

Construction Management Plan Great Jones Street.

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.

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 08:00 to 18:00

Saturday 09:00 till 17:00.

Sunday 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.

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.

Removal of building waste will be on skips, which will be regularly monitored and emptied. These will be placed on the street adjacent to the site and away from neighbours. There will be no blocks to any access roads and local authority/highways licences will be applied for and complied with at all times.

Recyclable waste will be dealt with by the skip company as part of their contract to remove and recycle waste.

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 – including any and all necessary licenses should erection across footways or other third-party land become necessary.

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. 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