Construction Management Plan

PROJECT:

**26 WASHINGTON ROAD,
BARNES, SW13 9BH**

**REBUILD OF THE EXISTING END OF THE TERRACE BOOT HOUSE
WITH REAR AND SIDE EXTENSIONS, LOFT CONVERSION
AND
A FRONT PORCH**

03. July 2024

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

22.08.2024

2. Site / Property address

26 Washington Road, Barnes SW13 9BH

3. Planning reference (if known)

Construction Management Plan to accompany Planning Application

4. Brief description of the work

REBUILD OF THE EXISTING END OF THE TERRACE BOOT HOUSE WITH REAR AND SIDE EXTENSIONS, LOFT CONVERSION AND A FRONT PORCH

5. Contact details (name & mobile number)

Property Owner / Client:	Mr Patrick Killing
Project Manager / Contractor	Blackberry Build Ltd Michael Allen - 07522179212
Emergency Contact	Colin Harper-Penman CHP Consultants Ltd - 07739 074541
Person responsible for completing this document	Colin Harper-Penman CHP Consultants Ltd - 07739 074541

6. Estimated Start Date and Programme Length

Estimated Start Date: November 2024 - Estimated
Programme: 60 weeks - estimated

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 1 – Vehicle Routing

To site:
From Lonsdale Road (B350) to Verdun Road to Washington Road, parking in front of No:26 on the left-hand side

Away from site:
From Washington road to Castelnau Road (A306) to Lonsdale Road (B350)

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 approach route passes The Harrodian School and German and European language school.

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:
08:00 – 16:00 Monday to Friday
08:00 – 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 2 – Vehicle Details
Spoil will be removed using skips and Skip/Cage Trucks

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

a. Standard Ready-Mix vehicles (*must be included on drawings*)	**Appendix 2 – Vehicle Details** **Concrete Truck**
b. Bagged material delivered and mixed on site	**Appendix 2 – Vehicle Details** **Standard Delivery Truck**

13. Please confirm you can maintain a clear carriageway passing width of **3.0**m 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

During working hours, the site will be hoarded and secured.
Delivery and removal of material will be controlled by the marksman and timed to avoid peak times.
The Skip will be within the site boundary, and not on the street.

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	**Transit Van – 5.0m x 1.9m** **Skip/Cage Truck – 6.5m x 2.6m**	**5 No** **1 No**
Demolition	**Transit Van – 5.0m x 1.9m** **Skip/Cage Truck – 6.5m x 2.6m**	**5 No** **4 No**
Foundations	**Transit Van – 5.0m x 1.9m** **Skip/Cage Truck – 6.5m x 2.6m** **Concrete Truck – 9.0m x 2.6m** **Standard Delivery Truck – 7.5m x 2.6m**	**5 No** **2 No** **1 No** **1 No**
Structure and Envelope	**Transit Van – 5.0m x 1.9m** **Skip/Cage Truck – 6.5m x 2.6m** **Standard Delivery Truck – 7.5m x 2.6m**	**5 No** **2 No** **1 No**
Fit Out & Finishes	**Transit Van – 5.0m x 1.9m** **Skip/Cage Truck – 6.5m x 2.6m** **Standard Delivery Truck – 7.5m x 2.6m**	**5 No** **2 No** **1 No**
External Works	**Transit Van – 5.0m x 1.9m** **Skip/Cage Truck – 6.5m x 2.6m** **Standard Delivery Truck – 7.5m x 2.6m**	**5 No** **2 No** **1 No**

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*)

Occasionally 1 day parking suspension may be required for 2 bays (10m length). Estimated frequency is 1 per month. To be confirmed.

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

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

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

23. ADDITIONAL INFORMATION (if required above)

NOISE AND VIBRATIONS

- No heavy machinery will be used on this project. Any machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration. Only hand-operated vibrating machinery will be used.

- All ancillary hand-operating pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers. Noise will be restricted to the working hours only.

- Wherever possible mains electricity or battery-powered equipment shall be used instead of diesel- or petrol-powered generators.

DUST MITIGATION AND AIR QUALITY

- Air quality monitoring will be undertaken during onerous works and if any peaks of poor quality are identified the operations will be temporarily suspended. To further reduce impact on air quality, no more than one vehicle will attend the site at any time.

- Dust will be prevented by the water mist spray. Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate).

- Vehicles will not be entering the site but regular sweeping of access roads to the site will be carried out where mud is likely to affect residents and/or highway safety.

- In dry conditions damping down of road surfaces will be carried out to control dust.

- All plant and equipment shall be maintained in accordance with the manufacturer's recommendations to ensure emissions to the atmosphere are minimised.

- Delivery activities, stockpiled materials and/or any other activities liable to dust generation will be located as far away as possible from the development site boundaries and neighbouring properties.

- Designated parking places and areas where there is regular vehicular movement shall be kept clean. Delivery to the site will be with a delivery van or standard builder's yards delivery vehicles.

- Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary. Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.

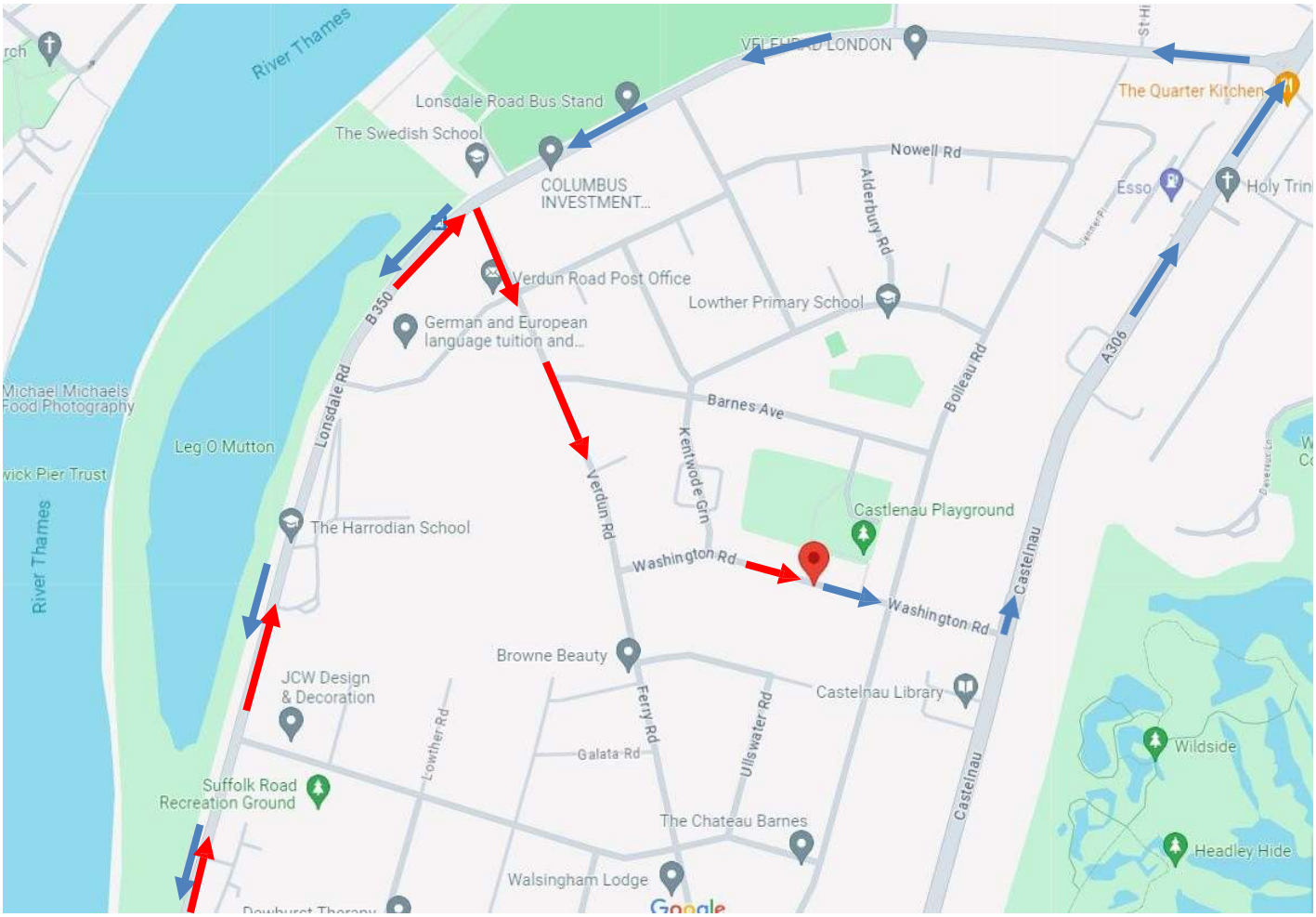
APPENDICES

Appendix 1 – Vehicle Routing

Appendix 2 – Vehicle Details

Appendix 3 – Site Details

Appendix 1 – Vehicle Routing



Appendix 2 – Vehicle Details

Transit Van 5.0m (L) 1.9m (W) 2.2m (H)

Skip Cage Truck 6.5m (L) 2.6m (W) 2.3m (H)

Standard Delivery Truck 7.5m (L) 2.6m (W) 2.8m (H)

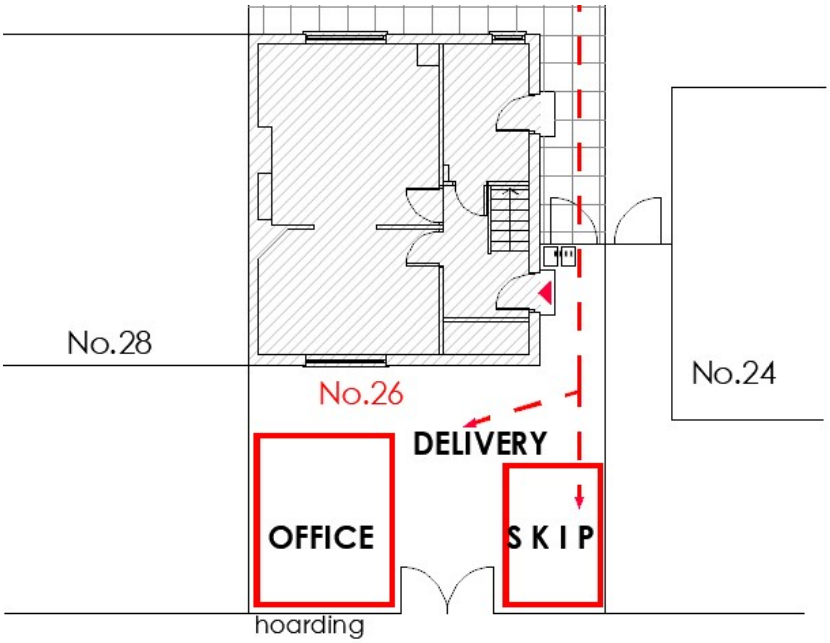
Concrete Truck 9.0m (L) 2.6m (W) 2.8m (H)

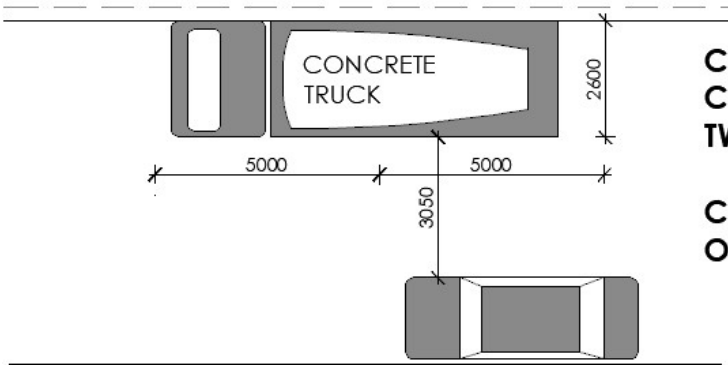
Appendix 3 – Site Details

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 will be on site at all times
2. Contact details of Site Manager and Director available to surrounding residents
3. Surrounding residents informed of works progress
4. Secure Hoarding will be provided to the perimeter of the property.
5. No vehicles will be entering the site
6. Street will be kept clean of all debris and subject to daily checks
7. Parking offloading and departure will be managed and foreman-controlled
8. Office and site will be secured
9. Delivery & collection areas will be close to the office for control and inspection
10. There is a hardstand pathway to the material and tool storage
11. Material and tool storage to be located at the rear garden
12. The rubbish area and the skip will be located close to the entrance for easy replacement
13. The skip will be covered and secured to prevent parts from being blown off

1. Concrete delivery and clear passing width





C.M.P PLAN
CONCRETE TRUCK PARKED POSITION WITHIN TWO SUSPENDED PARKING PLACES

CLEAR CARRIAGEWAY PASSING WIDTH OF MIN 3.0M IS MAINTAINED

2. Site set up

- There are no gullies, Electrical poles or street lights within 10m on each side from the site boundary.
- The closest gully is 11.5m away from the site boundary
- The applicant will apply for a dropped kerb before construction starts, to aid the site delivery