

client The Congregation of the Daughters of the Cross of Liege
project Alterations and additions to dwelling house
location 571 Gander Green Lane, Cheam, Sutton SM3 9RF
reference DM2021/00142
date 6 May 2022
rev A

Construction Logistics Plan

Introduction

The following plan has been developed to fulfill condition (6) of approved planning application reference DM2021/00142, for the demolition of an existing shed and erection of a part one, part two storey side and rear extension involving a garage, single storey outbuilding to rear and a new gate and vehicle access from Caversham Avenue.

This logistics plan provides an overview of the construction design but is not intended to replace documentation required by the Construction (Design and Management) Regulations 2015 or as directed by the HSE or any Provisions under Health Protection (Coronavirus, Restrictions) (England) Regulations 2020 as may be amended and in force at the time of construction.

Planning and Program

Detailed planning and program will be subject to agreement with the main contractor and any government guidelines, which may be in force at the time of construction as a result of the Coronavirus Pandemic. The current projected completion date is December 2022.

Pre-start Investigations

A topographical and existing services survey and an arboricultural survey, impact assessment and method statement were carried out prior to the submission of the planning application. Prior to commencement of building works, key site levels at site boundaries will be verified in order to ensure that existing ground levels around the building perimeter and boundary are retained.

A photographic record will be taken and maintained regularly throughout the stages of the contract. Notification of the project commencement has been issued to Sutton Council and tree protection protocols have been established in line with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

The Works

The works comprise demolition of an existing shed and erection of a part one, part two storey side and rear extension involving a garage, single storey outbuilding to rear and a new gate and vehicle access from Caversham Avenue. Main construction activities will involve:

- Protection of existing trees within the construction site and boundary off-site trees
- Installation of a temporary construction access gate to protect the public from construction activities
- Demolition and removal of the existing shed
- Demolition and removal of the existing trees and roots in accordance with the Arboricultural survey, impact assessment and method statement
- Internal demolitions of partitions and suspended floors
- Internal stripping of existing electrical and plumbing services
- Trenching for concrete strip foundations
- Hand-digging of holes for concrete foundations around root protected
- Use of earth moving equipment to grade and compact existing natural ground level
- Openings within existing external walls to provide access to rear and side extensions
- Underpinning of existing front bay window
- Modifications to party wall to support roof in accordance with the Line of Junction, 3-metre and Party Wall Notices served
- Use of small crane to assist construction works
- Working safely near existing roads and adjoining properties
- Use of static platforms, scaffolding and forklift / telehandler for upper works
- Ensuring that disruption to neighbours is minimised
- Working safely near existing roads and adjoining properties
- Installation of new permeable perimeter surfacing material and sub-layer works
- Landscaping works and new tree planting

Site Logistics

Highway and pedestrian safety will be maintained at all times. All construction traffic will park on Caversham Avenue. Contractors working on the site will be encouraged to use public transport, but essential cars will be parked on Caversham Avenue.

Vehicles will only be permitted between 08h00 to 17h00 Monday to Friday and between 08h00 and 13h00 on Saturdays. No work will be permitted on Sundays, Public and Bank Holidays. The proposals will minimize the impact upon local and adjoining residents on Caversham Avenue and Gander Green Lane and will adhere to the conditions regarding vehicular movement stipulated within the planning consent.

Site management for the project comprises a site based Foreman / Building Site Manager.

Security and Site Establishment

A temporary access gate will be created at the location of the proposed crossover on Caversham Avenue. Access is also retained at the pedestrian access gate and front door on Gander Green Lane. All gates and entrance doors will be maintained and secure throughout the development. An existing fence provides the equivalent of boundary hoarding to obscure construction materials, plant and also serves as tree protection.

Personnel

Welfare facilities will be established within the curtilage of the construction sites. All personnel will be inducted prior to gaining access to the sites as well as providing their own company's method statements.

Site Access and Deliveries

During construction, vehicular and pedestrian access to the site will be via a temporary access gate at the proposed crossover location. Delivery vehicles will be provided with directions to the site and be required to turn off engines to avoid nuisance upon arrival.

A wash-down area will be provided at the site entrance (contained within the site boundary). Delivery constraints will be identified to all suppliers and trade contractors. Deliveries of materials, plant and equipment will be strictly controlled and coordinated at the on street parking area to prevent congestion and disruption to traffic within the hospital grounds.

Signage

Adequate signage will be installed such that vehicle deliveries and access to the site are clearly defined. A main construction signboard will be positioned at the gate entrance to the site, listing details of the development and all the appropriate Health and Safety notifications together with emergency contact numbers etc.

Protective Fencing

Temporary fencing will be erected as indicated with the arboricultural method statement. The specification for this fencing will be in accordance with BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations', comprising 2.0m high Heras mesh fencing attached to a scaffold framework. Support scaffolds will be attached to the framework as necessary at an angle of 45 degrees on the side of the trees and anchored by further scaffold poles carefully firmed into the ground. Clear signs will be attached to the fencing stating 'Tree Protection Area – Keep Out'.

Storage and Handling of Materials

Plant and materials will be stored within the curtilage of the site in accordance with the construction phase site plan drawing 0300.

Waste Management

A waste removal plan will be developed during the pre-commencement period with emphasis on recycling as much waste on site as feasible. Waste sorting and storage skips will be provided within the contractor's site area, which will be removed and replaced on a regular basis. All trade contractors will be required to transport and deposit their waste within this provision.

Dust and Debris

The site will be kept clean and tidy at all times and will accord with any statutory requirements. Attention will be given to preventing the contamination of adjoining roadways and drains, furthermore, the contractor undertakes to clean any mud or debris that may inadvertently enter the highway.

Safety

Full recognition and regard will be taken in the management and execution of the project of the Construction Design and Management Regulations 2015. All trade contractors are obliged to provide safety policies, plans and method statements and will be interviewed prior to order placement on all aspects of safety, health and welfare. All sites are subject to independent site safety checks, inspection and reports by independent site safety inspectors and advisors.

Noise Control

Management of noise pollution and vibration control will be given a high priority. Where the works involve modification of the party wall with 573 Gander Green Lane as per the Line of Junction, 3-metre and Party Wall Notices served, we will ensure that acceptable levels of noise are adhered to. The site management team will be made aware of all requirements before site operations commence to ensure that site activities will be carried out as follows:

- Monday to Friday – between the hours of 08h00 to 17h00
- Saturdays – between the hours of 08h00 and 13h00
- Sundays and Bank Holidays – no site operations