

# PICK EVERARD

Outline Construction Management Plan  
Thames Young Mariners, Surrey Outdoor Learning and  
Development Centre  
Surrey County Council



Issue Number 01  
Date 29 September 2022



## Document History

Issue	Date	Comment	Author	Chk'd
01	28/09/2022	First issue	NJB	PCA

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## 1.0 Introduction

Pick Everard was commissioned by Surrey County Council to prepare an Outline Construction Management Plan to accompany the planning submission to inform construction proposals and the management of redeveloping and improving the on-site facilities at Thames Young Mariners (TYM) of Surrey Outdoor Learning Centre (SOLD) in the London Borough of Richmond.

Following planning approval, the Outline Construction Management Plan will be updated to confirm relevant details and any changes, following appointment of a contractor.

SOLD is registered with OFSTED for the provision of activities for young people aged above 5 years old. The TYM site is one of three sites running a number of outdoor learning programmes with SOLD for groups of people including schools, colleges, SEN and disability groups, and voluntary youth groups. TYM offers outdoor land based and water based activities, as it borders the River Thames. This is the only SOLD site to offer water based activities. The site also offers conference/meeting rooms and facilities for large scale events that typically take place twice annually.

The location of the TYM site is Riverside Drive, Ham, Richmond, TW10 7RX.

### 1.1 Contact details

Management on TYM site: Martin Cusselle and Louise Edwards

TYM office contact number: 01372 378901

Project Manager: Alison Scott, Senior Project Manager, Turner & Townsend

Outline Construction Management Plan completed by Nicola Breward, Senior Transportation Technician, Pick Everard.

### 1.2 Site proposals

It is proposed to improve the site facilities on the TYM site to allow for all year round residential stays, by providing new residential blocks and modernising the site. It is also proposed to improve the pedestrian and vehicle accessibility across the site, install cycle parking facilities and improve the staff and visitor vehicle parking. The operation of the site and daily visitors will remain the same following these site improvements.

The existing single vehicle, cycle and pedestrian access from Riverside Drive will not change as part of these proposals. This route will also be used for construction vehicles and related deliveries.

### 1.3 Estimate start date and programme

It is estimated that the construction period will commence in August 2023 and be completed by July 2024, taking a total of 44 weeks.

## 2.0 Local planning applications and conflicts

Ham Close development (22/1442/FUL), a residential redevelopment in Ham, 1km to the east of the TYM site, is expected to be under construction at the same time as the TYM development. The entirety of the Ham Close development is expected to start construction in March 2023 and complete in March 2030. The first phase of the Ham development is proposed to begin in March 2023 and complete in October 2024, which aligns with the TYM construction period. This is not expected to conflict with the TYM construction in a detrimental way, although both developments follow routes on Sandy Lane and the A307. See **Section 3.1**.

Further local assessment should be made by the contractors to determine any route conflicts by any other planning applications at the same time.

## 3.0 Logistics and site setup

### 3.1 Vehicle routing

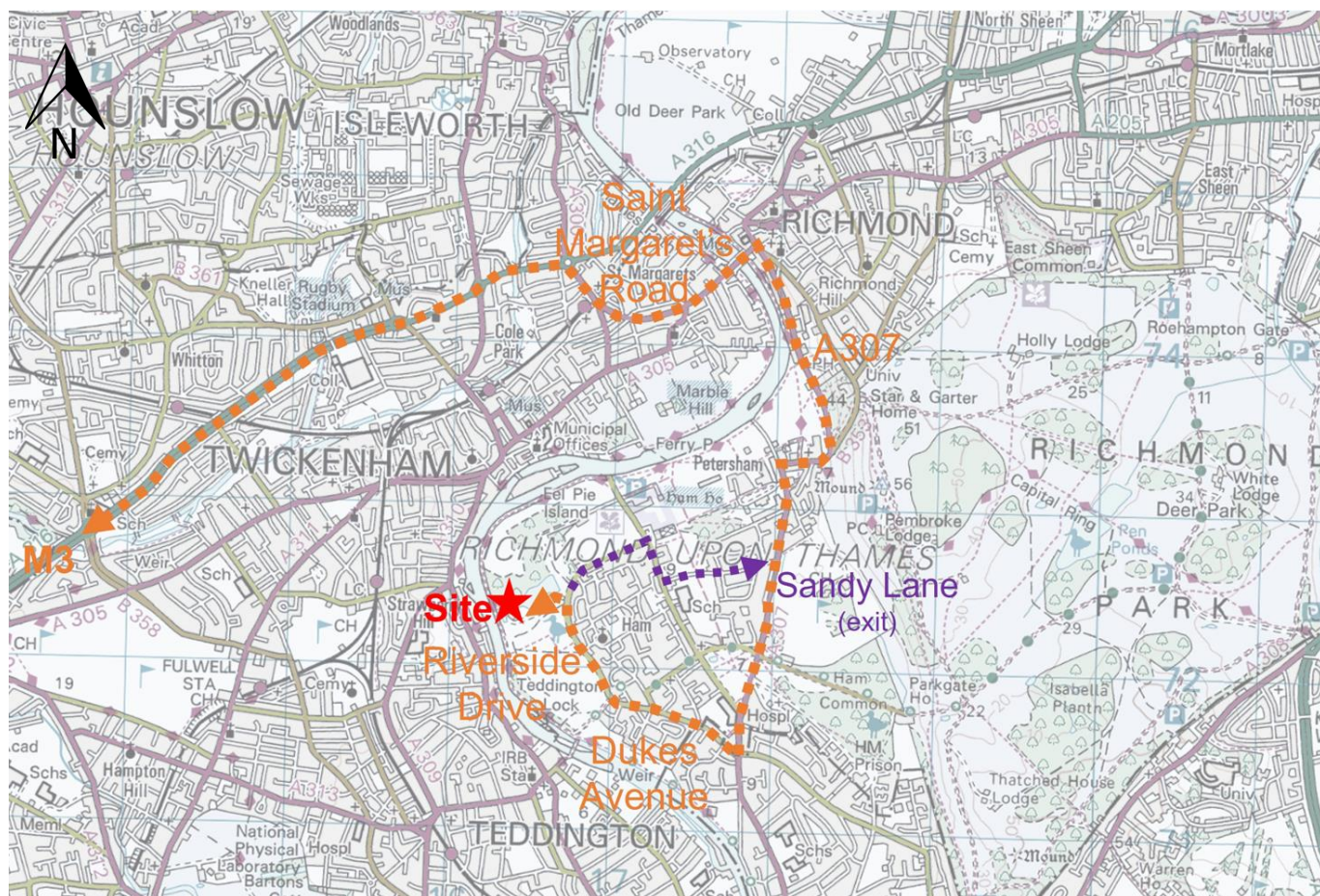
Refer to **Plan 3.1** and **Plan 3.2**.

Riverside Drive has a 20mph speed limit, speed tables and is 8.2m wide. Footways run the length of Riverside Drive and vary between 2.4m and 3.4m wide, with tactile paving and dropped kerbs where appropriate.




All construction vehicles are expected to approach the site and turn left off Riverside Drive into the TYM site, through the one existing site access for all vehicles and pedestrians, represented by the orange route in **Plan 3.1**. When leaving TYM, they are expected to turn left out of the site, shown in purple on **Plan 3.1**. The routes taken by construction vehicles will be the most direct and appropriate to and from main A roads, and avoid dense residential areas where possible. The construction vehicles will exit through Sandy Lane, which is a bus route. The wider public highway network route is shown in **Plan 3.2**.

Before works commence, a local assessment will be made by the contractors to determine any route conflicts with roadworks or closures, or any other planning applications that may result in construction periods running concurrently.

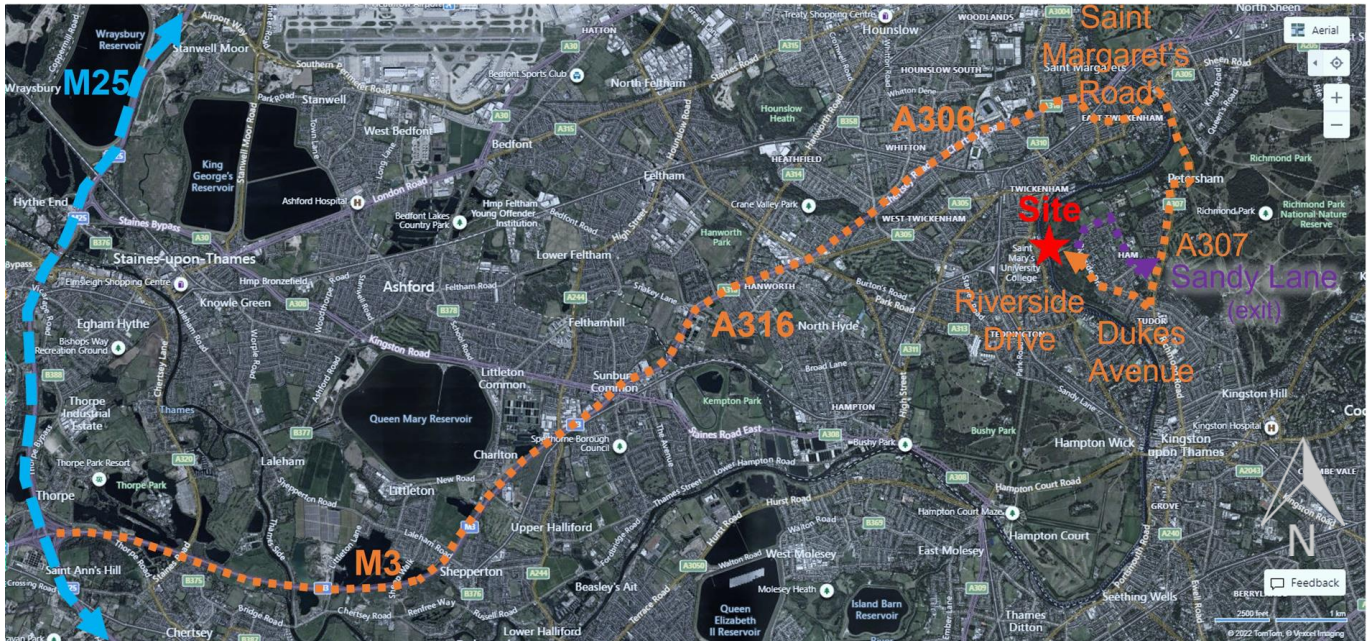
**Plan 3.1** Construction vehicle route approaching the site and leaving the site.



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- Key
-  TYM site
  -  Route to the TYM site and route to main roads
  -  Route leaving the TYM site

**Plan 3.2 Wider construction vehicle route**



Extract from Google Maps 2022

**Key**

-  TYM site
-  Route to the TYM site and route to main roads
-  Route leaving the TYM site
-  M25

**3.2 Sensitive receptors**

The closest nursery to the TYM site, Kateys Nursery and Pre-school, is approximately 200m north of the access on Riverside Drive. The exit route for construction vehicles travel past this education site, having turned left out of the TYM site.

We Make Footballers: Ham Academy, Grey Court School and Strathmore School are located on the corner of the junction with Sandy Lane and Ham Street.

### 3.3 Working hours

Construction will take place in a single phase to achieve the quickest construction period. Duration of construction is 44 calendar weeks working between 08:00 and 17:30pm, Monday to Friday, and 08:00 to 13:00 on Saturdays. SOLD will continue to operate during the construction period. Further details to be provided in the updated Construction Management Plan following planning approval regarding management on the site during construction to protect all site users.

### 3.4 Logistics management

No more than one vehicle is envisaged to attend the site at any one time. All works and storage will take place on the site and not encroach on the local highway network, with any deliveries or construction vehicles to be kept to a minimum. Where possible, deliveries will take place outside of the start and end periods of the daily activities, when then will be increased traffic movement onto and off the site by attendees and parents/guardians picking up and dropping off. The total length of the TYM access road is 280m from the gate to the main buildings. If construction vehicles are temporarily parked on Riverside Drive, which has a total width of 8.2m, this still allows for the safe passing of other vehicles. All products and materials are to be delivered and unloaded on the site. If this is not possible, necessary agreements will be made. The contractor for the site works will provide traffic marshals / banks person to control vehicles on the highway if required and any signage or barriers will conform to the necessary requirements and regulations (Chapter 8 of the Traffic Signs Regulations and General Directions 2019 and NRSWA).

### 3.5 Waste management and concrete supply

During the demolition process, contractors will segregate different waste streams into spoil heaps on site and remove from the site in segregated loads following all relevant waste regulations. Excavation arisings will be collected into spoil heaps that separate sub-soil and topsoil for later reuse on site. If there is excess material, this will be transported to an alternative site or waste handler. All spoil heaps (demolition and excavation activities) shall be contained within the site compound within the contractor's designated area on site.

Concrete will be supplied to the site ready mixed.



### 3.6 Carriageway and site management

Passing bays will be provided on the TYM site to segregate construction vehicles and site users, and traffic marshals shall control vehicle movements within the site and off site.

Construction activity and delivery areas will be segregated from site users onto and within the site. Traffic marshals monitoring movements will make adjustments to the plan if necessary. Signage will confirm access routes for each user and denote priorities. Further details regarding safety and site management will be provided following planning approval from the contractor.

Staff on the site will be briefed to ensure the interface between construction vehicles and users of the site are suitably managed.

### 3.7 Programme schedule and vehicles

Schedule and construction vehicle details that are known at the pre-planning stage are shown in the following table. Further details will be provided following planning approval by the contractors.

Phase	Vehicle types & dimensions	Expected number per week
Demolition	Demolition contractor to confirm	Demolition contractor to confirm quantities
Construction: Sub-structure	Excavators; dumper trucks; tipper trucks	Groundworks contractor to confirm quantities
Construction: Super-structure	Articulated delivery vehicles; mobile cranes; mobile access platforms (boom and scissor lifts).	Modular contractor and steelworks contractor to confirm quantities
Construction: Fit-out	Articulated delivery vehicles; mobile cranes; mobile access platforms (boom and scissor lifts).	Main contractor to confirm quantities based on projected sub-contractor activities and programme

Exceptional loads potentially include modular building panels and steel frame components delivered on long articulated vehicles with associated cranes. If applicable, the modular and steelwork contractors shall provide details of their proposed delivery method and vehicle selection and dimensions.

### 3.8 Closures

It is not expected that footway or road closures will be required nor will a parking suspension be required.

A traffic marshal will manage the arrival and departure of construction vehicles onto the public highway and the interface with pedestrians using the footpath immediately outside the TYM site access.

It is not anticipated that a road closure will be necessary to accommodate deliveries to site. There are no proposed modifications to the form and construction of the highway junction.

### 3.9 Site protection measures

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

### 3.10 Drawings

The main contractor will provide a site logistic plan defining locations for all welfare, storage, and disposal areas, identifying vehicle routes with swept path analysis of abnormal vehicles, following planning approval.

## 4.0 Post-planning

Following planning approval, contractors will be appointed for the site and further construction details will be agreed and finalised. This includes the types and numbers of construction vehicles accessing the site, and the strict management precautions to be put in place on the site to protect all people who attend the site.