facilities will be provided within the site to discourage operatives from frequenting the interface between the site and public areas.

3.3 Environmental Matters

The selected constructor shall operate an environmental policy in which supports the following values, to:

- Conduct their activities with proper regard to the protection of the environment.
- Comply with all relevant regulatory and legislative requirements and codes of practice.
- Communicate with local communities to ensure the work causes the minimum disturbance and disruption.
- Ensure that staff have a good understanding of the environmental impacts of construction work and how to minimise these impacts.
- Ensure their suppliers and sub-constructors apply similar standards to their own work.

During the early stages of the project the constructor shall carry out the following activities will be carried out to deal with environmental management:

- Prepare a Project Environmental Plan.
- Prepare and consult with the client and statutory authorities to obtain relevant approved licences and consents
- Prepare a Site Waste Management Plan and consultation with supply chain partners and the design team to design out or minimise waste.

3.3.1 Waste and Material Management

Waste to be managed generally in accordance with the contract agreed between the Developer and the Principle Contractor.

Type and Volume of waste to be generated through development

- Construction waste to be kept to a minimum. An audit is to be kept to identify waste generation and monitored to ensure waste is kept to a minimum.

Action and procedure to be taken to reduce, re-use and recycle waste produced

- Waste to be separated and sorted for recycling and reuse elsewhere.
- Any waste to be disposed in appropriate accredited sites.
- The Developer to identify to the Local Planning Authority the use of recycled and reclaimed materials throughout the development and how they intend to promote responsible procurement and site management to minimise the use of raw materials and subsequent waste.

Steps to minimise the use of raw materials and increase construction efficiency

- Storage methods to be used to minimise wastage.
- Only efficient construction methods to be used.
- Prefabrication and off-site manufacturers to be preferred wherever possible.
- Use of secondary/recycled aggregates and sustainable sourced materials wherever practicable.

Minimise possible pollution from unavoidable waste

- Hazardous material to be removed by suitably qualified contractors and disposed in accredited sites.
- The contractors are to ensure segregation of all waste from raw materials to prevent contamination.
- The contractors are to ensure responsible environmental disposal procedures are undertaken for unavoidable waste.

Proposed methods of dealing with, and transporting, waste from the site

- The destinations and the route taken to the sites are to be agreed with the Local Authority prior to undertaking.

3.3.2 Dust, Noise and Vibration

This plan includes measures to mitigate Dust, Noise and Vibration where it is practicable and as a matter of good practice:

Dust

- Adjacent road surfaces will be kept clean;
- All loads delivered to or collected from the site will be covered where appropriate;
- All road vehicles will be requested to comply with set emission standards;
- Vehicles transporting materials capable of generating dust to and from site will be suitably sheeted on each journey to prevent release of materials and particulate matter. The sheeting material will be maintained in good order, free from excessive rips and tears;

- Regular monitoring of the road network in close proximity to the site entrance / exit will be implemented to ensure appropriate additional measures are applied as required to minimise dust generation. However, in the event of a complaint, the contractor will take appropriate action to deal with the problem.

Noise and Vibration

The potential sources of noise from work undertaken in connection with the construction of this project are likely to include (but not be restricted to):

- Plant and machinery usage on-site;
- Vehicle deliveries.

The contractor will implement the necessary management and operational controls in order to minimise any adverse noise impacts on the local community from works' activities, according to the current relevant legislation.

The Contractor will control construction noise in accordance with the recommendations established in the relevant British Standard for the control of noise on construction and open sites (BS5228-1:2009 and BS5228-2:2009). Noise is to be controlled at source where practicable. Fixed items of plant will be electrically driven where possible. Other control measures are to include:

- Work practices will be adopted such that noise emissions are kept to a minimum, i.e. plant will be switched off when not in use and noise suppression covers will be closed at all times;
- Vehicle noise will be kept as low as possible (e.g. excessive revving of vehicles will not be permitted);
- Loading and unloading of vehicles, dismantling of site equipment such as scaffolding or moving equipment or materials around site will be conducted in such a manner as to minimise noise generation and where possible these actions will be conducted away from noise sensitive areas;
- Noise complaints, breaches of any Section 60 notices or exceedances of action levels will be reported to and investigated by the Site Manager.

3.3.3 Lighting

Lighting may be used during the construction period. Barriers to block the light spreading will be installed and there will be monitoring in place. Management of any night lighting required during the construction period to ensure light spill is minimised.