



ttp consulting

transport planning specialists

Westlake Property Limited

47a, 47 and 49 Lower Mortlake
Road, Richmond, TW9 2LW

Construction Management Plan Pro-Forma

February 2022

TTP Consulting Ltd
111-113 Great Portland Street
London W1W 6QQ
Tel: 020 7100 0753

www.ttp-consulting.co.uk

Registered in England: 09931399

Construction Management Plan

Guidance Notes

1. In order to ensure developments are carried out safely the London Borough of Richmond upon Thames (as the local Planning & Highways Authority) require a Construction Management Plan is submitted for the project that demonstrates how the works are to be carried out
2. Construction traffic may have a disproportionate impact on a street, the highway network and neighbours; therefore you must clearly demonstrate proposals that mitigate this impact as far as possible
3. This pro-forma document has been prepared to ensure the council's key concerns in relation to construction traffic, site and highway network management are addressed
4. A CMP once approved, becomes an enforceable planning condition and [enforcement action](#) may be taken against sites that do not adhere to the methodology approved in a CMP
5. Wording must be precise, and ambiguous phrases such as, "generally", "normally", "roughly", "anticipated", "intended", "approximate" or "likely to be" must be avoided, otherwise the CMP will be rejected. Where exact details are not known at the time of preparing the CMP, a robust worst case should be stated
6. The relevant planning condition relating to this CMP will need to be formally discharged by the Council before any licences for temporary structures on the highway & any parking suspensions granted. Further approvals will be required for any [skips](#), temporary structures on the highway, parking suspensions, road closures or Temporary Traffic Orders
7. You should be aware that developments on or adjacent to the Transport for London (TfL) [Road Network \(red routes\)](#) or other infrastructure may require additional liaison and some licences may need to be issued through [TfL](#). Confirmation of these will be required and details should be appended
8. In addition you should familiarise yourself with the requirement to use clean, safe vehicles with good levels of direct vision, safety bars and advisory signage: <https://tfl.gov.uk/info-for/deliveries-in-london/delivering-safely>
9. Please ensure you read through the CMP template and only provide information relevant to each section in a clear and concise way
10. Drawings should be at a minimum scale of 1:200, be properly drawn (CAD, not by hand) and appended to the CMP document
11. Before works commence on-site you should check to see if there are any nearby [planning applications](#) or potential conflicts with [roadworks](#) or [road closures](#)

INTRODUCTION

1. Date of this document

February 2022.

2. Site / Property address

47A, 47 and 49 Lower Mortlake Rd, Richmond TW9 2LW.

3. Planning reference (if known)

CMP to accompany planning application.

4. Brief description of the work

Construction of a part 1/2/3 storey building (plus lower ground) to provide 14 co-living units (sui generis) and associated internal amenity space at lower ground floor level, with new lower ground level amenity space to neighbouring buildings, and alongside external communal space at ground and lower ground level.

5. Contact details (name & mobile number)

Project Manager / Contractor	TBC once appointed
Emergency Contact	TBC once appointed
Person responsible for completing this document	Name: Dan Fenton Company: TTP Consulting Address: 111-113 Great Portland Street, London, W1W 6QQ Tel: 0207 100 0753 Email: dfenton@ttp-consulting.co.uk

6. Estimated Start Date and Programme Length

Estimated Start Date on site: ASAP subject to planning permission.

Programme: The total project timeline would amount to approximately 12 months.

LOGISTICS & SITE SETUP

7. Vehicle routing (*Please provide a description of the local routing via the nearest major A roads. Please note construction vehicles are generally expected to approach a site so it is on the left hand side, to avoid excessive manoeuvring, and to exit in forward gear. (Routing drawings should be appended to the end of this document)*)

Construction vehicles have direct access to and from the strategic road network to access the Site.

Vehicles would arrive at the Site from the west along the A316 Lower Mortlake Road and pull into the loading bay on the northern side of Lower Mortlake Road outside of the Site.

Vehicles will exit to the east by leaving the loading bay and continuing along the A316 Lower Mortlake Road.

A vehicle route plan is included at **Appendix A**.

8. Please list any nearby Sensitive Receptors (schools, hospitals, care homes, major shopping areas, large offices, etc.) In some circumstances, the council may require permitted hours for construction vehicles to be restricted to between **09:30 and 15:00 Mon to Fri**, to avoid cumulative impacts on the highway network during peak periods, particularly where there are nearby schools. (Section 8 below)

The Site is located close to Richmond town centre however no vehicle hour restrictions are considered necessary at this stage.

9. Working hours (*no works of any kind permitted prior to 8am or after 6pm at any time*)

Site Hours: 8am to 6pm

Construction Vehicle hours: 8am to 6pm

10. Please confirm you understand and agree to the following items:

a. No more than one vehicle to attend the site at any time (<i>mandatory</i>)	Yes
b. Vehicles will not be permitted to stack outside the site or on local roads & a proper call-up procedure will be used	Yes
c. Construction vehicles will not block the road (where this is unavoidable, justification must be provided in Section 20)	Yes

<p>d. You will provide qualified Traffic Marshals to oversee vehicle movements on the public highway if required. (The minimum requirement is the possession of the Site Access Traffic Marshal qualification)</p>	<p>Yes</p>
<p>e. Any signage or barriers will conform to Chapter 8 of the Traffic Signs Regulations and General Directions 2019 and NRSWA requirements</p>	<p>Yes</p>

11. Please describe how spoil / waste is to be removed (*vehicles must be shown on drawings*)

Spoil will be removed from the Site via wait and load with material stockpiled on Site and transferred via conveyor over a covered walkway into a waiting vehicle that will be positioned within the existing layby and Site crossover area.

Vehicle drivers will remain with their vehicle at all times and the engine will be turned off during collections. The maximum dwell time for construction vehicles removing materials will be 40 minutes.

Vehicles will be subject to a pre-booking system to ensure only one vehicle is at the Site at any one time. The system will function in a way that the construction vehicle leaving the Site has already left the loading area and the surrounding road network before the next construction vehicle arrives

12. If required, how will concrete be supplied to the site

<p>a. Standard Ready-Mix vehicles (<i>must be included on drawings</i>)</p>	<p>Yes for large pours</p>
<p>b. Bagged material delivered and mixed on site</p>	<p>Yes for smaller batches</p>

13. Please confirm you can maintain a clear carriageway passing width of 3.0m for other vehicles when construction vehicles are in position **Yes**

- a. If not, then in streets where there is restricted width for large construction vehicles, you will be expected to use **Narrow-Bodied Vehicles**. These are defined as having a body width -excluding wing mirrors- of 2.0m or less (*An example would be a Mitsubishi Fuso or Nissan Cabstar style, flatbed tipper truck or LWB Transit*)

14. Please describe the measures you will use to ensure pedestrians and vulnerable highway users will be protected during the works

A minimum 1.2m pedestrian route will be maintained in front of the Site via a covered walkway.

Banksmen will also be utilised to manage all vehicle arrivals and departures and to manage any surrounding activity where necessary.

15. Programme schedule and vehicles

(Please provide a breakdown per Phase of the project, of the type, dimensions (L&W) and expected weekly number of vehicles expected to attend the site. e.g. Excavation – Tipper truck – 9m x 2.5m – 5 vehicles per week; transit van - 5m x 1.9m – 10 vehicles per week, etc)

PHASE	VEHICLE TYPES & DIMENSIONS	EXPECTED NUMBER PER WEEK
Strip Out/ Excavation	Grab: 9.1m (L) x 2.6m (max 3.2m with wing mirrors) (W) x 3.5m (H)	10
	Tipper: 10.2m (L) x 2.5m (max 3.2m with wing mirrors) (W) x 2.9m (H)	15
Sub-structure	Flatbed: 10m (L) x 2.5m (max 3.2m with wing mirrors) (W) x 2.6m (H)	5
	Hi-Ab: 9.1m (L) x 2.6m (max 3.2m with wing mirrors) (W) x 3.5m (H)	5
	4.6t Light Van: 5.8m (L) x 2m (max 2.4m with wing mirrors) (W) x 2.6m (H)	10
	Concrete Lorry: 9.7m (L) x 2.55m (max 3.2m with wing mirrors) (W) x 4.2m (H)	5
Superstructure	Flatbed: 10m (L) x 2.5m (max 3.2m with wing mirrors) (W) x 2.6m (H)	5
	Hi-Ab: 9.1m (L) x 2.55m (max 3.2m with wing mirrors) (W) x 3.5m (H)	5
	Concrete Lorry: 9.7m (L) x 2.55m (max 3.2m with wing mirrors) (W) x 4.2m (H)	3
	4.6t Light Van: 5.8m (L) x 2m (max 2.4m with wing mirrors) (W) x 2.6m (H)	10
Fit-out	Flatbed: 10m (L) x 2.5m (max 3.2m with wing mirrors) (W) x 2.6m (H)	3
	Hi-Ab: 9.1m (L) x 2.55m (max 3.2m with wing mirrors) (W) x 3.5m (H)	3

	4.6t Light Van: 5.8m (L) x 2m (max 2.4m with wing mirrors) (W) x 2.6m (H)	15
--	---	----

16. Are there any planned exceptional loads required (i.e. crane or plant deliveries using a low-loader; mobile crane lifts; piling rigs, steel beams, etc.) Provide details and vehicle dimensions. A site setup drawing will be required, as will swept path analysis drawings where necessary

No abnormal loads planned at this stage.

17. Will a Footway closure be required? **No**

If yes please provide a drawing showing the pedestrian diversion route and safety measures that conform to [Chapter 8 of the Traffic Signs Regulations and General Directions 2019](#) and [NRSWA](#) requirements

18. Will a Road closure be required? **No**

If yes please provide a drawing showing the diversion route and safety measures and written/email confirmation this has been agreed with the LBRuT network management team

19. Please confirm you understand & agree to the following site protection measures **Yes**

a. All road gulleys to be protected & no site waste to enter public drainage systems
b. All vehicle engines to be switched off when on stand
c. The public highway to be kept clean at all times during the works
d. Any damage to the public highway will be reported immediately

20. Will you require a parking suspension? If so what length and for how long? (*a standard bay is 5m in length*)

No parking suspensions are required.

21. **DRAWINGS.** These must be CAD drawn at a minimum scale of **1:200**, show the position of vehicles and show the site in the context of its surroundings, including any street trees, lighting columns, street furniture, gully positions, etc. Drawings must be attached or appended to this CMP document. (*Please tick which ones are included*)

a. Site Setup, Skips, Vehicle positions etc.	Yes – Appendix B
---	------------------

b. Concrete Vehicle positions	As above
c. Swept Path Analysis	Yes – Appendix C
d. Abnormal Loads – low loaders, cranes, etc.	No
e. Vehicle Routing	Yes – Appendix A

22. ADDITIONAL DOCUMENTS - Please attach the following and tick where necessary

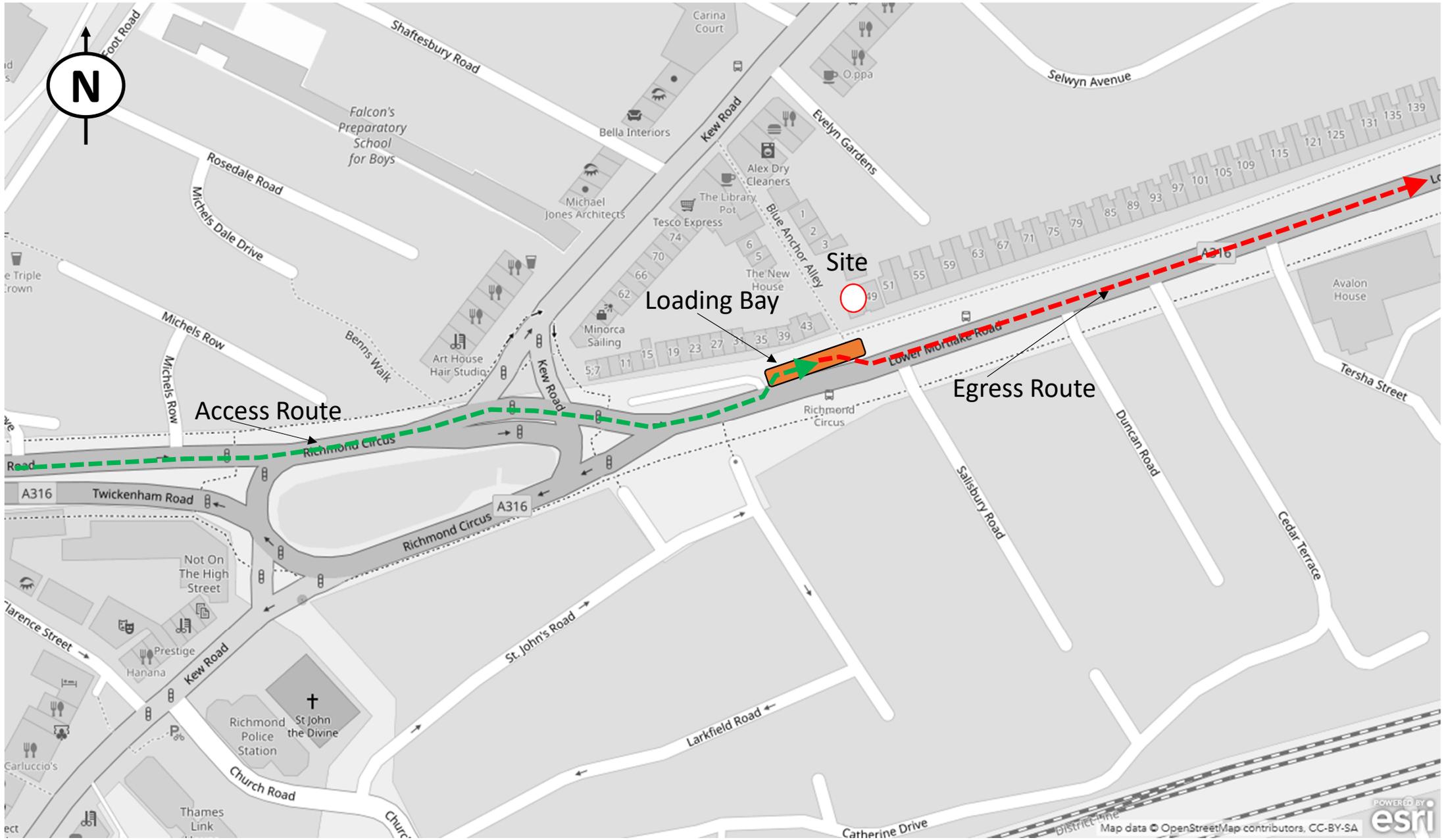
a. Noise, Vibration and Dust mitigation measures statement	N/A
b. Additional Licences (TfL etc.)	N/A
c. (Other)	N/A

23. ADDITIONAL INFORMATION (if required above)

N/A

APPEND DRAWINGS BELOW

Appendix A



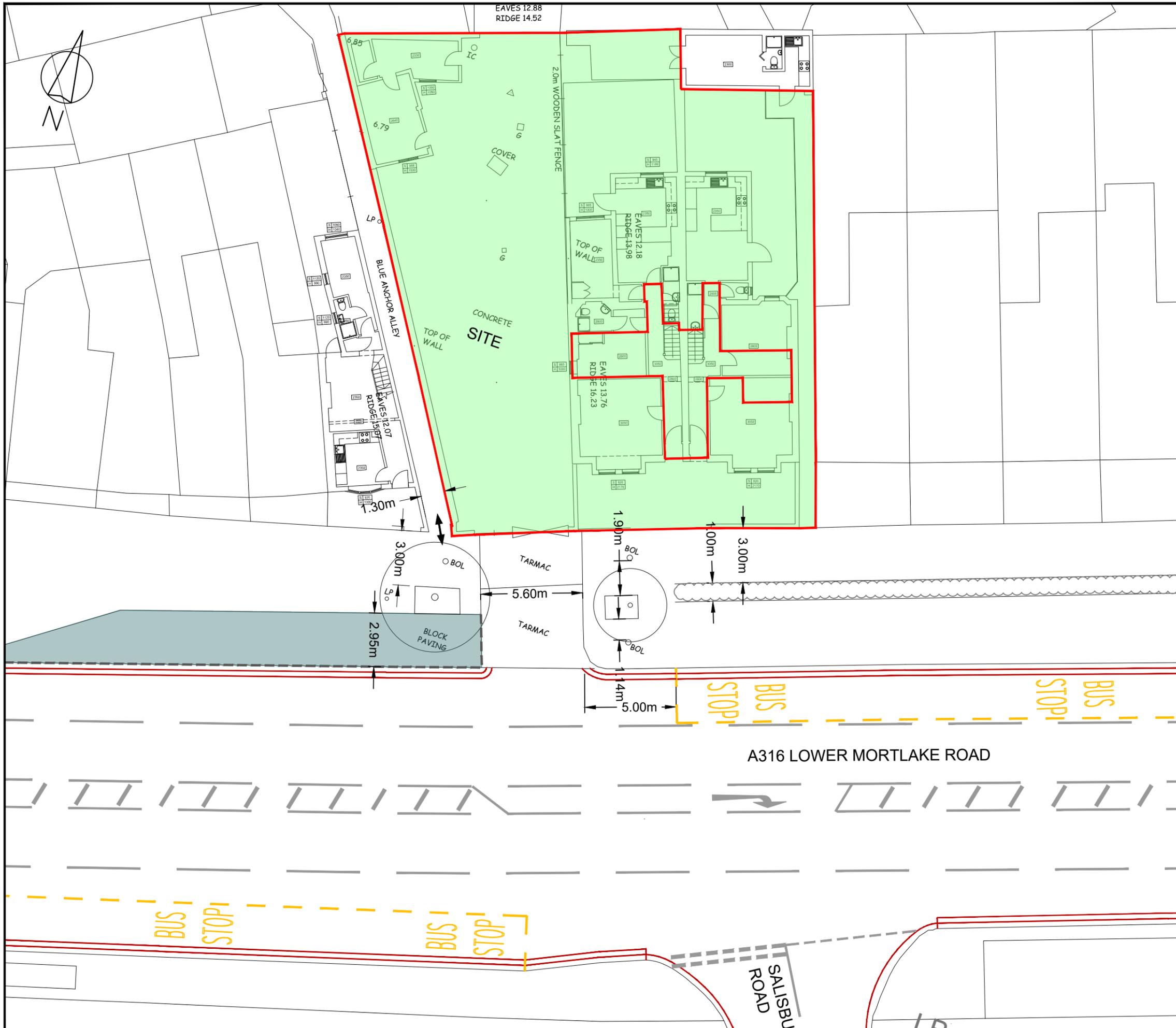
Access Route

Loading Bay

Site

Egress Route

Appendix B



Rev	Details	Drawn	Checked	Date
A	Site Boundary updated	AS	DF	14.01.2022

KEY:

	SITE BOUNDARY
	EXISTING SINGLE RED LINES
	EXISTING DOUBLE RED LINES
	LOADING ONLY BAY
	PEDESTRIAN ACCESS

NOTES:

- Do not scale from this drawing.
- This drawing to be read & printed in colour.
- This drawing is for illustrative purposes only.

Client: ...

Project: 47A Lower Mortlake Road

Drawing Title: Existing Highway Arrangement

Scale: 1:200, Size: A3

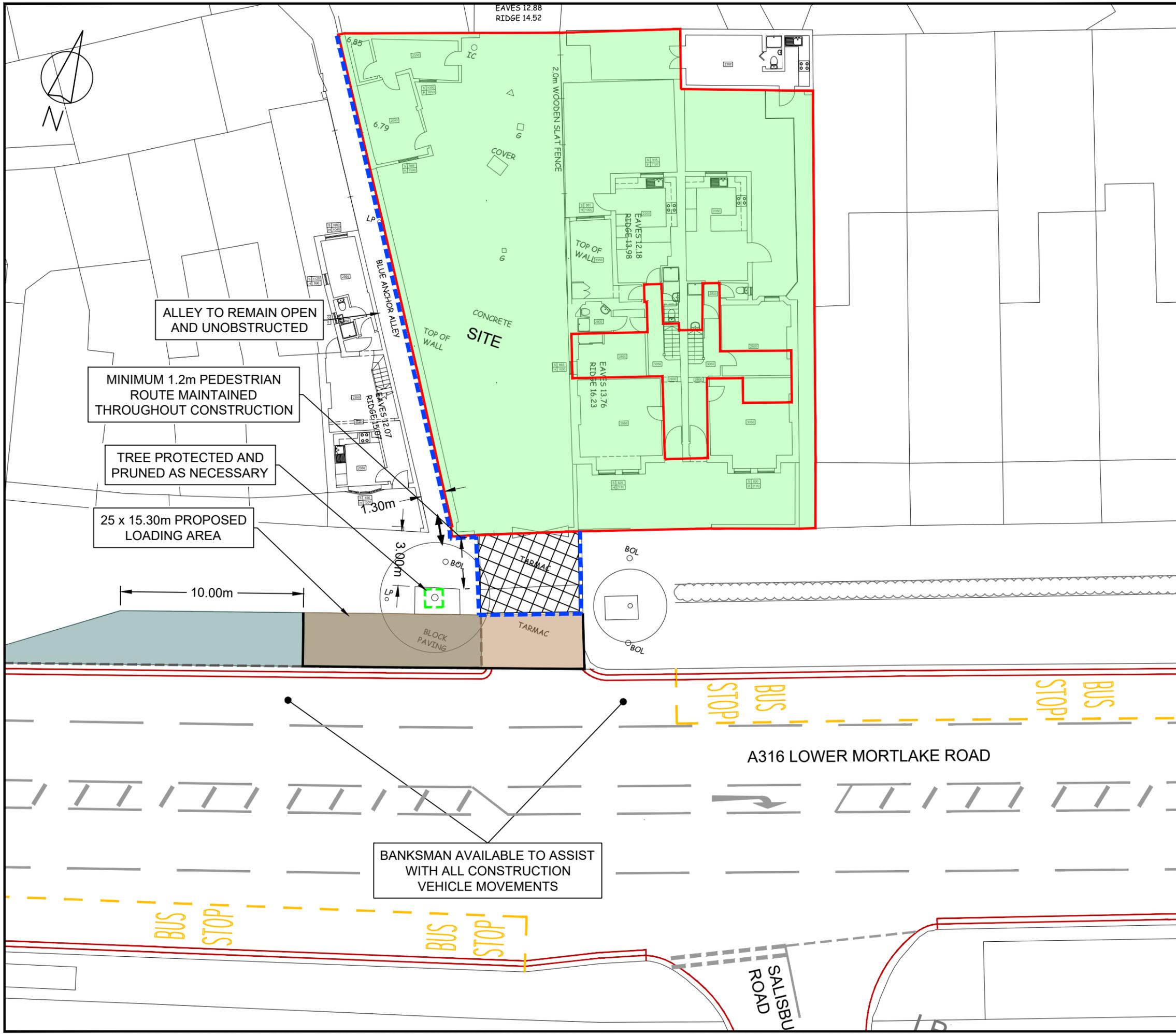
Drawn: AS, 17.09.2019

Checked: EH, 17.09.2019

Company: ttp consulting transport planning specialists

Address: 111 - 113 Great Portland Street, London W1W 6QQ, Tel. No. 0207 1000 753

Drawing Number: 2019-3657-001, Rev: A



Rev	Details	Drawn	Checked	Date
A	Site Boundary updated	AS	DF	14.01.2022

KEY:

	SITE BOUNDARY
	EXISTING SINGLE RED LINES
	EXISTING DOUBLE RED LINES
	LOADING ONLY BAY
	PEDESTRIAN ACCESS
	PROPOSED LOADING AREA
	PROPOSED COVERED WALKWAY
	SITE HOARDING
	TREE PROTECTION BOX

- NOTES:**
- Do not scale from this drawing.
 - This drawing to be read & printed in colour.
 - This drawing is for illustrative purposes only.

Client
...

Project
47A Lower Mortlake Road

Drawing Title
Proposed Highway Arrangement

Scale	Size
1:200	A3

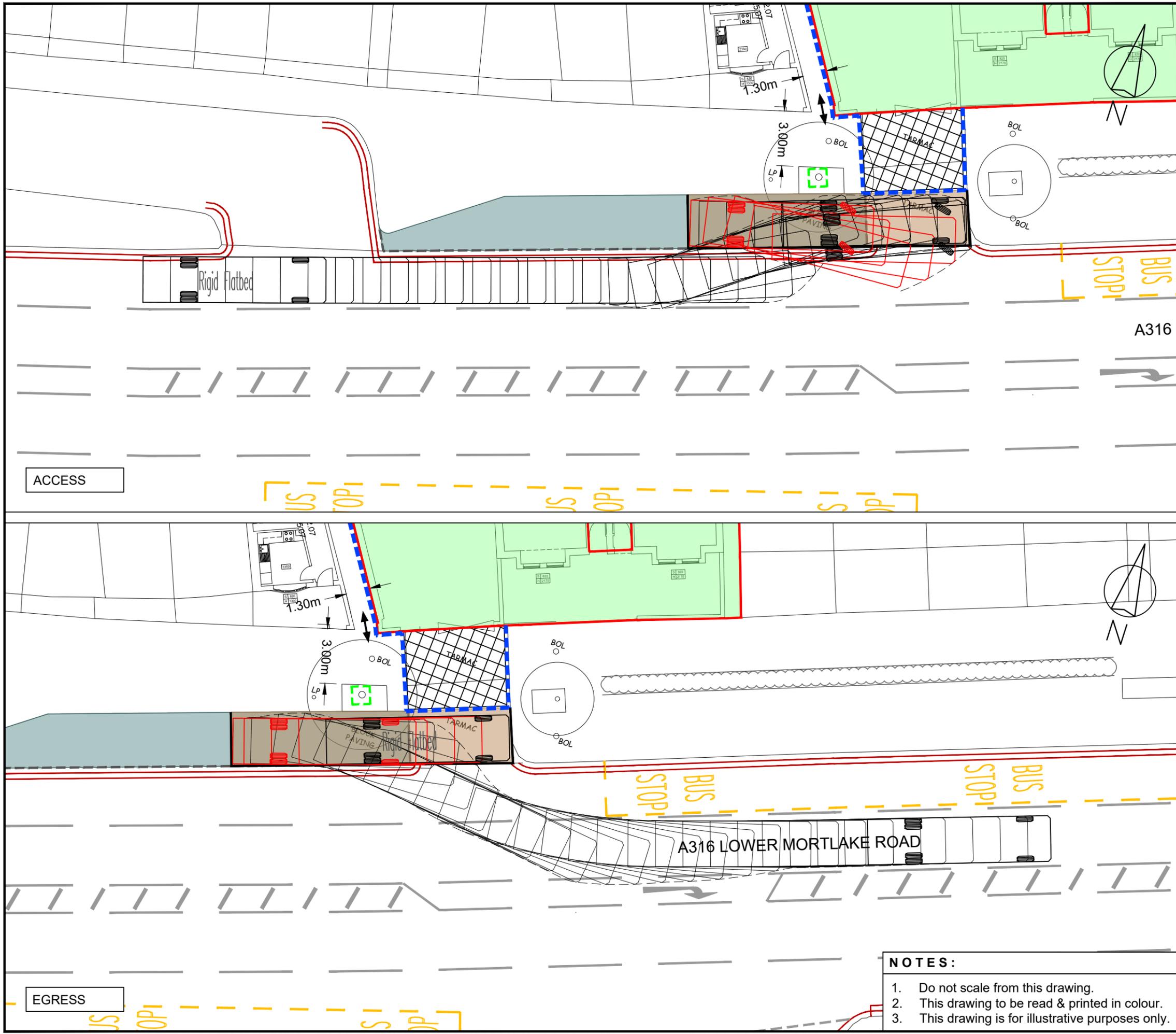
Drawn	AS	17.09.2019
Checked	EH	17.09.2019

ttp consulting
transport planning specialists

111 - 113 Great Portland Street
London
W1W 6QQ
Tel. No. 0207 1000 753

Drawing Number	Rev
2019-3657-002	A

Appendix C



Rev	Details	Drawn	Checked	Date
A	Site Boundary updated	AS	DF	14.01.2022

VEHICLE DETAILS:

Overall Length	10.000m
Overall Width	2.500m
Overall Body Height	2.602m
Min Body Ground Clearance	0.440m
Track Width	2.470m
Lock to Lock Time	3.00s
Kerb to Kerb Turning Radius	11.000m

FORWARD MOVEMENTS ARE SHOWN IN BLACK
(design speed for all forward movements - 5kph)

REVERSE MOVEMENTS ARE SHOWN IN RED
(design speed for all reverse movements - 2.5kph)

Client
...

Project
47A Lower Mortlake Road

Drawing Title
Swept Path Analysis using a 10m Flatbed

Scale 1:200 Size A3

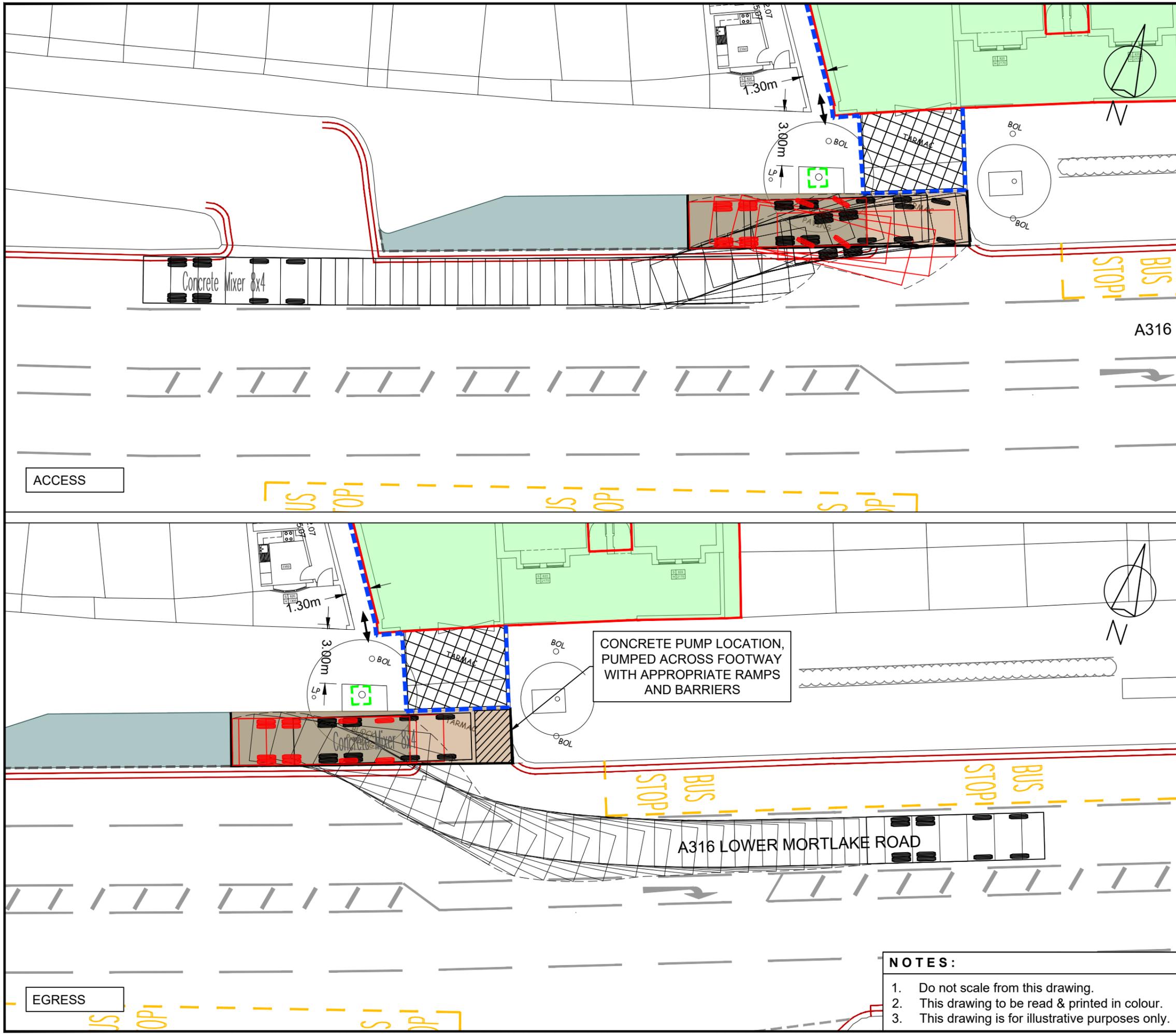
Drawn AS 17.09.2019
Checked EH 17.09.2019



111 - 113 Great Portland Street
London
W1W 6QQ
Tel. No. 0207 1000 753

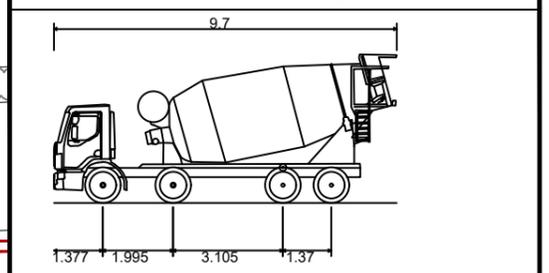
Drawing Number 2019-3657-003 Rev A

- NOTES:**
1. Do not scale from this drawing.
 2. This drawing to be read & printed in colour.
 3. This drawing is for illustrative purposes only.



Rev	Details	Drawn	Checked	Date
A	Site Boundary updated	AS	DF	14.01.2022

VEHICLE DETAILS:



CONCRETE MIXER 8X4

Overall Length	9.700m
Overall Width	2.550m
Overall Body Height	4.200m
Min Body Ground Clearance	0.358m
Max Track Width	2.413m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	10.204m

FORWARD MOVEMENTS ARE SHOWN IN BLACK
(design speed for all forward movements - 5kph)

REVERSE MOVEMENTS ARE SHOWN IN RED
(design speed for all reverse movements - 2.5kph)

Client
...

Project
47A Lower Mortlake Road

Drawing Title
Swept Path Analysis using a 8x4 Concrete Mixer

Scale	1:200	Size	A3
Drawn	AS	Checked	17.09.2019
Checked	EH	Checked	17.09.2019

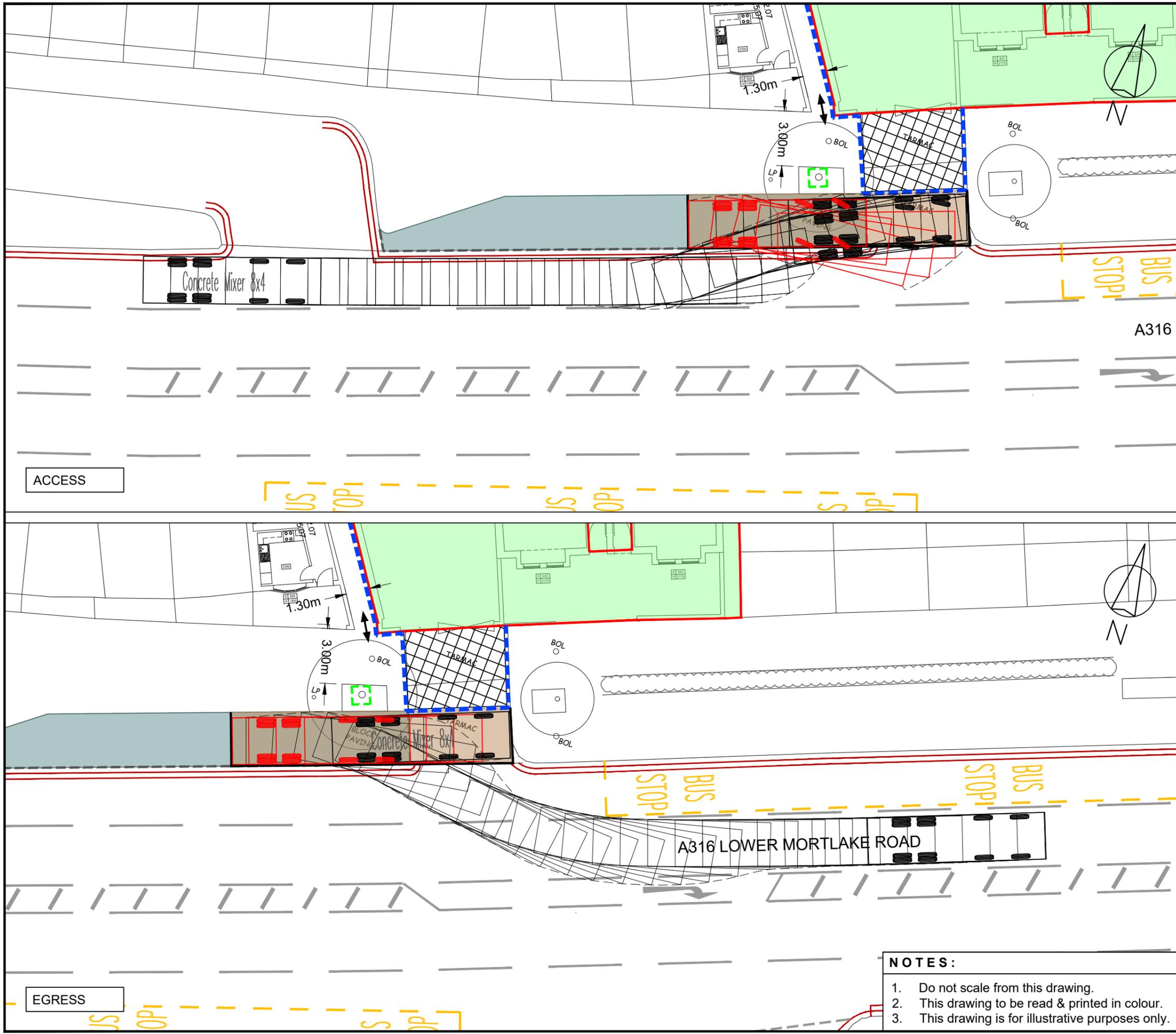


111 - 113 Great Portland Street
London
W1W 6QQ
Tel. No. 0207 1000 753

Drawing Number	2019-3657-004	Rev	A
----------------	---------------	-----	---

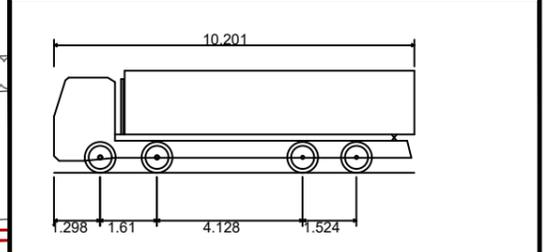
- NOTES:**
1. Do not scale from this drawing.
 2. This drawing to be read & printed in colour.
 3. This drawing is for illustrative purposes only.

C:\USERS\ANDREW\DATA\02038-TTP3657-47A LOWER MORTLAKE ROAD\2019-3657-004_A - SWEEP PATH USING A 8X4 CONCRETE MIXER.DWG



Rev	Details	Drawn	Checked	Date
A	Site Boundary updated	AS	DF	14.01.2022

VEHICLE DETAILS:



LARGE TIPPER

Overall Length	10.201m
Overall Width	2.495m
Overall Body Height	2.890m
Min Body Ground Clearance	0.341m
Track Width	2.471m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	11.550m

FORWARD MOVEMENTS ARE SHOWN IN BLACK
(design speed for all forward movements - 5kph)

REVERSE MOVEMENTS ARE SHOWN IN RED
(design speed for all reverse movements - 2.5kph)

Client
...

Project
47A Lower Mortlake Road

Drawing Title
Swept Path Analysis using a Large Tipper

Scale **1:200** Size **A3**

Drawn AS 19.09.2019
Checked EH 19.09.2019



111 - 113 Great Portland Street
London
W1W 6QQ
Tel. No. 0207 1000 753

Drawing Number **2019-3657-005** Rev **A**

- NOTES:**
1. Do not scale from this drawing.
 2. This drawing to be read & printed in colour.
 3. This drawing is for illustrative purposes only.

C:\USERS\ANDREW\DATA\02038-TTP3657-47A LOWER MORTLAKE ROAD\2019-3657-005_A - SWEEP PATH USING A LARGE TIPPER.DWG