



CONSTRUCTION MANAGEMENT PLAN

**Demolition of existing garages; construction of 3-storey dwelling and basement;
enhancement/rebuilding of communal entrance fronting Onslow Road with associated refuse
and cycle storage**

Land at the rear of 19-23 Friars Stile Road, Richmond, TW10 6NH

This Construction Management Plan has been prepared by PLC Architects in connection with the proposed development at the above site.

Construction Phasing

The project start date will be subject to receipt of planning permission. The proposed development is anticipated to be constructed over a period of approximately 12 months.

Site Establishment

The construction compound is to utilise the existing hardstanding to accommodate storage of materials and site cabins. The compound will remain in this location for the duration of all site works.

First aid facilities for the use of all construction staff in the form of a fully provisioned first aid area within the site office will be maintained at all times by the contractor.

All temporary lighting within the construction compound shall be screened and aligned as to ensure that there is no direct illumination of neighbouring land, and that light spillage is minimised. All lighting will minimise excessive illumination, and will not be aimed upwards.

Site Hoarding

Existing hoarding around the perimeter of the site is to be installed, complete with necessary signboards, in accordance with requirements of relevant authorities and relevant Health and Safety Acts.

Secure access gate to be retained at the northern entrance on Onslow Road, ensuring that site is safe and secure at all times during the development. All to be checked and maintained on a regular basis and to be retained in place throughout the development.

Last person leaving site to ensure that site is left secure.

Site Working Hours

The following site operation hours are proposed:

- Monday to Friday: 08:00 to 18:00
- Saturdays: 08:00 to 13:00
- Sundays & Bank Holidays: Works not permitted

It may be necessary for some construction operations to be undertaken outside these times e.g. service diversions and connections, concrete finishing, fit-out works.



Map showing site location and main roads

Construction Vehicle Movements

The aerial site map above indicates location of the development site. Access to the site will be via Onslow Road.

No deliveries to take place outside of the site working hours, with no deliveries to be made on Sundays or Bank Holidays. Deliveries to be unloaded within the construction compound. Deliveries will be scheduled outside of rush hour traffic to avoid disturbance to pedestrian and vehicular traffic in the vicinity of the site.

Whenever delivery or collection activity is taking place with larger vehicles, a banksman will be used to stop traffic. This will ensure safe exit from the site.

All construction personnel and trades employed on the site will be advised that there is to be no on-site parking available.

The construction site will be organised, so far as reasonably practicable, so that pedestrians and vehicles can move safely and without risks to health.

Local residents and businesses will be kept informed of any significant deliveries that may affect them.

It is not envisaged that there will need to be the need for any road closures during the construction period, however, should this alter then the contractor will obtain the relevant permission prior to implementing.

Appropriate measures will be taken to protect the public highway from damage arising from construction related activity and to prevent concrete and other detritus from being washed into the public highway drainage system.

Construction traffic will be kept at a safe distance from trench works at all times.

Temporary parking suspensions may be required on Onslow Road.

The following measures to minimise construction vehicle movements are encouraged:

- Cycling – Cycle parking spaces provided for construction personnel
- Car Sharing – The contractor shall aim to organise shifts in accordance with personnel origins
- Public Transport – Information regarding various local public transport services shall be provided to all personnel

Wheel Washing

1. Hard standing provided near the exit of the site adjacent to the entrance gates to allow vehicles to be washed down before leaving the site.
2. Power washer will be used to wash any mud and dust from vehicle wheels.
3. Excess mud to be swept away on a regular basis.

Where the deposition of some dirt on the highway is unavoidable, any mud/detritus shall be expeditiously cleared using street cleansing vehicles or similar. No development dirt shall be evident on the highway at the end of any working day.

Management of Noise, Vibration and Dust

Contractor to minimise noise levels throughout the development, in accordance with BS 5228-1.

Contractor to ensure that assessment of ground borne vibration is undertaken in accordance with BS 7385.

The site is within close proximity to adjacent residential housing, so no heavy plant is to be used outside of the site working hours. No works to be undertaken on Sundays.

During demolition works, damp down areas being demolished using water as a dust suppressant.

Site manager to consider weather conditions and prevailing winds when organising operations to prevent dust nuisance to neighbouring properties.

Noise, vibration and dust levels are to be monitored on a regular basis.

Waste Management

Implement 'just-in-time' material delivery system to avoid stockpiling of materials, which increases risk of damage.

Waste bins and skips will be covered to prevent debris blowing around the site. No waste materials to be stored on site for longer than necessary.

Efforts will be made to recycle or re-use materials from the demolition works (e.g. re-use crushed concrete from demolition process for fill, re-use of excavated soil for landscaping).

Safe Access

So far as is reasonably practicable, contractor to ensure that safe and suitable access to and egress from workplaces will be provided and properly maintained to enable all personnel to reach their place of work.

The adjacent pedestrian footpath along Onslow Road is to be maintained and accessible for the majority of the development, with a temporary closure while the communal stair core is rebuilt, as well as other work within close proximity to the footpath. The footpath is to be diverted to the opposite side of Onslow Road.

The secure gates will only open inwards into the site to keep access clear, with a banksman ensuring pedestrian safety when large vehicles enter and exit the site.