

Land adjacent to Threeways Drinkstone

Construction Management plan for single dwelling

Demolition

There is a greenhouse on site and 2 small timber sheds. These will be taken down and removed from the site on a small 3.5 ton dropside vehicle to ensure minimal disruption. Any vegetation that requires removal will be chipped on site and removed as part of the muckaway process, along with the bricks from a former above ground pond which is empty.

No other demolition is required.

Site access and highways network

The site access is directly off Cross Street and will be self-contained with no shared access.

A hardstanding area will be created as part of the immediate initial works mirroring the area of parking and driveway for the property as detailed in the site plan provided to the local authority. This will also ensure that the operation of the site is conducted on hard standing ensuring no tracking of soil onto the highway. This position will be monitored by the site manager and should any tracking occur then this will be removed manually. In the unlikely event of any issues a local sweeper lorry will be hired to clean the area.

To prevent any accidents to pedestrians a banksman will be used to guide vehicles on and off site. The site will be secured at all times when closed with Heras fencing.

Spoil will be removed from the site via grab lorries. The spoil would be stored on-site and loaded into vehicles on Cross Street, supervised at all times. This process is expected to last 10 minutes at a time with 2-3 Grab lorries required to remove all spoil during the construction process, further minimising the tracking of any soil onto the highway.

When concrete for the foundations is required, the concrete lorry will be positioned within the hard standing area.

All construction vehicle arrivals and departures will be managed by the site manager to ensure appropriate safety and traffic management measures are adhered to. Any reversing manoeuvres within the site would be strictly controlled by a banksmen.

Vehicle arrivals / departures will be programmed and staggered to reduce the potential for unnecessary delay and congestion at the site. The scheduling of materials, deliveries and waste collection will be managed in order to avoid more than one construction vehicle seeking access to the site at any time. Suppliers will be given instructions asking the vehicle driver to call ahead to ensure that the site is ready to receive a vehicle. In addition verbal briefings of the access route will be provided to all suppliers, contractors and visitors prior to them undertaking a journey.

Material being delivered to the site will be off-loaded either manually or via a Hi-Ab directly into the hard standing area on site. Just in time deliveries will be undertaken to ensure there is sufficient room for parking and materials storage.

Parking

There is parking available on the hard standing area of the site. Given the nature of the build a limited number of different trades will be on site at any one point in time. To facilitate matters in any event, overflow parking has been agreed with the owners of the adjacent property at Threeways which affords room for 4 vehicles. The construction team will therefore utilise this for parking.

Operating hours

Operating hours will be as follows:

7.30am to 5pm – Monday to Friday

8am to 1pm – Saturday

No working on Sundays or Bank Holidays

Enclosure of Working Areas and Storage of Plant & Materials

Materials will be delivered on a just in time basis to ensure a low requirement for materials storage. It is intended that the cart lodge will be constructed at an early stage to provide an additional storage area, reducing the impact on the hard standing area.

In essence the contractors business premises (Suffolk Timber Homes/Suffolk Timber Supplies) will act as a storage/holding site with materials delivered when required.

Materials handling and hoisting on site will be mainly carried out by a small rough terrain telescopic forklift.

The site manager will be responsible for the management and co-ordination of key vehicle movements and lift operations. The site management team will also be responsible for ensuring that all plant and equipment is operated within current health and safety guidelines.

Throughout the project we will enforce a “good housekeeping” regime. A strategy will be incorporated into the site induction to ensure that all operatives engaged in the works are familiar with the work in progress, skilled at their task, aware of their duties and responsibilities to others and knowledgeable of the site rules. The contractor retains an external health and safety consultant. For the avoidance of doubt no burning is undertaken on site.

Waste Management/Cleaning

The site is fully contained by an established hedge and fencing. The site entrance will be secure with appropriate Heras fencing outside of working hours.

All waste will be kept in a skip, which is not overfilled and appropriately emptied. The site manager will be responsible for this and ensure that debris does not blow across or from the site with good housekeeping ensuring a clean tidy and organised site which is not only considerate to neighbours, but safe.

A daily walk around of the perimeter will be undertaken to ensure there is no contamination of local areas and any issues will be addressed by the site manager.

Health and Safety

The contractor retains an established health and safety consultant to provide advice and guidance. This firm undertakes monthly site visits.

Fire safety equipment is held on site and is fully compliant.

The site manager is appropriately first aid trained.

The site manager inducts all trades and is responsible for the management of the site and a safe working environment, ensuring compliance at all times.