



add. 41 Peartree Street
London
EC1V 3AG

tel. +44 (0) 207 253 2878

web. www.silvertownproperties.co.uk

Clerkenwell House Ltd, 41 Pear Tree Street London EC1V 3AG

Dymchurch Road, St Marys Bay Kent TN29 0HN

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015

CONSTRUCTION PHASE PLAN
CONSTRUCTION MANAGEMENT PLAN
DEMOLITION MANAGEMENT PLAN

Construction (Design and Management) Regulations 2015



CONSTRUCTION PHASE PLAN

Dymchurch Road, St Marys Bay Kent TN29 0HN

1.0 INTRODUCTION

1.1 This Construction Phase Plan is prepared in accordance with Regulation 23 of the Construction (Design & Management) Regulations 2015.

2.0 PROJECT DESCRIPTION

2.1 Client

Clerkenwell House Ltd
41 Pear Tree Street
London
EC1V 3AG
Tel. +44 (0) 207 253 2978

2.2 Site Address

As Above

2.3 Description of Work

The demolition of existing buildings and the construction of 15 new buildings and refurbishment of existing brick building.

1. Demolition and site clearance
2. Site enabling works
3. Construction of new buildings
4. Fit out of cabins
5. Landscaping

2.4 Duration of the Works

Contract duration – 26 weeks



Commencement date – 11/8/17

2.5 Principle Designer

David Smith Associates.
8 Duncan Close
Moulton Park
Northampton.
NN3 6WL
T: 01604 782620
F: 01604 782629
email: post@dsagroup.co.uk
Web: www.dsagroup.co.uk

2.6 Contract Director

Olivia Hutchinson MRICS
Development Surveyor
Clerkenwell House Ltd
41 Pear Tree Street
London EC1V 3AG

Tel. +44 (0) 207 253 2878
Mob. +44 (0) 7780 002 768

2.7 Contract Administrator

JP Ledwidge
Clerkenwell House Ltd
41 Pear Tree Street
London EC1V 3AG

Tel. +44 (0) 207 253 2978
Mob. +44 (0) 7780 002 768

2.8 Principle Contractor

Clerkenwell House Ltd,
41 Peartree Street,
London'
EC1V 3AG



Tel: +44(0)207 253 2878

2.9 Site Supervisor

Gary Wood
New House Farm
Philpot Farm
Essex
CM6 1JJ
07971 291378

2.91 Site Project Manager

Gary Thompson
07582 971599

2.92 Building Control

Ian Wood MRICS
Assent Building Control Ltd
Unit 3 Brook Farm
Salford Road
Hulcote
Milton Keynes
MK17 8BS
Tel. 01525 288614

3.0 SITE CONDITIONS

3.1 Site Location & Description

St Marys Bay is a residential site of approximately 10 acres in St Marys Bay, Kent. The site entrance is located on Dymchurch Road.

3.2 Site Use & Security

Property is a residential holiday park. Access is controlled by locked gates at the site entrance off Dymchurch Road. The site is truncated by a public footpath and open onto the sea wall.

3.3 Condition of the premises



There is no relevant Health & Safety file for the existing properties. Plans of the existing buildings have been made available to the Principle Designer.

3.4 Existing Services

Mains gas, water, electricity and drainage are connected to the property. Water electricity and drainage will be extended to serve the newly formed buildings.

3.5 Fire Precautions & Means of Escape

The site is an open site. Fire escape will be out of the principal entrance on Dymchurch Road

4.0 HAZARDS INHERENT IN THE DESIGN

The following risks have been identified as inherent in the design and specification of work to be executed and the listed general strategies for managing risks are proposed, to include COSHH Assessments for all hazardous materials

4.1 Paints

N/A

4.2 Manual handling and lifting of goods.

All goods and materials will be delivered to the secure site compound located in the car park area. A forklift truck will be provided for loading and unloading. The site entrance will be clearly marked and sign posted appropriately.

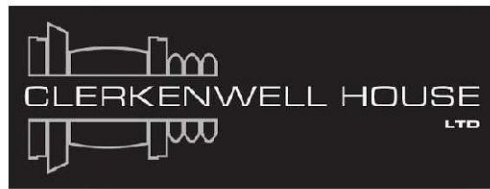
Manual handling operations, all works will be carried out by operatives trained in manual handling and adhering to relevant risk assessments.

4.3 Personal Protective Equipment

Boots
Hard Hats
Hi-Vis vests
Gloves (as necessary)
Protective glasses (as necessary)

4.4 Works Generally

1. Establish site office at Rugby Cottage
2. Establish site welfare facility at Rugby Cottage
3. Formation of the secure site compound in the car park area
4. The transformer to be used by sub contractors to run all power tools will run from Rugby Cottage.
5. Connection of temporary power from Rugby Cottage to the brick built welcome centre.



6. Hot and cold running water from Rugby Cottage
7. Erection of scaffolding around the perimeter of the brick built welcome centre
8. The entrance will be clearly marked SITE ENTRANCE. Vision splays will be kept clear
9. Erection of security fencing to protect the site and to protect members of the public
10. Public footpath will be sign posted clearly

4.5 Waste Disposal

Any accumulated rubbish and debris will be bagged during the course of the works to be stored in the secure compound area until time as a viable load is accumulated. Our licensed waste contractors will be called and the waste taken away by lorry.

During the demolition phase all materials will be removed from the site by our licensed waste contractor. Building debris and rubble will be carefully loaded and removed frequently.

4.5 Site Deliveries

All construction traffic, deliveries, staff and sub-contractors will be directed to the site compound car park area. Provision has been made for HGV deliveries to the compound. The site gate will be set an appropriate distance from the public highway to allow vehicles safe access to clear the main road. A turning head will be provided to allow HGV lorries to re-join the public highway. Backing out onto the public highway will be strictly prohibited.

The Construction Phase Plan does not list all common building materials within everyday use. All precautionary measures shall be provided for as required by manufacturers for the storage, use and application of materials.

5.0 Hours of Working

8am to 6pm Monday to Friday

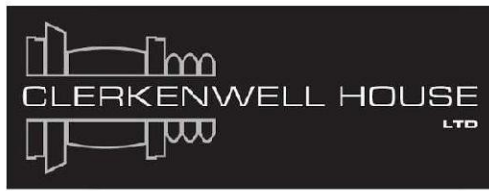
8am to 1pm Saturday

Noisy work will not take place outside these hours, or on Sundays, public or bank holidays.

Welfare Facilities & Emergency Arrangements

Fixed welfare facilities are situated in Rugby Cottage. Gary Thompson is an appointed person First Aider. The nearest A&E Hospital is;

**William Harvey Hospital
Kennington Road,
Willesborough,
Ashford
Kent
TN24 0LZ**



6.0 OVERLAP WITH CLIENTS UNDERTAKING

6.1 Occupier's activities

The buildings will not be occupied throughout the works.

During the course of the works the Principle Contractor will;

Maintain all fire escape routes during the works. The F10 notice will be displayed at ground floor by the site office. Copies of our insurances have been made available to the client and will be displayed in the site office.

Provide appropriate temporary protection for occupiers and visitors throughout the works as necessary

7.0 SITE RULES

7.1 Working Hours

Working hours shall be from 8am-6pm Monday to Friday and 8am-1pm Saturday. A first aid box will be kept in the designated welfare area at all times. All accidents how ever small will be made known to the site supervisor and entered into the accident book. The site managers Health and Safety Pack along with the signing in book will be kept in the designated welfare area.

7.2 Smoking and Alcohol on site

Smoking and the consumption of alcohol are not permitted at the workplace

7.3 Radios

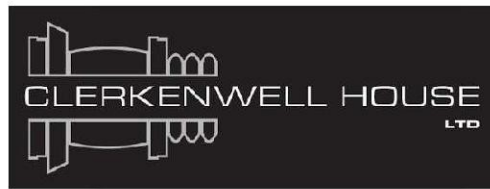
Radios are not permitted on site under any circumstances

7.4 Personal Protection

Appropriate safety clothing (as identified in Risk Assessments and Method Statements) must be worn in addition to ear defenders for noisy works, gloves for manual handling. All operatives will wear High Vis jackets.

Employees and sub contractors have a duty of care, if in doubt ask is the best method. Only competent operatives will be employed on site.

7.5 Fires



No fires of any description will be permitted on site

7.6 Noise

Noise to be kept to a minimum.

7.7 Failure to comply

Failure to comply with the above rules, which are incorporated in to the Plan will result in the following action being taken against the offender/sub-contractor. A verbal warning in the first instance confirmed in writing.

Dismissal from the site if the offence is repeated or not addressed and rectified.

8.0 CONTINUING LIAISON

8.1 Risk Assessments

Risk assessments, to include COSHH assessments and method statements for the various processes/ procedures will be prepared and filed in the site file as the contract progresses.

8.2 Safety Management

We the principle contractor will be responsible for the managing of the Health and Safety aspects of the site and to co-ordinate between contractors and ensure as far as reasonably practicable that all parties involved comply with rules of the Construction Phase Plan. Contractors will be required to provide us with information relating to Health and Safety and in connection with the reporting of accidents. Regular visits by the Contracts Manager every 48 to 72 hours will assess the ongoing Health and Safety arrangements and the adequacy of the welfare facilities provided. Welfare facilities will be kept clean and any deficiencies will be reported direct to the Site Foreman. Other matters will be entered in the Construction Phase Plan or further risk assessments produced if variations deem it necessary.

8.3 Updating the Plan

The responsible party to keep it current on site and available for inspection will update this Plan. Information will be added, as the design becomes available.

8.4 Health and Safety File

Throughout the contract, all information and paperwork obtained will be held safe ready to be passed to the Principle Designer just prior to completion in order that the Health and Safety File can be assembled for issue to the client. (The structure of the Health & Safety File is outlined in the Pre- construction Information.)



9.0 COMPANY POLICY FOR HEALTH, SAFETY AND WELFARE

It is this Company's intention that its work will be carried out in accordance with the relevant statutory provisions and all reasonably practicable measures taken to avoid risk to its employees or others who may be affected.

Management and supervisory staff have the responsibility for implementing this Policy throughout the Company and must ensure that health and safety considerations are always given priority in planning and day-to-day supervision of work.

All employees and sub-contractors are expected to co-operate with the Company in carrying out this Policy and must ensure that their own work, so far as is reasonably practicable, is carried out without risk to themselves or others.

The Board of Directors have appointed the Project Manager, Mr Gary Thomson, as having particular responsibility for health, safety and welfare and to whom reference should be made in the event of any difficulty arising in the implementation of this Policy.

The management and staff of the Company will monitor the operation of this Policy. To assist them in this respect, the Company have appointed a Safety Supervisor to visit sites and workplaces and to give advice on the requirements of the relevant statutory provisions and safety matters generally.

The Safety Supervisor is appointed Project Manager.

This Statement of Company Policy will be displayed prominently at all sites and workplaces.

The organisation and arrangements for implementing the Policy will also be available at each site and workplace for reference by any employee as required.

Signed

Dated