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CONSTRUCTION MANAGEMENT PLAN

Former Postal Office, The Crescent,
Spalding PE11 1AF

Contents:

1. Description of Works

2. Contractor details

3. Site Location and Operating Hours.

4. Site Establishment

5. Environment Policy

    a. Tree Protection for retained Trees

    b. Waste/Recycling Management

    c. Noise Control

    d. Air Pollution Management

    e. Traffic Management

    f. Storage of Materials

6. Excavation and Ground Works

Appendices:

Appendix A – Site Plan / Diagram

Appendix B – British Standards

Description of works.

The scheme involves the Redevelopment and alteration of the former Postal Office into 9No first floor apartments and ground floor Retail Unit.

The below document is in response to Condition 03 of planning permission H16-1062-21

2. Contractor Details.

TBC

Site Managers:

TBC

All relevant information will be displayed in the onsite office.

Developer:

Karwan Ahmad

Karwan Holdings LTD
31 Featherstone Road
Southall
UB2 5AB
tatry2009@hotmail.co.uk

3. Site Location and Operating Hours.

The site is located on the Southern side of Spalding Town Center, to the junction of Spring Gardens and The Crescent.

- Construction Hours Monday to Friday 8.00am – 5.30pm/ Saturday 8am – 12noon. No construction work on Sundays or Bank Holidays;

- Site Opening Times Monday to Friday 7.00am – 6.00pm/ Saturday 7.30am – 12.30pm, Not open on Sundays or Bank Holidays.

- Delivery Times and removal of material times Monday to Friday 7.30am – 5pm, Saturday 9am – 11.45pm. No deliveries on Sundays or Bank Holidays.

4. Site Establishment.

At commencement the perimeter of the site will be established and securely protected with good quality Heras security fencing to HSG l 51 standard to the whole of the perimeter of the site complete with all necessary signage in accordance with HSE requirements.

The site ground/surface area is to be stoned where necessary to provide a hard standing for site vehicles, storage of materials, site cabins etc.

5. Environment Management.

a) Tree Protection for Retained Trees.

Protection will be provided in accordance with B55837 - 201 2. (detailed below) Heras fencing will be sited around the trees to be retained 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.

b) Waste/Recycling Management.

The land is primarily a green field site with little build structure apart from a timber shed/stable 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.

- Any resultant waste from the site/works will be segregated on site.

- Resultant hard core will be re-used where possible in the substructure. 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.

c) Noise Control.

Whilst working on site the contractor will adhere to the recommendations of BS 5228 - 1, clause 9.3 to minimise noise levels during the execution of the works.

The project is a relatively simple housing scheme with no notable works which would cause significant noise pollution. The need for any pile foundations has not yet been definitively ruled out therefore, if it is determined that this work is necessary further information will be submitted.

The close proximity of residential housing has been noted and there will be no operation of heavy plant etc. outside normal working hours of 7.30am – 5.30pm Monday to Friday; 8.00am – 12pm Saturday; no work carried out on Sundays or Bank Holiday as per site operating hours above.

d) Air Pollution.

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

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

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

In the event of a complaint form a neighbouring property in respect of dust their concerns will be considered and action taken to prevent future occurrence.

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

e) Traffic Management.

Access to the site will be via The Crescent.

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.

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.

Construction traffic routes will be kept at a safe distance from trench works at all times.

Prior to leaving the site, vehicles will be inspected and the wheels will be washed on the hard standing using a Karcher type jet wash unit.
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.
All contractors' vehicles will be kept to a minimum and will be parked off site.

f) Storage of Materials.
All materials and plant will be stored within a safe and secure area within the existing building. Materials such as cement and equipment will be stored in a secure site cabin indicated on the site plan/diagram (appendix A).

6. Excavation and Ground Works.

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.

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.

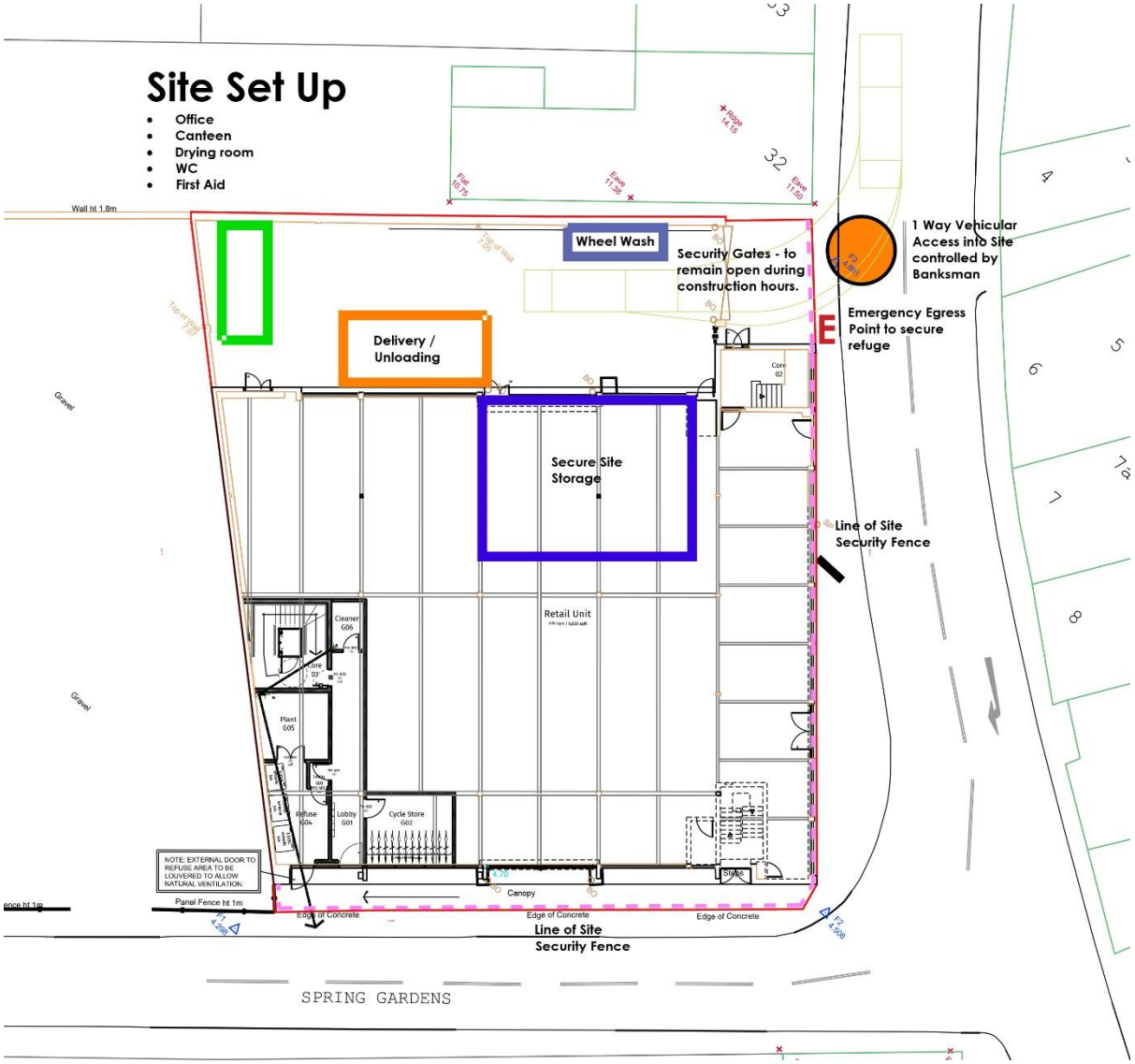
Vehicle plant will be kept a safe working distance from the trench to prevent potential collapse.

No site staff will work below an excavator.

Piling (if piling is necessary, it should be in accordance with BS5228 and the Council's Environmental Health will be notified in advance. The need for any pile foundations has not yet been determined, therefore, if this is deemed necessary further information will be submitted.

APPENDICES

APPENDIX A – SITE PLAN / DIAGRAM



APPENDIX B – BRITISH STANDARDS

BRITISH STANDARD BS 5837:2012

6.2 Barriers and ground protection

6.2.1 General

6.2.1.1 All trees that are being retained on site should be protected by barriers and/or ground protection (see **5.5)** before any materials or machinery is brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection should be installed (see **6.2.3).**

6.2.1.2 Areas of retained structural planting, or designated for new structural planting, should be similarly protected, based on the extent of the soft landscaping shown on the approved drawings.

6.2.1.3 The protected area should be regarded as sacrosanct, and, once installed, barriers and ground protection should not be removed or altered without prior recommendation by the project arboriculturist and, where necessary, approval from the local planning authority.

6.2.1.4 Where required, pre-development tree work may be undertaken before the installation of tree protection measures, with the agreement of the project arboriculturist or local planning authority if appropriate (see also **8.8.1).**

6.2.1.5 It should be confirmed by the project arboriculturist that the barriers and ground protection have been correctly set out on site, prior to the commencement of any other operations.

6.2.2 Barriers

6.2.2.1 Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.

6.2.2.2 The default specification should consist of a vertical and horizontal scaffold framework, well braced to resist impacts, as illustrated in Figure 2. The vertical tubes should be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed. Care should be exercised when locating the vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid contact with structural roots. If the presence of underground services precludes the use of driven poles, an alternative specification should be prepared in conjunction with the project arboriculturist that provides an equal

level of protection. Such alternatives could include the attachment of the panels to a free-standing scaffold support framework.

6.2.2.3 Where the site circumstances and associated risk of damaging incursion into the RPA do not necessitate the default level of protection, an alternative specification should be prepared by the project arboriculturist and, where relevant, agreed with the local planning authority. For example, 2 m tall welded mesh panels on rubber or concrete feet might provide an adequate level of protection from cars, vans, pedestrians and manually operated plant. In such cases, the fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The distance between
the fence couplers should be at least 1 m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (Figure 3a). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray (Figure 3b).

NOTE 1 Examples of configurations for steel mesh perimeter fencing systems are given in BS 1722-18.
NOTE 2 It might be feasible on some sites to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment.

All-weather notices should be attached to the barrier with words such as;

"CONSTRUCTION EXCLUSION ZONE - NO ACCESS".

Figure 2 Default specification for protective barrier.

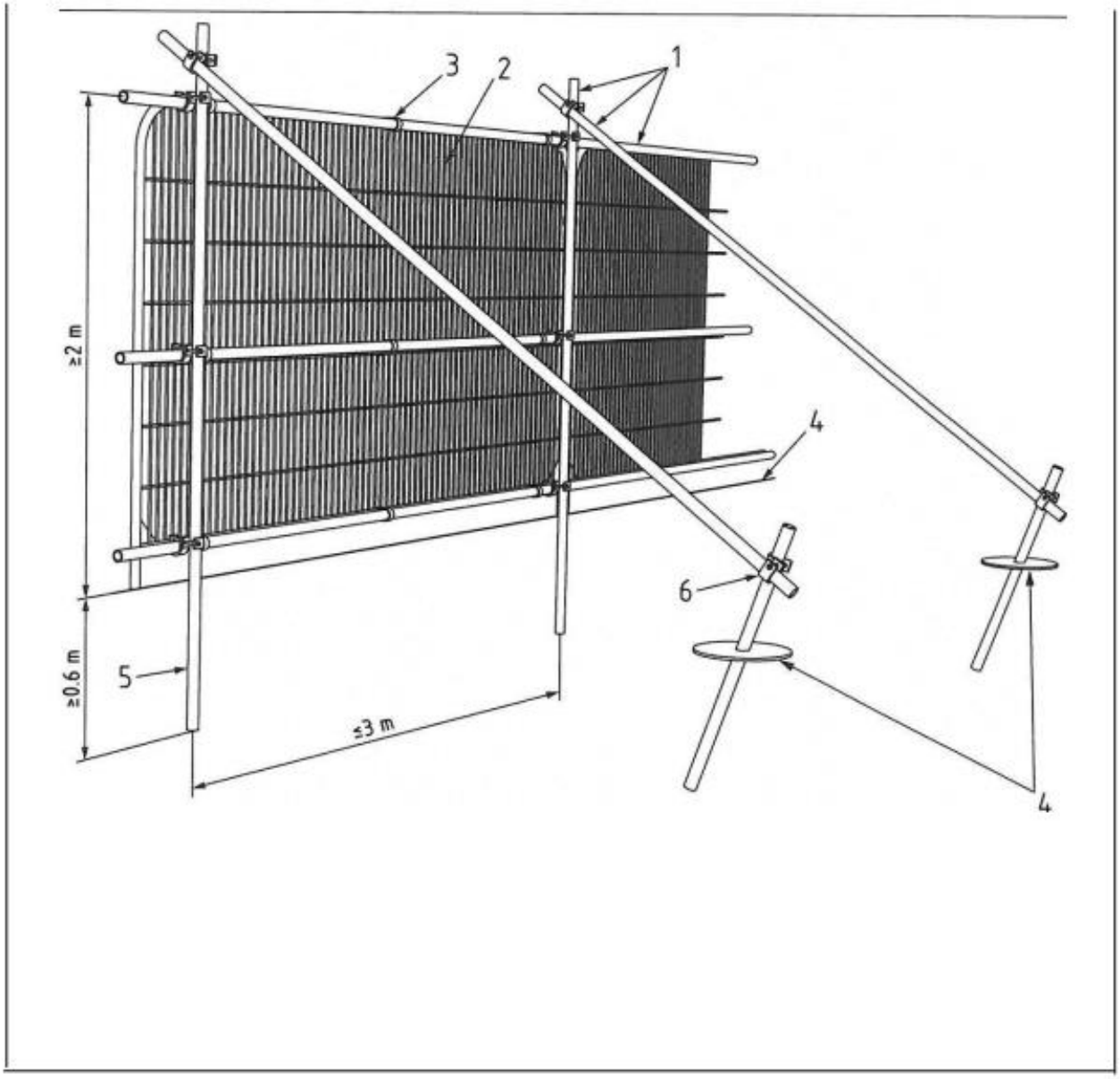
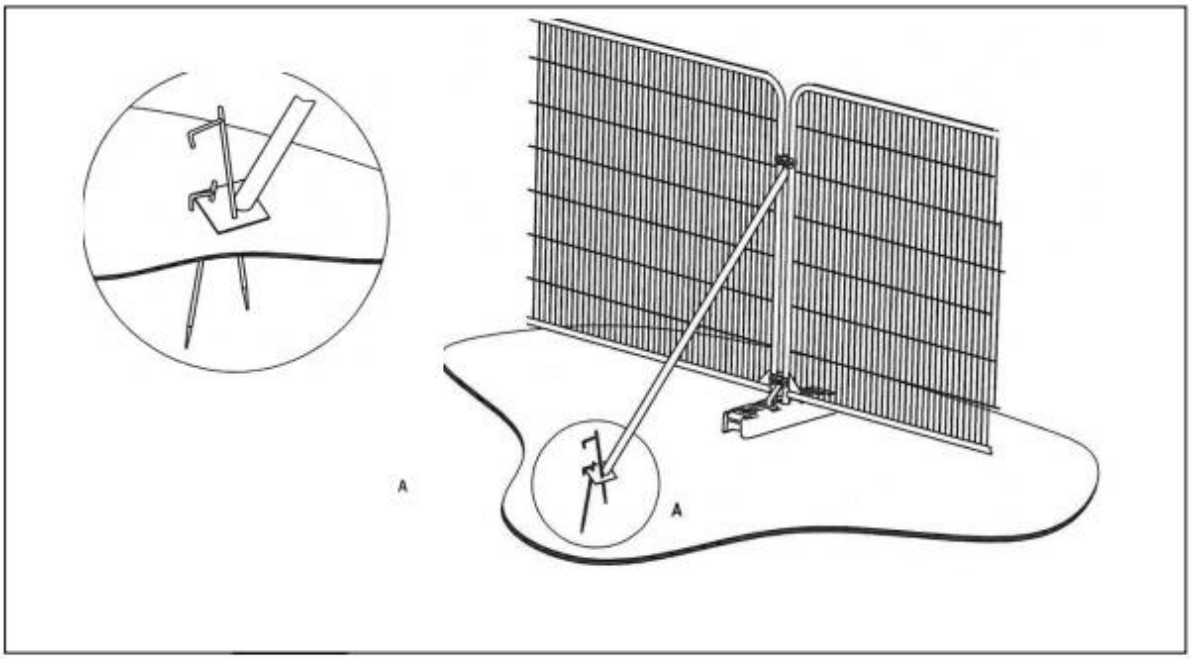
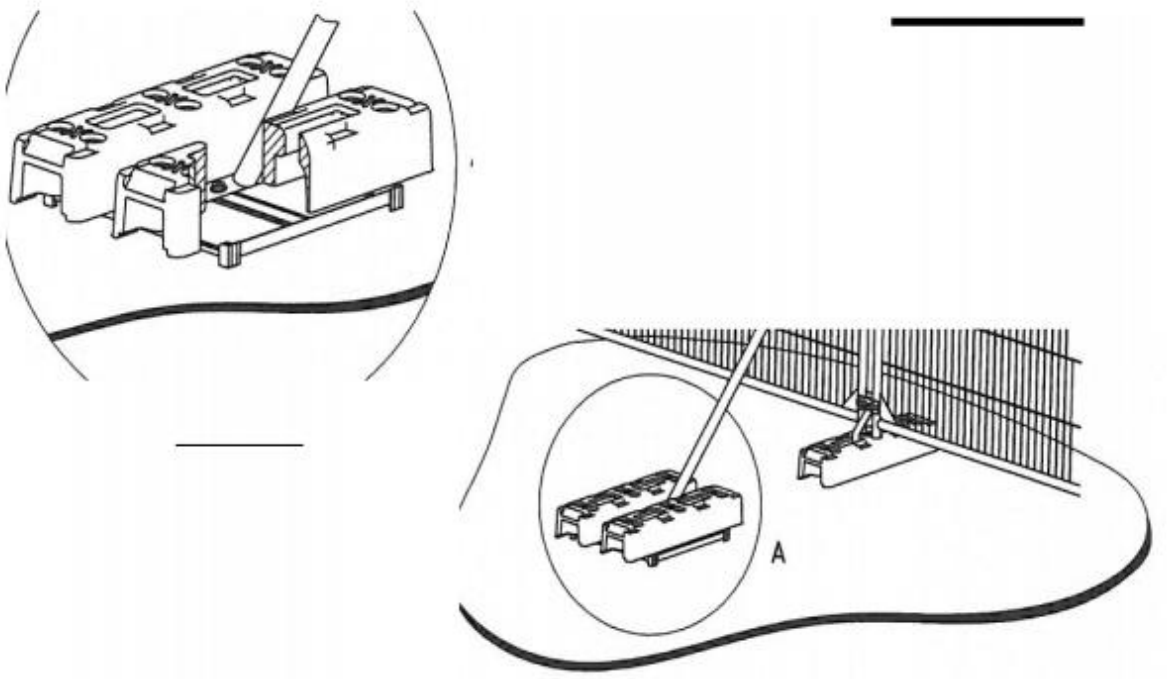


Figure 3 Examples of above-ground stabilizing systems



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Ground protection during demolition and construction
Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such

areas, suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary
ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.