

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Construction of a 6 bedroom two storey dwelling.
The Shallows, Woodgaston Lane, Hayling Island, Hampshire, PO11 0RL

This Construction Management Plan has been produced by Scandia-Hus Ltd.

1. Proposed Programme

Main Contract Works

- Commence: TBC
- Duration: 35 weeks

2. Introduction

This is a proposal for the site at The Shallows, Wood Gaston Lane, PO11 0RL. The proposed work is for the new build construction of a 6 Bedroom two storey dwelling. The appointed Main Contractor (Scandia-Hus) is working closely with the owner of the site to achieve as little disruption to surrounding neighbours as possible. The agreed contents of the Construction Management Plan must be complied with unless otherwise agreed in writing with the council. The Main Contractor shall work with the council to review the Construction Management Plan should any problems arise in relation to the construction of the development.

3. Construction Start/Completion Dates

We are awaiting confirmation from the Main Contractor regarding the exact start and finish dates. However the target dates for the project are:

Main Contract Works

- Commence: TBC
- Duration: 35 weeks

4. Good Housekeeping

A good housekeeping policy in line with the Considerate Constructors Scheme will be followed at all times. Site rules will dictate good housekeeping practice; these will be included in all orders and further communicated during site inductions.

Good Housekeeping will include:

- Considerate and respectful behaviour of all staff and operatives
- Appropriate provisions for dust control
- Appropriate provisions for noise control
- Ensuring road cleanliness is maintained and vehicle wheel washing is available on site
- Keep the site and surrounding area free from rubbish
- Maintain clean toilet and welfare facilities onsite
- Vehicles to be unloaded and loaded off the public highway where possible.

5. Proposed Hours in which Vehicles will Arrive and Depart

The hours in which vehicles will arrive and depart will coincide with site operating hours which are 8.00am to 5.30pm Monday to Friday and 9.00am to 1.00pm on Saturdays. A site operative will be in attendance to receive all scheduled deliveries which will be kept to a minimum.

6. Method of Access & Routing of Vehicles During Construction

Details of agreed access/egress routes will be issued to all our suppliers and subcontractors. This will be policed as far as practical. All vehicles will approach the site via Woodgaston Lane and then leave via same route, an area for turning of vehicles will be provided close to the site, and a banksman will supervise reversing. Small direction signs will be erected to aid and direct transport to the site. Permanent access to the site will be through the existing site access.

7. Number, Frequency & Types of Vehicles Used During Construction

As this is a small project the number and frequency of vehicles to and from the site will be minimal, but will include at least the following:

Grab lorries for muck away (approx. size 8.5m long and 2.45m wide)
Ready mix concrete lorries. (Approx. size 8.25m long and 2.45m wide).
Flatbed delivery vehicles, one for the delivery of the Beam & Block flooring, one for the delivery and removal of the scaffolding, one for the delivery of the timber frame kit (which will be offloaded by a telehandler, in around three hours), one for the roofing materials, (All approx. size 8.5m long and 2.45m wide)
Skip lorries. Standard 6 yard skips for waste (approx. size 7m long and 2.4m wide).
The projected vehicle movements are one to two per day except during the excavation and concreting of the foundations during which it is anticipated to be three to five a day for a period of up to five days. At all times deliveries will be combined wherever possible to facilitate the fewest number of deliveries and the smallest possible delivery vehicles will be requested. After the initial construction phase stage of the build it is anticipated that there will be no more than one or two vans parking per day.
All parking and space for delivery materials will be provided on the site.

8. Loading and Unloading of Plant, Materials and Waste

The project manager will be responsible for the day to day management of all deliveries to the site. In order to reduce traffic movements, deliveries will be combined to reduce the frequency whenever possible. A strict delivery procedure will be implemented to ensure that the area around the site is not blocked by delivery vehicles. All subcontractors and suppliers will be requested to give 24 hours' notice of deliveries.

9. The Storage of Plant, and Materials

Materials will be stored within the boundary of the site on a temporary hard standing. Plant (Mini Digger & Dumper) will only be required on site during the week of the initial excavations/pouring of the foundations and during the final week of landscaping.

10. Parking of Vehicles by Site Operatives and Visitors

We shall inform subcontractors that parking is not to take place on Woodgaston Lane. We will monitor parking to ensure that it is dealt with considerately.

11. Control of Dirt and Dust During Construction

Muck away grab lorries will be fully sheeted to minimise the risk of any mud over-spilling onto the highway. We will make provision for cleaning of the road if required. It is not envisaged that Wheel washers will be required as grab lorries will be used to self-load during the excavation phase thereby not needing to enter the construction site or go off-road. As this building is a timber frame kit there will be significantly less dust created by avoiding the usual cutting of bricks typical of a traditional build.

12. Noise and Emission control

The Main Contractor will ensure that disturbances due to noise, dust and emissions will be kept to an acceptable level.

The following measures will be implemented:

Noise

- Review of plant to minimise noise levels
- Control of noise at source – silencers and mufflers fitted to plant and maintained.
- Local residents will be notified prior to any exceptionally noisy activities taking place.

Emission

- All vehicle engines will be turned off during loading/unloading
- Where possible electrical and battery powered equipment will be used.

13. Sustainability

The modern construction and thermal efficiency of the Scandia-Hus timber frame building exceeds the levels of insulation required by current building regulations. The new building provides a positive enhancement to the environment being constructed from sustainable resourced timber. The building is manufactured in kit form in our factory in West Sussex minimising the effect on the environment by requiring far less energy and transport than a traditional build. As part of our environmental approach we seek to source materials from local companies provided that specification requirements and costs are met.

14. Energy & Water Usage

Meters will be installed on the site enabling energy & water consumption to be monitored and minimised. The site will be strictly managed to minimise air, water, and noise pollution. Specifically mains electric will be used to avoid the use of noisy site generators. Site radios will not be permitted. The water supply will be metered and closely controlled during the build.

15. Transportation

We will be using local contractors for the project therefore minimising transport costs and impact on the local environment.

16. Waste Management

Our approach to the treatment of waste is to reduce it as much as possible. The timber frame is pre-fabricated in kit form at the Scandia-Hus factory in West Sussex. The factory calculate all the materials that are required, the design is checked and double checked so that the materials used are kept to an absolute minimum to eliminate waste and reduce the number of offcuts etc. The timber panels are pre-insulated in the factory minimising waste. As part of the Scandia process excess materials are returned from site to the factory to be re-used. We will ensure the site is kept clean and safe, that waste will be segregated on site as far as possible and only non-recyclable material will be skipped.