



34 Hillingdon Road, Whitefield,
Greater Manchester, M45 7QN

Construction Management Plan

Demolition of existing C3
Dwellinghouse with
Replacement of Four-
Bed C3 Dwellinghouse

FEB 2023

Prepared by HAD&Co

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1. PROJECT

1.1 **Site Address:**

34 Hillingdon Road
Whitefield
Greater Manchester
M45 7QN

1.2 **Date of works:** TBC

1.3 *This document is to be read in conjunction with Plan no's HAD3344-02-32*

1.4 For clarification, the proposed development will be split into two parts:

1. The demolition of the existing dwellinghouse.
2. The construction of the new four-bed dwellinghouse.

2. DESCRIPTION OF ACTIVITY

2.1 Demolition of the existing 2 storey, 3-bedroom dwelling building.

Involves:

- Cut off and cap all services such as main water and sewer connection, electricity, gas, and telephone.
- Erect site fencing and protect the site; erect scaffold if required.
- Hazardous material (i.e. asbestos) removed under licence or by specialists if necessary.
- Soft strip all loose items, kitchen, sanitaryware, and remove all cabling, lighting, plumbing, radiators, etc.
- Remove all doors, windows frames, linings, internal/external timber mouldings etc.
- Strip roof and lead flashings.
- Remove structural timbers, joists, and trusses.
- Demolish walls, salvaging bricks.
- Unwanted materials can be removed for crushing.
- Break up remainder and grub up foundations and redundant drains.
- Careful removal and demolition of remaining brick structure
- Secure site with construction hoarding fence and gates.

Access on-site to be Monday-Friday between 7am – 7pm, and Saturdays 8am - 1pm. No work to be conducted outside these hours or on Sundays, Bank Holidays and Public Holidays.

2.2 Clearance of site ready for construction the new four-bed dwellinghouse and driveway, boundary fence and garden treatments including replanting.

Involves:

- Clearance of the site and strip vegetable soil; stacking material to be retained out of the way - existing mound at driveway location to be removed via hand-dig method to protect tree roots of trees to remain.
- Levelling of ground according to proposed site levels
- Laying of the temporary construction plates over lane for works vehicles to access site- removal once construction vehicles no longer need access.
- Set up site hut and equip with drawings and safety equipment and set up toilet.
- Secure lock-up/lorry container (hired in or purchased) to be positioned.
- Water board to bring supply to stopcock on boundary.
- Surveyor marks out building on cleared site and transfers the lines to profiles well clear of any construction work.
- Organisation and connection of water, electrics, gas and drains
- Laying the foundations for building the dwelling.
- Groundworkers excavate foundations.
- Construction of new house structure, internal works for partition walls, making the building water-tight, stairs and first fix electrics, gas and plumbing
- Installation of bathroom and ensuite fixtures and fittings
- Installation of kitchen and utility fixtures and fittings and other joinery
- Install templates for future windows and doors, etc.
- Building the roof, trusses and joists to be fixed down to wall plate.
- Any roof tanks must be installed at this point.
- Adding the roof covering - tiles/slates to be laid painting fascias, soffits and barge.
- Applying final finishes and second fix electrics, gas and plumbing.
- Level the ground and prepare for landscaping and hardscaping.
- Completion of driveway and hardstanding around house
- Completion of boundary treatments and entrance gates
- Completion of landscaping and planting

Access on-site to be Monday-Friday between 7am – 7pm, and Saturdays 8am - 1pm. No work to be conducted outside these hours or on Sundays, Bank Holidays and Public Holidays

4. MAIN CONTACTS

- **Principle Contractor** – TBC, contact number TBC
- **Project Manager** – TBC, contact number TBC
- **Client** – Sham Iqbal, 07814199092

5. SUPERVISION AND PERSONNEL

- **Main Contractor** – TBC, contact number TBC
- **Site Manager** - TBC, contact number TBC
- **Traffic Manager** - TBC, contact number TBC

6. TRAINING

All operatives are adequately trained to carry out required tasks.

All site operatives hold current certification and have the following training:

- CSCS certification
- ECS certification
- JIB trade cards
- Working at heights training

8. LEGISLATION

- Health and Safety Work Act 1974
- The Management of Health and Safety at Work Regulations 2006
- Workplace (Health, Safety and Welfare) Regulations 1992
- The Control of Asbestos Regulations 2012
- Provision and Use of Work Equipment Regulations (PUWER) 1998
- Control of Substances Hazardous to Health Regulations 2002
- The Work at Height Regulations 2005
- The Personal Protective Equipment at Work Regulations 2002
- The Manual Handling Operations Regulations 1992
- The Construction (Design and Management) Regulations 2015
- Electricity at Work Regulations 1989
- The Pressure Systems Safety Regulations 2000
- Pressure Equipment Regulations 1999 (SI 1999/2001)

9. SITE INDUCTION

All site operatives to undertake a site induction prior to starting any works. This is to be recorded and kept on file.

The CDM regulations require that principal contractors ensure suitable site inductions are provided. They also require that contractors must provide each worker under their control with appropriate supervision, instructions and information so that construction work can be carried out, so far as is reasonably practicable, without risks to health and safety, and that this must include a suitable site induction, where not already provided by the principal contractor.

Site inductions may also be necessary for people visiting the site who might not necessarily be considered 'workers'. Site inductions should be proportionate to the nature of the visit; escorted visitors need not have the level of detail that unescorted visitors should have.

It should highlight any particular risks and control measures that those working on, or visiting the project need to know about. Information should be clear and tailored to the audience. A record of the information and attendees should be kept, and ideally, some form of recorded assessment and declaration should be carried out to ensure that attendees have understood what they have been told.

10. WORKING AT HEIGHT

When working at height, site operatives must ensure that the working area is cleared on an hourly basis to ensure that there is continually a clear and safe working area to prevent slips trips and falls. Any scaffold equipment used must be installed safely and securely with anti-fall equipment in place with site operatives aware of correct usage of scaffolding equipment. All appropriate PPE to be worn at all times when on site.

11. PPE REQUIREMENTS

- Hard hats
- Safety boots
- Hi-vis vests and jackets
- Safety gloves
- Safety glasses
- Ear defenders when appropriate
- Dust masks when appropriate

All visitors to site must also have the correct PPE required for their visit. Construction site signs and PPE requirements to be present at site entrance and on hoarding securing the site.

12. WELFARE

Welfare arrangements are supplied by the client or principal contractor.

These should be in line with Schedule 2 of the Construction Design & Management Regulations 2015 (CDM). All sites are to have a minimum amount of welfare facilities available for workers, which include the following:

- Toilets
- Washing facilities
- Drinking water
- Changing rooms and lockers
- Heating
- Rest facilities

13. FIRST AID

Onsite safety notice board to be present for all first aid information.

A first aid box with enough equipment to cope with the number of workers on site should be provided for by the client or principal contractor.

The client or principal contractor should nominate an appointed person to take care of first-aid arrangements.

The number of appointed first aiders shall be dependent on the number of employees on site.

14. EMERGENCY PROCEDURES

The client or principal contractor will ensure that the existing site emergency procedures are followed and that relevant information is given to operatives at time of induction or when changes are made to procedures.

The closest A&E hospital is:

North Manchester General Hospital Emergency Room, 151 Delaunays Rd, Crumpsall, Manchester, M8 5RB

Or

Salford Royal, Stott Lane, Salford, M6 8HD

No. of Operatives: **TBC**

These could include:

- Site manager/ Principal contractor
- Electricians
- Plumbers
- Diggers
- Labourers
- Bricklayers
- Plasterers
- Joiners
- Gas engineers

15. WHEEL WASHING

Wheel washing system to be installed at entrance/exit to site to enable the wheels of plant, trucks and other vehicles to be cleaned before leaving site. This is used to control and eliminate mud, slurry and other pollutants being deposited on public roads.

Instructions to be given to site operatives, delivery drivers and visitors that they are to use it before leaving. Any dusty loads leaving the site will be sheeted to prevent dust and demolition debris being deposited on the highway.

Due to existing site constraints and only one location for entrance/exit, the following system should be used for wheel washing: there should be a small temporary tyre-cleaning grid/ramp for site vehicles to drive onto and a water jet wash spray will be used to clean the wheels. The debris and run off water will drain through the perforated top of the ramp and excess water will be directed to the rear of the site to stop water logging the entrance.



Tyre-cleaning grid



Power washer

16. DUST SUPPRESSION

To lower the hazard of dust particles travelling in the air, the following will be in place to reduce and prevent dust:

- Using less-powerful tools, such as a block splitter instead of a higher energy cut-off saw
- Other working methods such as direct fastening/screws, or hand-cutting methods
- Using measured water suppression where suitable to prevent dust clouds
- Using on-tool extraction (LEV systems) where applicable, removing dust where and when it is produced
- Sheeting and temporary screens erected around dust-producing work
- Any dusty loads leaving the site will be sheeted to prevent dust and demolition debris being deposited on the highway
- Mechanical ventilation to remove dust from working areas

Other methods below will be implemented where and when necessary:

- Reducing no. of workers in dust-producing areas
- Rotating workers on dust-producing activities

17. COMPOUND LOCATIONS

Please refer to accompanying plans as to locations on site for construction materials, vehicles and facilities.

The entrance/ exit should be kept clear and all site notices on display at all times. Suitable hoarding with a secure access gate should be erected around the site boundaries where there is not already sufficient secure boundary treatments. The hoarding should be at least 2m in height and not easily damaged to prevent unauthorized access to the site. The access gate should be lockable to secure the site out of working hours.

Proposed anti-climb construction metal fencing to the site boundary- secured with heavy footing bases to protect site and prevent public access.

Proposed hoarding:



18. WASTE & RECYCLING

The client or principal contractor will be responsible for the correct disposal of construction waste. As much material as possible is to be recycled, and hazardous substances must be disposed of by an appropriate licensed firm.

Any skips to be used must be sited off the Highway and on site to prevent fly-tipping and Highway dangers. Materials and removed trees to be recycled, must be sited and grouped together away from the main build site, these categories will be: timber (clean only), brick & stone (aggregates), green waste, plasterboard, metal.

The waste is to be disposed of and recycled by: **TBC**

19. ROUTE STRATEGY

The site constraints mean there is only one suitable access point for construction vehicles and deliveries of materials to site. To prevent un-safe reversing out onto the highway of Hillingdon Road, there will be clearance on site for turning to allow vehicles to manoeuvre and exit site in forward gear.

In any circumstance there is no turning area on site for a vehicle, an appropriate traffic manager will help to direct the vehicle to reverse into site from the Highway or access lane, allowing the vehicle to exit onto Hillingdon Road forward gear safely.

To prevent further dangers to the Highway, an on-site traffic manager will control vehicles coming in and out of site and organise deliveries so only one delivery is made at any one time. They will be responsible for the Highway safety during construction working hours. All deliveries to be organised well in advance of arrival and instructions for the driver to contact the site traffic manager when nearing destination.

Times: Access on-site to be Monday-Friday between 7am – 7pm, and Saturdays 8am - 1pm. No work to be conducted outside these hours or on Sundays, Bank Holidays and Public Holidays. Deliveries should be between 9:30am-2:30pm with material drop off and waste collection never coinciding.

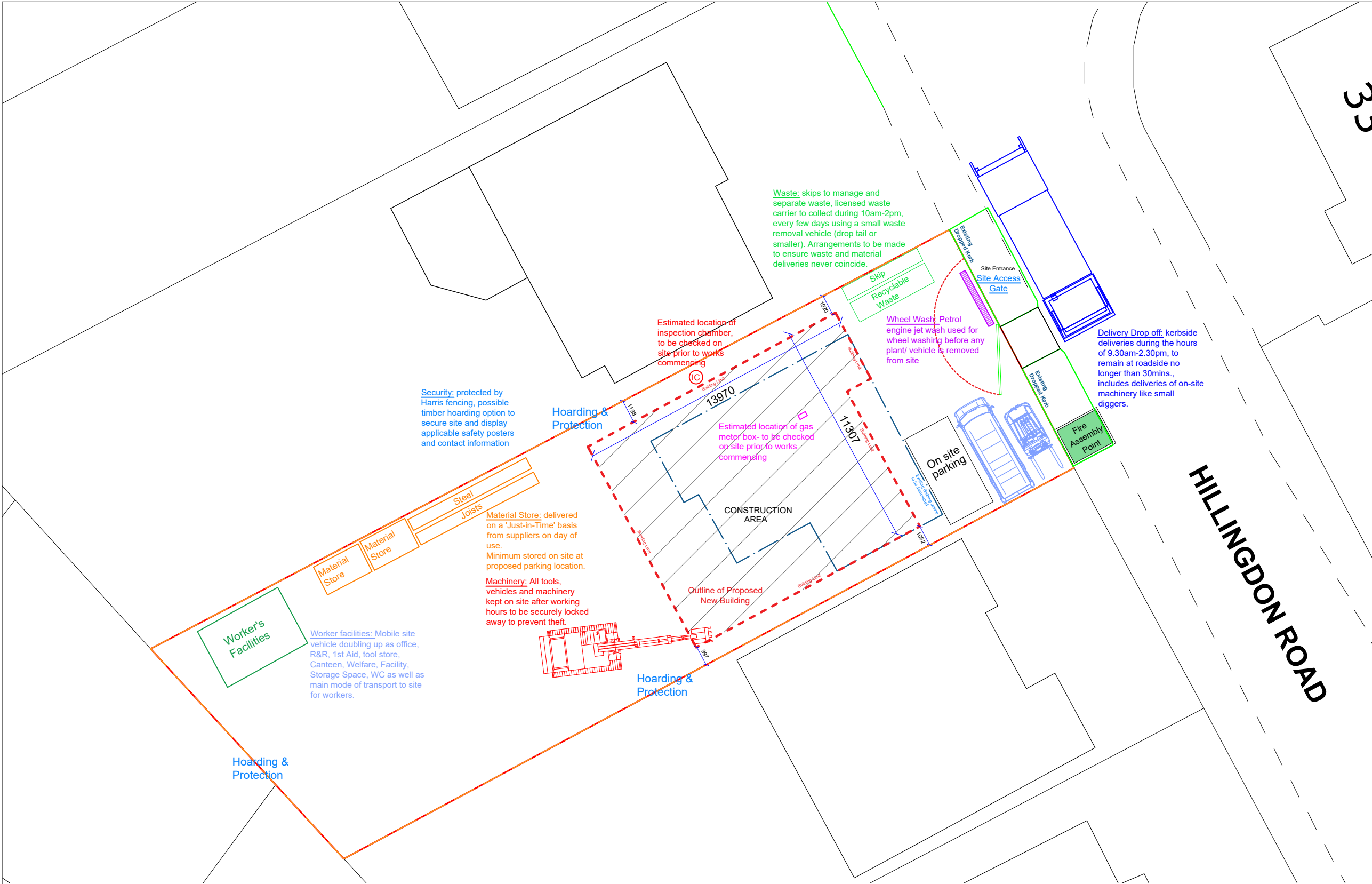
20. VEHICLE PARKING

Only the required vehicles are to be parked on site during construction working hours. Where vehicles are not needed to carry out work on site- these should be parked at the nearest public car parking site with the operatives walking to site. Where possible, car sharing, and other sustainable travelling arrangements will be encouraged.

There will be a dedicated parking area for delivery vehicles to use whilst unloading- these vehicles will not be parked here for any longer than is necessary to complete the task.

22. COMMUNITY CONSULTATION STRATEGY

Further to the planning application and discharge of conditions application where notices are sent to the nearest neighbours, the client will consult with the neighbours that shall be directly affected by the construction. This will advise when works are due to start and the hours of which the construction works will be taking place. Should the neighbours require further information or have concerns, they will have the chance to contact the client and discuss matters to reach some amicable agreement to ease any concerns. This will also form points of contact and a complaints procedure.



Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation.
All dimensions are in millimetres unless where explicitly shown otherwise.
The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies.
Do not scale off the drawings, if in doubt ask.
HAD & Co. are not liable for any work undertaken prior to Full Planning Consent and/ or Building Regulations Approval.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.
The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party Wall Agreement is to be in place prior to start of works on site.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Revisions List:



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Address: 34 Hillingdon Road
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Client: Sham Iqbal	Checked:
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Drawing No: HAD3344-02-32	Scale:
Revision:	

CONSTRUCTION TRAFFIC MANAGEMENT PLAN : 1:200 @A3
To be read in conjunction with the Construction Management Plan statement

