

Job: 83 & 84 Guildhall Street, Bury St Edmunds
Job No: 7526
Client: S.T.A.N. Developments Ltd
Date: 29/11/2023

Construction Management Plan

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Proposed Dwellings

83-84 Guildhall Street

Bury St Edmunds

Suffolk

IP33 1PR

SCOPE OF WORKS

The proposal involves the conversion of numbers 83 and 84 off Guildhall street from former solicitors' offices to two dwellings and the conversion of the existing outbuilding fronting St Andrews Street South to garaging for 83 and 84 and a separate dwelling.

The proposal incorporates the demolition of the rear two storey section of 83 and 84 and creation of openings and layout alterations. Following demolition of rear extension, single and two storey extensions are formed individually to 83 and 84 Guildhall Street.

There exists an access through the existing outbuilding which allows pedestrian access from a rear car park directly off St Andrews Street South to the rear of 83 and 84 Guildhall Street – see attached site plan.

FORMATION OF SITE PERIMETER

At the commencement of the project a boundary fence (hoarding) was installed, and Heras fencing was set on the back of the pavement enclosing the car park areas – see attached site plan. This will allow the site to be securely locked.

The site is secure from Guildhall Street as the buildings are set on the pavement and incorporate front doors to 83 and 84. Limited use is proposed from this façade. All hoardings to the rear and 83/84 Guildhall Street frontage to incorporate all necessary health and safety signage for a construction site.

SITE PARKING, STORAGE OF MATERIALS

Access, as indicated on the attached site plan, is directly off St Andrews Street South where there is a tarmacked car park area which can support 6-8 cars parking. The space with its tarmac hardstanding and surface water drainage will be utilised for car parking, storage of materials (for brief periods) and for skips during demolition.

When storage or skips are required parking will be reduced accordingly and parking will have to be found elsewhere in local car parking facilities. There will only be one skip on site at any time.

ACCESS, EGRESS, DELIVERIES, LOADING AND UNLOADING

Access will be off St Andrews Street South using the existing tarmac hardstanding. Access to the rear of the site, where most work will be undertaken, will be through the outbuilding, which has garage doors and pedestrian access. This is all hardstanding until you access the garden areas to the rear of 83 and 84. All deliveries that require to access site will be done and accompanied onto and off site by a banks man, every effort will be made for deliveries on as small a vehicle as possible and with a time slot prior to arrival to reduce the likelihood of congestion in the area. Deliveries will be required to arrive outside of peak hours (08.00 – 09.00 and 17.00 – 18.00). The access on and off the hardstanding will be inspected after

every delivery and any mud or debris cleaned/swept away as necessary to avoid trafficking onto the highway. The access hardstanding has its own drainage gulley so water should not drain onto the highway. Any vehicles to be cleaned down before accessing the highway. Similarly, any small mechanical equipment accessing from the rear garden to the skip area can be cleaned down in the garden area to avoid having to be cleaned down on the rear hardstanding. A wheel wash station will be available on the hardstanding to avoid trafficking onto the highway. The trafficked route will be protected as a trafficked route and be a hardstanding to reduce any issue with debris.

Parking of any deliveries (i.e. skips and large deliveries) on St Andrews Street South will be avoided and access and egress onto the site will be undertaken by trained banks men who will also assist whilst deliveries are taking place to ensure safety of pedestrians and cyclists etc. The effective management of vehicles on site is an important part of the demolition and construction process to ensure minimum impact on the surrounding highway network and local businesses and residents.

WORKING HOURS

As indicated within the planning approval, working hours will be from Monday to Friday 8.00am to 18.00pm and Saturday 8.00am to 13.00pm. No working on Sundays or Bank Holiday (unless requested from the local Planning Authority).

WORKING PROCEDURES

The main elements that a method of work will require outlining are demolition, excavation and storage of materials.

Demolition

The rear elements of demolition will need to be undertaken in clear stages and taken to a skip within the access off St Andrews Street South. To demolish the rear area section a scaffold will be set around the structure, including the chimney, and all externally netted out to avoid any debris to be a nuisance. The roof tiles, wall and chimney will be taken down by hand. All timber will be stacked and stored in the garden for re-use subject to condition or removal by skip for recycling. The same will be proposed for any plasterboard or recyclable material. All masonry from first floor will be lowered in an enclosed 'shoot' to a tracked mechanical barrow, which will access through the outbuilding directly to the skip. Any re-usable material i.e. bricks will be stacked on site (within the garden area). Any material that could cause dust to be damped down prior to removal and skips to be covered to avoid dust being a nuisance. Skips to be filled and directly taken away from site, and there will only be one on site at any time. There will be no fires on the site at any time.

Excavations and Groundworks

The slab of the existing will be retained for as long as possible to maintain a clear and clean working area. All services will be investigated and marked on site prior to any excavation.

Foundations will be to 1 metre depth unless otherwise requested by Building Control or Structural Engineer and these will be inspected regularly and filled as soon as possible with concrete and cordoned off to allow direct safe access to 83 and 84. All material taken from site in skips accessed by mechanical barrow, as masonry included in demolition above. Foundations to be concreted by pump set on tarmacked hardstanding off St Andrews Street South. At this time there will be no car parking available. The foundations will be completed directly.

Deliveries

Deliveries to be from St Andrews Street South and as indicated above. These will be set on the hardstanding and then removed directly by hand from the tarmacked area to either inside in the outbuilding or to 83 and 84 to be in dry area. Where this is not a necessity (i.e. bricks/blocks etc.) material carefully and tidily stacked in garden for direct use. Hardstanding utilised where necessary.

FACILITIES

The site incorporates facilities required under Health and Safety legislation. W.C. is located within the hardstanding off St Andrews Street South and faced away from public area. Existing rooms in the outbuilding and proposed houses, which are being retained, utilised for workers facilities where required.

GUILDHALL STREET.

PAVEMENT.

82

84

83

SITE LAYOUT
1:100. (A14)

PROPOSED EXTENSIONS (REINFORCED)
EXTENSION TO BE DEMOLISHED

PEDESTRIAN ACCESS THROUGH OUTBUILDING AND USE OF HEAVY TRACKED BAYLOW.

OUTBUILDING

SKIP LOCATION - AS REQUIRED

OXES BAYH

DENTISTS

PAVEMENT

ACCESS AND EGRESS

HANDSTANDING CRACKER

TEMP. W.C.

EX-SOLID WALL

ST ANDREWS STREET

HEAVY FENCING

