Construction Management Plan

2 – 6 Thornwood Avenue M18 7HW

Description

The project is currently a working man's Club that has been vacant for at least a year. It is an end terraced property that had previously been three individual houses. Internally the separating walls had been removed making to 3 large drinking halls (two on the ground and one on the 1st floor). Ceiling between the ground and first floor has been reinforced. The project is to develop the site from a commercial drinking establishment, into three separate dwellings.

Construction Process

The plan is to work in 3 stages,

1. Gutting- We will strip the building internally to reveal its shell. The waste materials will be disposed onto skips located at the front of the site on designated parking spaces. All reusable materials will be stored on ground floor in the smaller drinking hall. Any waste material unable to be disposed immediately will be stored at the year yard of the site. These materials would be disposed of when possible through the side alley onto the skips. Any demolition work to the rear of the site will occur once internal gutting has been completed. The estimated time of completion of this stage would be 6 to 8 weeks.

2. Construction- Two internal double walls would be constructed separating the site into three. Construction work to the rear of the site would commence after the dividing walls are constructed. All partition walls, ceilings will be reboarded and

replastered and skimmed. The estimated completion of this stage would be 8 to 10 weeks.

3. Finishing- All the internal and external doors and windows will be placed. All the internal wiring and plumbing will take place. All kitchens, finishing and fixtures, bathrooms, tiling, flooring, boilers, consumer units will be fitted. The building will be rendered externally and painted. The estimated completion of this stage is 6 to 8 weeks.

The total estimated completion of this project is 20 to 36 weeks.

Working Practices

i) No vehicles will be used on the site so wheel washing measures will not be required. Any deliveries would not enter the site but will deliver to designated parking at front of site before being stored internally.

ii) Silt fences or wattles will be used as of when required to contain any spread of dust. Staff will be using relevant PPE equipment and cleaning methods to further contain the spreading of dust.

iii) All reusable material will be stored onsite on the ground floor. Waste materials will be disposed directly onto allocated skips located at front of the site on the designated space. All waste material unable to be disposed immediately would be stored at the rear yard and disposed through the side alley on skips when possible.

iv) The site is located of the main road with easy access for large vans and trucks. As the material will be delivered as of when required, larger deliveries would not be required. The

use of smaller lorries would suffice, and no rerouting of traffic would be required.

v) The Strategy for community consultation would be as follows,

a) Minimise local nuisance by working social hours from

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Ensuring where possible, the noisiest labouring tasks to be carried out between 12.00pm to 3.00pm.

b) Maintaining good housekeeping on and around the site. Having a thorough clean-up of all parameters of the site at the end of the working day, including pavements and alley ways.

c) Offering site visits to local community to create an inclusive and considerate atmosphere.

vi) Each entrance point will be boarded up and drilled into place at the end of every working day. A local Security contractor (USSG) would place warning notice boards on the site along with providing nightly manned security when required. A Notice board will also be placed with an out of hours contact number for emergency purposes.