Construction Management Plan

Mauldeth Green Development, Manchester.

Towerhouse Systems Ltd



Initial Pre-Commencement Consideration

Prior to commencing on site we would ensure that the following issues are completed:

1. Existing service drawings will be requested from the relevant Statutory Authorities – any routes on or around the site will be identified and marked up on site services plan and should it be appropriate they will also be identified on site by means of marker posts and warning tape. We will seek advice on services crossing the site –at this stage we do not envisage we will have to divert any existing services.

2. An asbestos survey has been carried out and prepared for the existing building on site.. Asbestos has since been removed by a suitably licenced specialist sub-contractor and we have been issued with an Asbestos Clearance Certificate.

3. The Construction Phase Health and Safety Plan will be formulated in conjunction with Raydar Safety Ltd.

Design Management

We believe the process of design management and the availability of the construction design information is very important. Therefore, we will be adopting the following approach:

- Review the information and drawings that are currently available.
- Review any requirements for Subcontractors with a design element and agree the information requirements to allow for obtaining quotes and subletting the works.
- All drawings to be available online for all subcontractors.

A procurement programme will also be produced detailing trades, dates and drawings required for each trade. The management team, consisting of Project and site manager, Director, Supervisors and relevant subcontractors will take place weekly to review progress, discuss any changes and drawings.

Planning requirements, Building Control, value engineering, proposed design changes, finishes, material approvals, alternative suppliers, warranty issues, will also be reviewed and actioned as necessary.

Towerhouse will use a central document system such as “Dropbox” to enable access to all drawings and relevant information for all members of the team and subcontractors. Dropbox allows members of the team and subcontractors to make comments that can be tracked and actioned where necessary.

Site Working Hours

The site will operate in line with the MCC standard guidelines' and agreed environmental health department guidance document GD03 and as dictated by the planning conditions, as follows:-

Monday – Friday	0730 to 1800
Saturday	0830 to 1400

Site Set-Up

Towerhouse Construction site establishment will vary during the various stages of the project; However the attached plans indicate our initial site layout .
The intended commencement date for the Enabling Works and Demolition is March 2017, with the new construction following immediately thereafter with targeted completion March 2019

Site Logistics

Access

Deliveries will be scheduled to cause the minimum disruption in access to the surrounding streets. Deliveries, where possible will be unloaded off the main road within the site boundaries.

Pedestrian Route

The Maudelth Road footpath will be kept open during the works. This will be protected where necessary and in line with Manchester City Councils specifications. This protection will be erected and dismantled during off peak periods. All protection and signage will be in line with Manchester City Councils guidance.

Car Parking

During enabling works parking will be available within the ground of the site. For the majority of the project, due to restricted room. Subcontractors will be asked to parked off site.

Crane Use

Mobile cranes will be used to erect prefabricated chimneys and other roofing materials. Crane permission and licenses will be applied for as applicable.

Hoarding

Site hoarding has been erected around the front of the site. The sides and rear of the site are protected by a concrete fence and brick wall. Signage, lighting will be erected in accordance with MCC specifications. Vehicle gates will be kept closed and locked, apart from when deliveries are coming in and out of site when a member of the team will be present to monitor the gates.

Site Security

Access for all staff and tradesmen will be via the pedestrian gate of the main road. The gate will have a code lock and will lead down a fenced pathway to the site offices. A contact number will be available to call for access. CCTV will monitor the site 24/7 and will be

monitored by company staff with alerts going direct to the Directors and Site Managers phone / email addresses.

Security arrangements will be reviewed throughout the development.

Interface with the General Public, Existing Businesses & Immediately Adjacent Residents

The Health and Safety of the community is the upmost in our priorities. Clearly marked pedestrian walkways, ramps, signage and hoarding will ensure minimal inconvenience from any interactions between the development and local residences / businesses.

The Project and Site Manager will introduce themselves to local residents and provide contact details for them to get in touch.

To help promote local employment Towerhouse will use local subcontractors and suppliers where possible.

Noise, dust and traffic nuisance will be kept to a minimum in-order .

Staffing

The staff proposed for the scheme will be experienced in residential developments. We will also promote the continued liaison between the construction team and all specialist contractors.

Contaminated Ground & Human Impact Management Plan (HIMP)

A full Site investigation has been carried out the results of which carry no risk and a minimal amount of remediation is required in soma areas.

General Pollution control measures will include:

- Site flood lights will be directed within the confines of the site and aligned as not to shine onto neighbouring properties or the road traffic or cause any nuisance in the line of sight.
- Litter picking around the perimeter of the site.
- Waste minimization & crushing of demolition materials for re-use (see below) to reduce vehicle movements.

Dust control / management and Mud

The management of dust-generating activities is to be stated in appropriate method statements and monitored on a day to day basis; together with the following control measures-

- Where erected close to sensitive boundaries and where appropriate, scaffolding will be wrapped in Debris netting.
- Solid Hoarding will be used along the site boundaries adjacent to public areas.
- Dust will be supressed by minimizing the amount of dust generated; including damping down with water prior to and during the operation.
- The spread of dust will be controlled by monitoring wind strength using a local automatic weather station located on site.

- Covered wagons are to be used for the transportation of dust generating spoil, aggregate, waste etc.
- To control Mud and debris vehicles will unload on the hard standing route between the two site gates. Where vehicles do need to go on to un-surfaced areas of the site their wheels will be washed with a jet wash before they exit the site. Vehicles will always leave via the same gate.

In accordance with subcontractor method statements, the project and site manager will be expected to review each specific activity of work and establish if any special measures are required. If it is believed the operation is likely to generate a significant amount of noise but is within acceptable levels the work activity will be co-ordinated to be undertake at sociable times. If it is perceived the activity is likely to exceed acceptable noise levels, then the process of work will be reviewed and an alternative solution considered.

In the unfortunate event that we have any complaints about dust or mud are received from the general public, neighbouring businesses / residents, these will be recorded and maintained in a site log.

Noise and vibration control measures

Noise will be controlled and minimised using industry best practice standards and techniques with particular regard for recommendations detailed within Manchester City Council Planning and Noise Technical Guidance document (Dec 2015) and also British Standard 5228 1&2. This is to include but not limited to:-

- On-site noise levels to be monitored regularly, particularly when changes in machinery or project designs are introduced.
- Well maintained plant.
- Solid hoarding / screening to perimeter of the site, controlling the outbreak of general noise at a site level.
- Control working hours in line with Manchester City Council Planning and Noise Technical Guidance document.
- Enforced site speed limits on site.
- Sirens / bells for emergency use only.
- Process / plant utilisation method statements to take account of noise control.

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In either situation, we will make local residents and surrounding businesses aware of what we are doing and the Towerhouse site management team will always be immediately contactable in case noise or other activities unexpectedly cause unacceptable inconvenience to any neighbours. In these instances the works will be stopped and re0-assessed before continuing in an acceptable manner.

In terms of controlling vibration we will employ the following:-

- Special control of activities near sensitive areas – method statements to take vibration limitation / omission into account.
- 5 mph speed limit.
- Control of vibration generating activities (general) via method statements.
- Sensitive areas will be subjected to specific protection regimes.
- All materials / processes will be handled / undertaken strictly in accordance with the suppliers / manufacturers recommendations.

The above measures will also form an essential part of the subcontractors / suppliers pre-order interview, the site induction process and regular site communications.

A contact number will be advertised on the site perimeter for any member of the public wishing to register a legitimate concern regarding the construction activities. A complaints register will be maintained on site, to record any reported nuisances or breaches, and the resulting action taken to resolve any problems.
Any complaints will be responded to and efforts made to prevent recurrence of the situation.

The site specific information will also be included in the site induction, so that all staff are made aware of the requirements.

Construction Sequence

Weeks 0 to 4 – Will consist of striping out the existing building followed by demolition, crushing of masonry / hardcore, infilling the basement. Demolition contractors to provide their own welfare facilities as agreed.

Weeks 5 to 10 – Will comprise of setting up welfare units, cabins and segregated walk ways. A Mortar Silo will also be delivered onto site along with materials and bricks for the footings.

Weeks 11 to 26 –Construction of the superstructure of plots 9 to 18 will take place. Allowing the propertied to become water tight and ready for internal works to commence.

To reduce dust and noise, where possible bricks will be cut off site by a specialist brick cutting company.

Access to the plots and to scaffolding will be from the front whilst materials will be loaded onto loading bays at the rear / back.

Weeks 26 to 47 – Internal works will be completed in plots 9 to 18. Scaffolding will come down and External work will be copmpleted.

The private road into the site will be constructed in anticipation of occupation.

Weeks 48 to 53 – The Construction of the super structure of plots 1 to 8 will commence.

Weeks 54 to 69 – Exterior works to commence and be completed on plots 1 to 8. Debris netting will be fitted to the front and sides of plots 1 to 8 with loading bays and debris shoot to the rear and sides.

Weeks 70 to 91 –Second fix works will be completed to plots 1 to 8. External works to be completed.
Superstructure of Plots 19 &20 to be completed.

Weeks 92 to 94 – de-mobilisation of construction equipment from site.

Site Waste Management (SWMP)

Prior to construction works commencing, a full waste management and environmental plan will be implemented.

The aim of this is to minimise all waste from contractors and recycle as much as possible by having designated skips for different materials. Other materials will have been produced to modular sizes to suit the building and minimise cutting on site.

All subcontractors will be fully aware of site specific waste management plan and will adhere to it at all times. This will be reinforced to all workers during the site induction which they will have to attend before starting work on site.

Considerate Construction & Interface with the Surrounding Areas

Prior to commencing we will issue a letter to all surrounding premises informing them of our commencement date with the name and main point of contact for the site. This is normally the Project and Site Manager. Additionally, they will be able to sign up to a mailing list for updates on the development.

Towerhouse also has a mailing list which will offer updates, pictures and information to residents and the wider community.

Test and Commission / Handover and Aftercare

All works will be carefully monitored and checked for both completion and quality.
Throughout the development Premier Guarantee will inspect/ approve all works.
A full Health and Safety file will be given to each home owner on Completion of purchase.