



LANDMARK
— GROUP —

CONSTRUCTION MANAGEMENT PLAN

SITE: 47 Fernbank Road, Ascot, Berkshire, SL5 8HY

Date: Feb 2024

Contents

1. Introduction	4
2. Building programme	4
a. Removal of any earth from the site	4
b. Site clearance, demolition, excavation and construction methods.....	4
c. Site management and access.....	6
d. Signage for construction traffic, pedestrians and other users	7
e. Prevention of mud and debris being deposited	7
f. Vehicle and machinery specification	8
g. Details of all Non-Road Mobile Machinery (NRMM) to be used on site	9
h. Turning manoeuvres and routing of vehicles	9
i. Estimated number and frequency of vehicle deliveries	9
j. Parking of construction vehicles	10
k. Procedures for on-site contractors to deal with complaints from local residents, liaison with local residents and notifications to interested parties	10
l. Mitigation of air pollution and dust emissions during site clearance, demolition, excavation and construction works. The contractor shall aim to mitigate air pollution and dust emissions during site clearance, demolition, excavation and construction works.	11
m. Waste management, hazardous material storage and removal	12
n. Details of mitigation of noise and vibration (according to Approved CoP BS 5228-1 and -2:2009+A1:2014).....	12
o. Lighting ('Guidance Note 01/20 For the Reduction of Obtrusive Light' by Institution of Lighting Professionals).....	13
p. Hours of work and all associated activities audible beyond the site boundary restricted to 0800-1800hrs Monday-Fridays and 0800-1300hrs Saturdays	14
q. Public display of contact details including accessible phone numbers for persons responsible for the site works for the duration of the works.....	14
3. Conclusion.....	15

1. Introduction

This construction management plan specifies the requirements and objectives connected to the sequence of site operations, especially those relating directly to the demolition method statement and construction management plan, which are to be observed during the construction of the above project.

2. Building programme

The agreed building programme for the project is tbc, and will follow the sequence of operations listed below.

a. Removal of any earth from the site

Wherever possible, any removed earthworks will be reused and any excess will be disposed of. Specialist earthworks removal company will be contacted to schedule the earthworks collection as soon as removal takes place. This is to avoid any weather conditions effecting the cleanliness of the site and surroundings

b. Site clearance, demolition, excavation and construction methods

Demolition will be carried out as part of the main building contract by suitably qualified and experienced demolition experts.

In line with the Health and Safety Plan for the project, a Risk Assessment for Demolition Works will be carried out and reviewed by the site administrator before any demolition works commence.

Before any works are carried out the appropriate tree protection measures will be put in place and inspected.

All incoming services will be identified and shut off and the utility companies informed of the demolition.

Water will be used to minimise the effects of dust transmission during demolition.

Visitors will be excluded from site during demolition works.

High level work, such as roof tile removal will be carried out by workers trained in 'Safe Working at Heights', and appropriate steps taken to protect their safety and the safety of others on site.

All materials which can be recycled such as tiles, wood and metal will be stored and removed to recycling centres or salvage companies.

The existing roof will be carefully removed at the appropriate time and in sequence with rebuilding operations.

Foundations and hard standings will be grubbed up and removed from site.

The site will be left clear and tidy for follow-on works.

1. Erect all boundaries fencing as approved to all site boundaries.
2. Ensure all tree protective fencing as shown on approved site and landscaping plan is in place.
3. Fencing is to be supported in accordance with details shown in figures 2, page 13 of B.S. 5837.
4. Protective fencing is to be retained throughout duration of works. Erect permanent plywood hoarding along frontage and fencing in exclusion zones.
5. After careful demolition of existing buildings as described above including removal of foundations and ground floor slabs, all demolished materials to be removed from the site. Extreme care is to be taken during the transportation of materials from site to prevent any damage to trees and shrubs within the protected zone.
6. Completion of any earth landscaping works in the rear garden area that might require the use of vehicles. This excludes all landscaping works within a protected zone which are all to be executed by hand at a later stage.
7. Organisation of storage of all materials to be retained inside the garden area.
8. Install all necessary protection to side boundaries.
9. Works described in above are to be executed without penetration into tree protection areas. At no time during any work are vehicles or plants to cross the tree protection lines.

10. On completion of foundation works, drainage works including manholes and gullies, and installation of statutory services are to be undertaken and completed. (Service routes shall avoid tree protection areas).
11. Erect site accommodation and material storage facilities.
12. On completion of drainage works concrete blinding and ground floor slabs are to be constructed. Proposed slab levels are to be kept at the levels shown. Topsoil is to be retained for future use.
13. On completion of the ground floor slab, works to the DPC level may be completed. Superstructure and scaffolding work to the houses and garages may then be commenced and finished in accordance with the approved plan.
14. Scaffold and construction work in connection with the 2 semi-detached houses at 47 Fernbank Road is to be undertaken strictly in accordance with the requirements of B.S. 5837.Clause 8.3.2. and Figure 6.
15. Tree protection measures must remain intact until completion of all building works.

c. Site management and access

Some works are required to be carried out before the commencement of construction. In particular, these are: -

- a) Erection of site accommodation and amenity facilities.
- b) Erection of statutory site and safety notices in prominent positions - Neighbours will be aware of notifications via a notice board containing the contact details of the site manager.
- c) Erection of Tree protection if appropriate
- d) Provision on site of CDM documents.
- e) Instruction of all site personnel in site-specific requirements, especially groundwork.
- f) Explanation by site management to sub-contractors to ensure build sequence requirements are clearly understood.

Full personal protective equipment (PPE) is to be worn at all times suitable to the operation of works being carried out. All new site attendees are to be site inducted.

Hoarding will be erected along the boundary to supplement existing boundary fences, walls, etc to assist in keeping the site secure. Site Hoarding to be 2.5 meters in height and in place until the superstructure and roof are fully constructed with finishes. The duration of hoarding in place is around 12 months.

The greatest site restriction will be on-site storage and working without disturbing the existing trees.

For this reason, the protective fencing provisions must not be adjusted or removed during the course of the works.

It is also important that the movement of heavy machinery is restricted to the driveway part of this site, and only use the existing retained points of access.

d. Signage for construction traffic, pedestrians, and other users

Signs will be erected informing drivers to report to the site office before loading or offloading. Off-loading of plant and machinery will be from low-loaders which will access the site via the existing access from 47 Fernbank Road. From this point, the low-loader would be able to progress in the site in forward gear and exit the site via the entrance point.

The site manager will supervise delivery vehicles until they are safely off-site and ensure that no damage is done to neighbouring properties. Where necessary, wheels will be washed before leaving the site.

Deliveries will be staggered to avoid morning and afternoon school run peak periods.

Banksman will be positioned along the public footpath (Fernbank Road) during demolition, and controlled movement of vehicles.

e. Prevention of mud and debris being deposited

Demolition rubble will be stored and stockpiled on site. This will be crushed on-site at the end of the demolition works program to produce material where possible, to be used on-site. General housekeeping issues are to be addressed daily.

All roads and footpaths will be kept clear of mud and debris at all times. Vehicle movements and construction traffic will also be marshaled to prevent any damage to existing structures that will remain on site.

f. Vehicle and machinery specification

The following are examples of general equipment that may be used onsite but not limited to the following;

Excavators with bucket, arm, rotating cab, and movable tracks. These components provide superior digging power and mobility, allowing this heavy equipment to perform various functions, from digging trenches and breaking holes to lifting away waste and excavating mines. Bulldozers may also be required for land clearing, stripping soils, excavations

Dumpers - A dumper vehicle will be used to carry bulk material, on building sites and take materials away from construction sites

Tippers – A tipper vehicle may be used for transporting heavy-duty items such as aggregates, crushed rock, soil, and other bulk materials to and from the site

A small crane may be required to lift steelwork, bricks, and blocks to different areas around the site

Concrete mixer vehicles will be required for various stages of construction typically for foundations

Skips will be required for disposal and collected regularly

All on-road vehicles comply with the London Emission Zone and ensure no idling of vehicles and machinery when not in use

g. Details of all Non-Road Mobile Machinery (NRMM) to be used on-site

Below are some examples of NRMM equipment that may be used on-site

- Generators
- chainsaws
- pumps
- forklifts
- Welding machines
- Compactor

Before any use of the equipment, the site needs to be registered with their details and ensure they meet NRMM emission standards

h. Turning maneuvers and routeing of vehicles

Materials brought to the site will be delivered by vehicles that may need to be taken onto the site. These vehicles will include Articulated Lorries, a Cement Lorry, and a Dumper Truck. All lorries will be required to enter the existing access drive, in forward gear, and between tree protection zones using existing site access. Wherever possible materials are to be unloaded on site by the use of dumper trucks or site-based forklift.

i. Estimated number and frequency of vehicle deliveries

An estimated 2 – 3 vehicles per week for deliveries. Wherever possible, the site manager will plan and schedule deliveries to ensure they are

NOTE: MATERIAL DELIVERIES

The contractor will make the necessary arrangements to ensure that delivery of materials will be made when suitable space is made available to accommodate them.

AT NO TIME DURING THE CONSTRUCTION WILL STORAGE OF MATERIALS OR ANY WORKS BE PROPOSED OR ALLOWED WITHIN THE PROTECTED ZONE AROUND THE PROTECTED TREES OR ON THE ROAD FRONTAGE

NOTE: IMPLEMENTATION.

Weekly checks are to be made by site management personnel to ensure the integrity of the protective measures, detailed in this statement, and on the approved plans remain intact

j. Parking of construction vehicles

As far as possible, the requirement for the contractor is to keep parked vehicles out of the flow of traffic and people. Drivers are to be told where parking areas are as soon as they enter the site. The contractor will lay out parking areas to reduce maneuvering and reversing for large vehicles.

k. Procedures for on-site contractors to deal with complaints from local residents, liaison with the local residents, and notifications to interested parties

The following are examples of ways to deal with complaints from the local residents, liaison with the local residents, and notifications to interested parties

Stage 1

If an issue arises on site and any person needs to discuss or complain, the site manager will discuss and record information regarding the complaint into a log book upon receipt to ensure complaints are responded to promptly. The site manager will let the relevant person know what action will be taken to investigate and mitigate. Once the complaint or issue is dealt with, this is to be noted as the complaint resolved/signed off by the Site Manager and relevant person. These records will be kept onsite for the whole duration of the construction phase and for the Environmental Health Officers' (EHO) visits. The site manager will also check in with the person who has raised the issue after sign-off.

Contact name, phone number, and/or email address should be visibly displayed to the public where complaints can be made directly.

Stage 2

Complaints can be made in confidence to the environmental health department of a local authority.

If the contractor is registered with the Considerate Constructors Scheme, the contractor will display the contact details on posters, hoardings, and banners. Complaints about the registered site can be made to the scheme. If the complaint is relevant to the

Scheme's Code of Considerate Practice, then the company will be informed about the complaint and advice offered about resolving it.

The Scheme will monitor the complaint until satisfied that the Code is being followed by the site. If the site or company does not deal with the complaint satisfactorily, then it will be passed to the Scheme's Chief Executive who will escalate the matter to the company's head office and director level if necessary. The Scheme can attempt to mediate between the parties until a resolution has been reached.

I. Mitigation of air pollution and dust emissions during site clearance, demolition, excavation, and construction works. The contractor shall aim to mitigate air pollution and dust emissions during site clearance, demolition, excavation, and construction works.

The contractor is to recognize that activities on site have an impact on the environment and is committed to improving its environmental performance and minimize the harmful effects through careful policies and effective management.

The contractor must accept and acknowledge the obligations and responsibilities under legislation and guidance dealing with environmental issues that affect or arise in consequence of its business.

- The use and re-use of materials to minimize and curtail creating waste and, whenever practicable, using materials and products from sustainable sources.
- Control and emission of pollutants, noise, and dirt, and the use of potentially harmful substances and treatments during construction activities.
- Conserve energy through sensible selection, use, and management of resources, equipment, plant, and transport on site.
- The use of vehicles and equipment that are well maintained, clean, and operated within legal limits, taking advantage wherever possible of engineering modifications to reduce pollution and emissions and to save unnecessary consumption of energy.

- The continued development, monitoring, and investigation of systems, practices, and procedures at each stage of construction to ensure the environment remains a foremost consideration.

Dust suppression types for minimizing dust particles in the air during construction;

- - LEV (Local Exhaust Ventilation) systems are fitted onto tools such as sanders to remove the dust as it is being produced.
- - Water suppression systems, where water is used to moisten the ground and prevent clouds of dust from rising into the air.

Under no circumstances are there to be bonfires or burning of waste materials on-site

m. Waste management, hazardous material storage and removal

The contractor shall aim to control waste management, hazardous material storage, and removal. The following points are to be followed;

- The considerate use of land undergoing development, having special regard to archaeology finds, and the storage, treatment, and disposal of any waste, hazardous or potentially toxic materials to avoid environmental harm.
- The use of appropriately licensed disposal facilities.

n. Details of mitigation of noise and vibration (according to Approved CoP BS 5228-1 and -2:2009+A1:2014).

There are general measures that can reduce noise levels at sources;

- Avoid unnecessary revving of engines and switch off equipment when not required
- Use rubber linings. For example, chutes, and dumpers to reduce noise impact
- Minimise drop height of materials
- Start-up plant and vehicles sequentially rather than altogether
- Regular and effective maintenance of machinery by trained personnel

Best Practicable Means (BPM) should be used in accordance with the Approved Codes of Practice of BS 5228-1 and -2:2009+A1:2014 Codes of Practice for noise and vibration control on construction and open sites.

Any noise-related issues to be directed to;

Company Name: Landmark Development and Construction

Site Manager: Sukh Bal

Contact Number: +44(0) 1895 832560

The above is to be covered in site induction with all members and any new people arriving on-site. An induction manual with a sign-off sheet will be created to ensure all members are clear with the procedure. All managers and staff of Landmark Development and Construction will implement all the guidance.

o. Lighting ('Guidance Note 01/20 For the Reduction of Obtrusive Light' by Institution of Lighting Professionals)

All lighting use will be controlled in compliance with 'Guidance Note 01/20 For the Reduction of Obtrusive Light' by Institution of Lighting Professionals

In terms of the site activities there will be movement of people, machines, rough work and detailed work. Wherever possible, works are to be carried out in natural daylight otherwise artificial lighting is to be provided. See the table below for guidance on artificial lighting levels on-site.

Type of lighting	Activities	Recommended target values (lux)	Minimum
External	General circulation	10	
Material handling		10	
Internal	General circulation	5	
General working areas		15	
Concreting activities		50	

Carpentry and joinery		100
Bricklaying		100
Plastering		100
Painting and decorating		200

Lighting is to be placed either higher up and to be positioned downwards towards the site or lower down and towards the task/site. It is imperative for lighting not to face any neighbouring properties, the public road, or properties opposite the site.

p. Hours of work and all associated activities audible beyond the site boundary are restricted to 0800-1800hrs Monday-Fridays and 0800-1300hrs Saturdays

Demolition and construction works will be carried out between the hours of 08.00 and 18.00

Monday to Friday and between the hours of 08.00 & 13.00 on Saturday. No work will be carried out on Sundays. Work-related noise is also not permitted on public/bank holidays

Measures will be put in place to eliminate the release of dust or odors that could create a public health nuisance. No bonfires that create dark smoke will be lit during the development.

Ensure that skips and any stockpiles on site are covered end of each weekday and on weekends

q. Public display of contact details including accessible phone numbers for persons responsible for the site works for the duration of the works

The contractor shall provide dedicated contact details including accessible phone numbers for the duration of the works.

Company Name: Landmark Development and Construction

Site Manager: Sukh Bal

Contact Number: [REDACTED]

The site manager will constantly be available for inquiries and complaints will be visibly displayed on the outside of the site boundary.

3. Conclusion

The object of this statement is to ensure correct site management and planning during the implementation of the construction works, thereby removing the danger to the integrity of the tree protection measures required on-site, especially relative to ground works in the sensitive areas around the existing trees that are to be retained. Also, to clarify the strict precautions that are to be observed on-site in respect of vehicle access during the works.