



ttp consulting

transport planning specialists

RHP

Sheldon House, Teddington,  
London Borough of Richmond upon  
Thames

**Construction Management Plan  
Pro-Forma**

**January 2023**

TTP Consulting Ltd  
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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

January 2023.

2. Site / Property address

Sheldon House, Cromwell Road, Teddington, TW11 9EJ.

3. Planning reference (if known)

N/A – This is a draft document to accompany a planning application.

4. Brief description of the work

Demolition of existing residential building and construction of 27 new residential units.

5. Contact details (name & mobile number)

Project Manager / Contractor	TBC
Emergency Contact	TBC
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: <a href="mailto:dfenton@ttp-consulting.co.uk">dfenton@ttp-consulting.co.uk</a>

6. Estimated Start Date and Programme Length

Estimated Start Date on site:  
Q3 2023 subject to planning and all relevant discharge of conditions.

Programme: The total project timeline would amount to approximately 18-24 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)*)

All vehicles would arrive from the east via the A310 Kingston Road before accessing Kingston Lane, Cromwell Road and then the site. During demolition, it is proposed that vehicles enter and exit the site in forward gear. During construction, vehicles would reverse into the site and then exit in forward gear.

All vehicles would depart the site to the west, travelling along Cromwell Road and Station Road before entering the A313 High Street in order to gain access to the strategic road network.

**To site:**

A310 Kingston Road – Kingston Lane – Cromwell Road – Site

**Away from site:**

Site – Cromwell Road – Station Road – A313 High Street

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 in close proximity to residential properties, Teddington Rail Station and Teddington High Street, however, it is not considered that the construction works would require a restriction on the standard permitted hours.

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> )	<b>Yes</b>
b. Vehicles will not be permitted to stack outside the site or on local roads & a proper call-up procedure will be used	<b>Yes</b>
c. Construction vehicles will not block the road (where this is unavoidable, justification must be provided in Section 20)	<b>Yes</b>
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 <a href="#">Site Access Traffic Marshal qualification</a> )	<b>Yes</b>
e. Any signage or barriers will conform to <a href="#">Chapter 8 of the Traffic Signs Regulations and General Directions 2019</a> and <a href="#">NRSWA</a> requirements	<b>Yes</b>

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 on-site plant into a waiting vehicle.

Vehicles would be accommodated on-site. Access along Cromwell Road will not be blocked.

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

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

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 (as existing).

Qualified 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
Setup & Demolition	10m Flatbed/Rigid: 10m (L) x 2.5m (W) x 3.6m (H)	5
	Hi-Ab/Grab: 9.1m (L) x 2.55m (W) x 3.5m (H)	10
	Tipper: 8.2m (L) x 2.5m (W) x 2.9m (H)	15
Sub-structure	10m Flatbed/Rigid: 10m (L) x 2.5m (W) x 3.6m (H)	5
	Hi-Ab: 9.1m (L) x 2.6m (W) x 3.5m (H)	5
	4.6t Light Van: 5.8m (L) x 2m (W) x 2.6m (H)	10
	Concrete Lorry: 9.7m (L) x 2.5m (W) x 4.2m (H)	5
Superstructure	10m Flatbed/Rigid: 10m (L) x 2.5m (W) x 3.6m (H)	5
	Hi-Ab: 9.1m (L) x 2.6m (W) x 3.5m (H)	5
	4.6t Light Van: 5.8m (L) x 2m (W) x 2.6m (H)	10
	Concrete Lorry: 9.7m (L) x 2.5m (W) x 4.2m (H)	5

Fit-out	10m Flatbed/Rigid: 10m (L) x 2.5m (W) x 3.6m (H)	5
	Hi-Ab: 9.1m (L) x 2.6m (W) x 3.5m (H)	5
	4.6t Light Van: 5.8m (L) x 2m (W) x 2.6m (H)	20

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

Any planned exceptional loads would be reviewed following appointment of a contractor. If required, it is envisaged that vehicles would need to stop on-street on Cromwell Road which may necessitate a road closure or Temporary Traffic Regulation Order (TTRO).

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.

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

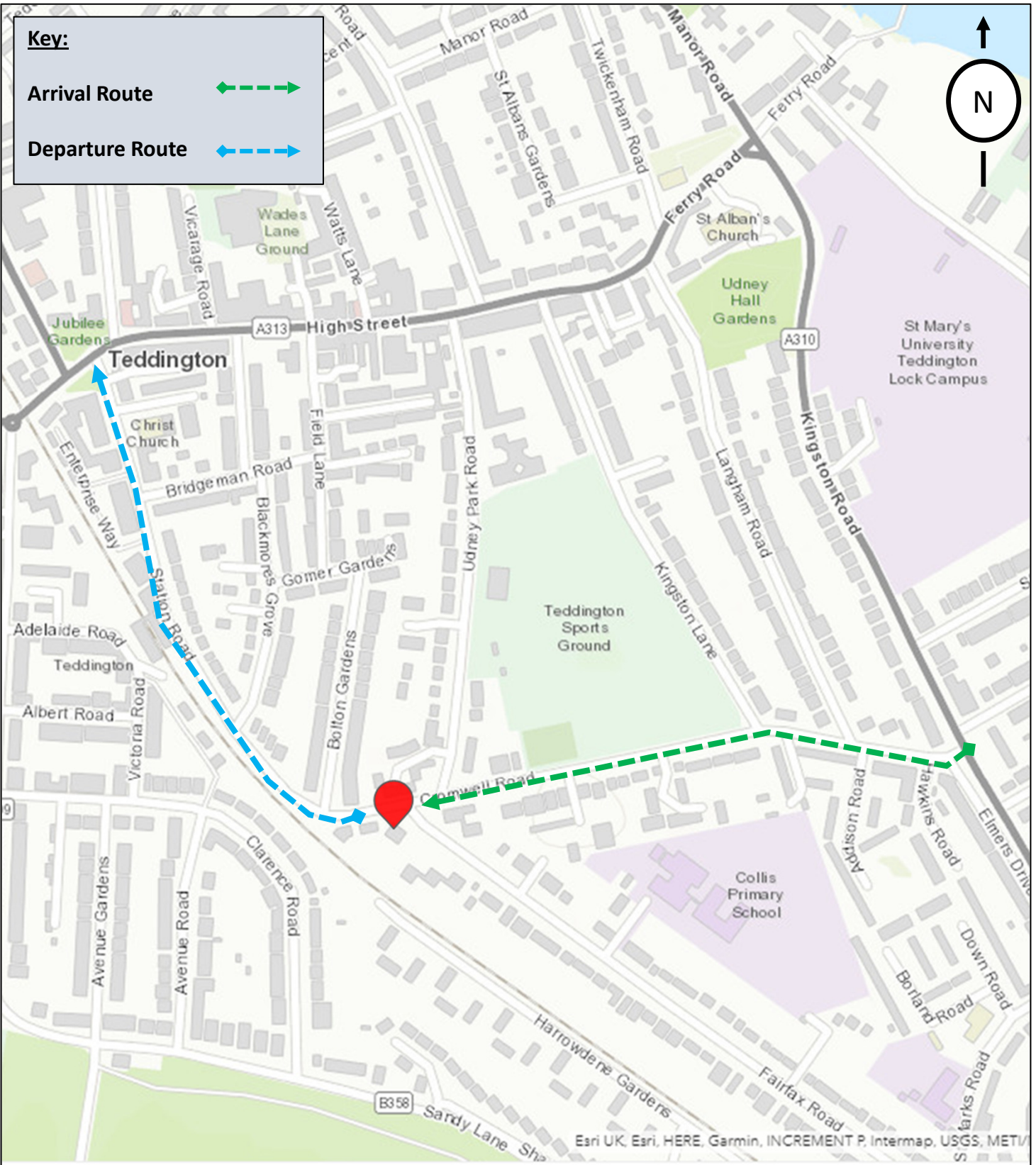
a.	Noise, Vibration and Dust mitigation measures statement	N/A
b.	Additional Licences (TfL etc.)	N/A
c.	(Other)	N/A

**23. ADDITIONAL INFORMATION** (if required above)

APPEND DRAWINGS BELOW



# Appendix A



Licence: LAN1001182

TITLE:  
**Vehicle Route Plan**

PROJECT:  
**Sheldon House, Cromwell Road, Teddington**

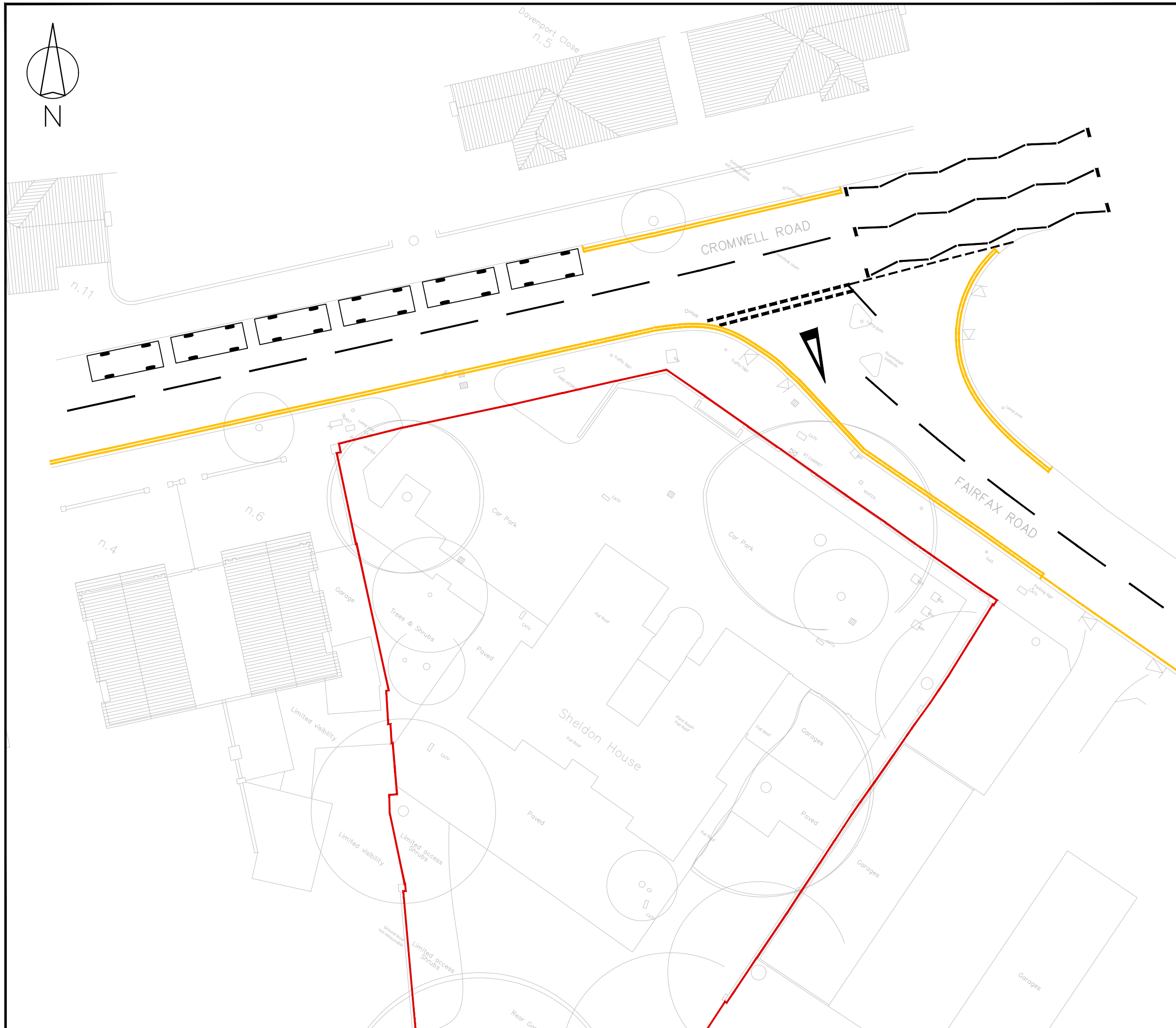


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DRAWN: D.F.      CHECKED: D.F.      DATE: 24.05.2022      SCALE: NTS

DRAWING REFERENCE:  
**Appendix A**

## **Appendix B**



Rev	Details	Drawn	Checked	Date
...	...	...	...	...

**KEY:**

	SITE BOUNDARY
	EXISTING DOUBLE YELLOW LINES
	EXISTING SINGLE YELLOW LINES

- 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, and not for construction.

Client  
...

Project  
**Sheldon House, Teddington**

Drawing Title  
**Existing Highway Arrangement**

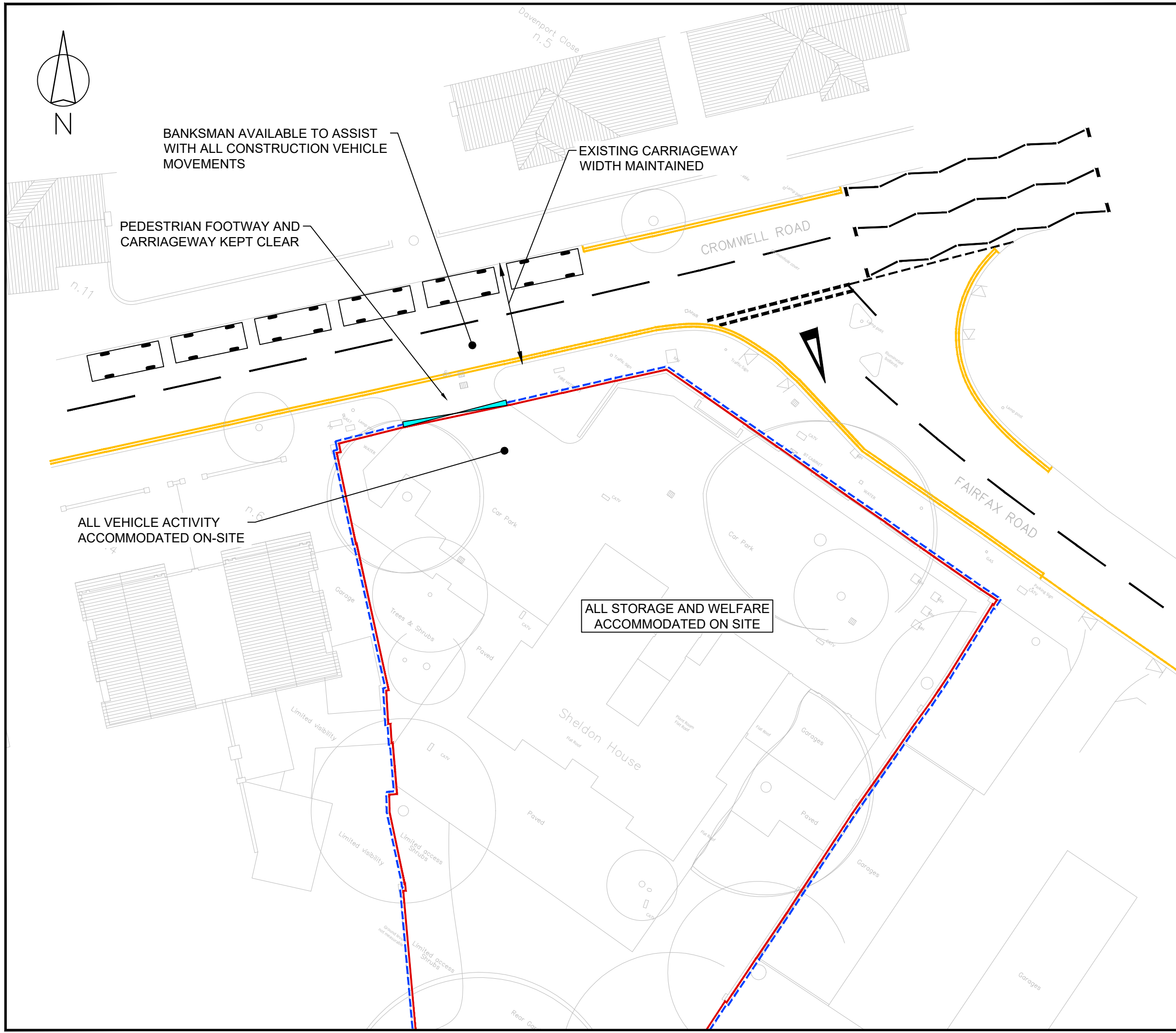
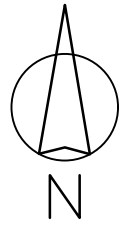
Scale	<b>1:250</b>	Size	<b>A3</b>
Drawn	MG	10.05.22	
Checked	DF	10.05.22	



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London  
W1W 6QQ  
Tel. No. 0207 1000 753

Drawing Number	<b>2021-4253-001</b>	Rev	...
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Rev	Details	Drawn	Checked	Date
...		...	...	...

**KEY:**

	SITE BOUNDARY
	EXISTING DOUBLE YELLOW LINES
	EXISTING SINGLE YELLOW LINES
	SITE HOARDING
	SITE GATES

- 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, and not for construction.

Client  
...

Project  
**Sheldon House, Teddington**

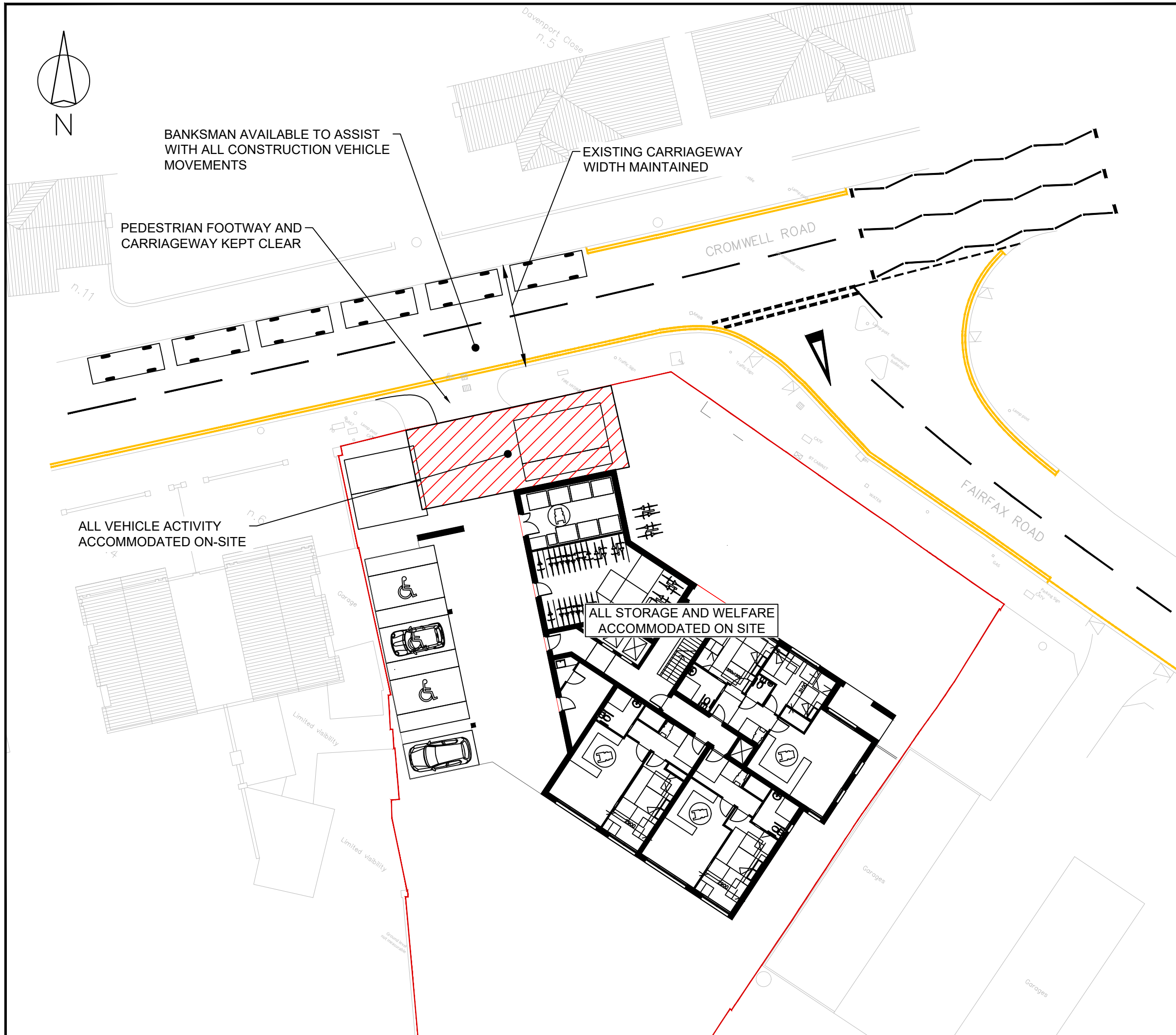
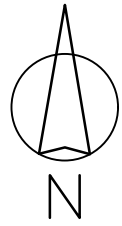
Drawing Title  
**Proposed Demolition Arrangement Plan**

Scale	<b>1:250</b>	Size	<b>A3</b>
Drawn	MG	10.05.22	
Checked	DF	10.05.22	



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Drawing Number	<b>2021-4253-002</b>	Rev	...
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Rev	Details	Drawn	Checked	Date
A	Site layout updated.	MG	DF	22.11.22
B	Site layout updated	MG	DF	05.01.23

**KEY:**

	SITE BOUNDARY
	EXISTING DOUBLE YELLOW LINES
	EXISTING SINGLE YELLOW LINES
	SITE HOARDING
	SITE GATES
	LOADING AREA

- 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, and not for construction.

Client  
...

Project  
Sheldon House, Teddington

Drawing Title  
Proposed Construction Arrangement Plan

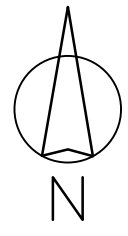
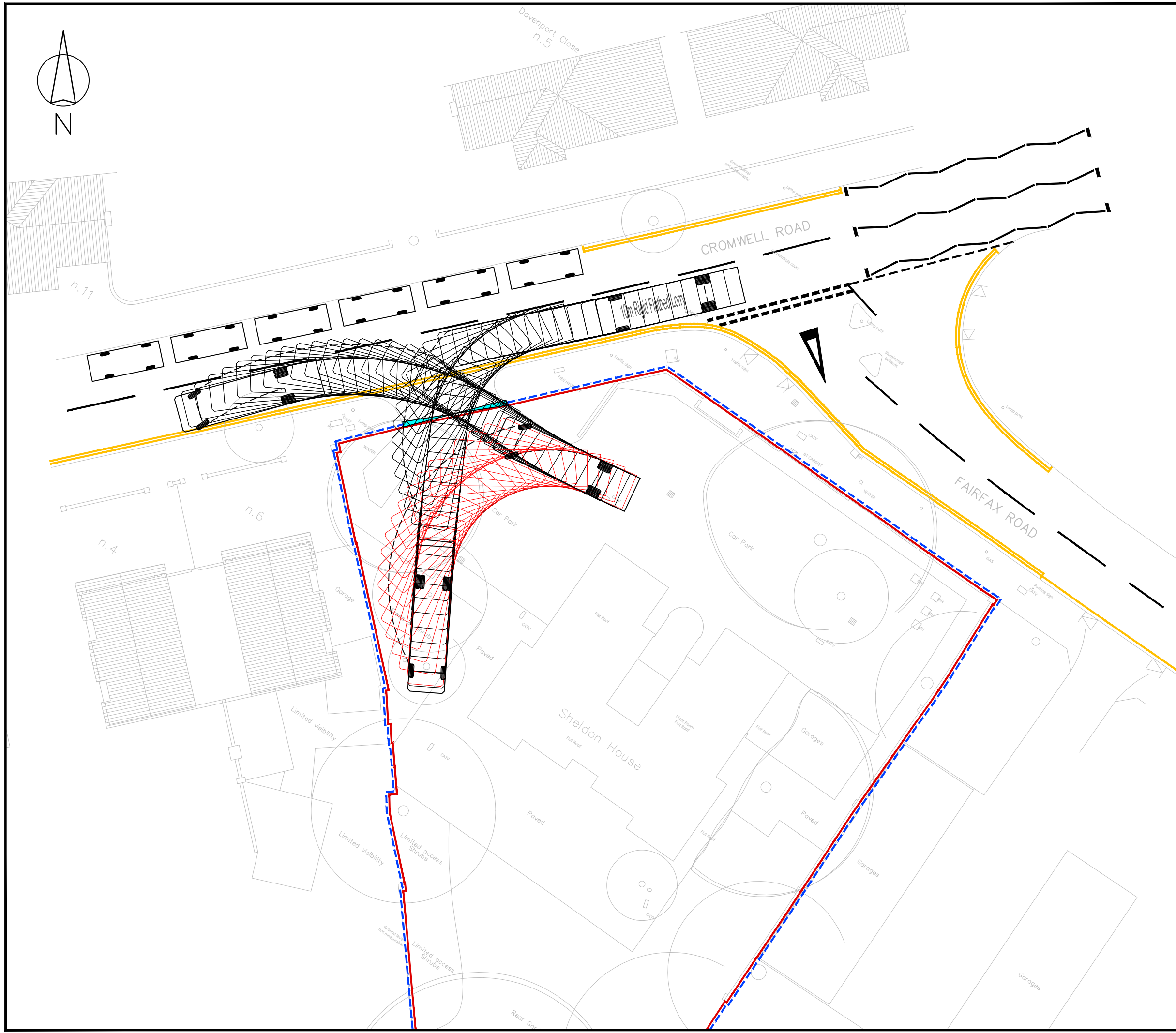
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Drawn	MG	10.05.22	
Checked	DF	10.05.22	



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Tel. No. 0207 1000 753

Drawing Number	2021-4253-003	Rev	B
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## **Appendix C**

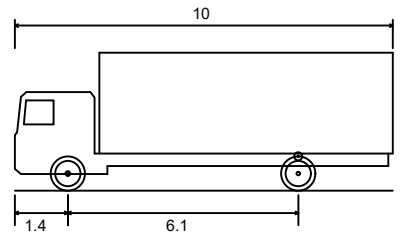


Rev	Details	Drawn	Checked	Date
...	...	...	...	...

**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, and not for construction.

**10m FTA DESIGN HG RIGID VEHICLE (1998)**



Overall Length	10.000m
Overall Width	2.500m
Overall Body Height	3.645m
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 (design speed - 5kph)
	REVERSE MOVEMENTS (design speed - 2.5kph)

Client  
...

Project  
**Sheldon House, Teddington**

Drawing Title  
**Vehicle Swept Path Analysis  
Demolition Arrangement Plan  
(10m Rigid Vehicle)**

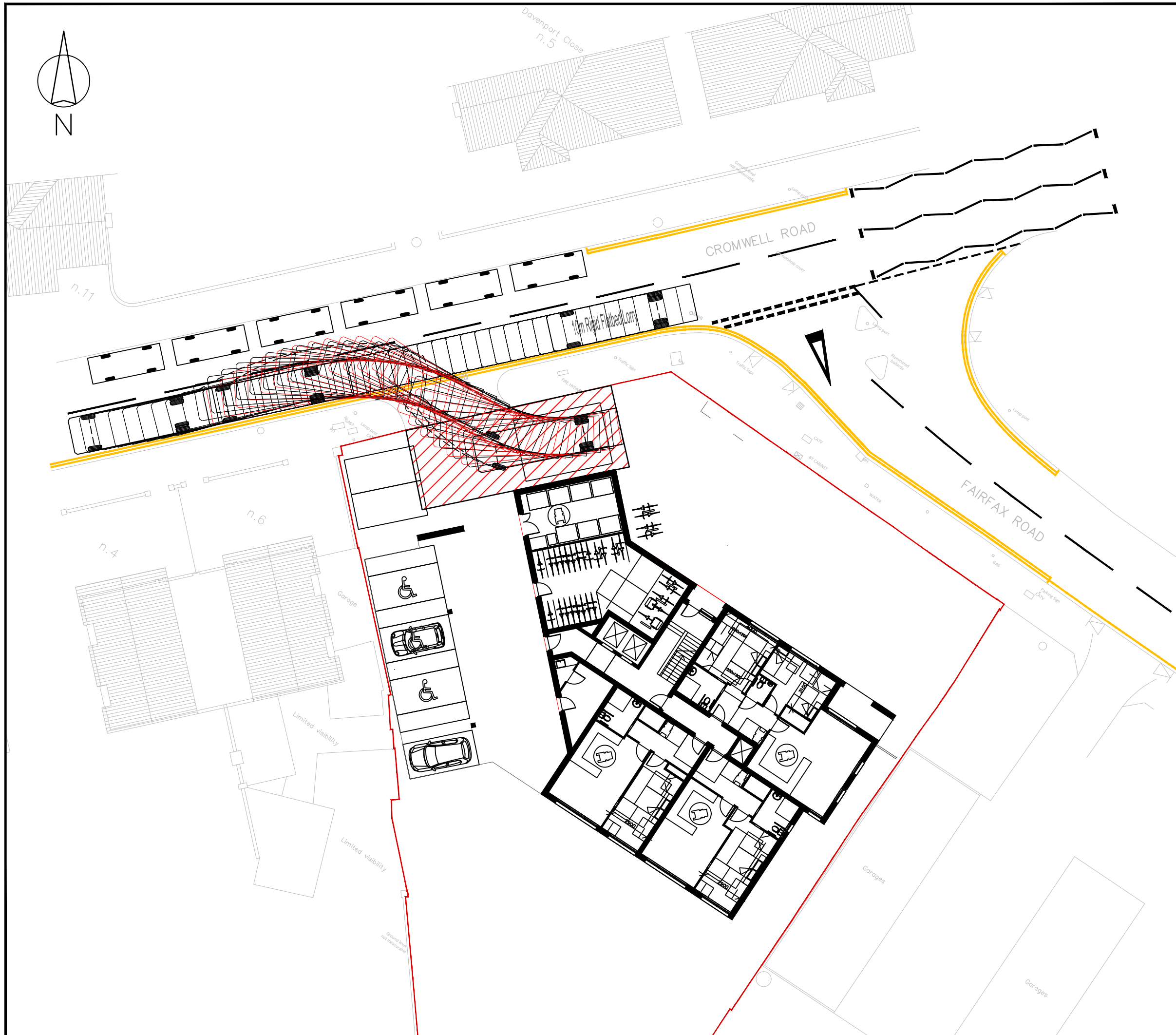
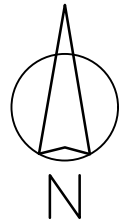
Scale	1:250	Size	A3
Drawn	MG	10.05.22	
Checked	DF	10.05.22	



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Drawing Number	2021-4253-TR01	Rev	...
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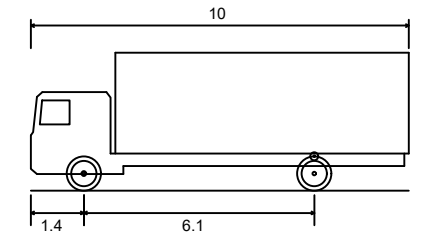


Rev	Details	Drawn	Checked	Date
A	Site layout updated.	MG	DF	22.11.22
B	Site layout updated.	MG	DF	05.01.22

**NOTES:**

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- This drawing is for illustrative purposes only, and not for construction.

**10m FTA DESIGN HG RIGID VEHICLE (1998)**



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Overall Body Height	3.645m
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 <i>(design speed - 5kph)</i>
	REVERSE MOVEMENTS <i>(design speed - 2.5kph)</i>

Client  
...

Project  
**Sheldon House, Teddington**

Drawing Title  
**Vehicle Swept Path Analysis  
Proposed Arrangement Plan  
(10m Rigid Vehicle)**

Scale	1:250	Size	A3
Drawn	MG	10.05.22	
Checked	DF	10.05.22	



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Drawing Number	2021-4253-TR02	Rev	B
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2021-4253-TR02 VSPA PROPOSED ARRANGEMENT PLAN.DWG