



# **Waldegrave Mews**

## Construction Management Plan

September 2021

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## 1. INTRODUCTION

MVW has been commissioned to undertake a Construction Management Plan (CMP) for the proposed development at 189 Waldegrave Road Teddington Richmond Upon Thames TW11 8LX

Demolition of existing auto body workshop light industrial buildings and construction of 2No independent residential building and the extension of the existing house to provide 18No apartment comprising 11No 1 bedroom apartment and 7No 2 bedrooms apartments. This includes the re-configuration of the existing residential building will provide 3No 1 bedroom apartments with the commercial unit on the ground floor being retained. The development provide provision for disabled park, cycle and bin store (Summary) (Amended plans).

The aim of this CMP is to set out the Code of Construction Conduct for the development, to prevent, reduce and mitigate potential significant impacts and effects. More specifically, the CMP will define relevant policies, legislative requirements, thresholds/limits, procedures, roles and responsibilities for the implementation of environmental and management controls throughout the duration of the works.

The Plan has taken into account guidance published by Transport for London (TfL) for the production of Construction Logistics Plans entitled "London Freight Plan".

This CMP details management measures to minimise environmental impact from the construction phase of the development. Further, it provides a framework within which the measures will be implemented throughout the project. The CMP provides project-specific management measures and is a dynamic document which should be reviewed if activities or conditions onsite change that may influence management measures.



### 3. DEVELOPMENT PROGRAMME AND GENERAL ARRANGEMENTS

#### 3.1 Development Programme

Stages of Development (Refer to the attached phase plans)

- Site setup and erection of hoarding
- Demolition
- Construction of Block C
- Construction of Block B
- Extension of conversion of Block A
- Testing and commissioning

##### 3.1.1 Site Set-up

The following will be completed prior to the commencement of ground works on site:

- Obtain appropriate hoarding licences
- Site will be setup and hoarding erected
- All relevant services will be disconnected
- Site to arrange mains power connection in advance of site works with no diesel generator use on site
  - Materials will be stockpiled for processing and removed from site. Where possible, demolished materials will be recycled on-site.

The Site Office, plant and welfare will be installed on site within the retained residential/commercial unit. Live services are located on site and will be isolated back to the incoming heads. A full-service trace will be undertaken on site to ascertain the locations of these services and ensure that the neighbouring tenants remain unaffected by the works. Disconnection of incoming services will be undertaken by service providers.

Isolation certificates will be kept in the health and safety file.

All work and plant operations shall be carried out by skilled tradesman / operatives trained in the use of the trade for which they are employed. Only certificated drivers shall be allowed to operate machinery on site.

To avoid conflict with the partially non-vacant ground floor, the features of the site such as welfare/offices, storage of materials, will be located at the first floor in empty apartment rooms.

#### 3.2 Access Arrangements

Operatives and vehicles entering the site will make use of the alley between No 189 and 187 Waldegrave Road to load/unload throughout the duration of the works. The entry is restricted to small vehicle due to the limited width between No 189 & 187 Waldegrave road. As a result, heavy goods vehicles will not be able to access the property.

### 3.3 Materials Unloading/Storage

The storage of materials will be located at the rear of the property adjacent to the railway line away from Waldegrave road. Larger items will be placed within the site curtilage and move by site equipment to location designated by the site manager.

There is currently no proposed crane to be used on site. The site will utilise hoist to transport material to upper and lower floors.

The site will accommodate a plant and material storage area free of the public highway. No reliance will be made on an on-street storage facility and the Site Management will ensure that no off-site vehicle holding areas will be necessary by arranging delivery times for each supplier. Any conflicts of deliveries which arise will be turn away. Due to the sites small capacity, the impact to the surrounding road network will not be impacted by site traffic.

### 3.4 Diversion on the Public Highway

There is no requirement for diversion of traffic on the public highway.

### 3.5 Provision for Pedestrians/ Cyclists

There will be no requirement to suspend any public footpaths or cycleways. When vehicles reverse into the site this shall be accompanied by appropriately trained traffic marshals and banksmen to ensure safety of surrounding vehicles, pedestrians, cyclists, and the operatives themselves.

### 3.6 Contractor Vehicles

Due to the lack of off-street parking adjacent to the site and no space on site, it is anticipated that staff related traffic will be minimal. The use of public transport will be encouraged and details of which will be provided.

In managing any conflict that might occur between pedestrian and construction vehicles it is relevant to note that construction vehicle activity at the site will benefit from the direction of dedicated (suitably qualified) members of staff who will act as banksmen. The banksmen will ensure that any pedestrians and cyclists making use of the street are aware of the construction activity and associated vehicles at the site and will direct vehicles and pedestrians/cyclists as necessary.



Project Information	
Project Name	Hoarding Installation
Client	WAA4
Location	Warrington
Scale	1:100
Author	WAA4
Check	WAA4
Date	12/01/2023
Version	01

Phase 1 – Hoarding installation



Project Information	
Project Name	Demolition Phasing
Client	WAA4
Location	Warrington
Scale	1:100
Author	WAA4
Check	WAA4
Date	12/01/2023
Version	01

Phase 2 Demolition phasing





## 4. PUBLIC LIAISON

### 4.1 Site Wide Liaison Strategy

The Site Manager will be responsible to liaise with site neighbours and relevant stakeholders on a regular basis to inform them of forthcoming construction activities and deliveries and ensure an open communication.

Contact details will be shown on the site hoarding.

### 4.2 Complaints Procedure

The Site Manager will advise the neighbours of the complaints procedure as part of the introduction policy.

Any complaints are to be registered recording all correspondence/telephone contact from the general public or neighbours, nature of complain and responding and or actions taken to resolve.

## 5. SITE MANAGEMENT

The Principal Contractor will be development the Site Management Plan and issue for comment prior to works commencing on site. The Site Management Plan is to address the following points

- Construction Project Managers roles and responsibilities
- Site Working House (To comply with Richmond Construction Code of Practice)
- Housekeeping Policy
- Site Induction Procedures
- Health and Safety Procedures
- Risk Management Strategy
- Site Security
- Management of Pollution, Dust, Noise & Vibration.
- Traffic Management Measures
- Wheel washing and public Highway cleaning
- Monitoring and Compliance for M&S measures, Pollution, Dust, Noise and Vibration Control

The Contractor will be a member of the Considerate Constructors Scheme.

## 9. SUMMARY AND CONCLUSIONS

This Construction Management Plan has considered the likely construction activity resultant from the development. Due to the nature of the project and the anticipated construction Phasing, and the restricted access, the resulting construction traffic will be limited to smaller vehicles

It has been demonstrated that use of the proposed loading area will not materially impact on existing 'through' traffic on Waldergrave Road.

Suitable measures have been identified in this Plan which will be implemented at the site with a view to reduce the traffic impact of the works on the public highway and to ensure the safety of other road users (both pedestrian and vehicular). Measures have also been outlined that will reduce the impact of the works on local residents and businesses with appropriate measures identified to reduce noise and dust impact.