



Home Republic Ltd  
DREAMS CONSTRUCT REALITY

## CONSTRUCTION MANAGEMENT PLAN

NEWBUILD Development of 2-unit Dwelling at  
24a Ash Grove W5 4AU

*January 2024*

### Home Republic Ltd

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Wallington SM6 9NL

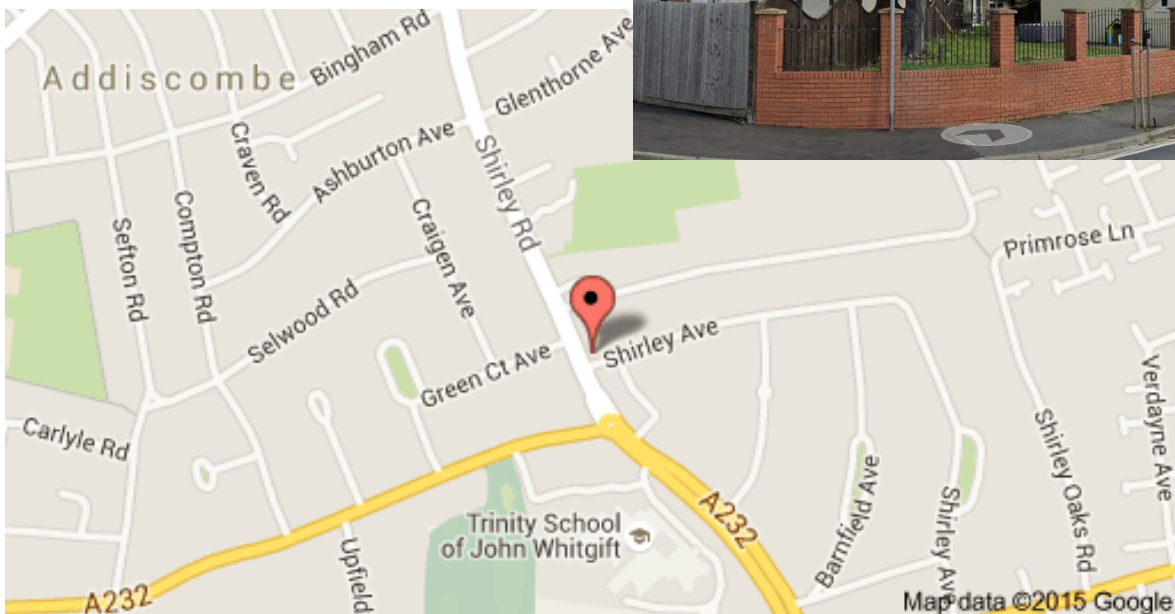
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## General

This Construction Management Plan (CMP) is prepared by Home Republic Ltd to explain construction process of a new dwelling in the corner garden of existing house at 24 Ask Grove W5 4AU.

Our approach to the construction has been tailored around the proposed design, external works and locality. The site team has a vast amount of experience at working within similar residential London neighbourhood. The written proposals and logistics plan demonstrate how we plan to manage the project effectively and in a safe manner.

During the mobilisation period our management team will be responsible for the early planning, health, safety and environment plans and the procurement to enable works to commence on site. For this we will allocate site management and quantity surveying resources headed up by Managing director. This team will be supported by outsourced CMD coordinator, building services managers and procurement manager.

This document is intended to comprise a first stage of the Construction, addressing access, security and interface with The Local Authority requirements and constraints. This CMP sets out proposed measures to minimize and mitigate construction impact on the community and targets for the management of the site during the construction phase. It is intended that the CMP remains under review during the construction of the project.

## Existing Site Description



The site is currently an empty side garden of a residential house, as shown on picture to the left. No initial demolition will need to take place, apart from typical site set up, secure 2.4m high hoarding in front of existing fence, sycamore tree removal and excavations for foundations and services. In the interests of being environmentally friendly, all existing concrete and brick rubble, should they be discovered during excavations, will be crushed and reused on site.

## Construction Site Set-up

### Site Boundaries and plan

The extent of the site compound will be as shown in Appendix 1. In the interest of protection for the general public, it will be our intention to have full protective hoarding, screens and signage around the site to keep the boundary consistent. This will also ensure that the construction area is fully segregated and inaccessible to unauthorised persons.

Site office, storage and canteen containers and temporary male and female toilet facilities will be set up at the earlier stage prior to beginning of works. Temporary toilet facilities will remain until the very end of the project while site office and storage may be relocated in the new build temporarily once the structure is built but before finishing stage starts - if agreed with clients and architects.

### **Site Access and Parking**

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Inward-opening operative access and unloading gates will be set up towards the right end of the site on Ash Grove in order to minimise interfering with pedestrians crossing. Contractor will take care to keep the public path in perfect order at all times and in case it is damaged in any way during construction – all measures will be taken to rectify it immediately without delays. The access gates to the site will be securely locked outside normal working hours.

No subcontractors' cars will be allowed inside due to the small size of. Any personal cars will have to be parked at pay-and-display parking spaces or in the nearby car parks at contractors' expense (see Contractors Parking section).

There will be adequate signage to ensure that minimum disruption is caused to the usual traffic flow of Ash Grove and Almond Avenue by site traffic. Site vehicles will not be allowed to park outside the site compound, unless in emergency situations.

Routes for ambulances and fire engines will be kept clear at all times.

### **Traffic Movement**

The traffic plan is to be made available to all suppliers and contractors working on site. Adequate signage will be displayed directing traffic to/from site and traffic movements into/out of site will be controlled by a banksman/signaler.

### **Health & Welfare Facilities**

All the facilities provided will be shown on a welfare plan which will be displayed in the site canteen and site offices. A copy of this will also be kept in the Health and Safety file. All welfare facilities will be maintained daily in good order. The First Aid box and accident book will be maintained in the open plan office on the first floor of the site cabins.

### **Deliveries**

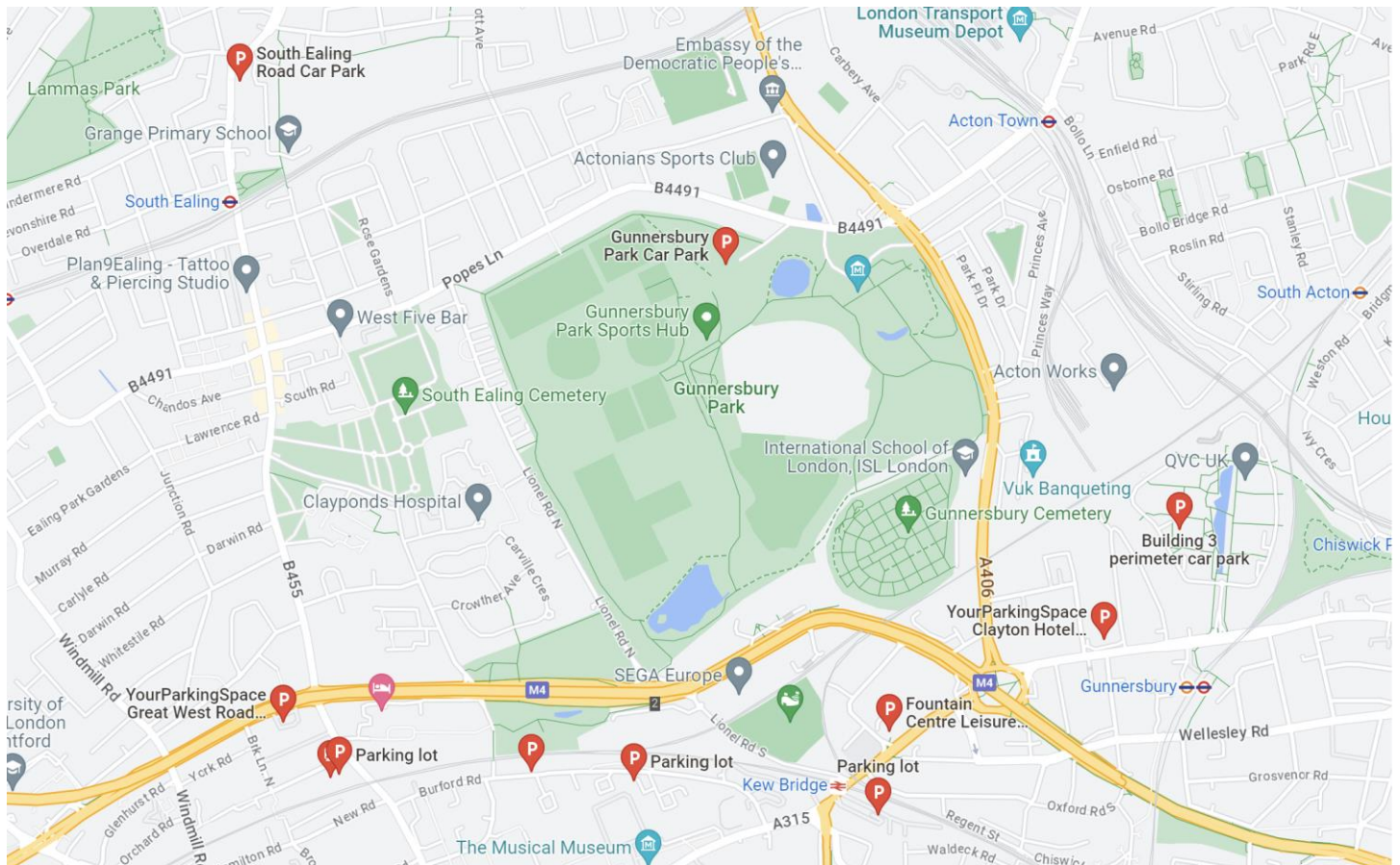
All deliveries will be accessing Ash Grove turning in from Popes Lane B4491 road in order to minimize use of residential roads. All deliveries to site will take place on vehicles appropriate to be used on narrow roads. It is also our intention to avoid deliveries during rush hour to alleviate congestion for the local residents and arrange maximum two large deliveries per day. At the same time all deliveries will only take place within working hours specified.

A delivery/site logistics manager/site supervisor will form part of the Home Republic Management Team. The manager will liaise closely with the neighbours and local businesses to ensure restrictions are adhered to and deliveries are well managed if needed. Materials will be ordered on a 'just in time' basis wherever possible to minimize the amount of materials to be stored on site.

Secure containers will be available on site to secure small plant and materials. Material storage areas will be identified and included in the site management plan provided before work begins.

### Contractors Parking

All sub-contractors will be strongly advised to use public transport. Any contractors parking will be only in the pay and display car park bays on Ash Grove or nearby roads. No parking will be allowed by sub-contractors on any residential parking bays. Map of nearby pay-and-display car parks is presented below:



### Communication and liaising

Throughout the project Home Republic Ltd and all their staff and contractors will maintain a high level of liaison and communication with all relevant parties to ensure the programme can be carried out with least amount of disruption to our neighbours, their property and the general public. The proposed site manager for this development will be Mr Vardan Abrahamyan who has worked in Ealing previously on similar projects.

### Construction Method Statement

Prior to commencement of the works a comprehensive site services survey will be carried out. This will entail identification of services by signal and hand digging. All services across proposed access points and key junctions will be exposed and plotted accurately for future reference.

## Ground Works

The foundation solution incorporates piling, concrete pads and ground beams which will be dug by a single 360 degree 3T excavator with arising removed to stock pile. Once excavations are complete and trimmed, Building Control will be invited to inspect foundations prior to pouring. If mesh or bent steel cages are to be used, the base of the excavations is to be blinded. Excavations are to be made safe at all times and are to be fenced off. Ground support will be used where the risk of collapse exists. Quality procedures will be in place to ensure the correct approved concrete mix is used, sample cubes are taken, and the concrete is vibrated correctly.

The steel frame is to be phased prior to beginning of works, with edge protection being installed as the steel progresses. On completion of each phase the steel frame is to be lined, levelled and base plates grouted ready to be handed over to follow on trades.

Following the steel frame, drainage runs within the building will then be dug, terminated outside the footprint, tested and witnessed prior to construction of the sub-structure brickwork and the ground floor slab. The drainage will be tested and witnessed by Building Control. Manholes will be constructed as pipes are laid.

Following completion of drainage to a specific area, the formation will be trimmed, capped off with type 1 MOT, the perimeter shutter will be installed, and any penetrations formed. The slab will then be prepared for pouring including any DPM, insulation, expansion provision and re-enforcement laid ready to receive the in-situ ground slab. The ground floor slab will be installed using a truck mounted concrete pump following extensive quality checks and witnessing by building control.

When the ground floor slab has been cast, the super structure brickwork and lightweight structural steel frame will then commence once drainage tails have been brought out of the building. Mortar silos are to be used to minimise wastage, with mortar tubs used for transport around site by telescopic forklift. Particular attention will be paid to the installation of the associated insulation, vapour barrier, air tightness and reveal detailing along with cleanliness of the cavity.

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The roof system will also commence once roof nets, access stairs and edge protection has been installed. The roof consists of a structural liner tray, vapour barrier, insulation with a mixture of single ply and profile metal top sheet. Any rooflights or penetrations will be boarded over and cut out after the main roof installation under strictest health and safety control.

## Internal Fit-out and Services

On completion of the roof structure or when it is safe to do so, any non-load bearing internal partitions will be constructed. Window installation will also commence at this point. Materials required internally are to be loaded by forklift onto loading bays and distributed by pump truck internally.

Mechanical and electrical 1<sup>st</sup> fix services at both high and low levels can then be installed, particularly any natural or mechanical vent units.

Once windows are in place 1<sup>st</sup> fix joinery can commence.

During this period, we will progress one specific room as a sample so finishes can be approved. From discussions with the authority, one area of focus will be the finish of the fair faced blockwork walls.

As the Mechanical & electrical services and joinery approach a second fix, mist coating, sanitary ware, painting & decoration, toilet cubicles, ceramic wall tiling, floor finishes and hand railing works can commence. These will be coordinated around screeding to floors. We will pay particular attention here to air tightness.

Specialist activities like bathrooms, fixtures, fittings & equipment and kitchen fit out will be programmed and installed to suit.

Most snagging of the building will be carried out as works progress and not left to the end.

### **External Works**

On completion of the erection of the superstructure and when it is safe to do so the external works will commence.

Incoming services installations will be carried out by specialist subcontractors and their methods of construction and risks will be evaluated once the utility companies have stipulated what is required.

External drainage and attenuation will be installed as soon as it can be to enable the site to drain. All drainage is to be checked by building control prior to backfilling. CCTV survey of drains will be carried out on completion.

External formation will be prepared and leveled in preparation for external finishes.

External paving and hard surfacing are to take place as soon as the finishing trades allow.

The soft landscaping (top soiling and planting) is to be programmed with the seasons in mind. The soft landscaping is to commence as soon as the external works are sufficiently progressed.

Once the building is ready for handover – the site fencing is to be removed and the fence to be partially re-made (adjusted to match existing, allowing for the new entrances) and partially erected. At all times the site is to be secure and safe.

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### **Commissioning**

A commissioning program will be compiled to manage the overall commissioning activities with dates constantly reviewed to ensure successful completion and handover of the building services. The projected dates for commissioning are shown on the construction Programme and will be updated and targeted to provide contingency for any unforeseen issues.

Ensuring the building commissioning is thorough and the results interpreted accurately is a vital part of achieving zero defects at handover. Therefore, to ensure the technical commissioning of the new house is of the highest quality, an Independent Commissioning Manager might be employed to oversee this phase of the project.

Integration and commissioning are key elements of this process. This will be thoroughly planned and reflect the end user requirements. Home Republic's experience and commitment will provide a seamless transition from construction site to the new purpose-built facility.

## **Health & Safety**

The construction of a new dwelling alongside a busy residential road will present a greater than normal degree of Health and Safety risks to operatives and to others that may be affected by our actions.

We believe that the following proposals will help us to mitigate the risks as the work progresses:

### ***Fire Planning***

The site-specific fire plan needs to be agreed prior to positioning the site offices and welfare facilities. The plan will take into account any members of the public that will be using the pedestrian pathway that runs through the site. The plan will be updated at regular intervals to reflect the stages of construction of the project. Fire point will be positioned at the entrance of the construction site. The positions will be clearly identified in the Fire Plan and location maps around the site. Fire extinguishers will be clearly marked and checked once a week as laid down in Home Republic's procedures.

### ***Underground Services***

All necessary steps will be taken to accurately locate and identify existing underground services prior to any excavation taking place. These steps will include:

- Referral to all relevant statutory authority drawings.
- Communication with the relevant authorities in order to accurately locate services on site.
- Cable Avoidance Tool (CAT) and Genny surveys of all areas prior to excavation work.
- Issue of a Permit to Dig by the site manager.
- Where necessary a non-intrusive radar survey will be completed

### ***Disc Cutting***

All contractors and sub-contractors are made fully aware of their responsibilities and where necessary, dampening down measures will be put in place. <sup>7</sup>

### ***Manual Handling***

Designers have a duty under CDM to design high-risk activities wherever possible, which should include the 'weight' implications of materials specified. Once risks are identified then contractors will carry out written manual handling assessments, which will be prepared in accordance with Manual Handling Regulations. The assessments must be attached to the method statements.

The manual handling of kerbs and slabs is not permitted, and mechanical means will be used wherever practical. If mechanical means are not practical, then a detailed risk assessment will be carried out.

### ***Permits to Work***

Where necessary, the following permits will be issued by Home Republic Ltd:

- Permit to Work
- Permit to Enter (Confined Spaces)
- Hot Works
- Permit to Dig
- Permit to Lift
- Permit to Use Electrical Equipment Greater Than 110v.
- Permit to Load



### ***COSHH***

Any necessary COSHH Assessments will be made by the relevant contractors and attached to their method statements.

The Building Manager has overall responsibility to ensure that COSHH assessments are completed and to ensure that all relevant parties on site are aware of any operation that may affect other people.

### ***Personal Protective Equipment***

Any necessary Personal Protective Equipment (PPE) will be supplied by the relevant employer and must be worn as, when and where necessary. As a minimum, helmets, safety footwear, Hi-Viz clothing and appropriate safety gloves must be worn by all persons on site including visitors who must report to the site office on arrival.

### ***Method Statements & Risk Assessments***

All necessary Method Statements and Risk Assessments will be prepared and kept in separate method statement files, which are held on site.

We work on the principle of 'He who creates the risk - creates the necessary Method Statement/Risk Assessment'.

The requirement for a Method Statement will be highlighted to the sub-contractors by the Site Manager, at the pre-order meeting and the requirement thereof forms part of the contract documents.

All such Method Statements/Risk Assessments must be available on site prior to that operation commencing. These will comply with the requirement of the Health and Safety Policy to ensure that they are sufficient in detail and, if acceptable, will be signed on site by all operatives who will agree to always comply with the Method statement/Risk assessment. If at any stage of the work the Statement requires revision, then work will not be permitted to continue until the revision is in writing and again all concerned have signed it.

### ***Environmental Management Plan***

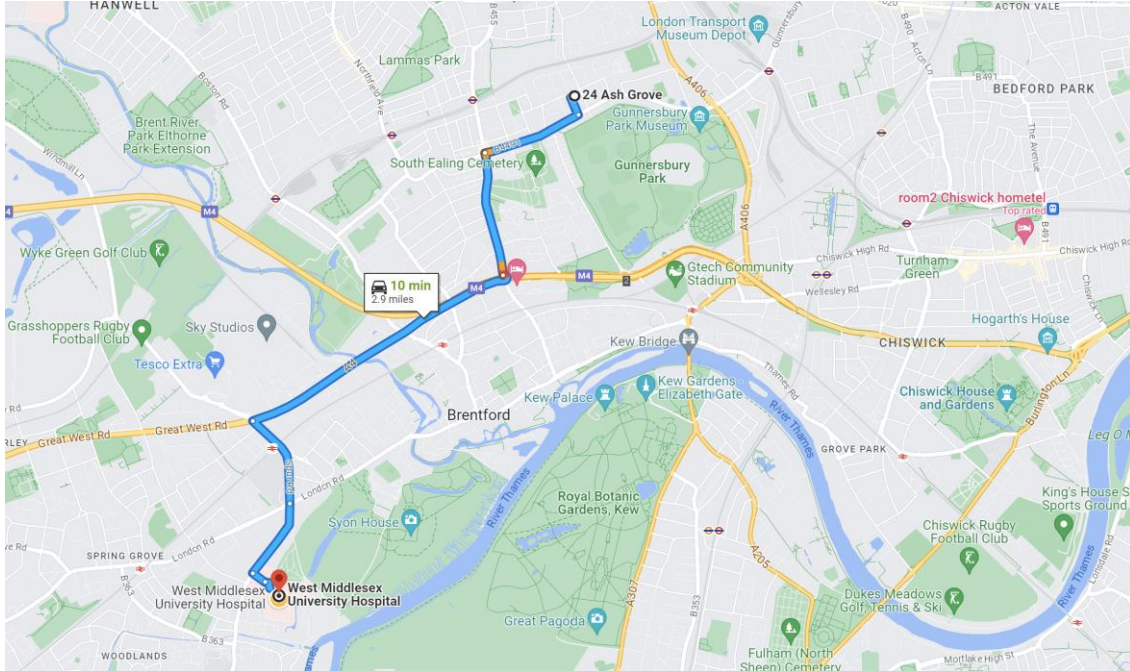
Home Republic Ltd's Environmental Management Plan details the environmental management system that is to be used on all our projects and to control our environmental impact, to achieve continual environmental improvement and to ensure compliance with relevant environmental legislation, standards, and codes of practice. The system is designed to be compliant with all the clauses of the International Environmental Management System Standard ISO 14001:2004. The Environmental Management System (EMS) also aims to provide a framework so that there is linkage and connection between the legal requirements of the business and the Environmental Policy, the scope of our operations and also our environmental aspects. The EMS takes the significant aspects of our operations and applies objectives, controls and targets to achieve continual environmental improvement.

All EMS documentation will be amended as and when deemed necessary by the Company and supervised by the Company's Director.

### ***Nearest Hospital***

Nearest Hospital is West Middlesex University Hospital located at Twickenham Rd, Isleworth TW7 6AF.

24a Ash Grove W5 4AU  
Construction Method Statement – HOME REPUBLIC LTD



## Site Waste Management Plan

Construction projects generate many environmental matters that require control measures. To ensure that these matters are controlled the Environmental Toolbox talks as listed below will be considered as 'Activities with Risk to Health and Safety' and will be part of the H&S Managers and Safety Inspectors inspections regime. Toolbox Talks are the responsibility of the Home Republic Ltd's site managers. The site will have a site-specific Site Waste Management Plan (SWMP) on site:

- Spill Controls
- Water Pollution Prevention (Fuel and Oils)
- Dust and Air Quality
- Noise and Vibration
- Water Pollution –SILT
- Water Pollution- Cement and Concrete
- Tree Protection
- Storage of Waste
- Storage and use of Petroleum, Diesel and Oils
- Pumping and Over Pumping
- Washing down Plant and Machinery
- Be a Good Neighbour

## Removal of Earth

The removal of soils is common practice within the construction industry. Before construction, existing site levels will need to be reduced or changed to meet the requirements of the new design. We may be able to use some of the surplus material to raise levels in other areas of the site, but most excavated soil will

become a material for which we won't have any requirements. Therefore, this material will need to be removed from the site and potentially disposed of. This material is defined as 'WASTE'.

### **Dust, Debris, Noise & Waste**

A number of building operations are inherently noisy and/or dusty. We will keep dust to a minimum by the use of sprays where applicable and noise by ensuring that all plants used on site has the appropriate silencer and baffles. We will have a segregated cutting zone which will enable us to exercise greater control over the noise and dust pollution created during cutting exercises. We have allowed for wheel washing throughout the groundwork's phase to ensure all vehicles that leave the site will not soil the surrounding roads.

Surplus materials will be placed in segregated skips for removal from site to a registered waste processing centre and will be recycled where possible. Home Republic's site-specific Environmental Management Plan will identify these items as risks and will identify the necessary control measures.

We will not allow any fires on site for the burning of materials.

Mainly, Waste will be collected in skips located within the site boundaries and picked up on request. However, it is our intention that all existing concrete and brick rubble will be crushed and reused on site.

### **Waste Classification**

Regardless of which re-use or disposal option we may choose, before the decision is made, all waste must be classified in accordance with the 'Waste (England & Wales) Regulations' This is undertaken by considering various factors.

Once the material has been classified, a European Waste Code (EWC) can be applied to the material and from this, a final decision can be made for the end-use of the material.

### **Landfill Disposal**

When disposing of waste soil, we have a legal duty to dispose of the waste material at an authorised landfill site. These sites have specific permits that allow them to accept the following types of waste:

- Inert
- Non-Hazardous
- Hazardous

Depending on the types of waste a landfill site is permitted to accept, the site will have a certain set of waste acceptance criteria that all waste being disposed of must adhere to. This should be in-line with the 'Landfill Directive' or the Environment Agency guidance document. 'Waste Acceptance at Landfills' The waste acceptance criteria will consist of a set of chemical and potentially physical properties the material must meet.

Using the same information provided as part of the waste classification process (providing the information required by the site's waste acceptance criteria is met), it should then be possible to decide which types of landfills the waste material can be accepted at. If not, further laboratory analysis will be required.

## **Transportation of Waste**

Once the material has been accepted by the site, it must be transported by a company with a valid waste carrier licence. These companies are approved by the government, and anyone found without a licence can be prosecuted. All customers importing waste to one of our sites are checked for a valid waste carrier licence at the point of quotation.

A waste transfer note must be produced for each load of material imported to a site. The waste transfer note documents the movements and people involved in the handling of the waste material. The information collected helps the business accepting the waste handle and dispose of it safely.

## **Additional Details**

### **Nuisance Management and Neighborhood Liaison**

Bordering a number of residential properties and with one elevation of the planned structure within 5m of occupied home, this project requires proactive nuisance management to manage reputational risk and promote positive relationships with the local community.

Nuisance management encourages community-led solutions to local issues, building broader support for the project. Before the start, we identified that the majority of complaints on similar projects would relate to the impact of Noise, Dust and Vibration (NDV), as well as traffic management, logistics, and concerns about methodology and proximity of plant to residential properties.

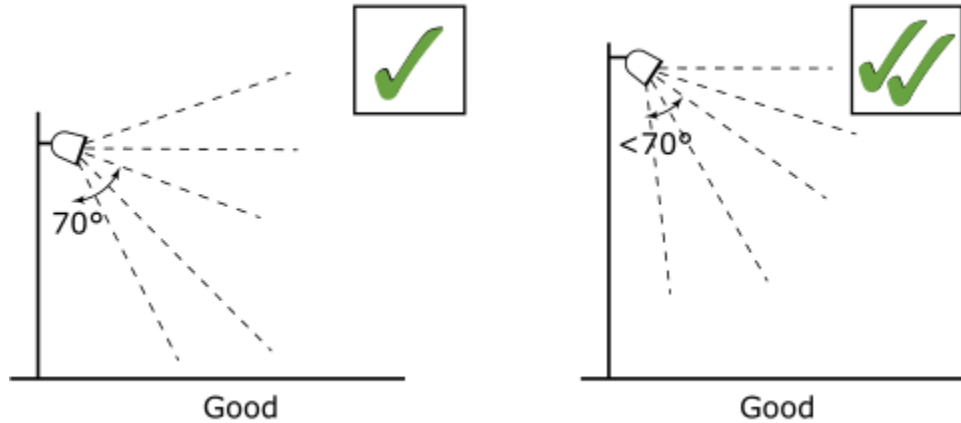
The measures implemented include:

- Immediately adjacent residents are kept informed via fortnightly targeted newsletters and special notices. This is delivered by hand to ensure that those who cannot access the internet remain informed. The newsletter has offered an opportunity to educate residents in greater detail on issues such as NDV recording, management, and reporting.
- Monthly newsletter to be displayed on site hoarding with feedback letter box fitted next to it.
- Site hoarding is to promote Considerate Constructors Scheme and demonstrate wider industry accountability.
- Ad-hoc meetings with affected residents as required, enabling the contractor to resolve complaints and queries more effectively and to develop stronger positive relationships with some immediately impacted residents.
- Close liaison with the local authority, environmental health officer, and local councillors whenever required.

### **Site Lighting**

The need for external site lighting will be minimal as the majority of the foundations and envelope works will be completed during the late summer/ early autumn months.

Where lighting is required, the lighting will be installed in accordance with the guidance provided in the Guidance Note 01/20 'For the Reduction of Obtrusive Light' produced by the Institution of Lighting Professionals, to ensure light is directed away from the site perimeter and angled down to prevent light spread, any lighting will be on PIR control, to prevent lighting being left on all night.



### Estimate of contractors on site

We estimate no more than 18 contractors on site any one time including:

- 2 Groundworkers
- 3 Labourers
- 4 Carpenters/joiners/dryliners
- 2 Plumbers
- 2 Bricklayers
- 2 Electricians
- 2 Handymen
- 1 Site Manager

### Programme of Works

It is estimated that the whole project would take no longer than 8 months. Please refer to a Programme of Works file for more info.

### Working Hours & 24 Hours Contact Information

Hours of working will be set up accordingly to Ealing Council requirements and displayed on hoarding:

#### CONSTRUCTION SITE WORKING HOURS:

Monday to Friday: 8am to 5pm

Saturday: 8am to 3pm

No Sunday or Bank Holiday work.

Clear 24hrs contact details of site responsible person will be displayed on site hoarding near the access gates as follows:

**SITE CONTACTS:**

Project Manager: 07455018895 Vardan Abrahamian

First Aider on Site: 07455018895 Vardan Abrahamian

24 Hrs. Site Contact: 07843 607 506

**Home Republic Ltd Management Team**

- Construction Director – Mr Aleksejs Strikovs
- Site Manager – Mr Igors Mirosnikovs
- Site Supervisor – Mr Mario Markarov
- Access and Procurement Manager – Mr Andrejs Belouss
- Main Site Contact Number – 078 4360 7506

*This site will be a Considerate Constructors Scheme Registered Site*

**Appendix 1**

**Construction Site Set-up Drawing**

