



SINOWEST
DEVELOPMENTS
LIMITED

CONSTRUCTION MANAGEMENT PLAN

173 PERCY ROAD, HAMPTON, TW12 2JN

PLANNING APPLICATION REFERENCE 23/2304/FUL

Revision A

INTRODUCTION

1. Date of this document

04/07/2024

2. Site / Property address

173 Percy Road, Hampton TW12 2JN

3. Planning reference (if known)

23/2304/FUL

4. Brief description of the work

Refurbishment of 173 Percy Road Project

5. Contact details (name & mobile number)

Property Owner / Client:	Guru Investment Limited
Project Manager / Contractor	Wadah Zain Aldin / Sinowest Developments Limited
Emergency Contact	07895 310 501
Person responsible for completing this document	Wadah Zain Aldin

6. Estimated Start Date and Programme Length

Estimated Start Date on site: 17 June 2024 to 01 November 2024



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Programme: 20 Weeks

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)*)

To site:

From the A316 (Great Chertsey Road)-Exit onto the A312 towards Hampton.

Continue the A312, passing through Hanworth. Turn right onto the A313 (Uxbridge Road) and then left onto Percy Road where the site will be on the left side.

Away from site:

To the A316 (Great Chertsey Road)

Exit the site by turning right onto Percy Road.

Turn right onto the A313 (Uxbridge Road) and then left onto the A312.

Follow the A312 back to the A316.

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)

NA

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

Site Hours: 8am 6pm
Construction Vehicle hours: 9am to 6pm



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

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

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 the waiting vehicle. A minimum 3m clear roadway width on Percy Road will be maintained when vehicles are loading. Access on Percy Road will not be blocked.

Spoil is to be transported into tipper lorries. Vehicles being loaded are to sit with their engines off to minimise noise emitted. Spoil will be loaded into lorries in a such a manner as to minimise impact noise. Where possible softer materials (such as soils) will be loaded into lorries first to form a cushioning barrier to rubble and other hard materials to reduce impact noise.

On leaving site the vehicles will drive out in a forward gear under the guidance of the CLOCS SATM driving along Percy Road where they can continue along their way.

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

<p>a. Standard Ready-Mix vehicles (<i>must be included on drawings</i>)</p>	
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b. Bagged material delivered and mixed on site	✓
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13. Please confirm you can maintain a clear carriageway passing width of 3.0m for other vehicles when construction vehicles are in position **Y / N**

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.

Hoarding of the full site will be provided to ensure pedestrian safety. Trained Traffic Marshalls will be allocated to the construction activities to ensure clear and safe use of the road as per guidance of the CLOCS (Construction Logistics and Cyclist Safety).

A minimum 1.2m pedestrian route will be maintained in front of the site when possible, however, during specialised construction activities and during large materials deliveries pedestrians would be directed and assisted by trained Traffic Marshals to use the footway on the opposite side of the road when material is being transferred across the footway. Banksmen will also be utilised to manage all vehicle arrivals and departures and to manage any surrounding activity where necessary.

Under the guidance of CLOCS, approved trained Site Access Traffic Marshals (SATM), the vehicles will reverse into site. Concertina barriers will be used on the footway to protect pedestrians during reversing movements.

Site deliveries and collections / waste removal will be controlled by trained Traffic Marshals who will ensure the safe direction of pedestrians, vulnerable users and other road users passing the site entrance and will direct all vehicles visiting the site and ensure that all vehicle movements, loading/unloading are carried out safely.

Trained Traffic Marshals will direct all loading/unloading operations and ensure that all pedestrians and other road users can pass the project safely.



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
Strip out phase activities for 3 weeks	Skip Lorry 12 Yards and Grab Lorry 8.0m (L) x 2.5m (W) x 3.0m (H)	5
Construction Phase activities for 17 weeks.	Flatbed Truck 8.0m (L) x 2.5m (W) x 3.0m (H)	4
Construction Phase activities for 17 weeks.	4.6t Light Van 5.8m (L) x 2m (max 2.4m with wing mirrors) (W) x 2.6m (H)	5
Construction Phase activities for 2 weeks.	Concrete Lorry 6.7m (L) x 2.5m (max 3.2m with wing mirrors) (W) x 4.2m (H)	2
Construction Phase activities for 2 weeks.	Small Sized Low-Loader for Steel Beam Delivery 6.0 - 8.0m (L) x 2.5m (W), 3.5m (H) Weight Capacity: Approximately 16 tonnes (35,000 pounds) Grab Reach: Up to 6 meters (20 feet)	2

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.

Not applicable.

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

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*)

Not required.

- 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.	✓
b.	Concrete Vehicle positions	
c.	Swept Path Analysis	✓
d.	Abnormal Loads – low loaders, cranes, etc.	✓
e.	Vehicle Routing	✓

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

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

23. ADDITIONAL INFORMATION (if required above)

Not applicable.



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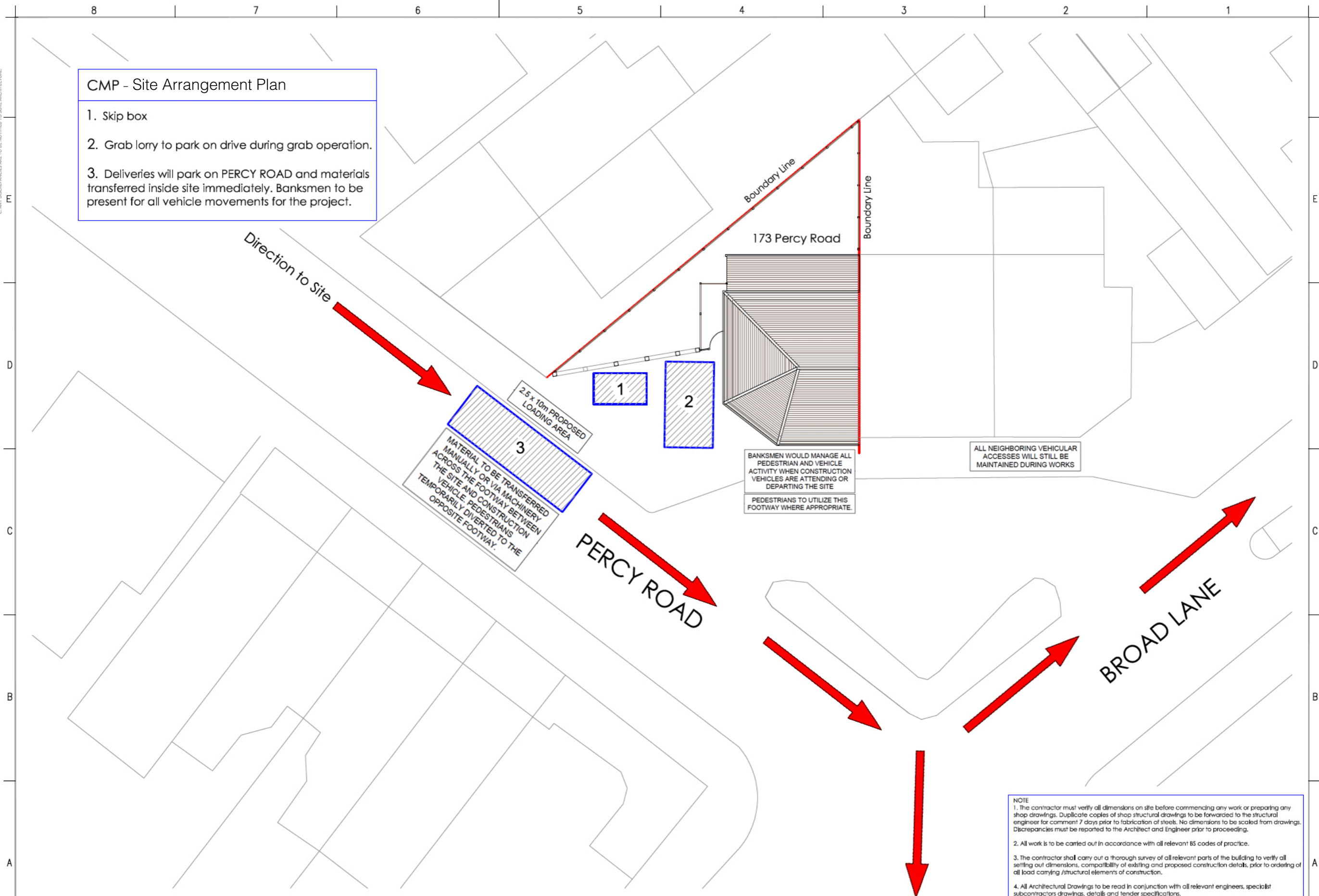
APPENDIX 1

SITE MANAGEMNT PLAN

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 B. THE CONTRACTOR IS TO CHECK DIMENSIONS AND TO REPORT ANY DISCREPANCIES TO SURE ARCHITECTURE BEFORE COMMENCING ANY WORK ON SITE.
 C. ANY DISCREPANCIES ARE TO BE NOTIFIED TO SURE ARCHITECTURE.

CMP - Site Arrangement Plan

1. Skip box
2. Grab lorry to park on drive during grab operation.
3. Deliveries will park on PERCY ROAD and materials transferred inside site immediately. Banksmen to be present for all vehicle movements for the project.



NOTE
 1. The contractor must verify all dimensions on site before commencing any work or preparing any shop drawings. Duplicate copies of shop structural drawings to be forwarded to the structural engineer for comment 7 days prior to fabrication of steels. No dimensions to be scaled from drawings. Discrepancies must be reported to the Architect and Engineer prior to proceeding.
 2. All work is to be carried out in accordance with all relevant BS codes of practice.
 3. The contractor shall carry out a thorough survey of all relevant parts of the building to verify all setting out dimensions, compatibility of existing and proposed construction details, prior to ordering of all load carrying / structural elements of construction.
 4. All Architectural Drawings to be read in conjunction with all relevant engineers, specialist subcontractors drawings, details and tender specifications.

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-All drawings to be read in conjunction with other consultants drawings & written specifications
 -All structure to be in accordance with structural engineers drawings & written specification
 -All works to comply with British standards requirements as noted within written documents
 -All dimensions to be checked on site prior to the manufacture of any elements and major discrepancies to be reported to the architect

T.B.C = To be confirmed
 C.O.S = Check on site
 S/O = Structural opening

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REV.	DATE	DEW	REVIEW	NOTE

PROJECT ADDRESS:
 173 Percy Road
 Hampton TW12 2JN
 DRW TITLE: Site Plan - CPM

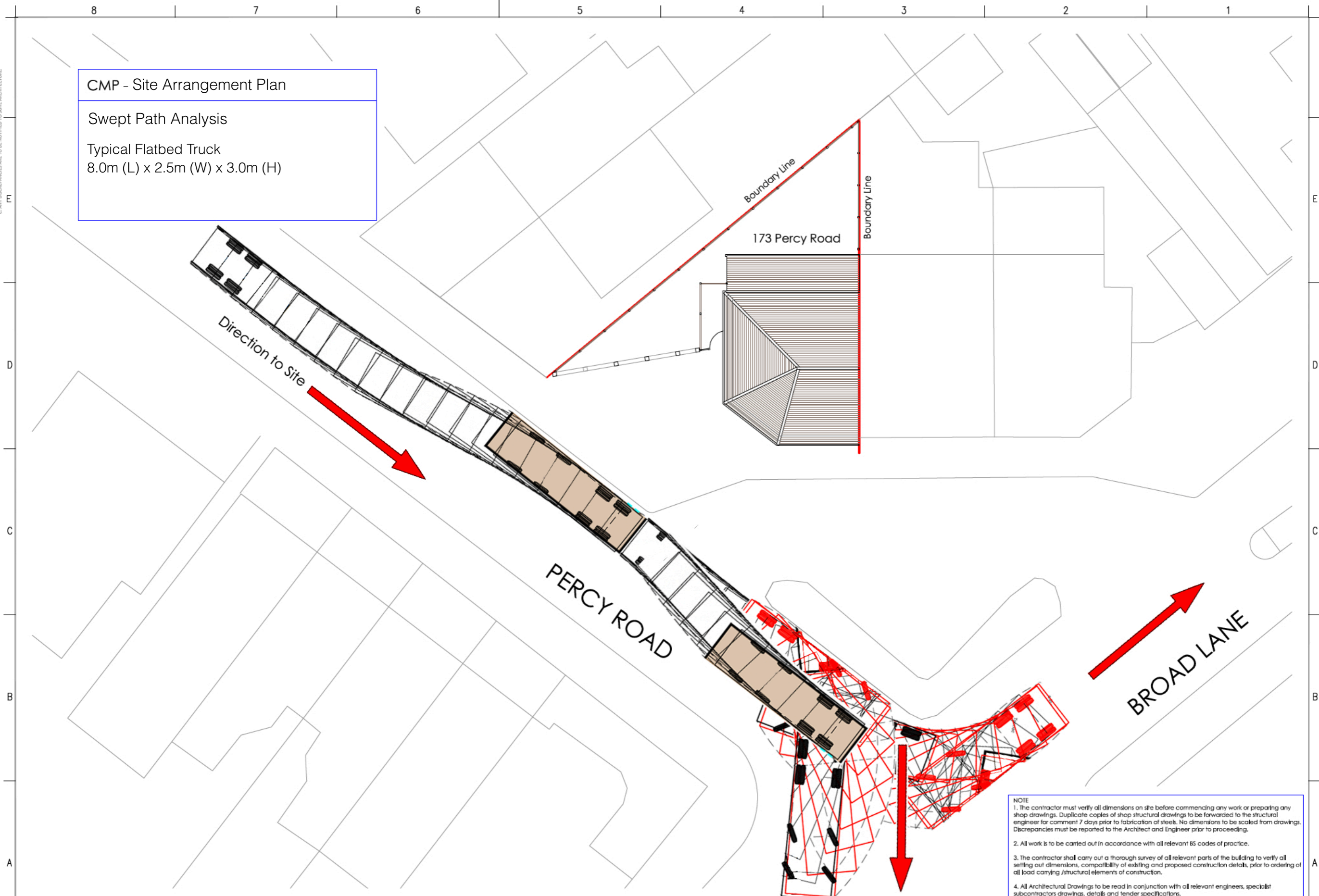
Project number	SAUK2024-005
Drawing number	ASK-2024-35
STATUS	
ISSUED DATE	May 2024
Scale	1:200 @ A3
Rev:	

APPENDIX 2

SITE MANAGEMENT PLAN – SWEEP PATH ANALYSIS

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 B. THE CONTRACTOR IS TO CHECK DIMENSIONS AND TO BRING ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
 C. ANY DISCREPANCIES ARE TO BE NOTIFIED TO SURE ARCHITECTURE.

CMP - Site Arrangement Plan
 Swept Path Analysis
 Typical Flatbed Truck
 8.0m (L) x 2.5m (W) x 3.0m (H)



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ISSUED DATE	May 2024
Scale	1:200 @ A3
Rev:	

8

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1

A

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APPENDIX 3

SITE MANAGEMNT PLAN – PEDESTRIAN ROUTE

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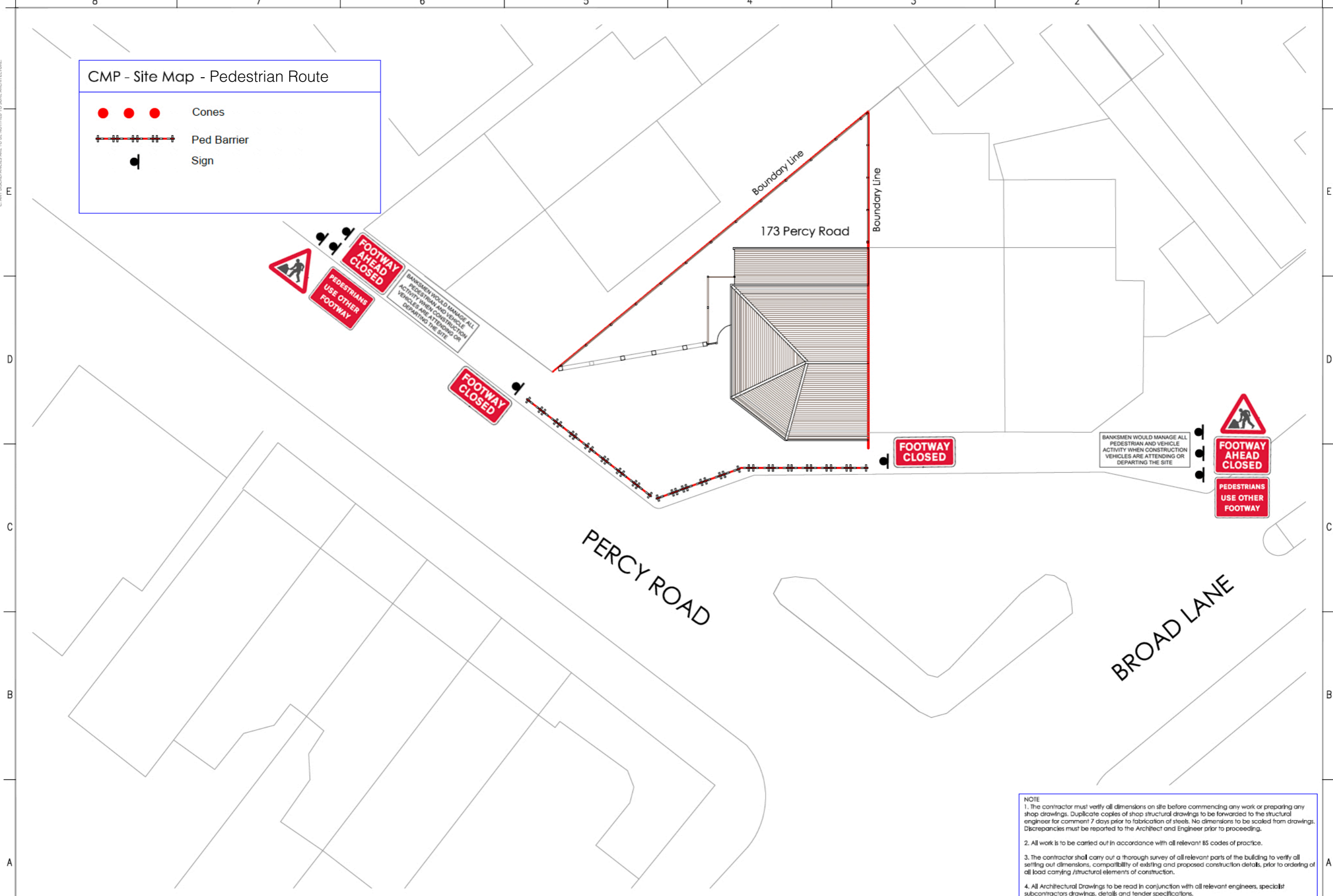
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CMP - Site Map - Pedestrian Route

- ● ● Cones
- Ped Barrier
- Sign



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