LONDON BOROUGH OF RICHMOND UPON THAMES

CMP PRO-FORMA (July 2021)

Construction Management Plan

(Guidance Notes – Appended at end of this document)

CLIENT: PRIVATE CLIENT

PROJECT: 23A HAMPTON ROAD, TEDDINGTON, TW11-0JN

REPLACEMENT OF EXISTING DWELLING

Construction Managment Plan: 23AHR01 (REV 00) 28/07/23

Information Prepared by:
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00	28/07/23	Malcolm Furniss		Initial Issue
Rev:	**Date:**	**Written by**	**Rev by**	**Details**

INTRODUCTION

1. Date of this document

28th July 2023

2. Site / Property address

23A HAMPTON ROAD, TEDDINGTON, TW11-0JN

3. Planning reference (if known)

Construction Management Plant to accompany Planning Application

4. Brief description of the work

Replacement of existing detached single storey property with new property consisting of a basement and habitable levels above

5. Contact details (name & mobile number)

Property Owner / Client:	**Simon Kinsman – Property Owner (Contact via Architect below)**
Project Manager / Contractor	**Toby Fletcher – Architect 0208 9774693**
Emergency Contact	**Toby Fletcher – Architect 07810 441916**
Person responsible for completing this document	**Malcolm Furniss – Highway, Health & Safety Consultant 07988 629423**

6. Estimated Start Date and Programme Length

Estimated Start Date on site: **October 2023 – To Be Confirmed**
Programme: **60 Week Programme - Appendix 1 – Construction Programme**

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*)

Appendix 2 – SK01 - Vehicle Routing

To site: From main A316, onto A312 Uxbridge Road, A313 Park Road, continuing To the site

Away from site: Opposite to above

(This route does require vehicles to pull past the site in Coleshill Road and reverse Into site as Coleshill Road is a cul-de-sac. This preferred route as no right turn Stanley Road)

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 route does pass several Sensitive Receptors as list below:
HAMPTON HILL JUNIOR SCHOOL
CLARENCE HOUSE SCHOOL
HOME INSTEAD CARE HOME

It also passes the NATIONAL PHYSICAL LABORATORY in Park Road

The route does avoid the main commercial areas in Teddington and is the shortest route from the main A316.

Owing to the presence of local schools deliveries being restricted to 09:30 – 15:00 during term time would be adopted

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

Site Hours: **08:00 – 18:00 Monday to Friday**
08:00 – 13:00 Saturday
Site Closed – Sunday & Public Holidays

Construction Vehicle hours: **09:00 – 15:00 Monday to Friday School Term Time**
09:00 – 16:30 Monday to Friday School Holiday Time
09:00 – 12:00 Saturday
Site Closed – Sunday & Public Holidays

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

a. No more than one vehicle to attend the site at any time (*mandatory*)	**Y**
b. Vehicles will not be permitted to stack outside the site or on local roads & a proper call-up procedure will be used	**Y**
c. Construction vehicles will not block the road (where this is unavoidable, justification must be provided in Section 20)	**Y**
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)	**Y**
e. Any signage or barriers will conform to Chapter 8 of the Traffic Signs Regulations and General Directions 2019 and NRSWA requirements	**Y**

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

Appendix 3 – Vehicle Details

Spoil will be removed using standard Tipper Trucks (Demolition Rubble & Excavated Material) and Skip/Cage Trucks (Strip Out & General Waste)

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

a. Standard Ready-Mix vehicles (*must be included on drawings*)	**Appendix 3 – Vehicle Details** **Concrete Truck** **(90% of Concrete)**
b. Bagged material delivered and mixed on site	**Appendix 3 – Vehicle Details** **Standard Flat Bed**

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

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

The vehicles are required to access the site via the route shown on SK01 Vehicle Routing, deliveries and spoil removal will be timed to avoid peak times.
Vehicles will be required to reverse into the site from the site entrance in COLESHILL ROAD under the direction of trained ROAD MARSHALS
Appendix 4 – SK02 & SK03 Site Logistics Plans

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
Site Set up	**Tipper Truck – 9.0m x 2.6m** **Concrete Truck – 9.0m x 2.6m** **Standard Flat Bed – 7.5m x 2.6m** **Transit Van – 5.0m x 1.9m** **Skip/Cage Truck – 6.5m x 2.6m**	**2no** **1no** **5no** **5no** **2no**
Demolition	**Tipper Truck – 9.0m x 2.6m** **Concrete Truck – 9.0m x 2.6m** **Standard Flat Bed – 7.5m x 2.6m** **Transit Van – 5.0m x 1.9m** **Skip/Cage Truck – 6.5m x 2.6m**	**4no** **0no** **2no** **5no** **4no**
Basement Structure	**Tipper Truck – 9.0m x 2.6m** **Concrete Truck – 9.0m x 2.6m** **Standard Flat Bed – 7.5m x 2.6m** **Transit Van – 5.0m x 1.9m** **Skip/Cage Truck – 6.5m x 2.6m**	**8no** **10no** **6no** **5no** **1no**
Superstructure	**Tipper Truck – 9.0m x 2.6m** **Concrete Truck – 9.0m x 2.6m** **Standard Flat Bed – 7.5m x 2.6m** **Transit Van – 5.0m x 1.9m** **Skip/Cage Truck – 6.5m x 2.6m**	**0no** **2no** **5no** **5no** **2no**
Fitting Out & Finishes Works	**Tipper Truck – 9.0m x 2.6m** **Concrete Truck – 9.0m x 2.6m** **Standard Flat Bed – 7.5m x 2.6m** **Transit Van – 5.0m x 1.9m** **Skip/Cage Truck – 6.5m x 2.6m**	**0no** **1no** **10no** **5no** **1no**
External Works	**Tipper Truck – 9.0m x 2.6m** **Concrete Truck – 9.0m x 2.6m** **Standard Flat Bed – 7.5m x 2.6m** **Transit Van – 5.0m x 1.9m** **Skip/Cage Truck – 6.5m x 2.6m**	**2no** **1no** **4no** **5no** **1no**

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 Exceptional loads will be required – all vehicles to be standard rigid construction vehicles.

17. Will a Footway closure be required? **N**

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? **N**

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 **Y**

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*)

The access to the site is in Coleshill Road where there is unrestricted kerbside parking, agreement with the residents and/or local authority will be required to restrict parking in the area required for vehicle access during normal site hours.

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, gulley 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.	**Appendix 4 – SK02 & SK03 Site Logistics Plans**
b.	Concrete Vehicle positions	**Appendix 4 – SK02 & SK03 Site Logistics Plans**
c.	Swept Path Analysis	**Appendix 5 – SP01 & SP02 Swept Paths**
d.	Abnormal Loads – low loaders, cranes, etc.	**N/A**

e.	Vehicle Routing	**Appendix 2 – SK01 Vehicle Routing**

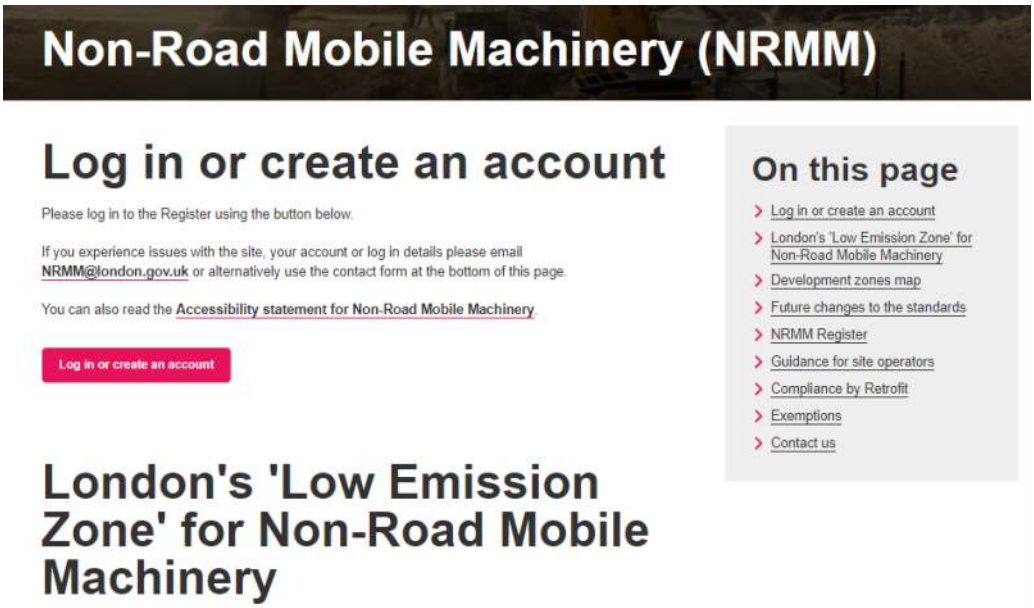
22. ADDITIONAL DOCUMENTS - Please attach the following and tick where necessary

a.	Noise, Vibration and Dust mitigation measures statement	**Appendix 6 – Noise, Vibration & Dust Mitigation Measures Statement**
b.	Additional Licences (TfL etc.)	**None Required – Unless as stated above**
c.	(Other)	**See Below**

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

Owing to the nature of the works in a residential area the following measures will also be management measures will also be undertaken by the appointed Principal Contactor:

1. Competent Site Manager on site at all times
2. Contact details of Site Manager and Director available to surrounding residents
3. Surrounding residents informed by newsletter of works progress
4. Membership of CONSIDERATE CONSTRUCTORS will be a condition of contract, records of any complaints will be recorded and actioned in accordance with the scheme.
5. Secure Hoarding will be provided to the perimeter of the property.
6. It is envisaged that large plant will be used but the site will be register on the NON-ROAD MOBILE MACHINERY Register via the website as below:



7. All vehicles accessing the site are to comply with the TRANSPORT FOR LONDON ULTRA LOW EMISSIONS STRATEGY, in that all vehicles to be EURO 6 Compliant in terms of emissions – this will be checked and confirmed by all suppliers to the site
8. The increase in delivery vehicles will impact on the use of Hampton Road & Coleshill Road, therefore checks will be made along the routes as to any other construction activities. Where this is the case the site manager will arrange a meeting with them to set up lines of communication to schedule deliveries where possible to minimise any cumulative impacts (eg not to have any deliveries where a nearby site has a large concrete pour).
9. This document will be reviewed as necessary to ensure compliance and best practice is being applied to all activities

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

APPENDICES

Appendix 1 - Construction Programme

Appendix 2 - SK01 - Vehicle Routing

Appendix 3 - Vehicle Details

Appendix 4 - SK02 & SK03 - Site Logistics Plans

Appendix 5 - SP01 & SP02 – Swept Paths

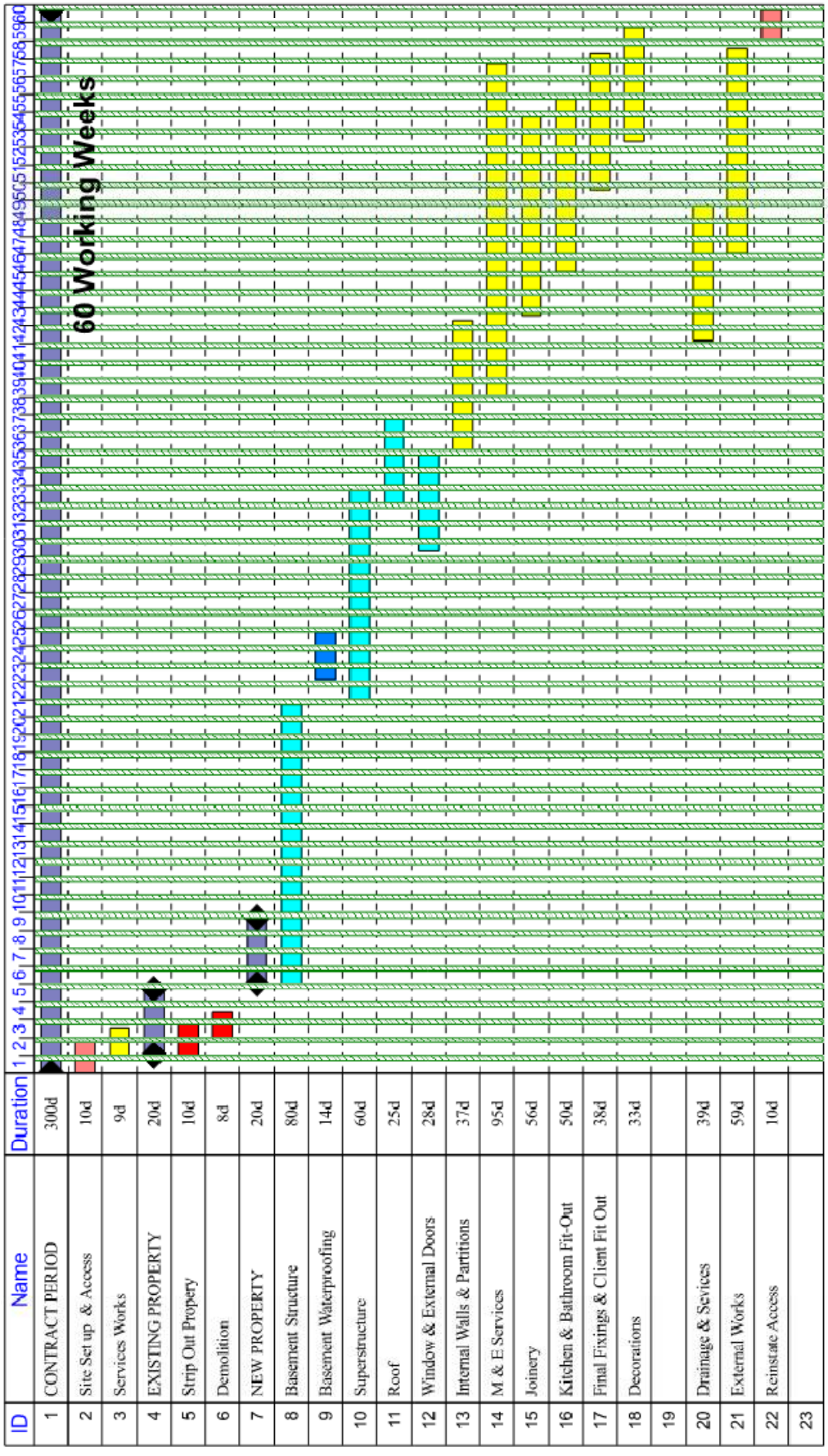
Appendix 6 - Noise, Vibration & Dust Mitigation Measures Statement

Appendix 1 - Construction Programme

MEF CONSTRUCTION SERVICES LTD
23A Hampton Road, Teddington, TW11-0JN
Demolition & Construction Works - Target Programme 28/07/23

MEF

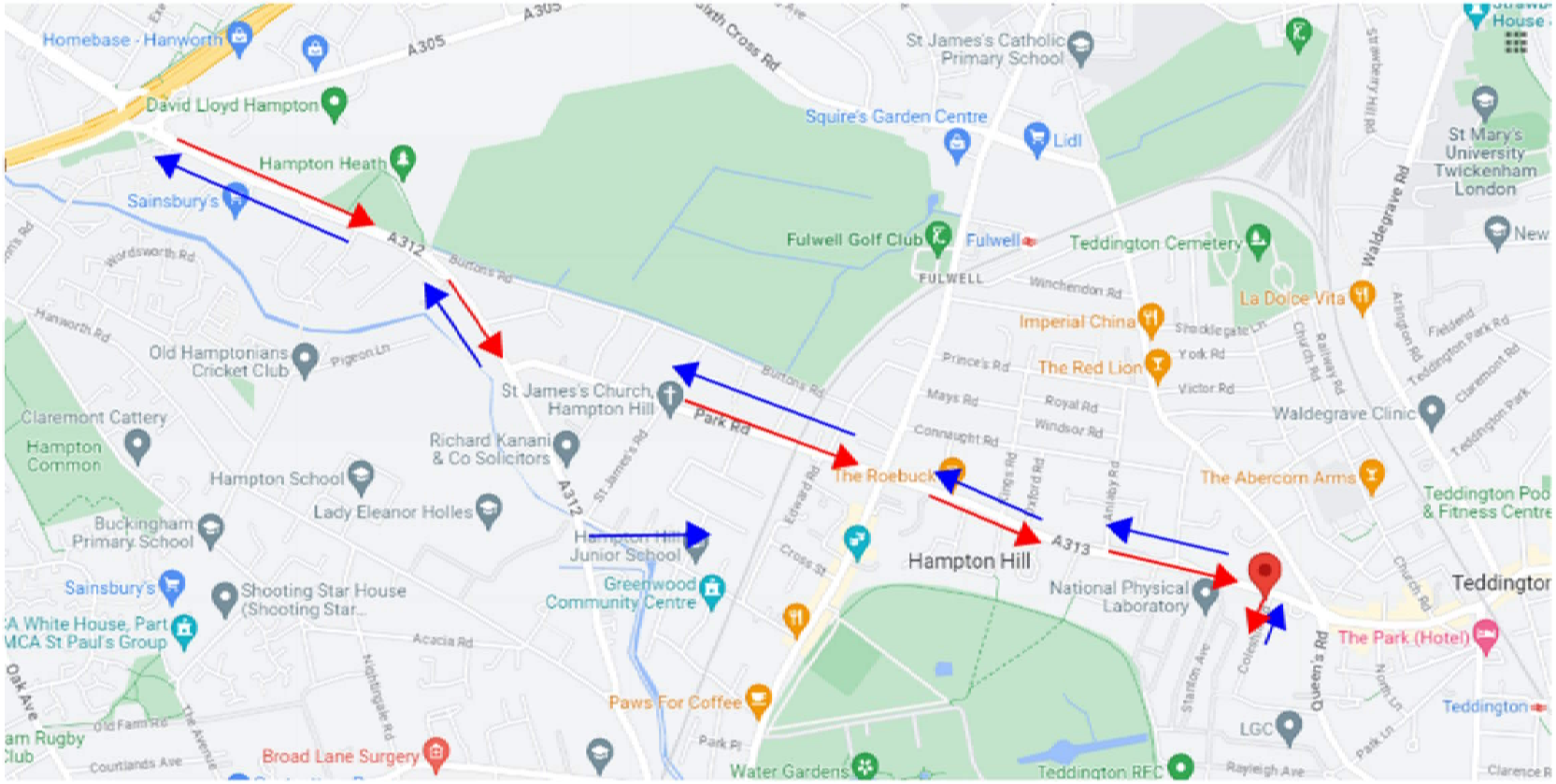
ID	Name	Duration
1	CONTRACT PERIOD	300d
2	Site Set up & Access	10d
3	Services Works	9d
4	EXISTING PROPERTY	20d
5	Strip Out Propery	10d
6	Demolition	8d
7	NEW PROPERTY	20d
8	Basement Structure	80d
9	Basement Waterproofing	14d
10	Superstructure	60d
11	Roof	25d
12	Window & External Doors	28d
13	Internal Walls & Partitions	37d
14	M & E Services	95d
15	Joinery	56d
16	Kitchen & Bathroom Fit-Out	50d
17	Final Fixings & Client Fit Out	38d
18	Decorations	33d
19		
20	Drainage & Sevices	39d
21	External Works	59d
22	Reinstate Access	10d
23		



Appendix 2 - SK01 - Vehicle Routing

23A HAMPTON ROAD - VEHICLE ACCESS ROUTE - SK01 28/07/23

Note to minimise route from main A316 Vehicles to Coleshill Road to pull past the site and reverse in under control of Road Marshals



Access IN →
Access OUT →

Access rom A316 via A312 Uxbridge Road, A313 Park Road, then Hampton Road turning right into Coleshill Road vehicles reverse onto site and then exit via the same route

Appendix 3 - Vehicle Details

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CONSTRUCTION SERVICES LTD

BUILDING SURVEYING, TECHNICAL, PROJECT MANAGEMENT, ESTIMATING, QUANTITY SURVEYING HEALTH, SAFETY & ENVIRONMENTAL CONSULTANT

23A HAMPTON ROAD, TEDDINGTON, TW11-0JN

VEHICLE DETAILS

The number and size of vehicle to service the site have been estimated as below:
Owing to access max length of vehicle 9.0m, width 2.6m, height 3.5m (32500kg GVW).

These vehicles being standard delivery vehicles, with no access to articulated vehicles to reduce the impact on the surrounding area.

Vehicles Type A – SPOIL TIPPER TRUCK 9.0m(L), 2.6m (W), 2.8m (H)

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Vehicles Type B – CONCRETE TRUCK 9.0m(L), 2.6m (W), 2.8m (H)

Vehicles Type C – STANDARD DELIVERY TRUCK 7.5m(L), 2.6m (W), 2.8m (H)

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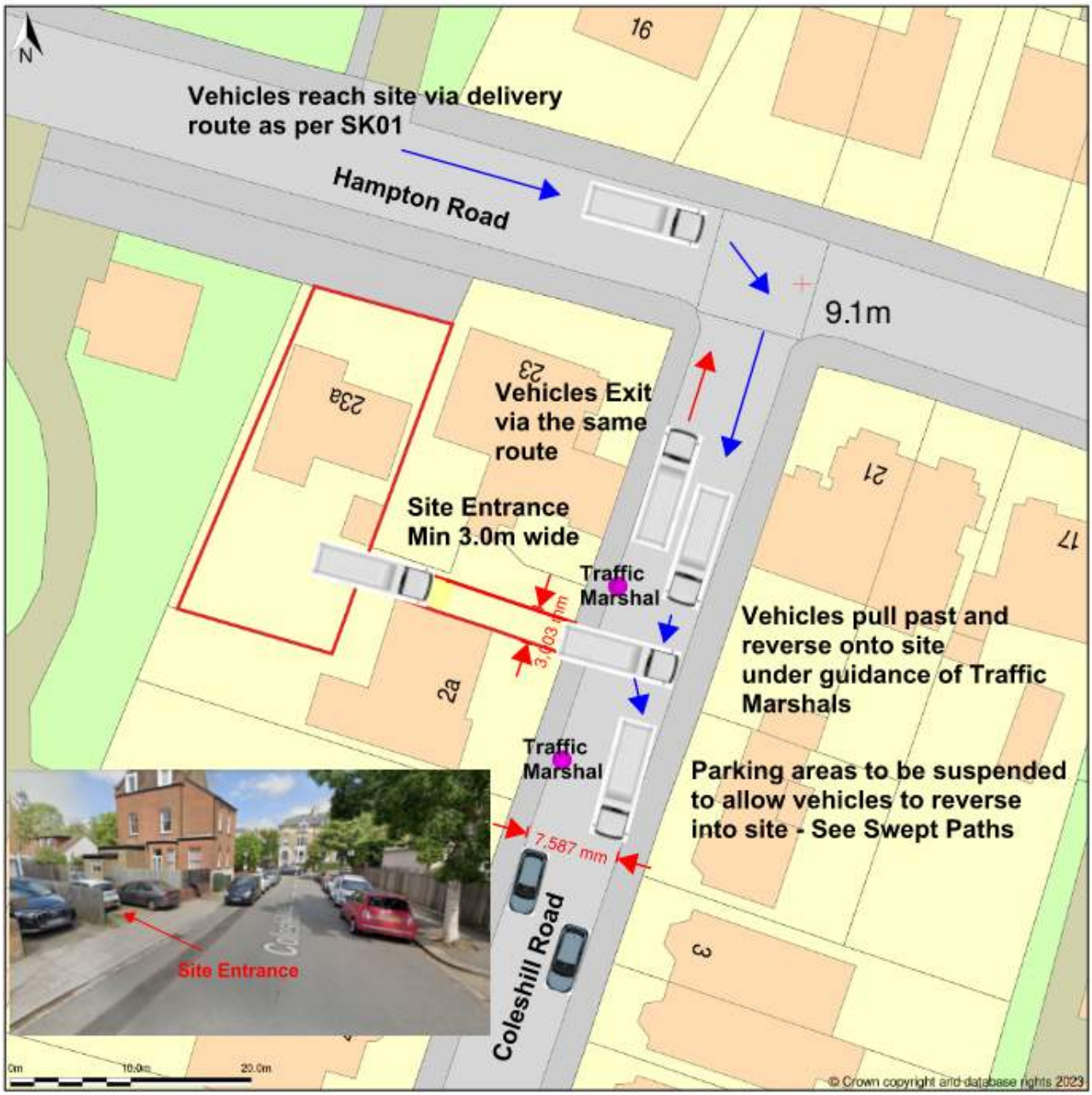
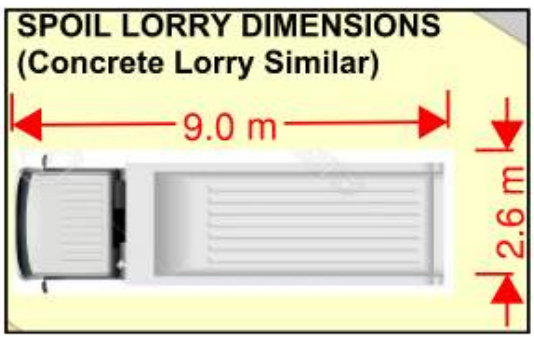
Vehicles Type D – SKIP/CAGE TRUCK 6.5m(L), 2.6m (W), 2.2m (H)

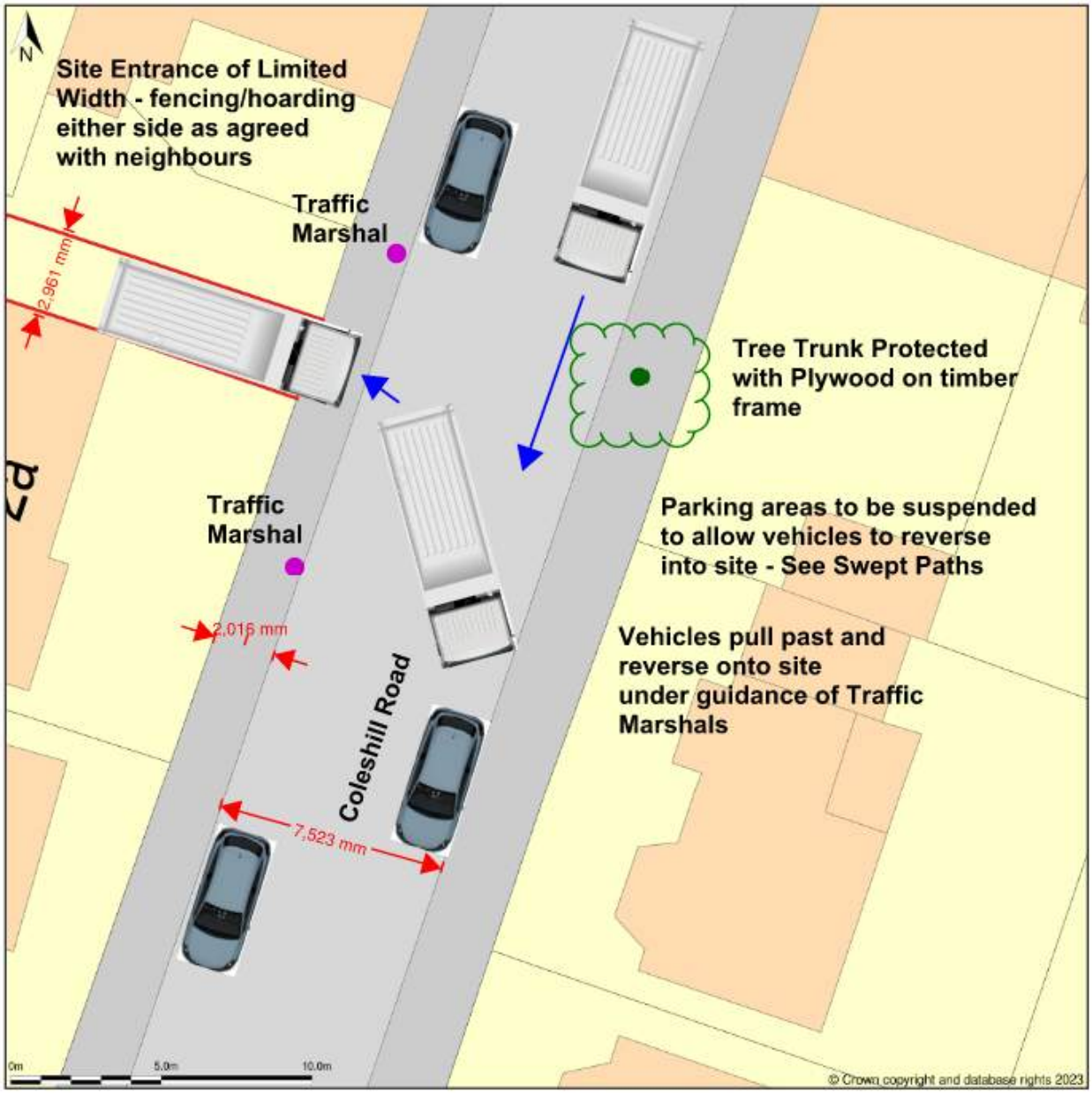
Vehicles Type E – TRANSIT/VAN 5.0m(L), 1.9m (W), 2.2m (H)

Appendix 4 - SK02 & SK03 - Site Logistics Plans



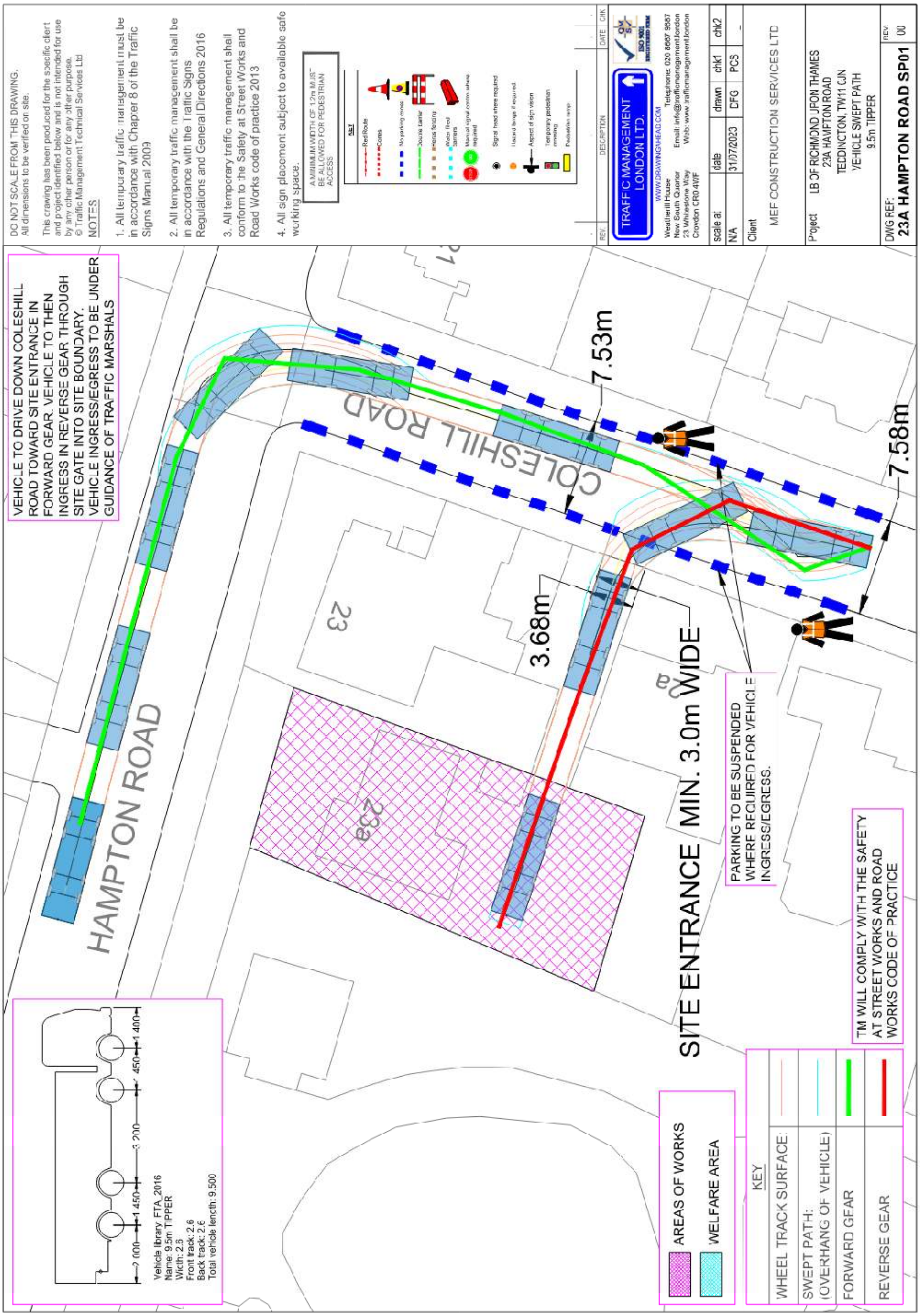


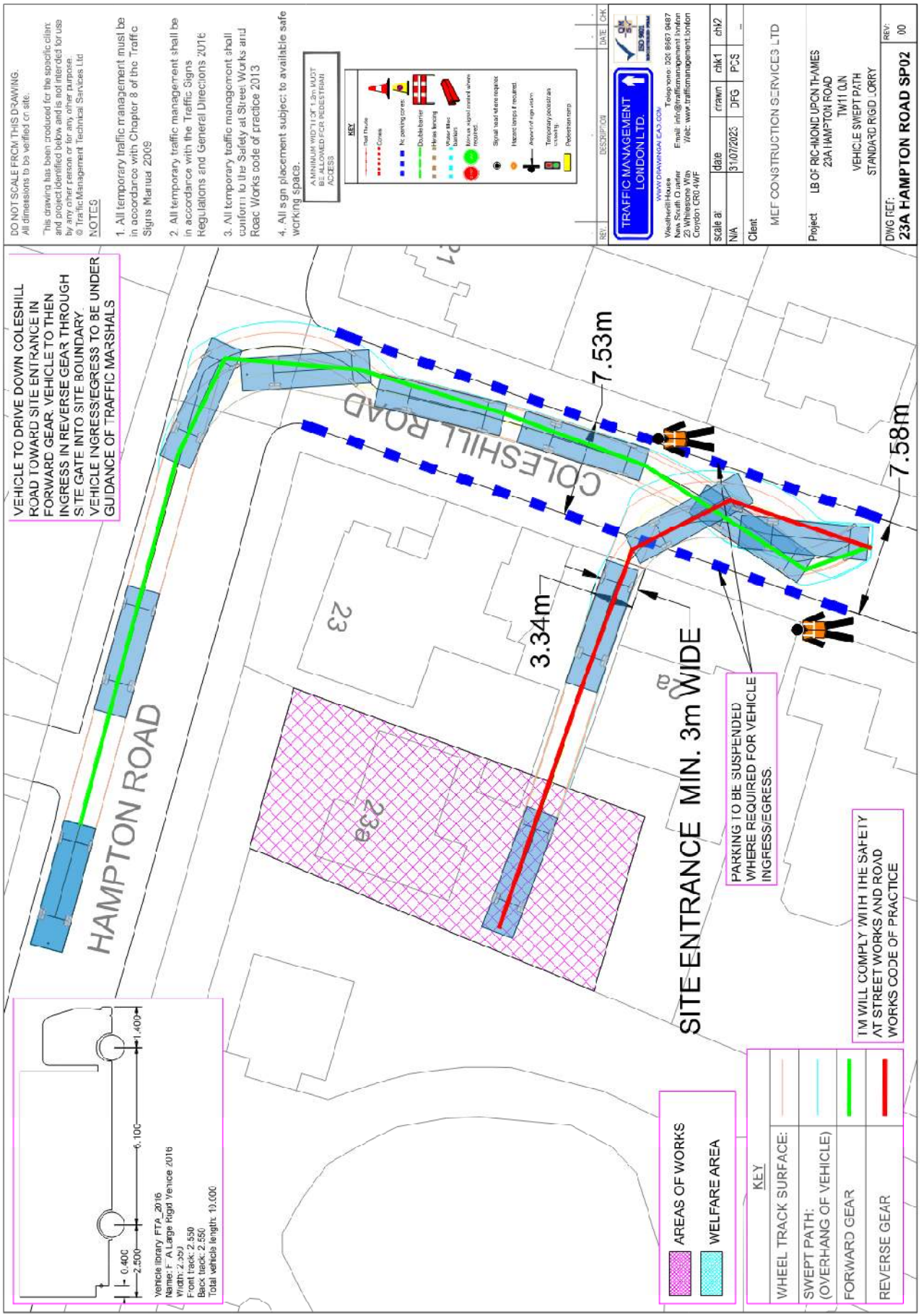
23A HAMPTON ROAD
TEDDINGTON, TW11-0JN
SITE LOGISTICS PLAN
SK02 - 28/07/23
Scale 1:500



23A HAMPTON ROAD
TEDDINGTON, TW11-0JN
SITE LOGISTICS PLAN
SK03 - 28/07/23
Scale 1:200

Appendix 5 - SP01 & SP02 – Swept Paths


DO NOT SCALE FROM THIS DRAWING.
All dimensions to be verified on site.
This drawing has been produced for the specific client and project identified below and is not intended for use by any other person or for any other purpose.
© Traffic Management Technical Services Ltd
NOTES
1. All temporary traffic management must be in accordance with Chapter 8 of the Traffic Signs Manual 2009
2. All temporary traffic management shall be in accordance with the Traffic Signs Regulations and General Directions 2016
3. All temporary traffic management shall conform to the Safety at Street Works and Road Works code of practice 2013
4. All sign placement subject to available safe working space.
A MINIMUM WIDTH OF 1.2m MUST BE ALLOWED FOR PEDESTRIAN ACCESS
TRAFFIC MANAGEMENT LONDON LTD.
Telephone: 020 8667 9567
Email: info@trafficmanagement.london
Web: www.trafficmanagement.london
scale at: N/A
date: 31/07/2023
drawn: DFG
chk1: PCS
Client: MEF CONSTRUCTION SERVICES LTD
Project: LB OF RICHMOND UPON THAMES 23A HAMPTON ROAD TEDDINGTON, TW11 0JN VEHICLE SWEPT PATH 9.5m TIPPER
DWG REF: 23A HAMPTON ROAD SP01
VEHICLE TO DRIVE DOWN COLESHILL ROAD TOWARD SITE ENTRANCE IN FORWARD GEAR. VEHICLE TO THEN INGRESS IN REVERSE GEAR THROUGH SITE GATE INTO SITE BOUNDARY. VEHICLE INGRESS/EGRESS TO BE UNDER GUIDANCE OF TRAFFIC MARSHALS
COLESHILL ROAD
HAMPTON ROAD
7.53m
7.58m
3.68m
23
23a
SITE ENTRANCE MIN. 3.0m WIDE
PARKING TO BE SUSPENDED WHERE REQUIRED FOR VEHICLE INGRESS/EGRESS.
TM WILL COMPLY WITH THE SAFETY AT STREET WORKS AND ROAD WORKS CODE OF PRACTICE
Vehicle library: FTA_2016
Name: 9.5m TIPPER
Width: 2.5
Front track: 2.6
Back track: 2.6
Total vehicle length: 9.500
AREAS OF WORKS
WELFARE AREA
KEY
WHEEL TRACK SURFACE
SWEPT PATH: (OVERHANG OF VEHICLE)
FORWARD GEAR
REVERSE GEAR


DO NOT SCALE FROM THIS DRAWING.
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3. All temporary traffic management shall conform to the Safety at Street Works and Road Works code of practice 2013
4. All sign placement subject to available safe working space.
A MINIMUM WIDTH OF 1.2m MUST BE ALLOWED FOR PEDESTRIAN ACCESS
KEY
Road Studs
Cones
No parking cones
Double barrier
Chain link fencing
Water filled barriers
Mobile signal control when required
Signal head where required
Hazard lamps if required
Advance sign vision
Temporary pedestrian crossing
Pedestrian ramp
REV
DESCRIPTION
DATE
CHK
TRAFFIC MANAGEMENT LONDON LTD.
Weatherill House
New South Quarter
23 Whitesome Way
Croydon CR0 4WF
WWW.TRAFFICMANAGEMENT.LONDON
Telephone: 020 8567 9487
Email: info@trafficmanagement.london
Web: www.trafficmanagement.london
scale at
N/A
date
31/07/2023
drawn
DFG
chk1
PCS
chk2
-
Client
MEF CONSTRUCTION SERVICES LTD
Project
LB OF RICHMOND UPON THAMES
23A HAMPTON ROAD
TW11 0JN
VEHICLE SWEPT PATH
STANDARD RIGID LORRY
DWG REF:
23A HAMPTON ROAD SP02
REV:
00
VEHICLE TO DRIVE DOWN COLESHILL ROAD TOWARD SITE ENTRANCE IN FORWARD GEAR. VEHICLE TO THEN INGRESS IN REVERSE GEAR THROUGH SITE GATE INTO SITE BOUNDARY. VEHICLE INGRESS/EGRESS TO BE UNDER GUIDANCE OF TRAFFIC MARSHALS
HAMPTON ROAD
COLESHILL ROAD
23
23a
23b
7.53m
7.58m
3.34m
SITE ENTRANCE MIN. 3m WIDE
PARKING TO BE SUSPENDED WHERE REQUIRED FOR VEHICLE INGRESS/EGRESS.
IM WILL COMPLY WITH THE SAFETY AT STREET WORKS AND ROAD WORKS CODE OF PRACTICE
AREAS OF WORKS
WELFARE AREA
KEY
WHEEL TRACK SURFACE:
SWEPT PATH: (OVERHANG OF VEHICLE)
FORWARD GEAR
REVERSE GEAR
0.400
2.500
6.100
1.400
Vehicle library FTA_2016
Name: FTA Large Rigid Vehicle 2016
Width: 2.550
Front track: 2.550
Back track: 2.550
Total vehicle length: 10.000

Appendix 6 - Noise, Vibration & Dust Mitigation Measures Statement

MEF CONSTRUCTION SERVICES LTD

BUILDING SURVEYING, TECHNICAL, PROJECT MANAGEMENT, ESTIMATING, QUANTITY SURVEYING HEALTH, SAFETY & ENVIRONMENTAL CONSULTANT

NOISE, VIBRATION & DUST MITIGATION MEASURES STATEMENT

The following to be adopted by the Principal Contractor as a Condition of Contract:

MANAGEMENT OF DUST, NOISE & VIBRATION

As Principal Contractor we have an obligation to both the site operatives and the surrounding residents to minimise the nuisance caused by the construction activities, in addition to managing the construction traffic.

Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 shall be employed at all times to reduce noise (including vibration) to a minimum.

All recommendations and good practice detailed in British Standard 5228; 1997 'Noise and Vibration Control on Construction and Open Sites' shall be implemented and complied with.

Dust suppression systems on hand to prevent the rise of dust from the site.

The site manager will be required to monitor compliance throughout the working day and will have a noise monitor on site to undertake measurements. If at any time nuisance is caused works will be stopped and re-assessed.

A full Environmental Impact Assessment has been undertaken prior to commencement but the following best practices will be employed:

DUST

- Wet Cut demolition
- Suppression at source using water spray
- Spraying of large scale demolition as work is undertaken

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- Collection via extraction and bagging
- Damping down on dry days
- Covering stockpiles & skips
- Avoiding debris being dropped from height

There will be no burning of rubbish or debris on site

NOISE

- Limiting Noisy working times
- Use of non-percussive methods
- Screening with sound deadening materials
- Using low noise plant
- Correctly maintaining plant

VIBRATION

- Use of Diamond Sawing
- Use of non-percussive methods
- Use of low impact tools
- Boring as opposed to driving to install foundations (No Piled foundations are required)

The above to be reviewed throughout the works with due consultation with the surrounding residents and businesses.