

Foster Kenny Developments Ltd.

**Construction Management Plan**

Project Address: Rear of 35 Twickenham Road, Teddington TW11 8AH

Date: 27<sup>th</sup> February 2023

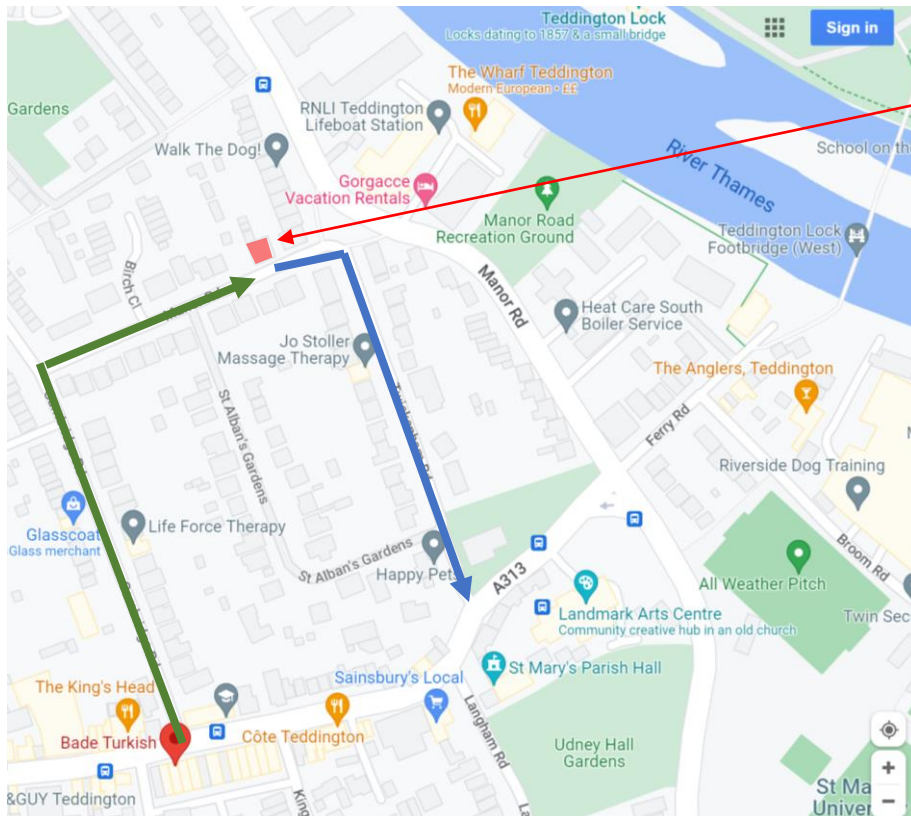


## 1. INTRODUCTION

This Construction Management Plan is proposed for a new build development of one villa style detached property comprising two semi-detached dwelling houses with associated parking and landscaping, the site was formerly garages. It sets out the measures that the client will require contractors to adopt to reduce the negative effects of congestion, pollution and noise resulting from the project on the surrounding community, residents and road network.

The site is currently vacant and empty with the garages being demolished in August 2019. To the west of the site is a private road which will be used to park vehicles while delivering and for any contractor that needs a vehicle on site. The aim is to not have any construction vehicles parking on the public highway.

## 2. SITE LOCATION



## 3 LOGISTICS AND SITE SET UP

The Green line indicates the routing of vehicles approaching the site coming from the A313 (Teddington High Street) up Cambridge Road, then right onto Manor Road. The site will then be on the left of the route.

The blue line indicates vehicles leaving the site from Manor road, then onto Twickenham Road to A313.

There are no sensitive receptors (Schools, hospitals, care homes, major shopping areas or large offices) in the nearby area.

Site hours will be from 08.00am to 17.00 for both construction and vehicles.



Off street parking  
for delivery and  
contractor's vehicle

Site entrance

The private road to the west of the site is approximately 6m wide.

#### CONSTRUCTION PHASE AND TECHNIQUES

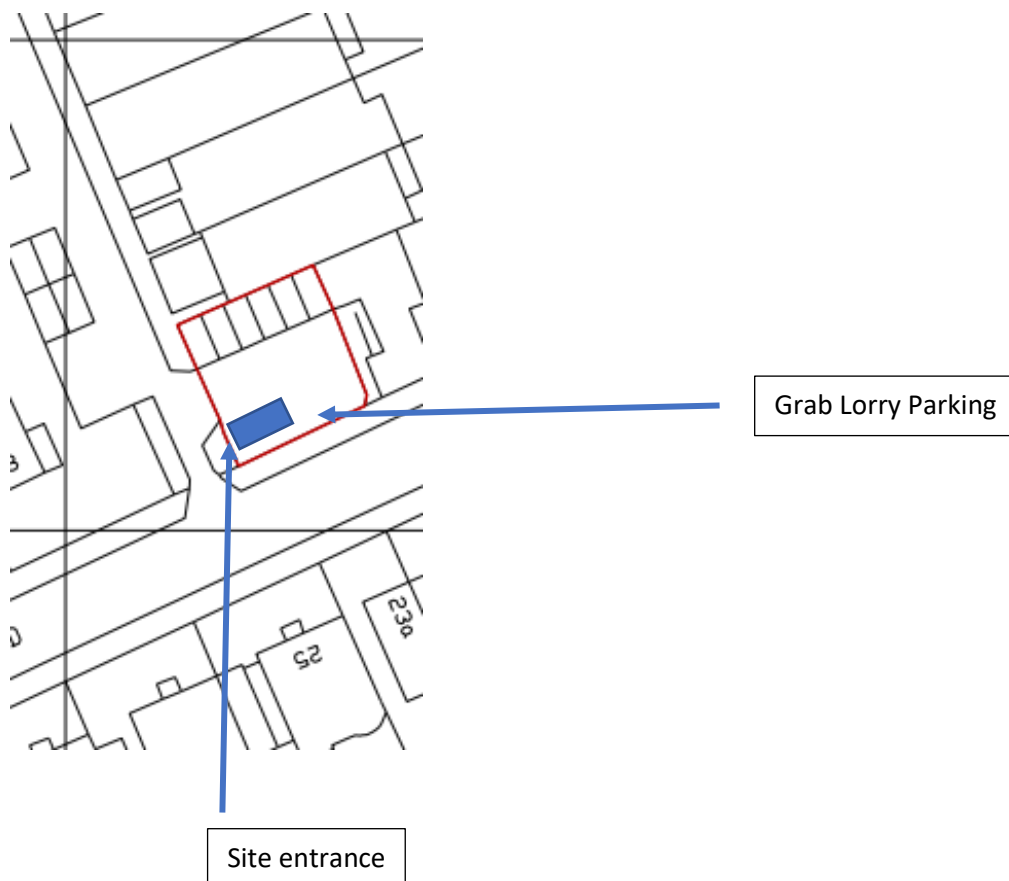
The construction will be split into six stages.

##### Stage 1. (5 weeks)

Removal of existing concrete slab (covering whole site) and the excavation of the site. Installation of services and drainage.

The site is currently covered in 150mm of concrete across the whole site which was the base for the garages and access. There is also approximately thirty cubic meters of foundations which were laid in August 2019 for the current planning approval. Total is 55 cubic meters. Subject to inspection the plan is to break this up on site and use it as hardcore. Thereby reducing environmental impact and any negative effect on congestion.

The excavation of the site is anticipated to be 350 cubic meters of soil which equates to 28 grab lorries (9ft x 22ft). It is anticipated that we will have one grab lorry every day. The grab lorry will park onsite while loading.



Currently there are no services to the site. While there will be no gas on site we will have a new electrical feed and new drains. This will mean that UKPower Networks will have to close the footpath.

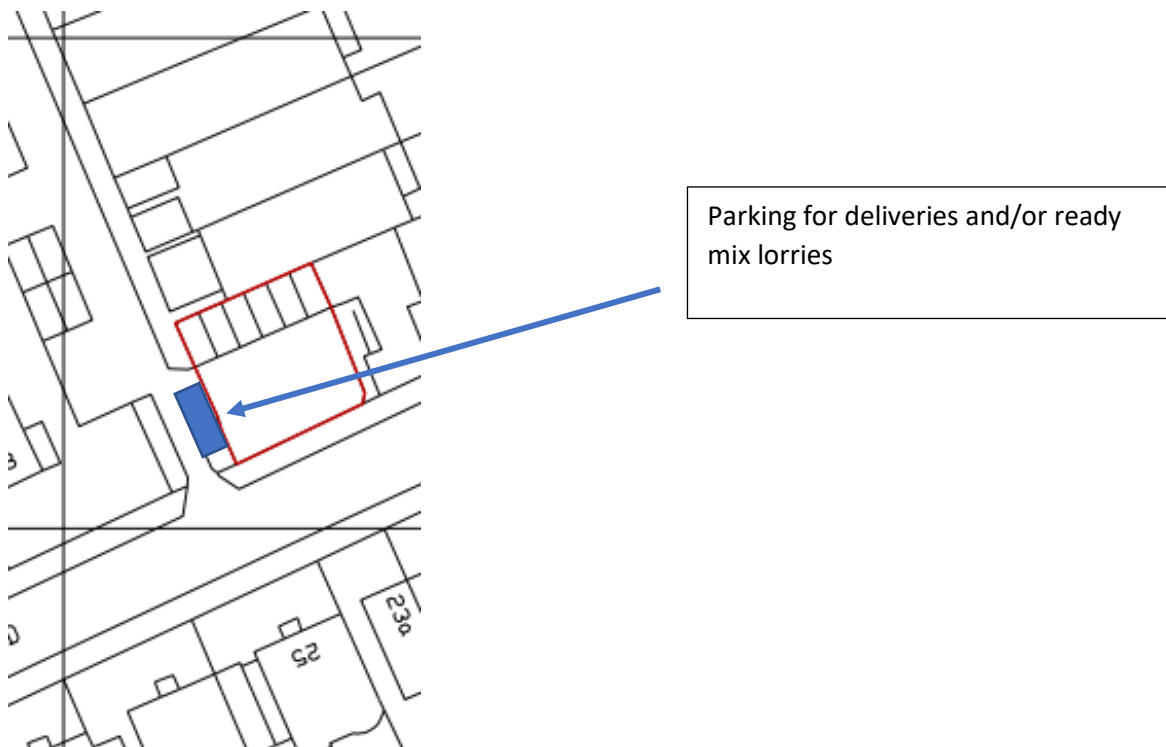
### Stage 2 (4 weeks)

#### Foundations and lower ground floor construction

The lower ground floor will be predominately constructed using Insulated Concrete Forms (ICF) allowing for a stronger, more energy efficient build and much quicker than traditional construction methods. The lower ground walls to the North of the site will have to be built by underpinning the existing brick garden wall so as to retain this for the neighbours.

During this time we will have delivery vehicles for materials and ICF. ICF will be one delivery by an 11m long 2.5m wide truck. Additional material deliveries we expect 1 per week (6.7m long x 2.5m wide).

Subject to the existing concrete on-site being suitable for aggregate then concrete will be mixed on site. If it happens that the existing concrete is not suitable then ready mix concrete will be used.



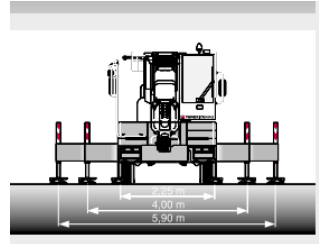
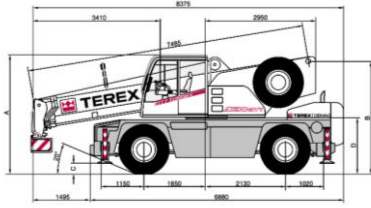
### Stage 3 (2 weeks)

#### Ground, First, second and roof construction

The above floors, walls and roof will be constructed by Kingspan Timber Frame solutions using their Ultima solution. This is a closed-panel timber frame. These panels are constructed off-site and then assembled onsite delivering a highly energy efficient building and with a rapid build.

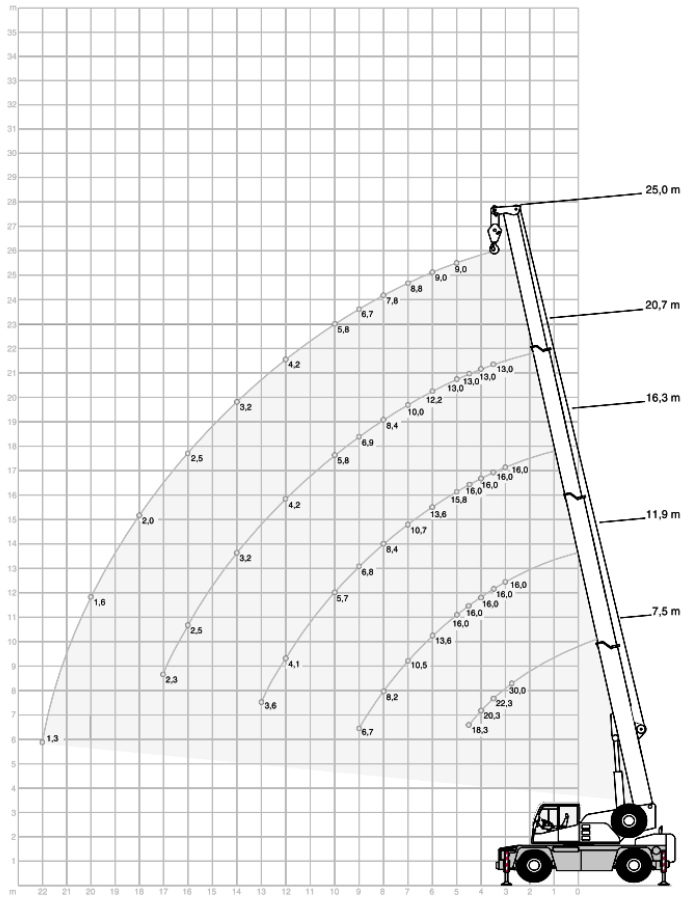
Scaffolding will be erected on site and it is anticipated that a crane will be necessary for 1-2 days to lift the roof panels into position.

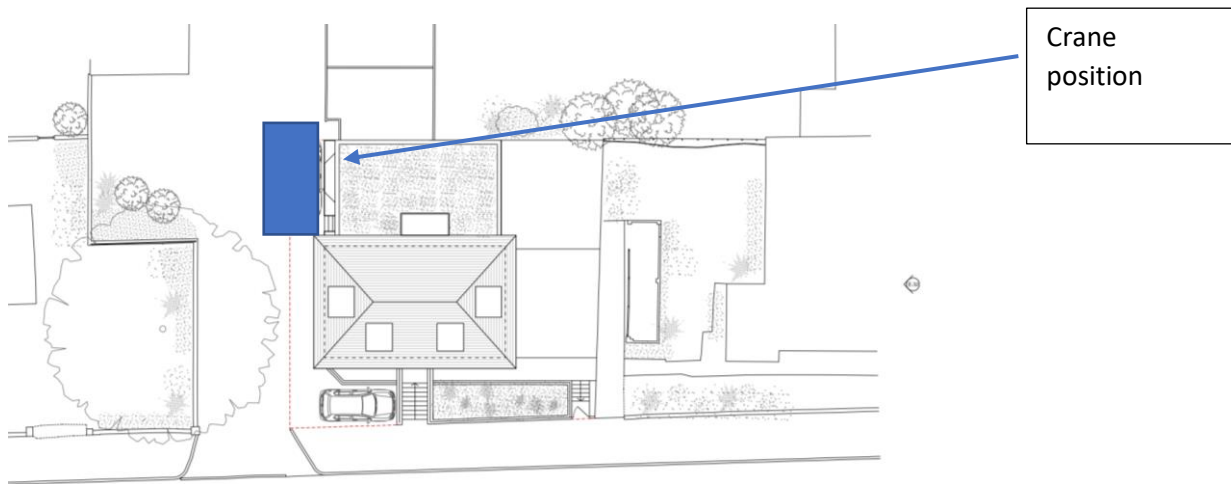
Crane type Terex Demag AC 30 Max length 8.375m width 2.25m – 5.9m It will be positioned on the private road ensuring other users of the private road can pass by and not obstructing the public highway.



ALL TERRAIN CRANE  
**AC 30 City**

**HA** WORKING RANGES · ARBEITSBEREICHE · PORTÉES ·  
CAMPO DI LAVORO · RANGOS DE TRABAJO

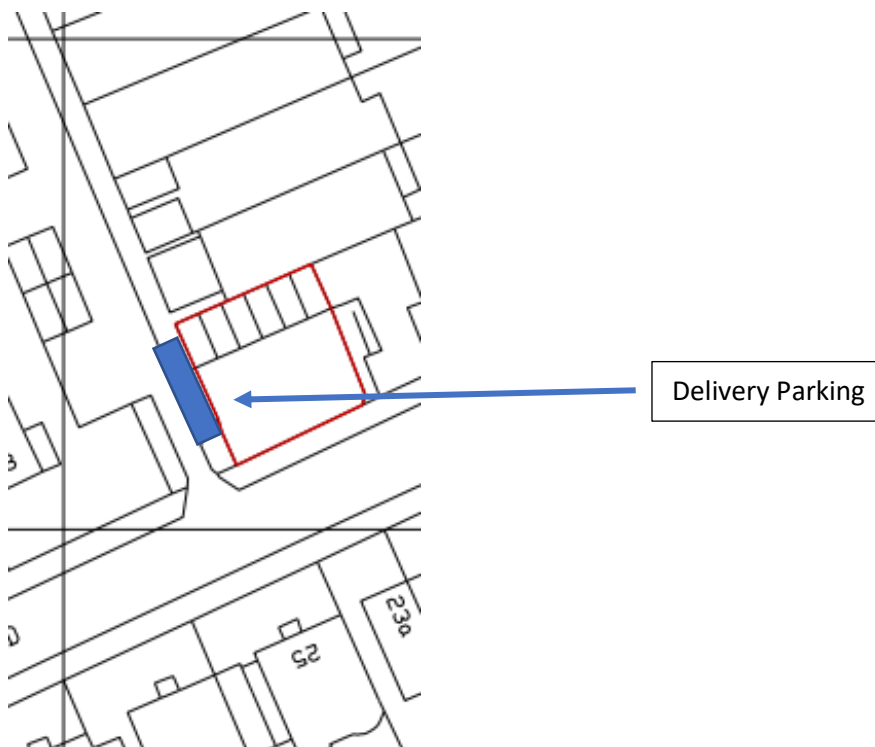




During this time we expect the following vehicles.

1. 11m x 2.5m delivery lorry for Kingspan panels. It is anticipated that there will be in total 3 deliveries.
2. Scaffolding lorry three deliveries 6.7m long x 2.5m wide.

All deliveries will park on the private road while unloading.



#### Stage 4 (6 Weeks)

##### Exterior cladding & Making Water Tight

This includes, Installation of windows and doors, Brick Slip cladding, Cast Stone Cladding, Slate roof construction.

Scaffolding to remain on site.

As the Ultima panels are guaranteed accurate size windows are pre-ordered and will arrive 2 days after Kingspan have finished. The exterior of the building will be clad in brick slips and cast stone. The pitched roofs will be covered in slates and the flat roof will have a GRP covering.

During this time we expect to have the following vehicles

1. Window delivery, two deliveries of 6.7m x 2.5m trucks
2. Brick slips three deliveries of 6.7m x 2.5m trucks
3. Cast stone two deliveries of 6.7m x 2.5m trucks
4. Insulation delivery one delivery 11m x 2.5m lorry
5. Slates delivery two deliveries of 6.7m x 2.5m trucks
6. Misc additional material deliveries 3 lorries of 6.7m x 2.5m

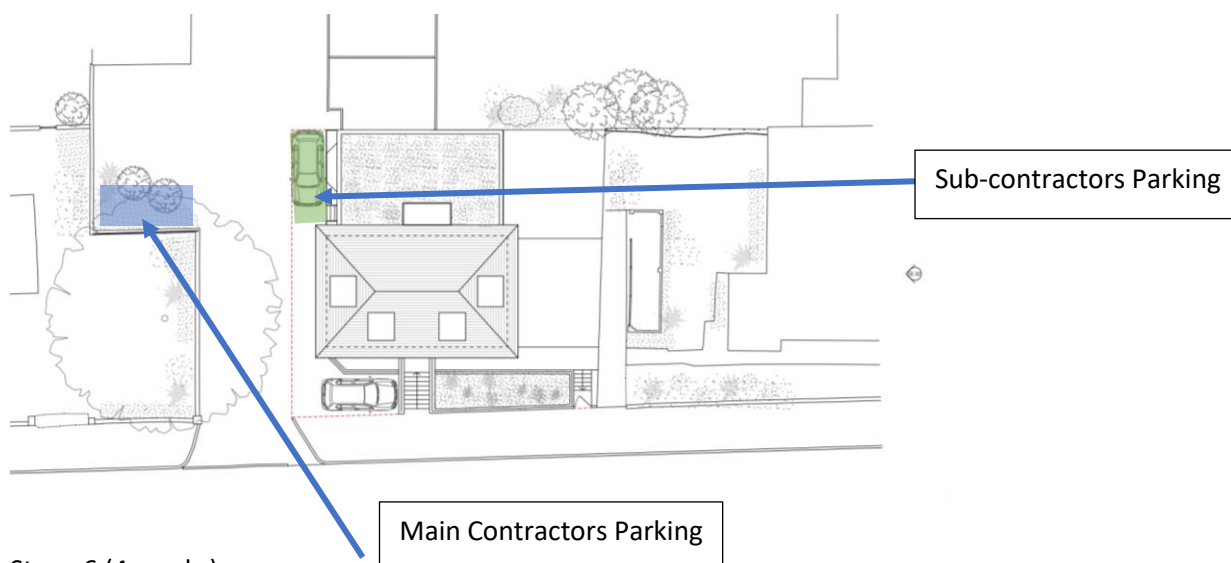
#### Stage 5 (12 weeks)

##### Interior fit out and second fix

The principle activities include, Plumbing, electrics, bathrooms, kitchens, all joinery, internal partitions and internal finishes.

During this time we anticipate the following vehicles.

1. Main contractors van (transit) 3 deliveries a week and parked on site everyday.
2. One major delivery a week of 6.7m x 2.5m trucks
3. Bathroom delivery once 11m x 2.5m lorry
4. Kitchen delivery once 11m x 2.5m lorry
5. Sub contractors vehicles one on site each day (parked on off street on private road)



#### Stage 6 (4 weeks)

##### Landscaping and External Works

During this time we anticipate the following vehicles.

1. Main contractors van (transit) 3 deliveries a week and parked on site everyday.
2. One delivery a week of 6.7m x 2.5m trucks
3. Sub contractors vehicles one on site each day (parked on off street on private road)



## SITE ESTABLISHMENT

The site is already hoarded off with timber hoardings of at least 2m height and are covered in laminated plywood.

CCTV and motion detectors will be installed as a security measure to monitor the site.

### THE CONTRACTOR WILL ENSURE THE FOLLOWING:

- No Fires on site
- Considerate behaviour of all staff on the site and on the highways
- Maintenance of staff welfare facilities
- A logbook of complaints will be provided for members of the public
- Clear contact details will be posted on the site hoardings
- Clear signing in procedures for all visitors and deliveries
- Maintenance and cleaning of the site and surrounding pavements and public highway will be carried out at regular intervals to promote good housekeeping.
- All road gullies will be protected and no site waste will enter the public drainage system
- All vehicle engines will be switched off when on stand.

## SUPPLY CHAIN

The Site Manager will ensure the following:

- No more than one vehicle to attend the site at any time
- Vehicles will not be permitted to stack outside the site or on local roads
- Construction vehicles will not block the road
- Provide traffic marshals to oversee vehicle movements on and off the public highway.
- All signage or barriers will conform to Chapter 8 of the Traffic Signs Regulations and General Directions 2019 and NRSWA requirements
- Any damage to the public highway will be reported immediately.

## WASTE MANAGEMENT

Once Stage 1 is completed there will be a skip on-site to remove waste. In the location below.

