

# **CONSTRUCTION MANAGEMENT PLAN**

for

## **REDSIDENTIAL DEVELOPMENT**

of

### **2no DWELLINGS PLOTS 5 & 7**

at

**Lutterworth Road Gardens,  
Burbage,  
Leicestershire  
LE10 2DL**

by

**J M KNAPP & SONS Ltd**

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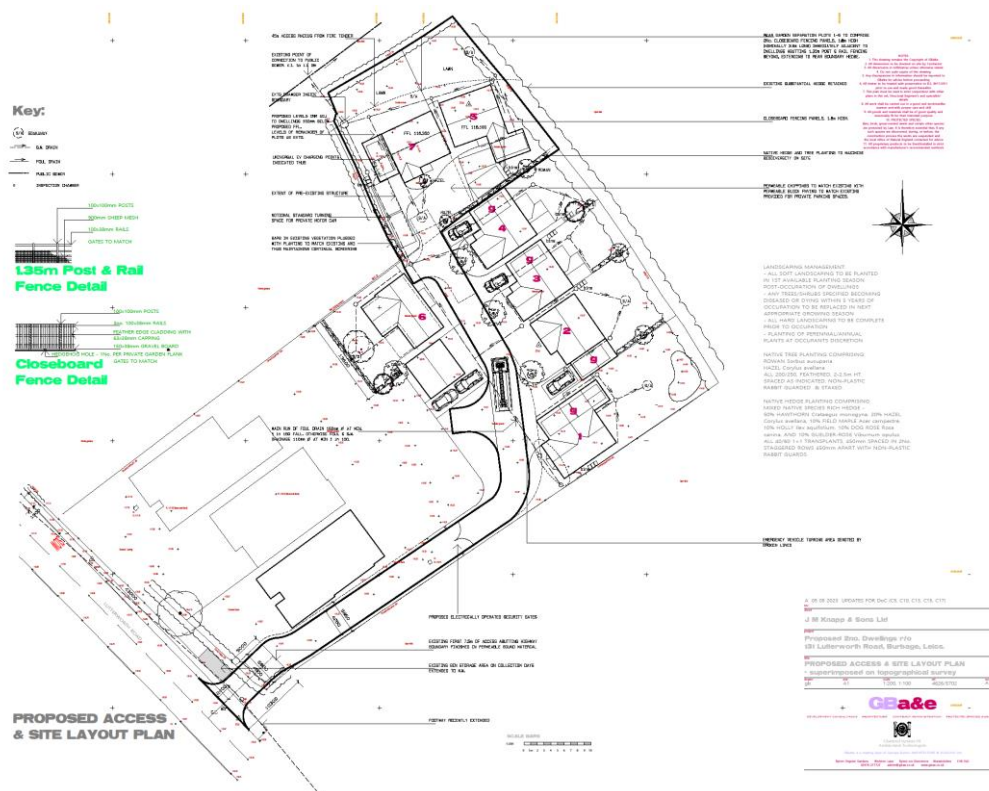
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## 1.1 Scope

## 1.2 Background

The site is situated off Lutterworth Road, Burbage and is a development of 2 no detached dwellings JM Knapp & Sons Ltd. The site was previously agricultural and a small workshop/outbuilding is to be demolished.

## ***Proposed Site Plan***



### ***Existing Site Location Plan***

The site is located at the rear of 131-135 Lutterworth Road, Burbage, Leicestershire. The site has residential properties to the front (s.w.) and open countryside to all other sides.

The image below includes the wider site of plots 1-4 & 6 through which access is gained.



## 2.0 Site Conditions & Constraints

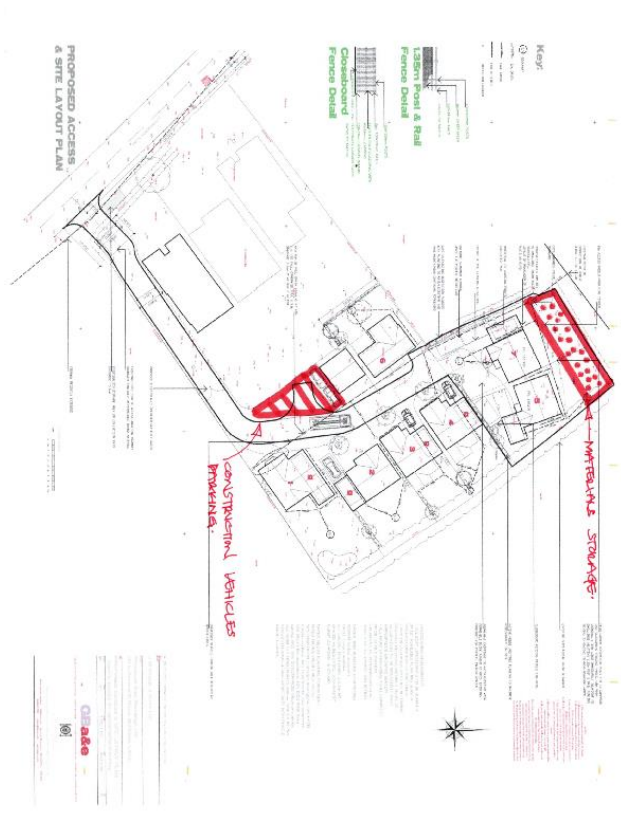
## 2.1 Ground Conditions

The site is a relatively level area with a fall from west to east. Water table is below construction depth and the ground is suitable for a traditional strip footing which is the preferred foundation solution.

## 2.2 Vehicle Access

Access to the works for all construction traffic will be via a recently completed site entrance on the front (south) corner of the wider site, directly from the highway, Lutterworth Road. A new temporary access road will be formed from the site of plots 1-4 & 6 as per the approved plans. This temporary access road will be surfaced with 'MoT type 1' stone until the external construction is completed. The construction of this road will be carried out with waste materials being retained on site until the final surface has been completed and access and egress for muck away wagons can be achieved on a cleansurface, avoiding unnecessary mud on the highway. Every contractor and delivery vehicle will be checked when leaving the site for any materials that could be taken onto the highway. We will also conduct a check in the middle of the day and at the end to ensure the highways stay clear of debris from the site. Water facilities on site have a hose connected to the mains water so any obvious material can easily be washed off any vehicles leaving the site with a pressure washer.

## Site Traffic Plan



## **2.3 Site Traffic Access Route**

Mr T. Knapp will direct incoming construction traffic using signage and prior instruction, by way of the Traffic Management Plan, sent to all sub-contractors during the procurement and order stage. Vehicles will be kept in the unloading zone / temporary access road prior to leaving site. Signage will be used to ensure managed to minimise disruption to neighbours and scheduled in advance in order to avoid congestion. Rigid and short articulated vehicles will be used for all deliveries to minimise time and access will be via the entrance onto Lutterworth Road.

## **2.4 Local Residents**

Prior to commencement of the project, we will contact local residents and inform them of the nature and programme of our works. Where necessary, community engagement will continue throughout the project, and we will provide all local residents with the Site Managers contact details should they wish to get in touch.

## **2.5 Parking**

JM Knapp & Sons intend to park all staff and operative's vehicles on site in a marked parking area, as shown on the traffic management plan. Should this not be possible, there will be space adjacent to the materials area. Once scaffolding is removed, parking will be adjacent to the new houses. The last resort will be operatives parking on adjacent streets. We encourage lift sharing, and do not anticipate accommodating more than 8 vehicles at one time. Our brick-laying gang, for example, will lift-share throughout.

## **2.6 Control of Dust, Noise and Fumes**

The control of noise, dust and fumes will be an important consideration for this contract due to the close proximity of local residents. JMK standard procedures will be employed, as well as compliance with the Environmental Plan for the site. The main actions have been briefly explained below:

There are three main types of plant that will generate noise and fumes:

- **Fixed plant**  
Generator sets etc.
- **Mobile plant**  
Excavators, Mobile Cranes, rollers, compaction plates, dumpers, concrete pumps, compressors, concrete agitator drums (truck mounted) and pressure washers
- **Hand-held plant**  
Pokers, drills, nail guns, cut off saws, circular saws, tec guns, screw guns, impact drivers, reciprocating saws, angle grinders, routers, planers, and CP9 breakers.

All plant will be supplied with written data for the noise level produced when in operation and will be inspected and registered on a weekly basis to ensure that it is in good condition, serviceable and is maintained in a safe condition. Where possible, material will be factory cut or factory assembled in order to minimise the need for plant on site.

The other possible source of noise will be vehicular movements from deliveries to the project. This will be kept to a minimum by switching off engines whilst vehicles are being unloaded, having scheduled deliveries one at a time and inside site working hours. All plant will be in good serviceable condition which will be checked regularly and registered accordingly by the site management team. Where possible or practicable, electrically powered plant will be used as this is generally quieter when operated. All staff and subcontractors will be made aware of potential noise issues through inductions and specific tool box talks.

Dust arising from the building process will be controlled in accordance with standard procedures. This is primarily achieved through the early installation of hardstanding for vehicle movements and dust suppression/collection facilities provided for equipment. Mechanical equipment and plant will be positioned with due consideration to preventing the transfer of fumes to existing premises.

### **3.0 Site Setup**

Upon possession, the site will be secured with Heras fencing to all boundaries with appropriate warning signage. This keeps the site secure from the general public at all times.

Welfare will be provided in the brick building where plot 5 is currently proposed. This building has toilets, running water, a canteen and an outside water connection to allow for any necessary cleaning.

## **4.0 Construction Methodology**

### **4.1 Enabling Works and Site Wide Services**

The hedges to the boundaries will be protected throughout as they are important both aesthetically and environmentally. These will be looked after throughout all excavation for foundations and drainage particularly.

### **4.2 Drainage**

Once the reduced levels are complete, the main drainage runs will be installed and surface water soak aways constructed. The foul water connection within the private land will not affect the highway. Any that involve investigation on Lutterworth Road will have had prior approval from Leicestershire Highways and the required permits will be issued prior to works commencing.

### **4.3 Substructure & Ground Floor Slab**

The foundations are of traditional strip construction. Sections will be excavated in one day and concrete endeavoured to be poured the same day.

Upon completion of the foundations the substructure block work will commence and will be followed by the connection of the internal drainage runs before commencing the construction of the block and beam flooring.

This process will repeat in stages on each unit in succession.

### **4.4 Superstructure & Envelope**

The superstructures are of typical brick and block construction and will commence after the block and beam. Following completion of the 1<sup>st</sup> lift brickwork scaffold will be erected to the perimeter of the building. The brickwork is then topped out to the underside of the floor joists. The floor is fitted, joists from the underside and the deck following the completion of the joists. Materials will be lifted with a forklift to the location then put into position by hand using safe lifting techniques. This process is completed until wall plate height is reached ready for the roof to be installed. The roof is of pitched truss construction with felt and roof tiles covering. Windows are installed following completion of the roof so the building is watertight.

### **4.5 Internal Works**

Internal works will commence with the internal partitions, first fix plumbing and electrical works will commence shortly after. The works will then be checked and made available for third party inspections (e.g. building control and warrantee provider). Following inspection, the internal walls can be closed up, ceilings can be installed and plaster skim coat to the unit can take place. Following skimming, the walls can be mist coated and kitchen and bathroom installation will take place, followed by tiling, 2nd fix electrical and plumbing works and 2nd fix joinery. Final decoration, equipment and floor finishes will be managed in line with heat and power on for individual units to ensure the optimum environment for completing these activities.

All works will be managed by JM Knapp & Sons' site team throughout the build process. Subcontractors will adopt a 'room clearance' procedure during the first and second fix works which is undertaken as services are completed, tested and then cleared.

During any internal works fire exits will be clearly marked, regularly checked and

repositioned as works proceed. In addition, the importance of site cleanliness cannot be over emphasised. Keeping internal and external access clear of debris, packaging and stored goods will ensure the safest passage possible for new materials, as well as enhancing the working environment as a whole.

#### **4.6 Fit Out Works**

Fitting out will be carried out progressively through the buildings. Where final fix operations are progressed via staircases, these will be protected to prevent damage. Rigorous checking and quality procedures will be employed during the final periods of fitting out to prevent abortive and wasteful work. As each particular room is nearing completion of decoration and floor finishes laid, a final inspection will take place and any remedial works carried out. The properties will then be secured.

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The first unit for completion will be used as a benchmark in order to set the standard for the remainder of the works. We have planned for this as part of our normal construction programme and not as an accelerated completion.

No units will be occupied until all external works are complete and planning conditions discharged.

#### **4.7 External Works**

External works will be commenced following the removal of the scaffold and will be completed sequentially, working towards the entrance.

#### **4.8 Site Clearance**

Following completion of the main construction work, the final activity is to remove the site accommodation and complete the area that it occupies.

## **5.0 General Construction Management**

### **5.1 Management of Health & Safety**

Prior to the commencement of works JMK will prepare a Construction Phase Health and Safety Plan. This will be submitted for approval to the Principal Designer for the scheme. The Site Manager will be responsible for the day-to-day application Health & Safety of the site for the duration of the works on behalf of the Principal Contractor and Client.

### **5.2 Delivery, Distribution & Material Storage**

Material storage areas will be kept within the site boundary, whilst deliveries will be organised and programmed to avoid any excessive traffic congestion in the locality of the site. They will be stored in the location marked with a triangle on the plan.

### **5.3 Plant**

Mobile plant and delivery vehicles used on site will have specific conditions set upon them to ensure noise levels are kept to a minimum. For example, the speed for all plant working on site will be a maximum of 10 MPH; plant not in use will not be left idling or operated in a considerate manner. All noise levels will be kept to an absolute minimum as is reasonably practicable for the work activity being carried out. All plant used on site will have the designed, factory fitted, appropriate silencers and baffles to minimise noise. All plant and equipment purchased or hired will be designed and constructed to ensure that noise produced is as low as possible with suppliers being asked to provide information about noise emissions under actual working conditions.

### **5.4 Hours of work**

There will be strict control of working hours and material delivery time on site. This information will be displayed on site and will be appended to each material supply order. Hours of work will be 08.00 – 1700 Monday to Friday and 08.00 – 13.00 on Saturdays where necessary, in accordance with the planning consent. Site lighting will not be provided as it is not anticipated work will be carried out during the hours of darkness. This avoids any possible light pollution from the site.

### **5.5 Complaints & Resident Liaison**

JMK realises the importance of communication between site and adjacent residents and will undertake communication with close neighbours to ensure all parties are kept informed of construction activities.

Neighbours are encouraged to report back any comments or concerns to the site team. The Site Manager is responsible for meeting with any concerned party regarding the construction works and ascertaining how it impacts on them. This provides a direct route for a resident to set out their concerns, for example, if an activity is too noisy. The Site Manager ensures that residents are kept aware of any particularly noisy or dusty operations in advance.

### **5.6 Noise Monitoring**

It is anticipated that we will not exceed a constant noise level of 75 dB at any of our site boundaries. However, works may dictate that noise levels may be increased for short periods. Wherever practical and reasonable, noise levels at the site boundary will be kept to a minimum.

## **5.7 Waste**

All site waste will be removed from site by a licenced waste carrier to a transfer station. It is anticipated 97-98% diversion from landfill will be achieved.

## **6.0 Programme**

As part of Lutterworth Road Gardens project management procedure for this project, a programme for the duration of the works will be produced, which will include detailed sequences for design, procurement and construction. This will be used to plan, manage and monitor the project to bring it to a successful conclusion. Works will begin in June 2023 with the main external construction work. These will continue into 2024 where we're expecting to complete all external works in mid-2024. Internal works are scheduled be completed later in 2024.