



Construction Management Plan

For

Field House, 15 Wellington Road, Dewsbury

Planning Application Reference Number: 2022/44/92236/E

Site Address:

Field House, 15 Wellington Road, Dewsbury, WF13 1HF

Document Control:

Version No	Issue Date	Pages Amended	Prepared by
1	31 st Oct 2022	New Document	M. Holmes

Project Overview:

Conversion of an existing property at Wellington Road to form 23 residential apartments over 4 floors. Work includes; asbestos removals, stripping out, demolition (including removal of existing roof structure), structural remediation works, masonry repairs, formation of new roof structure and formation of 23 apartments including new lift servicing 3 floors and new services to the whole building.

Programme of Works:

The estimated timescale for the works is 60 weeks with work commencing at the start of December 2022

Please refer to the details project programme appended to this document

Hours of Working:

(Monday to Friday): 7.30 am – 6:30 pm / 8.00 am – 1pm Saturdays

No construction activities on Sundays or Bank Holidays

Construction Traffic (Also Refer to Logistics & Parking - Pages 4 & 5):

Vehicle Size:

- ➔ Access to Wellington Street is somewhat restricted for large vehicles due to the tight turns off the A638 Ring Road, therefore all suppliers will be instructed to make deliveries on rigid vehicles as opposed to articulated vehicles

Traffic Routes & Point of Access:

- ➔ Field House is surrounded by a mixture of one-way streets (Wellington Street & Bond Street), limited access paved / cobbled road directly to the South and the A638 Ring Road to the North West of site.
- ➔ Site access is therefore to be gained from Wellington Street with all deliveries unloaded and moved directly into the building for storage

Construction Traffic Movement Times:

- ➔ Construction traffic movements will be planned so as to avoid busy commuter periods in the work area

Deliveries:

- ➔ Delivery companies / suppliers will be requested **NOT** to send articulated vehicles to site.
- ➔ Deliveries of materials will be coordinated to avoid busy commuter periods
- ➔ All deliveries and reversing operations will be over seen by trained banks men

Loading of Plant and Equipment:

- ➔ Deliveries of plant and equipment will be coordinated to avoid busy commuter times
- ➔ Plant will be unloaded and loaded in on Wellington Street by trained and competent operators

Parking for Construction Workers:

- ➔ Please refer to our proposed Traffic Management Plan attached for construction worker parking which will be in the off-site compound on Old Westgate as highlighted in the Traffic Management Plan
- ➔ At no point will vehicles be parked on local access roads

Wheel Wash Facilities:

- ➔ It is not envisaged wheel wash facilities will be required during the project

Pre-development Road Condition Survey:

- ➔ A road condition survey including photographic record of the surrounding roads, delivery area, paved areas, kerbs, manhole covers and signage will be carried out prior to works commencing

Post-development Road Condition Survey:

- ➔ Following completion of the project a road condition survey will be completed. A schedule of remediation work will be produced and submitted to the Local Planning Authority

Signage:

- ➔ Safety signage will be installed throughout site including signage indicating routes to the work area, site compound and off-site parking provision

Lighting During Construction Works:

- ➔ Temporary internal and external site lighting including emergency lighting will be installed throughout the work area
- ➔ Consideration will be given to minimising the potential for light pollution, glare or nuisance light emitted from site

Crains and Lifting:

At the time of preparing this document it has not been ascertained as to what type of crane will be used however it has been narrowed down to two options:

- ➔ A mobile crane (option 1) or tower crane (option 2) will be utilised (Refer to Proposed Crane Location Plan, Page 6).
- ➔ Any lifting operations will be preceded by lift plans and over seen by a competent lift supervisor
- ➔ This document will be revised and re-issued prior to cranes being ordered
- ➔ Further to the above a lift will be incorporated on teh scaffold construction and will be located within the site compound to the right of the property

Dust, Noise & Vibration Suppression Measures:

To minimise the potential for noise, vibration and dust on site the following controls will be implemented

- ➔ Water suppression will be provided and used on stone cutting saws and grinders
- ➔ Localised extraction will be used on powered hand tools and saws etc.
- ➔ The watering of rubble chutes shall be undertaken to prevent excessive dust contamination
- ➔ The waste skip will be bounded and covered by debris netting at all times
- ➔ Dust will be damped down using hoses outside teh building
- ➔ The area around the site, including the public highway, is regularly and adequately swept to prevent any accumulation of dust and dirt.
- ➔ Skips will be covered when leaving site
- ➔ Noise will be kept to a minimum
- ➔ Hearing protection will be provided and worn as required
- ➔ The site will be litter picked on a regular basis

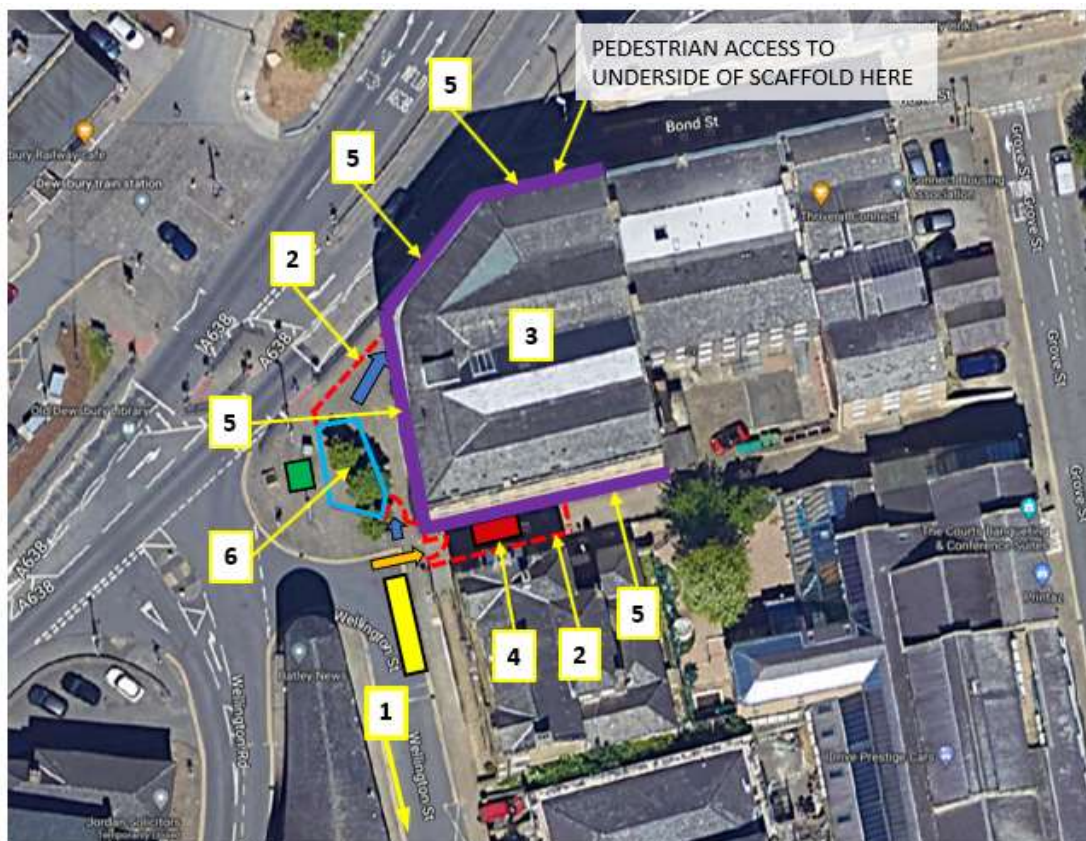
Tree Protection Measures:

- ➔ Tree protection consisting of a timber hoarding will be installed surrounding the 3 Nr trees located to the Western elevation of Field House
- ➔ The hoarding will be utilised and maintained throughout the project.



Logistics Plan for Field House, 15 Wellington Road, Dewsbury

Logistics Plan:



SITE LAYOUT PLAN:

SITE PARKING AREA - 1

HERAS FENCING TO SITE COMPOUND - 2 -----

SITE OFFICE, WELFARE, FIRST AID & STORAGE TO GROUND FLOOR OF SITE - 3

SKIP & WASTE CHUTE - 4

SCAFFOLD LOCATION - 5 =====

3X TREES PROTECTED WITH HOARDING TO ALL SIDES - 6 =====

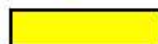
SITE ACCESS / EGRESS -



SKIP AND CHUTE ACCESS -



DELIVERIES DROP OFF POINT -



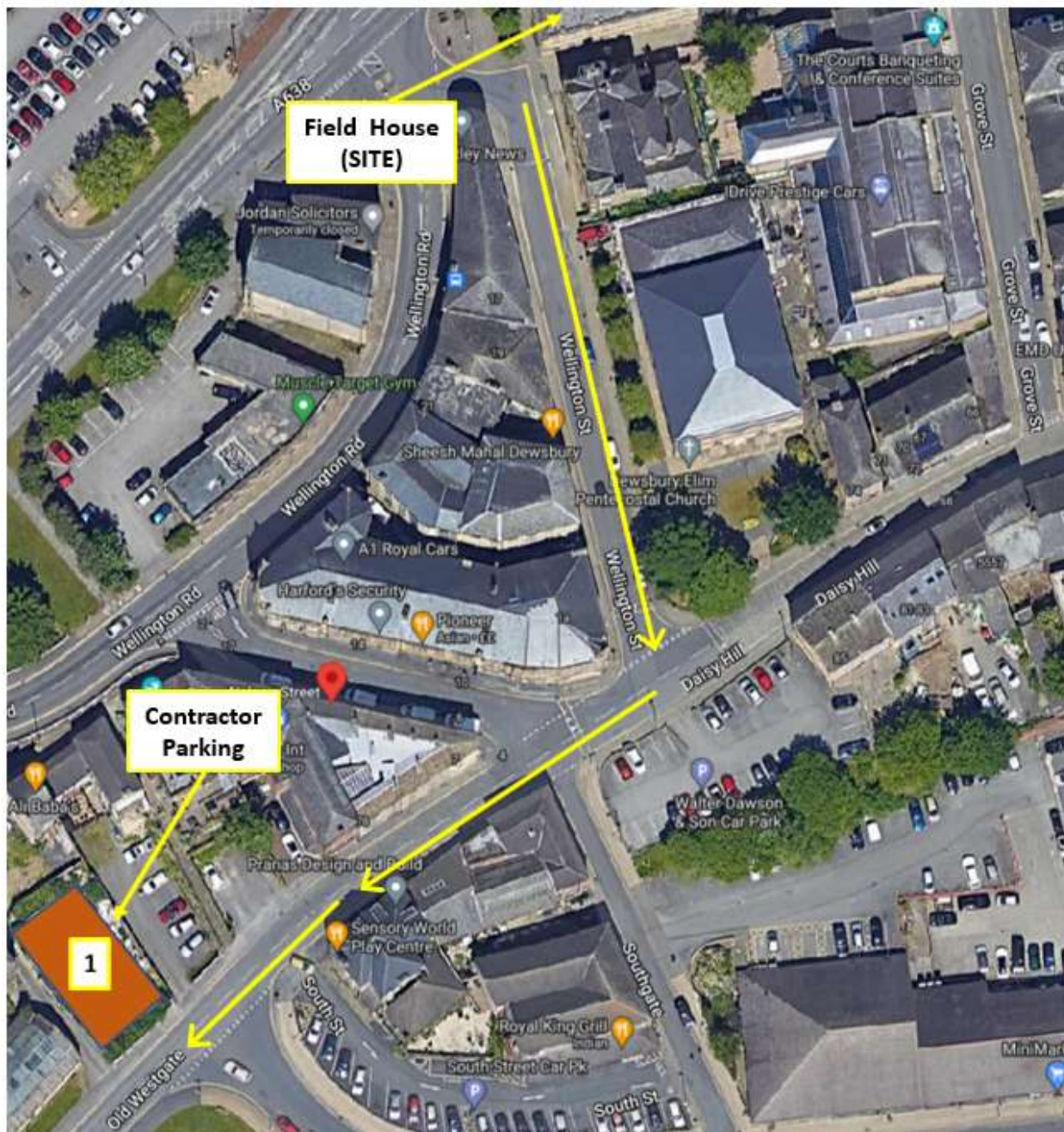
FIRE ASSEMBLY POINT -





Construction Workers Parking for Field House, 15 Wellington Road, Dewsbury

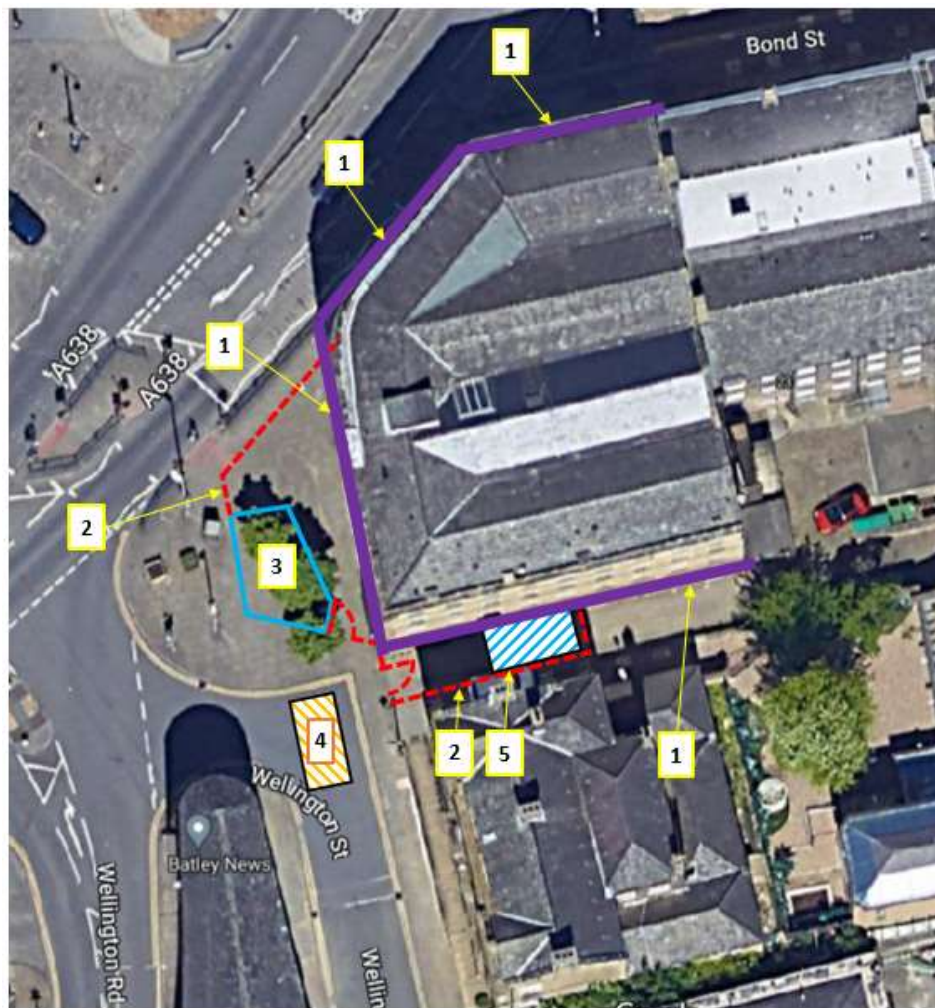
Parking Location Plan:





Proposed Crane Location Plan for Field House, 15 Wellington Road, Dewsbury

Proposed Crane Location Plan:



MOBILE CRANE LOCATION PLAN:

SUPPORTED SCAFFOLD TO 4 ELEVATIONS OF EXISTING BUILDING – 1



HERAS FENCING TO SITE COMPOUND – 2



3X TREES PROTECTED WITH HOARDING TO ALL SIDES – 3



OPTION 1 LIFTING - PROPOSED LOCATION FOR MOBILE CRANE - 4

(PERMIT FOR ROAD CLOSURES OBTAINED USING THIS LOCATION)



OPTION 2 LIFTING – PROPOSED LOCATION FOR TOWER CRANE - 5

