



APPLETREE

DESIGN & CONSTRUCTION

CONSTRUCTION MANAGEMENT PLAN

81 FREEGROUNDS ROAD, HEDGE END



SITE ADDRESS:

81 Freegrounds Road, Hedge End, Southampton, Hampshire, SO30 0HZ

PRINCIPLE CONTRACTOR:

Apple Tree Design & Construction, 25 Crows Nest Lane, Botley, Hampshire, SO32 2DD

LEAD DESIGNER:

Apple Tree Architecture, 25 Crows Nest Lane, Botley, Hampshire, SO32 2DD

CLIENT:

Mr Michael Cousens

PROJECT MANAGER / HEALTH AND SAFETY OFFICER:

Mr Luke Smith – Apple Tree Design & Construction – 07523975990

SCOPE OF WORKS

DEMOLITION

Entire roof will be removed including ceilings, outer skin of brickwork to be removed, windows to be removed. All demolition work will be carried out carefully by hand/using hand tools and all waste created will be responsibly disposed of using skips & grab lorries, recycled where possible.

EXCAVATION

Excavation will be carried out by micro digger by trained operative, all spoil will be disposed of responsibly. Assumed excavation to be 1m below ground level (or to good ground) in accordance with Building Regulations.

CONSTRUCTION

Construction of rear infill extension in red facing brick and blockwork, construction of new truss roof with cement fibre slates, new oak framed open porch and detached single skin red brick garage with gable roof to match the main new roof. New windows and doors throughout as well as a full re-wire and new gas heating system (pressurised system with tank).

WORKING HOURS

Working hours will be Monday between 08:00 and 17:00, occasionally Saturdays between 09:00 and 13:00 unless pre-agreed. No work to be carried out on Sundays or bank holidays. Delivery times will also be during these times and somebody will be on-site to receive deliveries.

SITE TRAFFIC

There is a large driveway and frontage, so workers will park on-site keeping road clear where possible. The existing entrance will be used for all access and egress including deliveries. Any overflow (particularly busy days) will utilise the freely available parking on Freegrounds Road, but this will be avoided where possible. Care and attention will be paid to pedestrians when crossing pavement accessing or egressing.

DELIVERIES

In order to minimise congestion, deliveries will be scheduled at different times. Number of deliveries will be limited as much as possible (eg. Ordering all materials required from a specific builders merchants to avoid multiple unnecessary trips).

STORAGE

All materials and machinery will be securely stored towards the rear of the site, out of public view where practical and covered when no-one is on-site (again, where practical)

HEALTH AND SAFETY

Site Herras fencing with an obscured screen will be positioned at the entrance to the site to prevent public access. A temporary letterbox will be provided at the front of the site to avoid the need for the postman to walk into the site.

Use of PPE (eg. Steel toe-boots) should be used whilst on-site as is good practice.

Noise will be kept to a reasonable minimum, naturally there will be construction noise but due to the proximity of neighbouring properties, due care and attention will be given to all neighbours. If any particularly noisy work is being carried out, these will be scheduled towards the middle of the day as opposed to first thing in the morning.

On particularly dry/windy days, routine water sprays will be used in an attempt to reduce/control dust, paying close care to the unprecedented water shortages in the area at present so as not to use an unnecessary amount of water.

Waste will be either stored in skips (specific to the type of waste) or in neat piles ready to be lifted away. These will be secured and covered if required. All site waste will remain in the curtilage of 81 Freegrounds Road until it is ready for collection.

SIGNAGE

A large company sign board will be positioned on the fence at the front of the property with telephone numbers clearly shown