

**LAND AT HOWSON TERRACE, RICHMOND HILL,  
RICHMOND**

**CONSTRUCTION TRAFFIC MANAGEMENT  
PLAN**

**ON BEHALF OF HOUSING 21**

**Pegasus Group**

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**PLANNING** | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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## FIGURES:

FIGURE 1:	ROUTING PLAN
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## **1. INTRODUCTION**

- 1.1 Pegasus Group has prepared this Construction Traffic Management Plan (CTMP) on behalf of Housing 21 to address the transport issues associated with the construction of the proposed redevelopment of Howson Terrace, Richmond for 28 retirement apartments. The CTMP has been produced following a detailed site visit and will be progressed and updated by the appointed contractor in due course.
- 1.2 It is considered that responsibility to enforce any infringements to the agreed procedures and delivery route as set out in this CTMP fall onto London Borough of Richmond Council (LBR) as the Local Planning Authority (LPA). Contractors, delivery drivers and visitors will be advised of the agreed construction route prior to visiting the site.
- 1.3 The site is comprised of three existing blocks of flats on land to the west of the B321 Richmond Hill in Richmond, Greater London. The A307 is located approximately 350 metres northwest of the site. The A307 connects to the A316, approximately 1.4 kilometres north of the site and approximately 1.9 kilometres to the west. The A307 joins the M3 motorway at Sunbury-on-Thames.
- 1.4 This CTMP sets out the strategy for the following:
  - i. Site access;
  - ii. Vehicle routing;
  - iii. Vehicles and frequency of vehicles;
  - iv. Hours of construction; and
  - v. Mitigation measures.
- 1.5 The responsibility to comply with all statutory regulations and guidelines, as appropriate in relation to the construction and movement activities for the scheme, is given to the appointed contractor.

## 2. ROUTING

- 2.1 The designated route for all traffic associated with the construction of the scheme is illustrated on **Figure 1**. Contractors, delivery drivers and visitors will be advised of the agreed route prior to travelling to the site.
- 2.2 Access to the site will be from the B321 Richmond Hill. The B321 Richmond Hill has a 7.5 tonne weight limit, except for access, and is a one-way road to southeast-bound traffic, routing from the A307 Petersham Road in the northwest to the B322 Friars Stile Road to the southwest.
- 2.3 On-street parking is available on the northern side of the B321 carriageway between the A307 and Ellerker Gardens junction, with on-street parking available on the southern side of the carriageway between the Ellerker Gardens and B322 junction. The remaining sections of the road is subject to various TROs including single and double yellow line parking restrictions.
- 2.4 Heavy Goods Vehicles (HGVs) with a gross (laden) weight 3.5 tonnes and over will be required to route southbound along the A307 when accessing the site, as the nature of the B321 Richmond Hill/ A307 junction will not allow LGVs to perform a right-turn manoeuvre into the B321.
- 2.5 Richmond Bridge, located on Bridge Street which connects to the A307 Petersham Road approximately 400 metres northwest of the site, has an 18 tonne weight limit restriction. Construction vehicles which exceed this weight limit will not be permitted to use this route.
- 2.6 Compass Hill, a through road between the A307 and B321 Richmond Hill, can be used by LGVs routing from the south of the site.
- 2.7 Travelling from north:
  - i. Vehicles travelling from the north will access the A307 Petersham Road from the A307/ A316 gyratory roundabout to the north of the site. Alternatively, vehicles can access the A307 from the Chertsey Road/ The Avenue/ St. Margarets Road roundabout, routing along St. Margarets Road/ Richmond Road and Bridge Street which is a continual road. This road routes to the Bridge Street/ A307 Petersham Road mini-roundabout junction. Vehicles will make a left turn from the A307 Petersham Road onto the B321 Richmond Hill, with the site accessed approximately 350 metres southwest of this

junction. Vehicles will NOT use the Margarets Road/ Richmond Road/ Bridge Street route unless they are 18 tonnes due to a weak bridge.

2.8 Travelling from south of the Site:

- i. Vehicles travelling to the site from the south will access the A307 where possible. Access can be gained from the A309, which routes from southeast London, or the Kingston Bypass, which connects to the A3.

Signage

2.9 A 'CONSTRUCTION TRAFFIC ROUTE TO DEVELOPMENT AT HOWSON TERRACE RICHMOND' sign will be mounted heading southbound from A307/ A316 gyratory roundabout to the north of the south. Another will be mounted heading heading southbound from the Chertsey Road/ The Avenue/ St. Margarets Road roundabout to the west of the site.

2.10 Signs showing 'HOWSON TERRACE RICHMOND CONSTRUCTION TRAFFIC' will also be mounted at A307 Petersham Road/ B321 Richmond Hill and A307 Petersham Road/ Compass Hill junction.

Site Compound

2.11 A compound area for contractors will be created on-site. Visitors will be advised prior to visiting that parking facilities are provided on site and that they should not park on-street.

### **3. SITE ACCESS**

- 3.1 All construction vehicles will use the existing priority junction access arrangement from the western side of the B321 Richmond Hill to access the site.
- 3.2 All construction vehicles will enter and exit the site in a forward gear. Banksmen will indicate when it is suitable for the heavy and large vehicles using the site to exit.
- 3.3 Temporary signage will be erected during the construction phase in the vicinity of the site. The 'WORKS TRAFFIC' signage (shown in Diagram 7301 of Traffic Signs Regulations and General Directions (TSRGD)) will be used to indicate site access and will read 'WORKS ACCESS'. These signs will be white text and red background, 1050 x 750 millimetre and mounted in 'A' frames. The temporary sign will be located outside of the site access.

#### 4. VEHICLE TRIP ATTRACTION

##### Construction Phase

- 4.1 The construction period will include the use of Heavy Goods Vehicles (HGVs) to bring equipment and resources to the site. This will be managed to ensure that vehicle movements can be controlled and kept to a minimum. A Delivery Schedule will be required from the contractors.
- 4.2 Site deliveries will be reported to the site manager. The smallest possible / practical vehicle will be used for the particular material or plant being transported to the site to ensure that vehicles can manoeuvre safely.
- 4.3 In addition to these movements there will also be a number of additional typical construction movements. These will be associated with smaller vehicles and include movements such as the arrival and departure of construction workers and sub-contractors and the removal of waste via skip collections.
- 4.4 Housing 21 have advised that the construction period is predicted to take approximately 75 weeks. Delivery activities at the site will be carried out Monday to Friday 07:30 – 17:00 and 08:00 – 13:00 on Saturdays. No deliveries will be made on Sundays or Bank Holidays.
- 4.5 The appointed contractor will ensure that deliveries will not be undertaken between the hours of 08:30 – 09:30 and 15:00 – 15:45 during School days. This will ensure that HGV deliveries will not coincide with pick up times for The Old Vicarage School.

## **5. HOURS OF CONSTRUCTION**

- 5.1 Construction will be carried out Monday to Friday 07:30 – 17:30. Saturday working may be required on occasion and would be kept between 08:00 – 13:00. No working shall take place on Sundays or Bank Holidays. These hours of construction will be confirmed with the contractor upon appointment.



## 6. POTENTIAL MITIGATION MEASURES

- 6.1 Measures to minimise the impact resulting from construction activities will be contained in the conditions of appointment for the construction company. These will be managed by the Housing 21 project manager.
- 6.2 Responsibility of site operations will be given to the site manager. Details of the site managers role, in terms of transportation, are as follow:

### Site Manager Measures

- i. Advisory signs will be put in place advising that contractors and visitors should not park on-street when visiting the site. A compound area for contractors will be created on-site. Contractors and visitors will be advised prior to visiting that public transport should be used when possible, although parking facilities are provided on site and that they should not park on-street (B321 Richmond Hill);
- ii. Temporary signage to direct construction vehicles associated with the development will be installed along the agreed haulage route. Contractors, delivery drives and visitors will be provided with a map of the route prior to accessing the site. This will ensure that vehicles use the proposed route;
- iii. All signage on the agreed haulage route to the site will be inspected by the site manager as necessary. This will ensure that they are kept in a well-maintained condition and located in safe, appropriate locations;
- iv. Turning areas will be provided within the site to allow vehicles to exit the site in a forward gear;
- v. Engines will be switched off for vehicles within the site when not in use;
- vi. Waste materials to be carried off-site by sheeted vehicles;
- vii. A wheel wash facility will be provided for cleaning down vehicles leaving the site if required;
- viii. Spraying of areas with water as and when considered appropriate; and
- ix. The site will be secured at all times with two metre anti-climb fencing.

- 6.3 A Walk-Over condition survey will be conducted and agreed with highway officers on the local highway network before the commencement of the construction phase. This will provide an assessment of the baseline condition of the adopted highway. The survey will incorporate a photographic record as appropriate.
- 6.4 A follow up survey with highway officers with further photographic evidence covering the same extents will be conducted at the end of the construction phase. This will allow for the identification of any reasonable remedial works that are attributable to the construction activities. The extent of the survey is to be agreed with highway officers.
- 6.5 Contact details of the site manager will be provided on a site-board at the entrance to the site. Residents of the B321 Richmond Hill, Bromwich House (the block of flats adjacent to the site) and the residential dwellings to the west of the site will also be provided with these contact details.

**FIGURE 1: Routing Plan**

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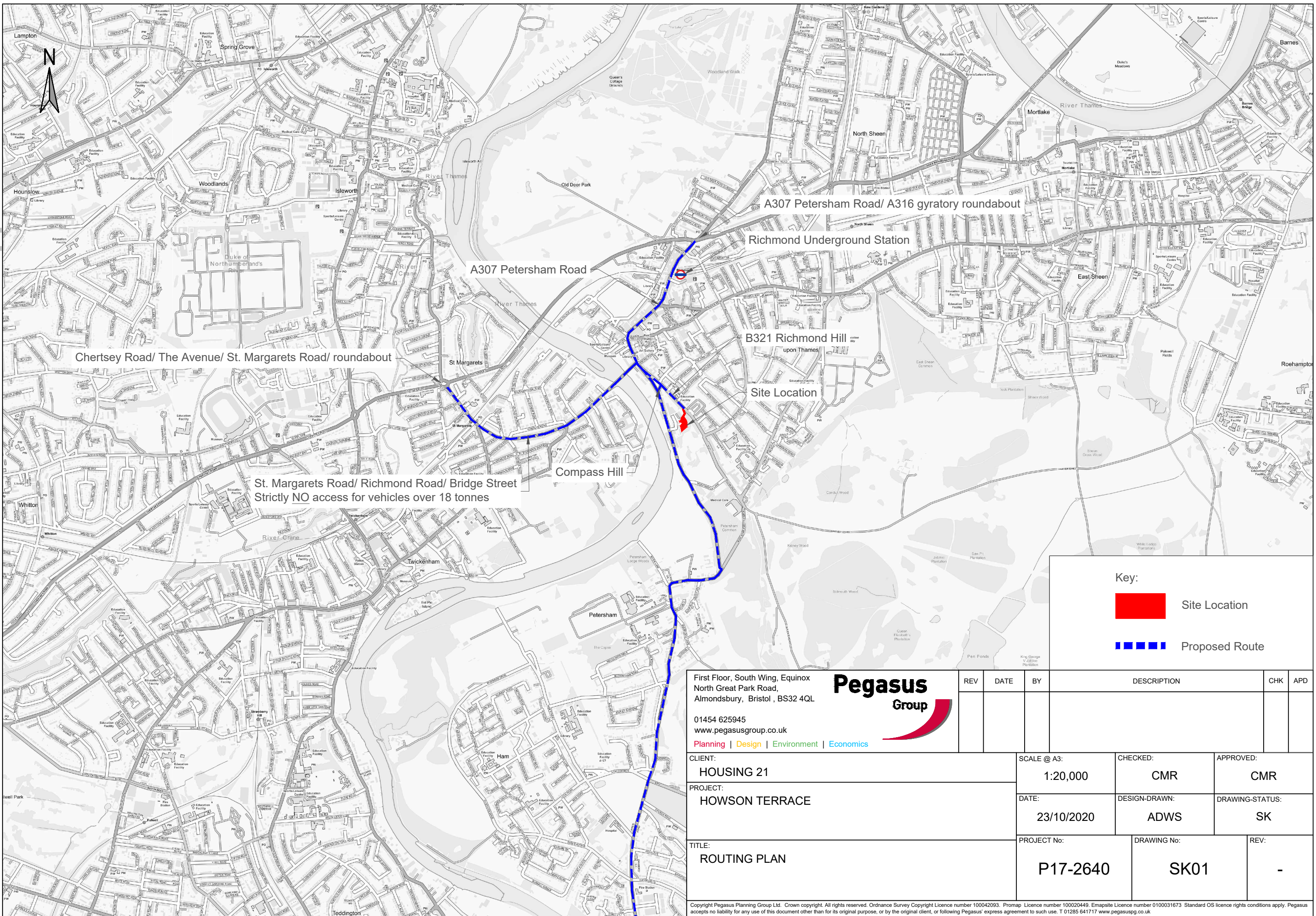
**Housing 21**  
**Howson Terrace, Richmond Hill, Richmond**  
**Construction Traffic Management Plan**

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Chertsey Road/ The Avenue/ St. Margarets Road/ roundabout

A307 Petersham Road

A307 Petersham Road/ A316 gyratory roundabout

Richmond Underground Station

B321 Richmond Hill

Site Location

Compass Hill

St. Margarets Road/ Richmond Road/ Bridge Street  
Strictly NO access for vehicles over 18 tonnes

**Key:**

- Site Location
- Proposed Route

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CLIENT: <b>HOUSING 21</b>				SCALE @ A3:	CHECKED:	APPROVED:			
PROJECT: <b>HOWSON TERRACE</b>		1:20,000	CMR	CMR					
TITLE: <b>ROUTING PLAN</b>		DATE: 23/10/2020	DESIGN-DRAWN: ADWS	DRAWING-STATUS: SK					
		PROJECT No: P17-2640	DRAWING No: SK01	REV: -					

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