ROOTS
CONSTRUCTION LTD

# Construction Management Plan

## 56 The Meadway

### Shoreham-By-Sea, West Sussex, BN43 5RP



**Date - 08/03/23**

# General project details and site personnel:

**Planning Application Number: AWDM/2021/22**

**Project Description:** Replacement of existing railway carriage bungalow with a sustainable two bedroom home. The architects have designed the house to be very energy efficient, and to minimise the risk from extreme weather conditions and rising sea levels in the future. The design also acknowledges some of the materials originally used on the bungalows in this area when it was known as 'Bungalow Town'. There are properties either side of the project (numbers 54 and 58) as well as neighbours directly opposite.

**About Roots Construction Ltd:** Roots Construction Ltd specialise in constructing or converting unique costal homes on Shoreham Beach. Most of the team also live on Shoreham Beach, and so Roots's reputation in the community is of highest importance. Construction on Shoreham Beach requires expertise in working on shingle, and making houses weathertight and durable in a very exposed location, both of which are areas in which the Roots team have a lot of experience and knowledge. Roots strive to make the often disruptive nature of a construction project as painless as possible for the neighbouring properties and public, and work to protect the rare coastal flora and fauna. Roots have a member of the team that will be on site the majority of the time, who is dedicated to health and safety matters for the workers, other subcontractors, as well as the public and neighbours.

**Expected start and completion dates:** Roots Construction Ltd are due to start early in 2024 on site after the demolition of the existing house. The project is expected to last approximately 14 months.

**Other considerations:** To the North of the site is Shoreham Beach Primary school. Extra care must be taken before school starts each day, and when it ends, as there will be extra foot and vehicle traffic, including children walking and on bikes. Also to be considered is the potential for dust to drift North over the fence, and noise could also cause disruption.

**Main Contacts:**

Directors of Roots Construction Ltd:

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Site Supervisor 1:

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Site Supervisor 2:

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Dedicated Site Health and Safety Supervisor:

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**Training/induction for site workers:** All labour-only subcontractors who work under Roots Constructions supervision, and are covered by Roots's insurance will:

- receive a full site induction
- be assessed to ensure competence
- be required to follow the site rules
- be expected to sign in and sign out each day
- be sent RAMS for upcoming tasks, which they are required to read and sign before undertaking a task
- be asked to leave site immediately if they break any site rules, or are witnessed carrying out an activity in a way that could put others at risk

**Other Contractors/Subcontractors:** All other subcontractors and contractors that work on the project will agree to follow the site rules, and provide valid copies of their insurance and RAMS before working on site.

## Community liaison and communication:

- Regular communication with neighbouring residents and any community groups shall be maintained throughout the duration of the works. Roots will provide updates on the scheduled works and any changes that may occur as a result of unforeseen circumstances.
- Face to face introductions will be made to immediate neighbouring properties, and details exchanged. Roots will encourage communication with neighbours so that they are aware of the schedule and any particular events that may effect them.
- Wherever possible Roots will aim to help the neighbours by considering any particular circumstances they have when planning the stages of the project.
- Roots are happy to provide copies of their schedule to neighbouring houses.
- Roots will encourage the neighbours to contact them if anything avoidable is causing disturbance, and will do their best to resolve the issue.

## Parking of vehicles of site operatives and visitors:

- Part of the front boundary wall will be removed to create a larger opening. The existing dropped curb will be used.
- There is a small grass verge between the road and pavement between the two existing dropped curbs at the East and West sides. This will be protected whenever possible, and if damaged will be replaced with new turf before the end of the project.
- The site has a small front garden which will be where at least one vehicle will be mainly parked. Using the existing driveway and new mot hardstands, Roots aim to prioritise vehicles that contain tools into the site for ease of loading and unloading.
- Most vehicles will not fit within the site so will be parked in a designated space on The Meadway, of which there are many on both sides.
- Luckily many of the Roots team live nearby so workers that do not need tools will be encouraged to cycle or walk to save parking space, as will visitors.
- Communication with neighbours will be kept open and feedback thoroughly considered if there are any complaints regarding parking arrangements.

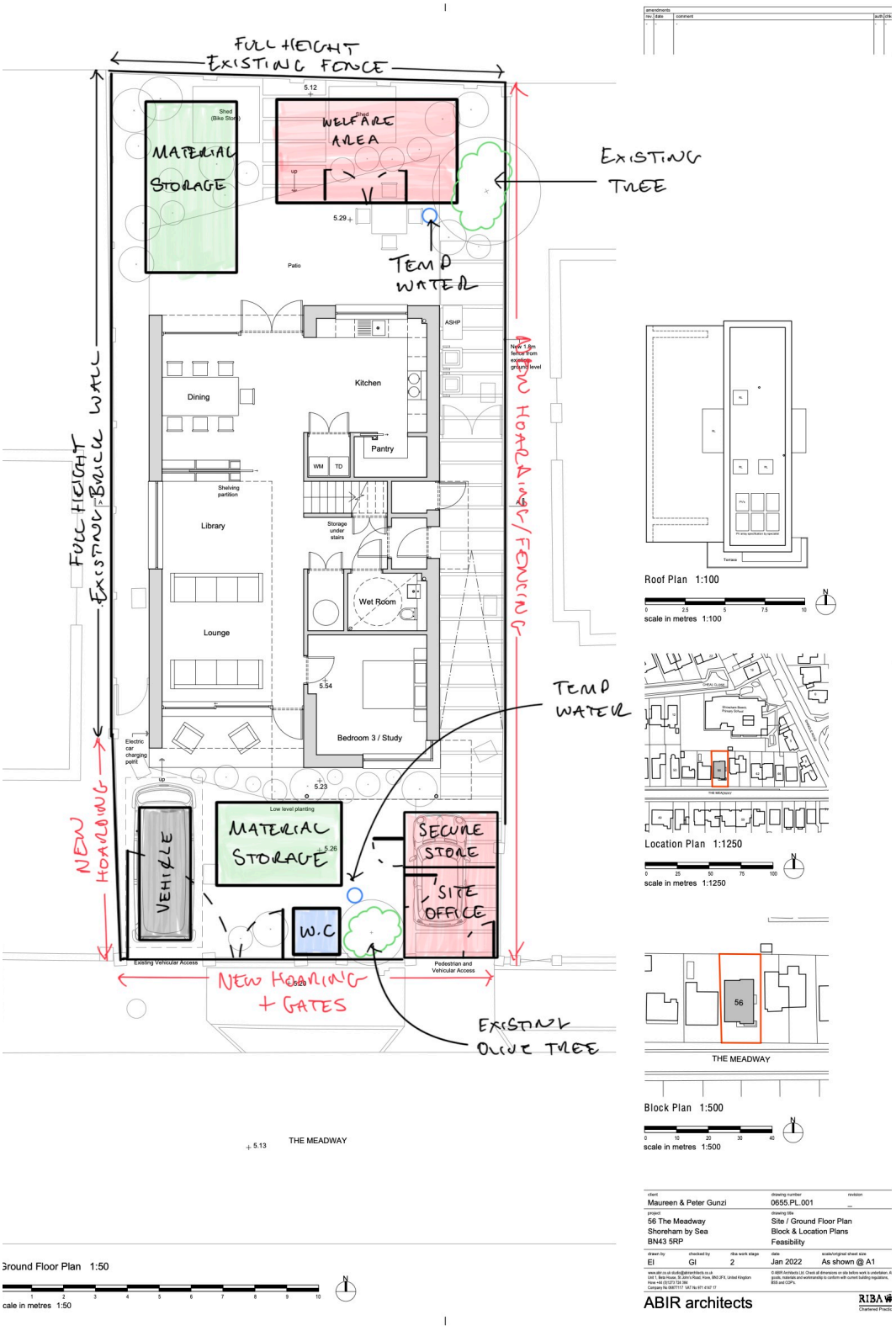
## Loading and unloading of plant and materials:

- Roots have excellent relationships with local suppliers and so will aim to order in bulk when possible to avoid too much coming and going of delivery vehicles.
- General building material deliveries will require the vehicle to come into site whenever possible to crane the materials into the storage area.
- If the above is not practical the delivery vehicle will park outside the site. A member of the team will ensure the goods are unloaded safely and if necessary stop and guide members of the public through, whether on foot or in a vehicle.
- Delivery companies will be asked to come after 8am, and after they leave the workers vehicles can be moved into site where possible.
- On entry and exit to site someone from Roots will always try to help the lorries in and out, and make sure no pedestrians or vehicles are approaching.
- The pavement and road will be inspected after and during deliveries to ensure there is no debris or mess. If there is it will be cleaned immediately.
- Communication with neighbours will be kept open and feedback considered if there are any complaints or comments regarding deliveries.

## Storage of plant and materials used in constructing the development:

- There is not much space around the site so we will be as neat, tidy and efficient as possible with their storage.

- General building materials will be stored in the areas shown on the site plan in the front and back gardens.
- Materials that need to be remain dry are usually used in the later stages of the project so will be stored in the new house when possible.
- Plant will be stored wherever possible in the site lock up.
- Materials and tools with any value will be mainly be taken home by workers, and when needed stored in the site lock up.




Caption

- The site plan above shows how we intend to layout the site at the time of writing.

## Erection and maintenance of security hoarding:

- Roots are planning on working on/creating new boundary walls early in the project on the East boundary so that they can be used, or extended, to create secure hoarding to fully surround the site where accessible.
- Most of the Western, and the whole North boundary, already have full height walls or fencing.
- The Southern boundary to the pavement will be solid hoarded and have large gates.
- Lockable gates will constructed for the entrance to site and will be locked outside of working hours.
- All hoarding and gates will be constructed with suitable materials and painted grey to not look too intrusive.
- Appropriate signage will be shown on hoarding and gates.
- Importantly, hoarding will be constructed with extra supports and structural integrity due to the site location and extreme winds it will be exposed too.
- Hoarding and gates will be checked to ensure they do not rattle or create unwanted sounds for neighbouring properties.
- See attached site plan for intentions at time of writing regarding hoarding and securing the site.

## Wheel washing facilities:

- A water supply will be set up at the front of the site to wash the wheels of vehicles when required.
- Due to the location of site, the mud and mess should be minimal - the ground is shingle, and so free draining - and the existing lawn will be removed until the shingle is exposed.

## Controlling the emission of dust and dirt during construction:

- Wind conditions will be taken into account when dust is expected to be created, to try and keep it as minimal as possible for neighbours, the pedestrians, and the school behind the property.
- When any dust is expected downwind from the source of the dust, Roots will check effected neighbours/school children are not nearby, do not have washing on the line, or any windows/doors open. If any of the above are relevant, the site supervisor will communicate with the neighbour(s) to either make sure the risks above are no longer present, or the work will be rescheduled for another day or time if possible.
- Extraction will be used on tools whenever possible.

- When cutting masonry, bricks or blocks, extraction or wet cutting tools will be used whenever possible. This should be minimal as the house is constructed in steel and timber.
- If possible cutting will be carried out away from boundaries and with protective screens to protect neighbours and the public from dust and noise.
- The site will be kept clean and tidy at all times to avoid dust and debris collecting and being dispersed by the wind to neighbouring properties or public areas.

## Waste from construction:

Waste is an unfortunate bi-product of construction but Roots intend to create as little as possible, and buy materials in quantities and lengths that minimise waste as much as possible. Waste will be separated before it is collected as follows (to be as environmentally proactive as possible):

- General waste will be collected and disposed of by a local licensed skip/ waste company.
- Plasterboard will be separated and collected by a local licensed skip/waste company.
- Hardcore and shingle will be kept separate and collected to be crushed or recycled by a local licensed skip/waste company.
- Timber and pallets will generally be collected by a local wood recycling company.

## Hours of work:

Hours of work will generally be 8am to 4.30pm Monday to Friday. On occasions where work takes place outside these times,  work will be limited to:

- 8am to 6pm Monday to Friday.
- Roots intend to not work on site on Saturdays to minimise disruption to neighbours, but if they need to do so due to unforeseen circumstances the hours of work will be 8.30am to 1pm.
- No working on site on Sundays or bank holidays.