

43 SHEEN ROAD, RICHMOND TW9

CONSTRUCTION MANAGEMENT STATEMENT – BIKE STORAGE AREA

1.0 Introduction

- 1.1 The purpose of this Construction Management Plan (“the Plan”) at this planning stage is to outline the approach to managing the execution of the proposals to create the bike storage which is to be excavated at the front of the subject property. The Plan has been formulated out of best practice for execution of the minor nature of the development proposed. The building work also comprises the construction of a new rear single storey extension; mention is made of this only in so far as it affects the excavation work at the front of the property.
- 1.2 The Plan forms part of the planning application proposals but it will be regularly reviewed throughout the project to enable third parties to understand the nature of the works and the various construction activities associated with the development. Liaison with the neighbours and interested parties will continue throughout project execution and as information is updated. Neighbours will be kept informed of progress and anticipated works.

2.0 Project Overview

- 2.1 The existing property is a traditionally built four-storey mid terrace Georgian house. The proposals comprise the formation of a small bike storage area that will be cut in to the front garden at lower ground floor level and the construction of a single storey extension at the rear.
- 2.2 The bike storage area will be formed using a reinforced concrete box to retain the soils; it will require local underpinning of the garden wall of the adjoining property.
- 2.3 The property is situated on the south side of Sheen Road between Church Road and Paradise Road. Sheen Road is a busy thoroughfare but is primarily a residential area at this point. There is a large drive to the front of the property but no rear access to the site. All of the works will, therefore, be accessed via the Sheen Road frontage. Skips will be placed on the driveway and deliveries/pick-ups to/from site will be by small van and lorries to ensure minimum disruption to the road and the residents.

3.0 Proposed Site Works

- 3.1 The work for the bike storage area will comprise the careful excavation of the soils to achieve the required levels followed by the careful construction of the concrete box that will form the structure of the bike storage. The excavations will need to be propped as they proceed and the garden wall will need to be underpinned as part of the process.
- 3.2 The Structural Engineer’s Statement outlines the construction process and confirm that no structural damage is expected as a result of the works. The existing ground beyond the work area shall nonetheless be monitored on an on-going basis throughout the operation so as to ensure that any concerns that do arise are immediately addressed.
- 3.3 The excavation spoil will be disposed of directly to a skip which will be placed sufficiently far on to the driveway that the collection lorry can park off the main road to prevent disruption to traffic. Concrete for the reinforced box, however, will need to be via ready mix suppliers and lorries may need to park temporarily on the road adjacent to the site.

- 3.4 Given the small scale nature of the works it is envisaged that the total construction program for the bike storage area will be about 4 or 5 weeks. However, the work most disruptive for the local community will be the delivery of the ready mix concrete and this will be limited to probably two occasions of about 2 hours each during weeks 2 and/or 3. General community relations and traffic will be managed during this time as described below.

4.0 Construction Management Action Plan

- 4.1 The following sections outline the key elements for consideration to manage, control and mitigate the impact of the project on neighbours, the local community and infrastructure. These will be developed in more detail by the Principal Contractor and will be dealt with at the appropriate construction stage by detailed site based method statements.

4.2 Communication –

- a. The site is within a residential area. The Clients currently have and seek to maintaining good neighbourly relations. Such relations are assisted greatly by good communication and the neighbours will be kept informed of any site activities likely to impact them. The contractor's representatives will maintain a well-balanced relationship with neighbours, and the local public during project execution.
- b. Notices shall be posted on the site hoarding to keep neighbours advised of anticipated events and any requirements for any abnormal works. Neighbours will be advised in advance of any works directly affecting them. Appropriate signage and information boards will be displayed on the hoarding.
- c. A contact board will be displayed outside the site providing contact details. This will include names and telephone numbers of key construction staff so that neighbours and the general public can make contact should they have cause to do so.
- d. A complaints / contact book will be kept on site, which will be used to record details of any complaints. This will include the name of the person making the complaint, the date, time and nature of the complaint and the action necessary to resolve the complaint. The complaints book will be regularly reviewed by the constructor and the client's management team to ensure that any complaints are dealt with and resolved promptly.

4.3 Site Establishment –

- a. Space available within the property will be utilised for the site office and welfare facilities. The existing incoming power and water supply will be utilised. Access will be maintained for the duration of the works via front entrance on Sheen Road. Temporary Hoardings will be erected across the existing openings with secure access. The constructor will liaise with the Client's representative with regard to the details.

4.4 Access –

- a. Access to the site will be from the front of the site on Sheen Road.
- b. Skips for spoil will be situated on site sufficiently far from the road to allow them to be dropped off and picked up without the lorries significantly affecting the road traffic. Any necessary permits and licences will be obtained in good time.

4.5 Traffic Management –

- a. The small scale of the proposals means that no traffic management plan is necessary. Deliveries will nonetheless be carefully managed to minimise disruption to neighbours.
- b. All deliveries to site will be undertaken with appropriate regard paid to:-
 - i. Reversing vehicles to be directed by a Competent Person

- ii. Pedestrian and vehicle directional signage – suitable barriers will be erected when deliveries arrive to prevent pedestrians accessing the across the footpath frontage to the site property.

4.6 Working Hours –

- a. Working hours will be as per Council's allowed construction hours.

4.7 Fire and Emergency Procedures –

- a. Contact names and telephone numbers will be made available in case of 'out of hours' emergencies relating to the site. This information will be displayed on the hoarding.
- b. The constructor shall implement procedures to protect the site from fire. The site manager shall assess the degree of fire risk and formulate a Site Fire Safety Plan, which will be updated as necessary as the works progress and will also include the following:-
 - i. Hot Work Permit regime.
 - ii. Installation of the site fire fighting equipment e.g. establishing fire points and installing and maintaining fire extinguishers etc.
 - iii. Evacuation alarm.
 - iv. Material storage and waste control.
 - v. Fire Brigade access.

4.8 Security –

- a. All site personnel will have to sign in on arrival and sign out before leaving the site. This will be incorporated into the Site Rules and included as part of the site induction process.
- b. The front hoarding will be regularly inspected to ensure that it remains secure. All windows and external doors will remain closed when the site is not operational. The access door to the site will be controlled to only allow access for authorised personnel.
- c. The site will operate a "Covid Safe" entry procedure to mitigate against the spread of the virus.

4.9 Health and Safety –

- a. A Construction Health and Safety Plan will be prepared for the works in accordance with the CDM Regulations. Risk Assessments will be developed and agreed. Sub-constructors' detailed method statements will also be produced and safe methods of work established for each element of the works.
- b. Site inductions will be held for all new site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to the effect that they have read the procedures. These will include any relevant neighbourly issues.

4.10 Good Housekeeping –

- a. The site will be kept in a clean and safe condition. The areas adjacent to the site will be regularly inspected and any site rubbish removed. The adjacent road and pavement will be kept clean. The perimeter hoarding will be repainted from time to time and will be kept in a neat and tidy condition. Any graffiti will be quickly removed from the hoardings.
- b. Offloading will generally be direct from vehicles onto the site. Materials will not be stored on public footpaths or roads.

- c. Waste and rubbish will be regularly removed from site and not allowed to accumulate so as to cause a safety or fire hazard.
- d. Welfare facilities will be provided within the site to discourage operatives from frequenting the interface between the site and public areas.

4.11 Waste and Material Management –

- a. A site waste management plan will be prepared prior to the works commencing. All waste materials will be removed from site by a licensed waste constructor and discharged via Sheen Road using skips or lorries.
- b. Waste from this site will be dealt with in accordance with the waste duty of care in Section 34 of the Environmental Protection (Duty of Care) Regulations 1991 (b). Materials will be handled efficiently and waste managed appropriately. The constructor shall aim to minimise waste and to recycle as much material as possible. Due to the limited space on site, waste will generally be sorted for recycling at the waste transfer station.

4.12 Dust, Noise and Vibration –

- a. Demolition activities will use water as a dust suppressant;
- b. Adjacent road surfaces will be frequently swept clean;
- c. All loads delivered to or collected from the site will be covered where appropriate;
- d. All road vehicles will be requested to comply with set emission standards;
- e. Skips will be securely covered
- f. The air quality within the site shall be continually monitored Noise and Vibration
- g. The constructor shall take reasonable steps to minimise any noise disruption to adjacent occupiers.
- h. Where it is necessary to carry out noisy activities, identify them in advance and give notice.
- i. Operatives working in noisy areas will be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods.
- j. Electrically operated plant will be used where practical.
- k. Try to ensure all plant used on the site is effectively silenced.
- l. No externally audible radios or other audio equipment will be allowed on site.