

Construction Management Plan

32 The Green, Richmond, TW9 1LX

Introduction

The purpose of this document is to detail the construction management plan by outlining how the site activities will affect the neighbouring area and how we are to protect these areas.

The works are for the refurbishment and improvement works to the internal and external areas.

Safety on site and the adjacent area to the site is of paramount importance.

Client:

Aldermanbury Trade Ltd,
1 Parkshot,
Richmond, Surrey,
TW9 2RD

Contracts Administrator and Architect:

Shu Architects Ltd
First Floor,
43-45 Park Street,
Bristol,
BS1 5NL
Contact-Claire Humphreys
Telephone: 0117 2482688
Email: claire@shuarchitects.uk

Surveyor:

F.R.Gainsbury Ltd,
Chartered Quantity Surveyors,
Unit 7, Bridge Road Business Park,
Bridge Road,
Haywards Heath,
West Sussex,

RH16 1TX

Contact: Frank Gainsbury

Telephone: 01444 412777

Email: frgcqs@linkshouse.co.uk

Structural Engineer:

MNP-Mason Navarro Pledge

1st Floor, Bevan House,

9-11 Bancroft Court,

Hitchin, Hertfordshire,

SG5 1LH

Contact- James Lennon

Telephone-07702 202172

Email: jl@mdp.co.uk

Main Contractor:

Champion Building Services Ltd

Unit 124, The Lightbox,

111 Power Road,

London,

W4 5PY

Contact-Chris Boyle FCIQB

Telephone-07976 696005

Email: chrisboyle@championbuild.co.uk

Contents:	Page
1. Planning Reference Number and team	3
2. Site Address	3
3. Project Details and Overview	3
4. Site Description	3
5. Routes of Construction Traffic	4
6. Site Management	5
7. Community Liaison and Communication	8
8. Implementation, Monitoring, and Corrective Action	8
9. Site Operations	8
10. Waste Management	11
11. Considerate Contractor Scheme	11

1. Planning reference number

1.1 The planning reference number of the development is 22/2779/LBC

2. Site address

2.1 32 The Green, Richmond, TW9 1LX

3. Project details and overview

3.1 Project comprises refurbishment and improvement works to both the internal and external elevations together with roof works.

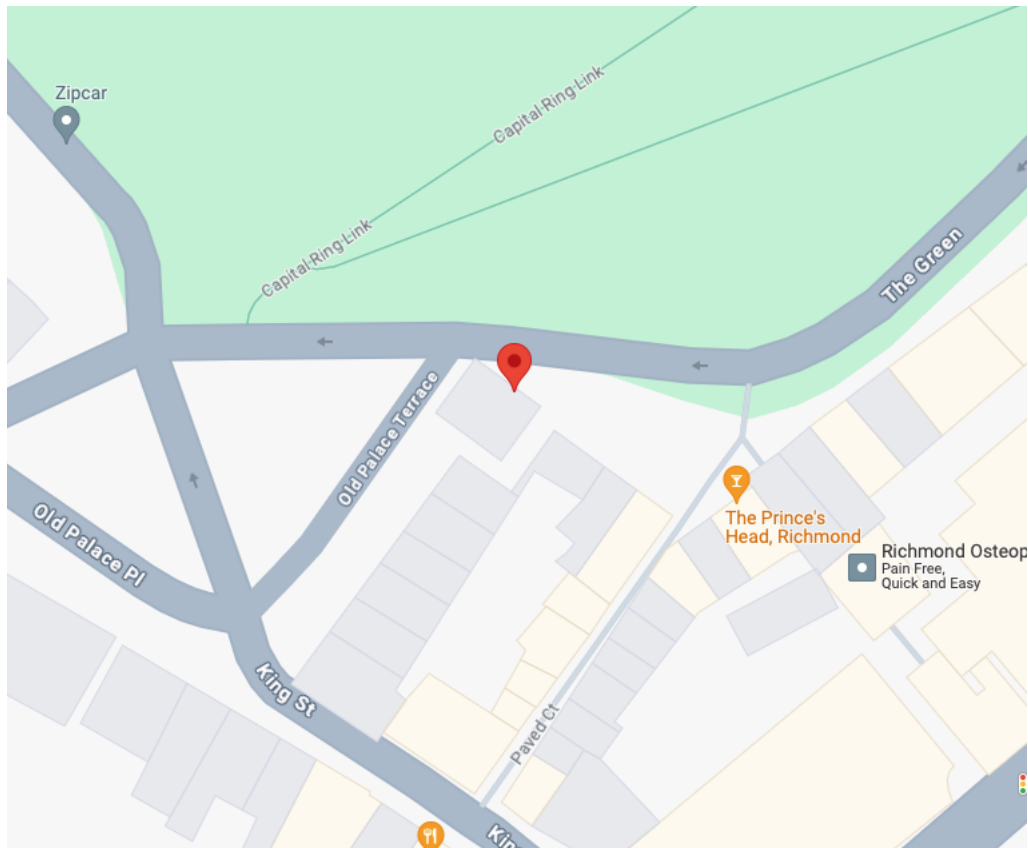
4. Site description

4.1 No parking facilities are available and all site-based personnel will be encouraged to utilise the local public transport systems.

- Details of local parking for scooters and motorbikes.
- Bicycle parking or storage facility on site.
- Travel by bus, connections to site via the website.
- Travel by train, connections to site available via the website.
- Facilities on site will be provided to host/attend remote meetings.

4.2 All vehicle deliveries will be on a just on time basis, deliveries will be planned so to ensure 1 delivery at a time.

5.0-Routes of construction traffic.



6.0 Site management

6.1 Site personnel

6.1.1 Please find detailed the following information:

- Contact details of the person responsible for the production and submission of the construction management plan - Chris Boyle FCIQB, Champion Building Services Ltd
- Contact details of the person(s) responsible for compliance with the construction management plan.

Luca Herange

lhergane@championbuild.co.uk

07957 665315

Chris Boyle FCIQB

chrisboyle@championbuild.co.uk

07976 696005

Dan Campion

dan@championbuild.co.uk

07974 244327

- 24 Hour contact - Mr Luca Hergane (as above)
- Head office address

Champion Building Services Ltd
Studio 124,
The Light Box,
Chiswick,
London, W4 5PY

6.2 Development welfare arrangements

6.2.1 Site welfare will be provided on this site within the confines of the existing footprint to the rear of the site.

6.3 Site personnel and visitors

- 6.3.1 All personnel regardless will be inducted by the senior site team to ensure all specific site rules are clearly explained and understood, regular “Toolbox Talks” will take place as and when required, these will be recorded in the site records.

6.4 Site security/Protection/Storage

- 6.4.1 The site will be closed off at pavement level and access will remain in a closed position with a “Digi lock” for the protection of both site personnel and the public accessing the pavement area when passing, all deliveries and removals will be carried out with a dedicated banks person in place, a scaffold gantry will be erected at the front of the building for deliveries and removals from site, this will be double boarded with a polythene membrane installed within the boards of the scaffold to protect the public below. This area will also be lit.
- 6.4.2 Larger deliveries such as cramage, large plant movement and special deliveries may need a special dispensation which will be agreed in advance with Richmond Council Highways. If Crane use is required, the cramage installation will be carried out on a Sunday or times as agreed with Richmond Council.
- 6.4.3 In addition to the above the scaffold will be alarmed.
- 6.4.4 Storage of materials for the project will be accommodated within the confines of the site and on the scaffold gantry areas.
- 6.4.5 The areas around the site will be kept clean and tidy by a daily cleaning regime especially during and after deliveries, a water supply and appropriate power hose facility will be located at the front of the site to action any excessive cleaning requirements. The pedestrian footpath will be cleaned on a regular basis to ensure no debris or hazards for the public.

6.5 Proposed temporary traffic arrangements including hoarding.

Vehicles will be instructed to approach from the one-way system in place around the Green. Once arrived outside the site our fully trained Banksman will guide the truck into the loading to a safe area by the entrance. Delivery vehicles will be selected to suit constraints. It will be necessary to split loads onto lighter haulage due to the limitations of the access for offloading vehicles. Deliveries will be scheduled to avoid multiple congestion.

6.6 Arrangements to receive abnormal loads or unusually large vehicles.

Abnormal loads expected being scaffolding and material deliveries. These plant deliveries will be reviewed with risk assessment and method statement produced, where they effect highways, these will

be issued/discussed with Richmond Council. Activities can be organised to take place out of hours where applicable.

Material deliveries will be structured to suit the site constraint. Smaller part loads will be called forward. Deliveries will be scheduled to be delivered "just in time". There is little room for the storage of large quantities of materials and as such the project needs to stay fluid with a steady flow of materials ordered, delivered and installed. We will engage in any early reconnaissance, reviewing the programme.

7.0 Community liaison and communication

7.1 Essential requirements

- i) A display board shall be prominently displayed. All boards shall detail the nature of the works being undertaken, a contact name, telephone number (including a telephone number to be used outside normal working hours), and a postal address where any enquiries can be sent.
- ii) The telephone number provided to residents and businesses shall be maintained whilst the project works are taking place to enquiries and complaints.
- iii) Regular communication with neighbouring residents and any community groups shall be maintained throughout the duration of the works to provide updates on the scheduled works and any changes that may occur because of unforeseen circumstances.
- iv) A complaints book will be maintained on site for public use which will be reviewed and actioned as and when required.

8.0 Implementation, monitoring, and corrective action

8.1 Essential requirements

A responsible person shall undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses/areas. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

9.0 Site Operations

9.1 Working hours

9.1.1 Essential requirements

The working hours for the development site (including any construction and demolition activity shall be:

- 08:00 to 18:00 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No working on Sundays or Public Holidays (Unless agreed in advance with the Council)

These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the local planning authority. These hours may be amended by the local planning authority where local circumstances demand as necessary.

9.2 Deliveries and transport of materials, plant, and equipment to site

9.2.1 Essential requirements

i) Deliveries including the transport of materials, plant, and equipment to the development site shall only take place during the following hours:

- 08.00 to 18.00 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No deliveries on Sundays or Public Holidays

Any deliveries outside the above hours cannot be undertaken without prior written approval of the local planning authority.

- ii) Delivery vehicles shall not be permitted to wait, queue, or circulate on the public highway when the development site is not open for deliveries.
- iii) All deliveries will be to the front elevation from The Green will be via a designed scaffold gantry as detailed on the attached Q scaffolding, an application will be submitted to the LB of Haringey once a start date for the project has been established.
- iv) Deliveries from The Green will be controlled by the site team.

9.3 Mud

9.3.1 Essential requirement

No plans for vehicles to track across ground that isn't paved. For this reason, we do not consider constant cleaning of vehicles as relevant, we will maintain cleaning facilities to the front area throughout.

Arisings from the site will be loaded directly into trucks sat adjacent to the site.

Regular sweeping of access roads to the site must be carried out where required.

As a contingency and if required vehicles will have their wheels washed before leaving the site. We find the most effective means of cleaning wheels is using a hand operated jet wash. The banksman appointed will also be responsible.

9.4 Artificial lighting

9.4.1 Essential requirements

- i) Flood lighting, security lights, and any other obtrusive external lighting shall be sensitively located to avoid nuisance to neighbouring properties but will be required to light the scaffold and pavement area.
- ii) The direction and angle of any external lighting will not cause light spill, glare, or nuisance to neighbouring properties or highway users. Where practicable, the use of shields or covers will be used to minimise the level of obtrusive light beyond the site boundary.
- iii) Any light sensors fitted will be adjusted as such to ensure that they are only activated from activity on the site.
- iv) The use of external lighting overnight will be minimised consistent with safety, access, egress, and pavement lighting.
- vi) The gantry scaffold at the front elevation fronting The Green will have a painted timber hoarding and this will have external lights facing the street for traffic identification and the area for the public to walk through will be lit.

10.0 Waste management

10.1 Essential requirements

- i) There shall be no burning of waste at any time on development site.
- ii) Champion Building Services shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the local planning authority on request.
- iii) Champion Building Services shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas (streets, laneways, footpaths and reserves)

11.0 Considerate Contractor Scheme

The project will be registered with the considerate contractor scheme, this will be made once a start date for the works has been agreed.