

## CONSTRUCTION MANAGEMENT PLAN



Site Address: **156 - 158 Midland Road,  
Wellingborough,  
NN8 1NG**

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## 1.0. Scope of Works

1.1 *The scheme involve the conversion of the high view Hotel into 9 flats. High view Hotel, is a large detached property, located on the corner of Midland Road and Chester Road, within a primarily residential area to the East of Wellingborough Town centre. Change of use from hotel (C1 use) to 9No residential flats (C3 use). The proposals include a first floor extension, to be built up off an existing single storey flat roof addition to the rear, and this will front onto Chester Road. It is proposed to modify and widen the existing vehicular access off Chester Road, to provide 2No off road parking spaces. New rear parking courtyard incorporating communal bin and cycle stores*

## 2.0 Enabling Works/Formation of Site Perimeter

2.1 *At commencement the perimeter of the site will be established and securely protected with good quality Heras security fencing to HSG151 standard to the whole of the perimeter of the site complete with all necessary signage in accordance with HSE requirements.*

2.2. *The site area is to be cleaned to provide a hardstanding for site vehicles, storage of materials, site cabins etc.*

## 3.0 Site Parking & Storage of Plant & Materials

3.1 *All contractor's vehicles will park within the site area in a designated parking area on the hard standing. There will be no contractor parking on midland Road or Chester road .*

3.2 *All materials and plant will stored within the fenced site area. Materials such as cement and equipment will be stored in a secure site cabin.*

## 4.0 Management of Vehicle Access/ Egress, Deliveries & Loading/Unloading of Plant Material

4.1. *Access to the site will be via the existing entrance from midland road.*

4.2. *The access route to the site will be dug out and stoned to provide a hard standing for contractor's vehicles. A turning circle will be provided and kept clear on site for delivery vehicles.*

*4.3 Delivery/tipper wagons will be accompanied onto and from the site by a banksman who will be in advance of the wagons at all times. Generally deliveries will be by smaller wagons and the contractor will make merchants aware of the site restrictions when arranging deliveries. 4.4. Construction traffic routes will be kept a safe distance from trench works at all times.*

## 5.0 Wheel Wash Facility

*5.1 Prior to leaving the site, vehicles will be inspected and the wheels be washed on the hard standing using a Karcher type jet wash unit.*

*5.2. The contractor will manage the risk of any road contamination by regular monitoring. Should the road become contaminated any debris will be removed by spade and jet wash.*

## 6.0 Management of Dirt & Dust

*6.1. If dust emissions are generated in dry period the contractor will use water spray to wet the material and suppress the dust.*

*6.2 The site manager will take account of weather conditions and prevailing wind direction when organising operations to prevent and minimise dust nuisance to neighbouring properties.*

*6.3 All site staff will be trained and be aware of the Dust Management Strategy.*

*6.4 The access road is to be stoned to provide a good, clean working platform and prevent road contamination.*

*6.5 In the event of a complaint from a neighbouring property in respect of dust there concerns will be considered and action taken to prevent future occurrence.*

*6.6 All site staff will have appropriate PPE to protect them from the effects of dust.*

## 7.0 Excavation and Ground Works

### 7.1 *Location of underground Services*

- *Prior to commencing excavations the site area will be checked for overhead and underground services.*
  
- *Service plans will be obtained from Utility providers and the site area checked over using a locating device.*
  
- *Once identified service routes will be identified and clearly marked. If markings are lost during the working operation the exercise will be repeated to ensure service routes remain clearly marked as required for the duration of the works.*
  
- *Works will be undertaken in accordance with the HSE Guidance Document, Avoiding danger from underground services.*

### - **7.2 Excavations**

- - *Trenches with a depth exceeding 1m will be either battered back or suitably shored and the shoring maintained.*
  
- - *Trenches will be inspected regularly and excess groundwater pumped out regularly during inclement weather.*
  
- - *Vehicle plant will be kept a safe working distance from the trench to prevent potential collapse.*
  
- - *No site staff will work below an excavator.*

## 8.0 Protection of Existing Trees to be retained

8.1. *Protection will be provided in accordance with BS5837-2012. Heras fencing will be sited around the trees to prevent site operations affecting root growth etc. at a minimum distance of half the height of the tree or to the extent of the canopy of the tree, whichever is greater and maintained for the duration of the construction works.*

## 9.0 Recycling/disposing of waste resulting construction work

9.1 *The land is a brown field site so there will be very little waste material from demolition. In respect of the construction work, the following measures have been identified to minimise the quantity of waste produced during this project:*

- *The experienced site manager will be responsible for identifying and segregating waste on site.*
- *All waste resultant from the works will be segregated on site.*
- *Resultant hard core will be re-used where possible in the sub-structure.*
- *Re-usable materials will be identified on site and removed for storage and re-sale. - Recyclable materials will be removed from site for processing in licensed facilities.*

## 10.0 Noise Control

- *10.1 to minimise noise levels during the execution of the Works.*
- *10.2 Whilst working on site the contractor will adhere to the recommendations of BS 5228- 1, clause*
- *10.3 The project is a relatively simple housing scheme with no notable works which would cause significant noise pollution. The close proximity of residential housing has been noted and there will be no operation of heavy plant etc. outside normal working hours Monday to Friday 8.00am – 6.00pm. Saturday 8.00am- 13.00pm*

APPENDIX

APPENDIX A: CONSTRUCTION PHASE SITE PLAN

