

Construction Logistics and Management Plan (CMP)

103 St Margarets Avenue, North Cheam
Sutton
SM3 9TX

Erection of one two bed terrace dwellings with access from St Margarets Avenue, associated parking and amenity space.

This document has been prepared by AH Designs Studio to accord with national and local requirement of the Sutton council planning application conditions.

1. Site

The site is currently an existing side end of the garden owned by the resident at No 103 St Margarets Avenue. The existing Garage is detached from the main house and the garage will be demolished and cleared for new proposal.

The site is located on east side of 103 St Margarets Av side garden which is also within the owners plot. The neighbouring properties are residential and consist of render façade

2. Construction

The key elements and stages in the construction delivery programme are as follows:

- - Vacant possession of the side garden
- - Full photographic survey of all surrounding footpaths and roads
- - Construction / formation of solid site hoarding, lighting and signage
- - Establishment of Contractor's WC areas and services
- - Foundation and groundworks
- - External scaffold
- - Superstructure
Build masonry cavity walls

Install ground and first floor beam and block Installation of timber staircase
Lay 1st floor joists
Install Cut roof trusses

- - Weather tight
Install mansard roof tiles

Installation of windows and external doors

- - Exterior finishes
- - First fix services
First fix plumbing, electrics, heating, ventilation and communications
- - Interior finishes and second fix Plasterboard and skim

Paint
Joinery
Finish plumbing
Finish electrical
Finish heating and ventilation Floor finishes
Install appliances

- - Testing and commissioning
- - Snagging inspections including rectification and making good defects
- - External scaffold removal
- - Perimeter hoarding removal
- - External works landscaping
- - Installation of external gates and works to front of site

3. Proposed Site Plan

The site plan includes:

1. site entrance / exit point
2. site boundaries
3. site hoarding
4. site WC
5. loading bay
6. material storage areas
7. skip
8. emergency evacuation assembly points

4. Construction Traffic Routes

In order to comply with Regulation 27 (Traffic Routes) and Regulation 28 (Vehicles) of CDM 2015, a Traffic Management Plan will be displayed on site, welfare facilities and included in briefing sessions. The objectives of the plan are:

1. a safe and efficient working environment for all staff, visitors and contractors when on site;
2. to ensure visiting traffic and deliveries arriving and leaving the site can operate within defined areas;
3. to ensure that any contractors on site can operate their workforce, plant and equipment in a safe and manageable environment.

The plan will detail:

1. ingress and egress points, both vehicular and pedestrian
2. fencing type and positioning thereof
3. the location of site office,
4. welfare provision
5. material storage areas

6. staff and contractor car parking
7. emergency evacuation assembly points
8. segregated pedestrian walkways
9. footprint boundaries

5. Construction Traffic Washing

Due to the restricted vehicular access onto the site, road vehicles will be kept out of the construction site as far as feasible. Therefore, the transfer of site dirt from construction traffic onto the public highway is avoided.

Where a vehicle or a site equipment such as wheelbarrow or hand pallet truck is required to enter a designated area, they will be inspected by the Site Foreman prior to leaving the site for any defects, excessive dirt, mud and obstructions associated with their wheels and undercarriage. If such site equipment and vehicle is not free from any site contaminations, they will be manually washed and cleaned to remove any dirt, mud or obstructions from their wheels and undercarriage. An onsite 'wash station' will be set up, which will comprise a pressure washer and brushes for use to clean equipment that have become muddied

6. Public Highway Cleaning

It is required that public highways must always be kept clean. As far as feasible, it is proposed to prevent any mud and deleterious material from being brought onto the highway by means of organising the site and its infrastructure as detailed elsewhere. This also reinforced further by adopting rigorous site maintenance strategies where the provision of manual cleaning devices shall be provided for site equipment.

In addition to these measures, roads and footways in the vicinity will be regularly inspected and cleaned as necessary. Given the scale of the works, this is likely to be undertaken manually, with the option of using a mechanical wet road sweeper if required.

7. Noise Suppression

Unless specified otherwise the recommendations in *B.S. 5228:2008 'Code of Practice for Noise Control on Construction and Open Sites, Guide to Noise Control Legislation for Construction and demolition including Road Construction and Maintenance'*, will be adhered to for noise levels at the site boundary and within the site.

Noise can be very disturbing to neighbours. Therefore, the following steps will be taken to ensure that noise issues are managed effectively during the construction phase;

a. noisy work, such as that which involves plant and machinery, will only take place within prescribed hours. These hours are;

- 08:00 – 18:00 Monday to Friday

- 08:00 – 13:00 Saturdays
- No piling works before 09.00
- no work will be undertaken on Sundays or Bank Holidays
- where such options exist and are practical, less noisy construction techniques will be used
- particularly noisy operations will be scheduled to be undertaken at the times of day least

likely to disturb our neighbours.

- noise assessments are to be conducted for all plant and machinery.
- Sensible positioning of plant and site equipment (see Proposed Site Plan), together with

the strategic use of temporary acoustic baffles / sound enclosures⁵ onsite and utilise technological advances such as suppressed / insulated equipment will ensure noise reduction is kept to a minimum.

- only sound-reduced compressors⁶ will be used, with properly lined and sealed acoustic covers fitted in accordance with the manufacturer's instructions and kept closed whenever the machines are in use.
- all ancillary pneumatic percussive tools will be fitted with mufflers or silencers⁷ of the type recommended by the manufacturer.
- machines in intermittent use will be shut down in periods between work periods or throttled down to a minimum.
- Site contactor details or owner Mrs Xuefan Mao details displayed.

i. site radios will be at the discretion of the Site Manager, and where permitted on site the volume will be kept at a reasonable level.

8. Additional Measures

In addition to the methodology requested by requirement for CMP, the following are considered important to the success of the Construction Phase;

Hoarding and Site Perimeter

At the outset of construction, the site perimeter will be secured with 2400mm solid hoarding and debris netting to supplement the existing garden boundaries, and to protect vegetation and root protection zones where required (see Proposed Site Plan). A full hoarding and gate will be installed to the street front with appropriate safety signage. These are important elements in the strategies outlined below to minimise the overspill nuisance of the construction works, to secure the site and present a tidy street frontage.

Point of Contact

Despite the measures outlined in this document, it is always possible that construction work might have an adverse impact on neighbours. Early communication is critical. The works will be overseen by a named Project Manager, whose name and number will be supplied to all neighbours.

Storage of Plant and Materials

Due to the nature and residential constraints of this site, there will be very few materials stored on site, and certainly nothing stored outside of the hoarding line. Materials will only be procured and delivered within a few days of being installed. These materials will be securely stored on clean, hard-core surfacing within the hoarding, and below the hoarding line (see Proposed Site Plan).

There will be elements of plant and equipment that will be kept within the confines of the site, but only for the duration of the works that they are associated with. Keys will be removed, and isolators activated.









Fire Policy

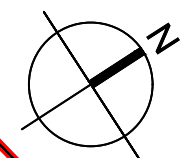
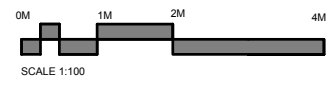
Strictly, no item will be burnt onsite including cigarettes as this is a total non-smoking zone. Notices will be displayed in the site office, welfare facilities and included in briefing sessions.

Hot works are to be carried out by competent hot work contractors with appropriate hot work procedures for the specific task. In addition, the following requirements must be met within the work area:

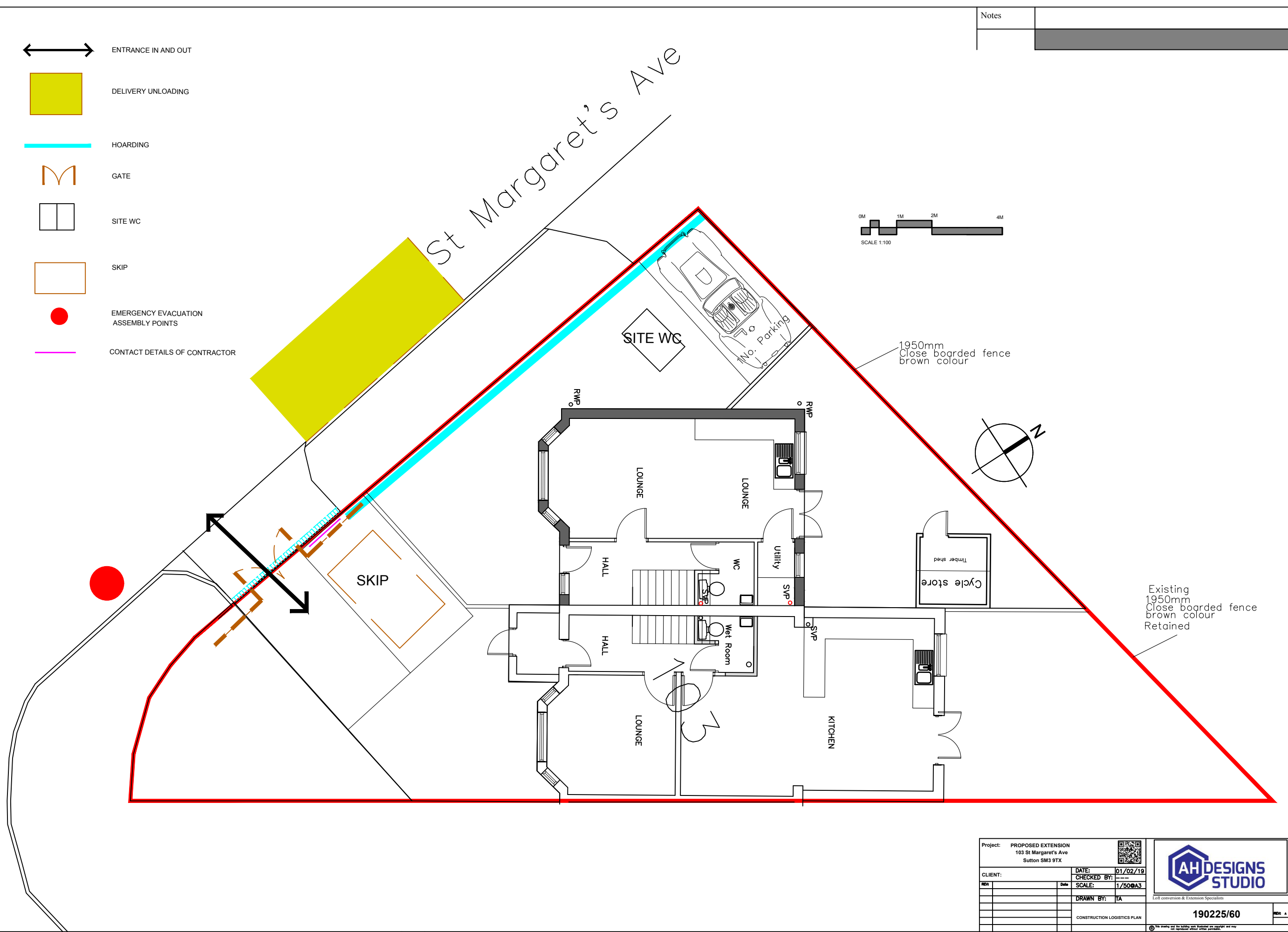
- Combustible materials to be removed before work commences
- Floors to be swept clean and combustible surfaces covered with heat protection mats
- Walls to be covered and combustibles moved away
- Elimination of all explosive atmosphere in the area
- Removal of all flammable liquids and gas cylinders
- Appropriate screening to be provided, including protection and display of safety notices

Notes

-  ENTRANCE IN AND OUT
-  DELIVERY UNLOADING
-  HOARDING
-  GATE
-  SITE WC
-  SKIP
-  EMERGENCY EVACUATION ASSEMBLY POINTS
-  CONTACT DETAILS OF CONTRACTOR





St Margaret's Ave



1950mm Close boarded fence brown colour

Existing 1950mm Close boarded fence brown colour Retained

Project: PROPOSED EXTENSION 103 St Margaret's Ave Sutton SM3 9TX			
CLIENT:	DATE: 01/02/19		
NEW	CHECKED BY:	SCALE: 1/500A3	Loff conversion & Extension Specialists 190225/60
Date	DRAWN BY: TA	CONSTRUCTION LOGISTICS PLAN	