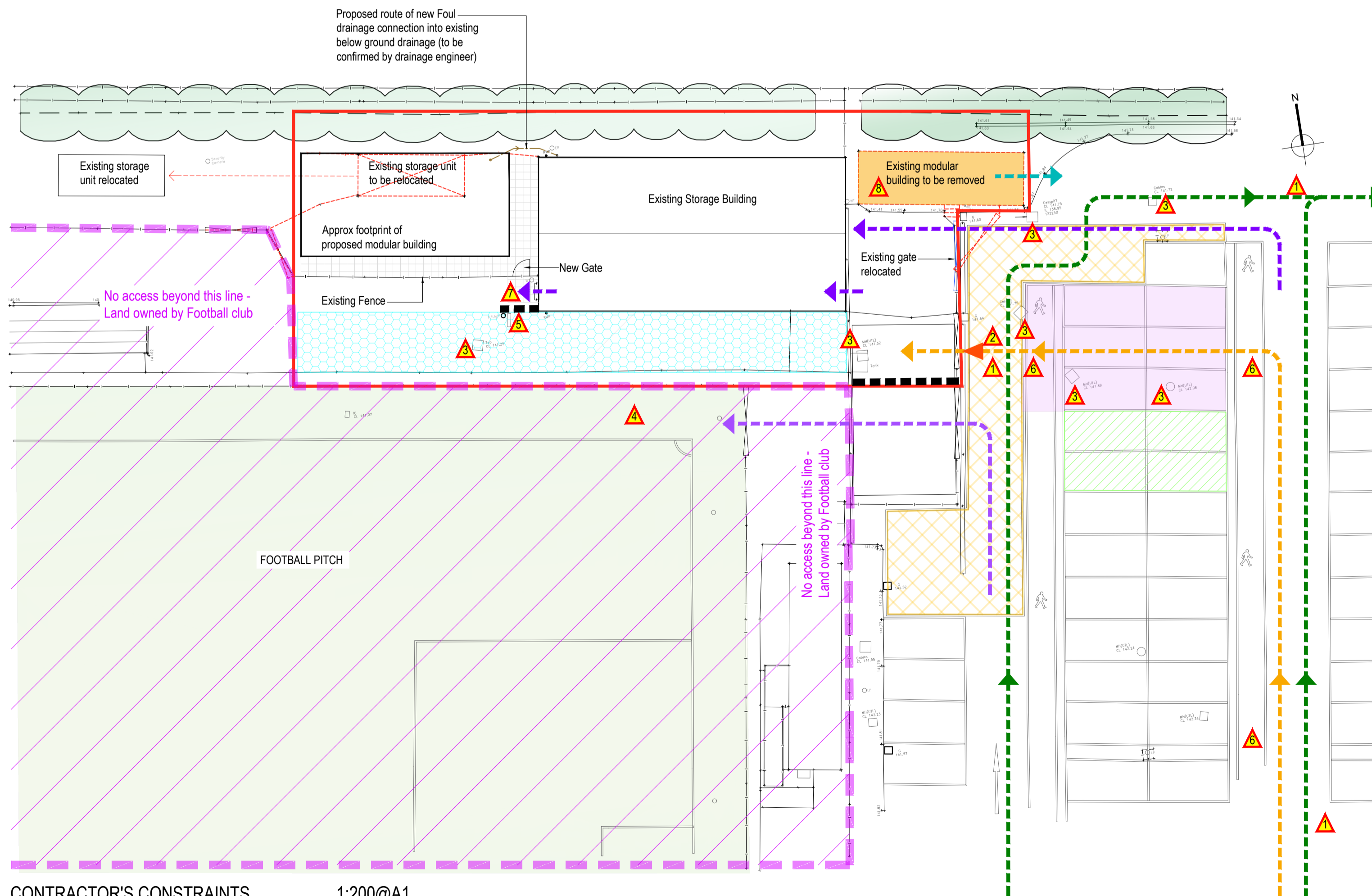


LOCATION PLAN 1:1250@A1

1:1250@A1 0m 25m 50m



CONTRACTOR'S CONSTRAINTS 1:200@A1

CONSTRUCTION PHASE CONSTRAINTS & PRELIMINARY MANAGEMENT PLAN:

Please read in conjunction with Contract Preliminaries and all other Tender documentation and drawings

PRINCIPLE CONTRACTOR

The cabin supplier will take on the role of Principle Contractor as defined under the Construction (Design and Management) Regulations 2015 (CDM 2015) and will be responsible for the provision of a full Construction Management Plan

WORKING HOURS

- Works to be undertaken between 8.00am and 6.00pm Monday to Friday and Saturday 8.00am and 1.00pm. No working is permitted in Sundays or Bank Holidays. Contract Administrator to be notified at least 7 days prior to working Saturdays.

ACCESS & PARKING

- Contractor access to the site is from the Creasey Park Drive
- Due consideration to be given to all vehicle movements in and out and around the site.
- Any footpath closures required in relation to the proposed works are the responsibility of the appointed contractor. They will be responsible for obtaining the necessary permissions/licences, including application fees, and the provision of any associated fencing and signage.
- Contractor parking to be within the designated area as indicated on the plan NOT on street parking, ensuring they are not causing any highway safety issues or inconveniencing local residents.
- All site accommodation is to be located within the boundary of the contractor's compound
- Contractors to visit site before tendering to ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the works.
- Contractor to provide suitable signage for directing visitors.

TRAFFIC MANAGEMENT

- A Traffic Management Plan detailing all aspects of construction related traffic, including vehicular & pedestrian and the impacts and risks to both site personnel, and the general public. The plan will include details and controls for site access and egress and measures taken to ensure the safety of pedestrians at all times. This document should remain live for the duration of the contract evolving when necessary to take into account changing site conditions and processes.
- All deliveries to be carefully planned, managed and controlled.
- All deliveries to be accepted via a gate man located at the site entrance who will direct the traffic accordingly.
- Management of deliveries and traffic to avoid conflict with peak local traffic & peak use times of the car park to be implemented throughout the construction period
- Contractor to have a management plan in place for pedestrian and vehicular movements within the defined site compound/work area, along with a segregated pedestrian route from the Car Park/Welfare area. Existing building to be in use during the works.

CONTRACTORS SITE OFFICES & WELFARE COMPOUND AREA

- Site accommodation should be established for the contractor's use.
- This can be located in the existing cabin (refer to plan) and used in conjunction with the Client. (Hours of use 8.00am-4.00pm.)
- Accommodation will be fully equipped including e-mail, phone and first aid facilities and will comprise of Site Office, Canteen/Mess room, Drying rooms & WC facilities
- Areas will be designated for temporary laydown and secure material storage within the site boundaries.
- Recycling and segregation skips / bins should be provided and monitored to assist in meeting the waste minimisation targets in line with the Site Waste Management Plan (SWMP).

STORAGE & MATERIAL DELIVERIES

- A fully coordinated Traffic Management Plan to be implemented to maintain safe access at all times through clearly defined access routes. All traffic entering and leaving the site will do so via agreed routes in accordance with the Local Authority's requirements and Traffic Regulations.
- All vehicles working on site should be fitted with reversing alarms. All sub-contractors are required to submit a material delivery plan which will be subject to weekly and fortnightly review and which will be co-ordinated with other trade contractor deliveries to ensure an element of 'just in time' deliveries.
- All deliveries to have a Banksman present to receive and direct deliveries from Creasey Park Drive at all times.
- Site maps should be issued to sub-contractors in order to further support way-finding. Signage on site will be utilised in abundance. The designated vehicular routes will be identified with directional signage and speed limitations.
- Deliveries to be planned in advance to ensure that adequate safe storage facilities are available. Storage areas will be clearly delineated to avoid congestion and damage. Materials will be handled at all stages in such a way as to minimise the risk of damage using:
 - Appropriate handling equipment.
 - Adequate packaging for transport, offloading and storage.
 - Suitable protective covering.
 - Adequate resources for transporting the materials to the area in which they are to be fixed.
 - Appropriate site storage facilities.

HOARDING & SITE SECURITY

- The existing site fencing should remain in place and serve as the site perimeter to prevent unwanted entry and to define for the benefit of others the work area boundary. It will be the contractor's responsibility to ensure that the work area is kept secure. Any additional hoarding, herras fencing, etc to be utilised as required.
- Contractor responsible for obtaining necessary consents/licences required for hoarding on public highways if required.
- Dedicated manned and gated access and egress routes will be established to maintain and control traffic flow and security at all times. Access onto site will be dependent upon full security clearance, CSCS compliance and the receipt of site specific induction, ensuring only approved personnel have access to the working areas. All staff and operatives will be issued with an ID badge which also demonstrates attendance at the site induction.
- All construction staff, client representatives and visitors will sign-in on arrival at the project offices, receive a site induction and sign out on departure. No activity will take place outside the site boundary without the agreement of the Employer and other relevant authorities.
- Moveable barriers will be utilised to control vehicle movements and segregate operatives' from the access and egress in and out of the compound area - reinforcing safety in compliance with the Traffic Management Plan.

ENVIRONMENTAL PROTECTION - NOISE LEVELS

- Contractor to comply with recommendations of BS 5228-1, clause 9.3 to minimise noise levels during the execution of the works.
- Contractor to be proactive in promoting and maintaining acceptable noise levels during the construction period. All subcontractors to review and ensure that the correct tools and methods are adopted for specific operations and construction activity.
- Strictly no loud music/radios to used within designated work area

ENVIRONMENTAL PROTECTION - AIRBORNE DUST

- The spread and effect of airborne dust to be considered during the works. Subcontractors to ensure any required mitigation / prevention strategy is agreed and presented within the method statements for every applicable trade and operation. Further dust reduction measures may include:
 - Dust pads positioned in strategic locations prior to commencing works in order to record dust levels and migration patterns.
 - Consideration at material procurement stage to reduce the need for 'on-site' cutting of

materials and then only allowing site cutting in designated areas

- Dampening down of dust-generating activities
- Covered wagons to be used for the transportation of dust generating material
- Existing roads will be kept clean and maintained

- The management of dust-generating activities to be stated in appropriate method statements together with control measures. The installation of a wind sock on the site will be used as highly visual indicator of the wind direction. The sock affords site management and operatives a quick indication of wind direction which will be used as an aid in monitoring and the suppression of dust.

ENVIRONMENTAL PROTECTION - ROAD CLEANING

- The appointed contractor is to ensure that vehicles leaving the site are clean and not transferring mud onto the car park or public highways. Local roads should also be monitored on a daily basis and a Road Sweeper be employed by the appointed contractor, as required, to ensure local roads are maintained and free from mud and site deposits.

ENVIRONMENTAL PROTECTION - WASTE & RECYCLING

- A Site Waste Management Plan (SWMP) to be put in place, prior to works commencing, setting targets for waste reduction and recycling.
- The plan should be implemented and kept up to date and reported at monthly site meetings.
- All licenses and transfer notes to be retained as proof of correct disposal.
- A strict 'housekeeping' policy to be maintained to ensure that the building is checked daily and cleared for safe access and to eliminate the risks of injury and fire.
- Waste materials generated from site production to be segregated on site into designated recycling skips. Attention to be given to panel sizes of materials such as plasterboard to ensure that cutting of sheets and waste is minimised.

THE HIGHWAYS ACT

- The Contractor shall be responsible for applying for any scaffolding/machinery access on the highway/footpath closure, parking suspensions etc licences required to safely undertake the proposed works to deliver the project. The Contractor shall be responsible for the payment of the associated licence/permit fees in respect of these works

DILAPIDATION SURVEY

- Contractor to carry out a dilapidation survey in relation to the existing access and immediate area around the site (roads, kerbs, verges, etc) and provide 2 sets of images on disc to Contract Administrator identifying any damage/issues present prior to the commencement of the contract
- Any damage caused by the contractor to be made good / fully re-instated at the Contractors expense

SERVICES & DRAINAGE

- The appointed Contractor will be fully responsible for the provision of temporary service supplies (electrical, phones, water, etc), associated applications and connections outside the site boundary as required until the permanent service supplies are in place
- The appointed Contractor will be fully responsible for the provision of the permanent service supplies (electrical, phones, water, etc), connections outside the site boundary and all associated applications (including road closures, if required)

EXISTING HEDGES AND TREES

- Existing hedges, shrubs and trees to be retained are to be protected during construction period in accordance with the provisions of BS 5837:2005 'Trees in Relation to Construction - Recommendations'.
- Refer to arboricultural survey (client will provide in due course) and The Tree Protection Plan to be approved by the Local Planning Authority must be adhered to at all times, especially the root protection areas (RPAs) and any no-dig areas identified.

GENERAL

- No smoking is permitted on site outside defined 'smoking areas' within contractor compound.

ECOLOGY

- The contractor must make themselves familiar with the Ecology report, follow its recommendations at all times and take the usual precautions regarding protected species.

PRE-DEMOLITION REQUIREMENTS/SURVEYS

- Asbestos Survey (Refurbishment/Demolition survey) for removal of existing cabin

NOTES:

This drawing/design is for use solely in connection with the project.

This drawing/design is the copyright of STENTON OBHI ARCHITECTS LTD and must not be reissued, loaned or copied without written consent.

All dimensions/setting out to be checked on site by the contractor before construction proceeds. Use written dimensions only, do not scale from drawing.

This drawing is to be read in conjunction with all construction status information relevant to the project. Any apparent discrepancy to be brought to the attention of STENTON OBHI ARCHITECTS LTD.

Status:
 PL - Planning P - Preliminary BR - Building Regulations
 T - Tender C - Construction R - Record

1:200@A1 0m 5m 10m 15m

LEGEND

- Contractor's hoarding line (Type TBA)
- Site boundary
- Contractor's site access from Creasey Park Drive
- Public vehicular route around Car Park
- Access to be maintained to large shed for groundsman
- Access to pitch to be maintained
- Route for removal of existing cabin near the end of works
- Existing cabin to be utilised as Contractor's Site accommodation/welfare until its removal at end of works
- Contractor to assess necessity of temporary road / surface for lorry access across grass
- Car park area to be cordoned-off only as required during lorry / crane / hiab access
- Contractor's Parking area
- Existing car parking yellow markings
- Contractor's work area site access
- Notable Hazards

Notable Hazards

1. Public vehicles using car park
2. Crossing of Public / Contractor routes
3. Existing manholes to be assessed for bearing capacity or covered where relevant
4. Existing football stadium field in use for games / maintenance
5. Existing Floodlight
6. Existing pedestrian routes
7. Existing Fire Escape route to be maintained at all times
8. Potential presence of Asbestos within building and below ground

A 13.04.26 TENDER ISSUE

Rev Date Revision

SO ARCHITECTS Stenton Obhi Architects - 3 Lakeview House, Bond Avenue Bletchley, Milton Keynes, MK1 1FB
 t: 01908 732100
 e: soa@so-architects.co.uk
 w: www.so-architects.co.uk

CLIENT
 Grounds Operations
 Dunstable Town Council

PROJECT
 Proposed Prefabricated Unit
 Creasey Park
 Dunstable LU6 1BB

DRAWING
 TENDER
 Contractor's Constraints Plan

SCALE: DATE: DRAWN: CHECKED:

1:200@A1 Apr 26 KS KO

Status:	Project No:	Drawing No:	Revision:
T	06446	302	A