

Construction Management Plan

Great Jones Street.

Revision C March 2025

Olsady Homes Ltd will aim to build 4 houses simultaneously on the site, using traditional methods of construction.

The site will be enclosed with 2m high solid ply hoarding. Suitable lockable, opening gates will be provided which will be kept locked shut out of hours. Gates will be positioned to either open inwards, or to comprise removable panels that can be safely stowed on site, just inside the hoarding.

The principal contact for the site will be Steffan Olszanski a director of Olsady Homes. His contact details are as follows:
T - 07849 863406

E- Solszanski15@gmail.com

His contact details will be permanently posted on the hoarding of the development, along with all necessary Health and Safety information. Whilst Steffan is generally available on a 24/7 basis, a secondary contact will also be assigned and posted once construction commences.

Our aim is to minimise the impact of the building of the units on the neighbouring housing.

Construction times will be:

Monday to Friday 07:30 to 18:00

Saturday 08:30 till 14:00.

Sunday and bank holidays no construction.

We reserve the right to undertake quieter, internal fit out, finishes and so on outside of these hours, though at all times we shall take into consideration the principles of being a good neighbour to local residents - and site noise/vibration/disturbance will be kept to a minimum wherever possible.

Delivery of building materials will be supervised by either Steffan or Krzychu Szady (Director of Olsady Homes). Parking of vehicles will be controlled by Steffan/Krzychu and contained by the development and not impinge or block any neighbours' entrances. All staff, subcontractors and other visitors will be reminded of their obligations to park safely and legally at all times.

There will be no deliveries to, or removals from, site during peak school travel hours.

It is envisaged that there will be around just one single delivery per day, which will be timetabled to arrive at around 10.am.

Delivery vehicles (likely just a 3.5tonne truck) can easily arrive, park, then leave all in forward gear. There will be no turning of delivery or collection vehicles on the highway.

Our site agents will arrange for materials, plant and equipment to be delivered in a safe and legal way, with any delivery vehicles encouraged to park immediately outside the

site. A banksman will supervise any items crossing footways to ensure neighbour safety and safe storage.

Dust will be kept to a minimum by spraying water on the site as appropriate, while footways and surrounding roads will be kept clean from any site detritus as necessary.

Any vehicles that do enter the site (likely only during ground works) will have wheels/tracks cleaned as appropriate as they leave site. Any mud deposited on the footpaths or highways as a result will be cleared away as appropriate.

The site is small and compact and will only allow for a mini-tracked digger to access the site during the excavation of foundation trenches and reduced level dig. This vehicle will easily be able to access site, undertake it's work and leave site in forward gear under the direction of a banksman. The digger will be cleaned down whilst still on site then any further detritus removed from the footways and highway on exit. It is envisaged that all requisite excavation will be undertaken in a single day, though if not the same process will be repeated, unless the digger is kept on site overnight.

Building waste will be carefully segregated on site in the noted recycling area. Waste will be dealt with by the site agent and removed as appropriate by hand/barrow to a waiting vehicle for onward correct recycling and or disposal through a registered depot. It is envisaged that there may be a single removal process per day.

Vehicles used to remove any waste from site will either be enclosed “transit van” type – or if flat bed or pickup or similar vehicles are used, they will be fully sheeted/protected to avoid unnecessary dust and ensure items are safe and secure during transport.

Removal and collection of waste will be set for after 5pm to avoid peak school travel times.

We shall endeavour to minimise waste across all trades and any items suitable for recycling and/or re-use shall be dealt with as such.

Should scaffolding be required during construction, a specialist sub-contractor will be engaged to design and install a suitable solution - they will be tasked with ensuring all scaffold is correctly erected, maintained and kept safe. As noted on the indicative construction phase plan, there is no requirement for scaffold to be erected on or over the footways, using an eccentric scaffold with a narrow outer edge to the footway during the superstructure construction phase. Bay windows will be omitted until the scaffold is removed.

All efforts shall be taken to minimise any ability to access scaffold and/or site from anyone not employed on the site during the duration of construction, including warning notices of the risks of entering site for anyone outside of the construction team.

Every effort will be made to ensure stored materials/plant etc are as safe as possible from theft/vandalism and/or wanton damage during construction. We shall generally minimise stored materials, plant and equipment on site wherever possible and consideration shall be given to on-site security monitoring out of hours via video security systems.

For health and safety Krzychu Szady will be the person tasked with this. He will make sure all workers have the necessary safety equipment and appropriate working equipment and follow correct industry procedures at all times whilst on site.

A portaloo-type toilet will be put on site for the workers as indicated on the plan. This will be regularly cleaned by site operative in charge and will be changed on a regular basis to suit.

This is a small, compact site for the erection of a small development of four homes which will not allow for provision of formal site office/cabins set up on site.

A Olszanski
Director
Olsady Homes Ltd