

CONSTRUCTION MANAGEMENT STATEMENT

Site address

**81A Whinbush road
Hitchin SG5 1PZ.**

This Management report relates to the erection of a 2 storey house, and building a block of 8 apartments as per planning permission.

Design

Physical, social and Economic Context.

The application site is an old garage and mot testing station that has been closed for a while so development will improve the street scene.

The site is within the Hitchin town centre area and will cause minimal impact on traffic or pedestrians.

Introduction

This Construction Management Plan has been prepared in respect of this new development. The purpose of the document is to ensure potential impacts that may arise from the construction works approved by the Council in relation to this project are actively identified, managed and minimized. This document, once submitted to and approved by the Council will strictly be adhered to. Any necessary amendments that need to be made as the project progresses must firstly be agreed with the Council.

Site Access

Site will be accessed through the gates on 81 Whinbush road.

Demolition Work

The site is presently not being used and is unoccupied.

Surrounding development is residential and retail.

There is no major demolition involved as plot is empty.

Prior to any work commence, the site will be screened of with hoarding panels and will allow vehicle access to the site via gates.

Materials such as timber, metal and plastics will be segregated on site and removed for recycling by a registered waste contractor. Hard materials such as bricks, roof tiles and concrete foundations will be crushed on site and used to form hard standing areas required during the site set up.

Construction Phase

All the deliveries will be through entrance gates on Whinbush road.

Throughout the construction of the project, particularly during ground works, muck away vehicles will be required to remove materials from the site. Muck away vehicles will not leave the adjoining site without their load being covered. During the winter months and wet periods a jet wash will be set up near to the site exit. The area will be contained and the ground made up of material that allows water to drain through it. All vehicles leaving the site will have the wheels and under body washed before leaving the site to avoid the transference of dirt/debris onto the surrounding roads. A daily check will be made by the contractor and any dirt or debris found will be cleaned.

Details of parking arrangements for operative's vehicles

Parking will be on the site as there will be an area for all vehicles within the plot.

Mechanisms to deal with environmental impact such as noise and vibration, air quality and dust, light and odour

Noise

Contractor will implement any necessary management and operation controls in order to minimise any adverse impact to the surrounding area from the construction activities. Site working hours will be strictly adhered to at all times. Work and noise generation outside of these hours will be strictly prohibited.

The development has the potential to generate noise from the following areas:

- Site clearance
- Earthworks and excavation
- Transportation
- Construction operations

All operations will be undertaken with the best practicable means of noise reduction. This approach may include effective site management, engineering controls, acoustic screening, restricted hours of working, sound insulation and noise monitoring. Contractor will control noise and vibration in accordance with the recommendations of BS5228: Parts 1 and 2.

The main noise control measures that will be implemented are as follows:

- Work practices will be adapted such that noise will be kept to a minimum.
- Where possible, noisy plant and equipment will be positioned away from noise sensitive boundaries.
- Loading, unloading, transporting and dismantling materials around site such as scaffolding will be carried out in a way that minimises noise around sensitive areas.

Vibration

All available techniques will be used to minimise as far as practicable the level of vibration to which operatives and others in the neighbourhood of site operations are exposed. Priority will be to reduce the generation of vibration and control it at its source.

Vibration control measures will be implemented on site which will include the following:

- All activities with the potential to cause vibration will be identified prior to works commencing and managed with a precautionary approach.
- Compaction will be via vibrating rollers where possible. If activities causing vibration in sensitive areas cannot be avoided then procedures must be put in place to best control and limit the impact.

Vibration activities likely to cause damage to nearby buildings will be strictly prohibited. It is not anticipated that the construction of this project will give rise to significant levels of vibration. However, if these circumstances do arise, vibration measurement will take place in accordance with Clause 9 of BS5228: Part 2 to a schedule agreed with the Local Council.

Air Quality

Contractor recognizes that dust emissions and air pollution is an issue that requires close attention, monitoring and control. Suppression of dust is preferable rather than the difficulties which occur once dust is airborne. Contractor will identify and control construction activities that have the potential to generate dust or smoke, so that nearby sensitive receptors are not affected.

All staff and operatives will be fully inducted and made aware of the need to reduce dust emissions to protect neighbouring properties and residents.

Control measures to minimise dust and smoke emissions will include the following:

- Vehicle exhausts will be directed vertically where possible and directed away from the ground.
- Stationary plant will be located away from neighbouring buildings where possible.
- Where possible plant and equipment shall not be left running for long periods when not directly in use.

- Vehicles transporting materials with a potential to create dust shall be adequately sheeted to avoid the release of material and material matter.
- A maximum speed limit of 10mph will be adhered to on site.
- All hazardous materials will be properly sealed at the end of each working day in appropriate secure storage facilities.
- A record of all plant used on the project will be maintained.

Utilities

To meet HSE requirements for onsite employees, temporary utilities will service the site.

Self - contained toilet blocks with temporary storage tanks will be used until mains drainage is connected.

Waste Management

Contractor will appoint a registered waste contractor to serve the site. The waste contractor will exchange the skips once they are full and take the waste to their plant to be recycled. Hazardous waste will be removed by the waste contractor and a transfer note provided.

Airborne Dust

Dust from operations on the site should be minimised by spraying with water or by carrying out of other such works that may be necessary to contain/suppress dust. Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The contractor is advised to consider 'The control of dust and emissions from construction and demolition Best Practice Guidance',

Operatives will damp down the structure using water hoses as it is being demolished. Hand tools will be used where possible in favour of mechanical tools as they create less dust. Waste materials will be removed from site as soon as possible so that they are not exposed to the wind for prolonged periods. The concrete crushers used to break up hard materials will be situated in an area away from sensitive receptors.

Activities which are likely to create dust will be undertaken in a controlled manor with damping down measures in place to limit dust creation. Loose materials such as sand will be covered to prevent dust spread. Tools fitted with water pumps will be used when cutting dry products such as bricks, roof tiles and paving slabs which will all be cut using a diamond bladed disc.

All internal tools will be fitted with dust suppression kits.

Dust will be kept to a minimum by incorporating the following:

- Minimising the need to handle materials that have the potential to create dust

- Using closed tankers to transport fine powdery materials - Sheeting over loose materials and aggregates
- Keeping rubbish chute drop heights to a minimum and damping down the skips
- Using hoses to damp down site roads, walkways and scaffolds The location or material storage areas will also be considered to reduce airborne dust. Storage should be located away from sensitive areas such as close proximity to residential properties.

·Hours of operation, delivery and storage of materials

Standard working hours for the site will be as below,

8.00am to 6pm on Monday to Friday

Saturdays 08.00 to 1pm no Sundays or Public Holidays.

Construction vehicle movements will be restricted to the hours of 9.30am – 4.30pm Monday to Friday.

There will be no delivery's on weekends or public holidays.

Vehicles may be permitted to arrive at site at 9.00am if they can be accommodated on site A delivery plan should ensure that deliveries arrive at the correct part of site at the correct time. Instructions explaining such a plan should be sent to all suppliers and contractors.

Details of Hoarding

Building site is enclosed with stone boundary wall, site is accessed through an existing double steel gate from Whinbush road.

Consultation and complaint management with local businesses and neighbours

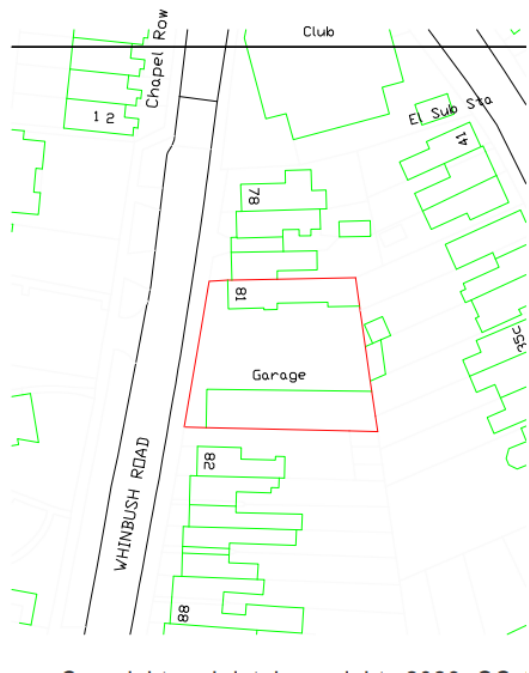
Site team will take due care of the community and environment within which they will be working. The site team will have direct responsibility for fostering good community relations with all neighbouring residents and businesses. From the start of this project an individual directly involved in the management of the site will be identified as being specifically responsible for community relations. This single point of contact will be established for all liaison with the general public. We will initiate early and honest communications to establish a good rapport with the community which will help reduce problems that may arise during the construction process. It will be ensured that any particularly sensitive works or issues are dealt with in a professional and accountable

manner, with the public and local community kept informed at all times. Information boards will be displayed on the site boundary which will highlight the key personnel on site including their contact details. In the event of a complaint the site manager or contract manger will respond by return or as soon as they can. All complaints will be logged, all actions tracked and each item closed out to the satisfactory agreement of all parties. Prior to any person being allowed on site they have to go through a Site Induction which, amongst others, will highlight the requirements set out in the Considerate Constructors Scheme which we are registered with and in Mara's own project procedures.

APPENDIX A – Position of Facilities on site



APPENDIX B – BLOCK PLAN



BLOCK PLAN
SCALE 1:500



SITE PLAN
SCALE 1:1250

Rev	Description	Date
Philip Horne Architectural Services 80A Water Lane, Wootton, Northampton, NN4 6HG Tel 01604 765239 Office Mob 07710 765038 e-mail philip-horne@btconnect.com		
client	Viva Property Group Ltd 19 York Road, Northampton, NN1 5GG	
project	81A Whinbush, Road, Hitchin Hertfordshire, SG5 1PZ	
drawing	Proposed Extension to Existing Dwelling Site Plan	
Status	Scheme	
scale	date July 2023	drawn by P K H
All dimensions to be checked on site by the contractor and any discrepancies found shall be brought to the attention of Philip Horne prior to any commencement of work.		
drawing no	23/2719/100	rev