

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

6 September 2024

2. Site / Property address

99 Atbara Road, Teddington. TW11 9PA

3. Planning reference (if known)

Not Known

4. Brief description of the work

Demolition of the existing bungalow at 99 Atbara Road and the subsequent erection of a two storey plus loft, 4 bedroom property and associated landscaping

5. Contact details (name & mobile number)

Property Owner / Client:	Jamie and Beverley McDaid
Project Manager / Contractor	Gravitas Contracts Limited - 03300948755
Emergency Contact	TBC
Person responsible for completing this document	Craig Mitchell Gravitas Contracts

6. Estimated Start Date and Programme Length

Estimated Start Date on site:
TBC subject to planning

Programme:

6 Months subject to confirmation

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 A310 Kingston Road into Atbara Road. This ensures that traffic arrive at the site on the correct side of the road.

Away from site:

Leave site directly to Broom Road and turn left. follow Broom Road to the very end and turn left onto Ferry Road. Immeadiately the vehicles can then either go straight on the A313 or turn left onto the A310

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)

- St Mary's University
 - The Lensbury Club, Spa and Health Club
 - Teddington School is located on Broom Road but not in the direction that any vehicles will take.
 -

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

Site Hours: 0800 hrs - 1700hrs Monday to Friday only

Construction Vehicle hours: 0830hrs - 1600hrs only.

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

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

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

All spoil and waste will be directly loading onto grab lorries parked on Atbara Road directly outside of the site. We will be applying to Richmond Council to suspend parking directly outside the property to enable this. Traffic Marshals will be in place during this operation to ensure pedestrians are kept safe.

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

a. Standard Ready-Mix vehicles (<i>must be included on drawings</i>)	Yes
b. Bagged material delivered and mixed on site	Yes

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

The site adjoining the footpath will have a 2.5m hoarding which will safely secure the site and all pedestrians. Traffic Marshals will be used to ensure that vehicles are safe to exit the suspended parking area in front of site. Whilst materials are being taken IN and OUT of site Marshals will ensure that there are no pedestrians present on the footpath, if pedestrians are approaching this activity will cease until they have safely passed

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 and demolition	8 Wheel Rigid Lorry - 7.5m (L) x 2.5m (W)	1
	HI Ab/Grab - 9.1m (L) x 2.6m (W)	5
Excavation	HI Ab/Grab - 9.1m (L) x 2.6m (W)	5
Substructure	Concrete lorry 6.7m (L) x 2.5m (W)	2
Superstructure	Hi Ab / grab 9.1m (L) x 2.6m (W)	3 - 5
	Light Van 5.8m (L) x 2m (w)	
Internals and Landscaping	Hi Ab / grab 9.1m (L) x 2.6m (W)	1 -2
	Light Van 5.8m (L) x 2m (w)	

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

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*)

There is no designated parking on Atbara Road but we would like to suspend 15m for the duration of the project. This area will be used

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	N/A
d.	Abnormal Loads – low loaders, cranes, etc.	N/A
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.)	N/A
c. (Other)	

23. ADDITIONAL INFORMATION (if required above)

Attached to this document is our CMP additional document which covers dust mitigation amongst other supplementary items that we consider necessary

All skips, concrete lorries and deliveries will be within the area of suspension, these have not been annotated individually for that purpose.

No swept analysis is included as no vehicles will be turning as shown on the traffic routing plan.

APPEND DRAWINGS BELOW

CMP Additional Document

For

99 Atbara Road Teddington

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- 3.0 Site Access/ Egress
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- 7.0 Parking
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- 10.0 Noise, Vibration and Dust
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- 12.0 Site Cleanliness
- 13.0 Health and Safety
- 14.0 Emergency 24 hr Contact

1.0 INTRODUCTION

This is a proposal for the site known as 99 Atbara Road, Teddington London, TW11 9PA, a new build two storey plus loft detached dwelling and off street parking:

This document has been produced to accompany the LBRuT CMP pro-forma

The new structure will be formed using traditional strip footings, with brick and and timber frame walls.

Construction Management Plan (CMP) shall be submitted to the Richmond Council's representatives for approval. Once agreed the CMP must be complied with, should any problems arise in relation to the construction of the development the Project Manager shall work with the Richmond Council's representatives to review the CMP. Any future revised plan must be approved by the council and complied with thereafter.

2.0 PERIMETER HOARDING

A 2.4m high timber hoarding will be erected to the perimeter of the site which will be painted and have applied graphics. 5m wide mesh gates will be located in front the property, these will provide points for public viewing. Appropriate lighting will also be installed. The hoarding will be located on all accessible boundaries to the site and be maintained for the full duration of the project.

3.0 SITE ACCESS/EGRESS

Access to the site is from Atbara Road via the A310 Kingston Road. All deliveries will take place between the hours of 0830 and 1600 Monday to Friday. All deliveries will be scheduled and will pull up directly outside the property for unloading by HIAB. Once unloaded the delivery vehicles will be directed straight down the road to Broom Road where they will turn left heading for Ferry Road and back onto either the A313 or A310.

4.0 PEDESTRIAN ACCESS

A pedestrian access gate will be provided on the side road along side 99 Atbara Road. Site offices will be located within the existing garages belonging to the property. with all visitors to site having to sign in prior to going on site. Prior to entering the site area, the staff will ensure that operatives have appropriate personal protective equipment and have undertaken suitable induction. Visitors to site will be escorted to the site offices.

5.0 SITE OFFICES/WELFARE FACILITIES

Site offices and welfare will be located within the existing garage space which is to be retained. Toilet facilities will be provided within the site boundary

9.0 MATERIALS UNLOADING/STORAGE

Materials will be off-loaded from the suspended parking in front of the site using a hiab.

Materials will be scheduled to arrive on site to suit the progression of the works and will be called-off such that they are only stored on site for a limited period of time, suitable to the nature of their final intended use.

7.0 PARKING

On-site parking for staff and operatives will not be available on this project. We shall encourage our subcontractors to use public transport to travel to site. We shall also inform potential subcontractors that parking is very restricted in the local area and that residents parking bays are not to be used. We will monitor parking, especially on neighboring roads to ensure off-site parking is dealt with considerately.

8.0 MATERIALS DISTRIBUTION

This is a single plot and material distribution will reflect small nature of this. Hand trucks and bumper hoists will be used on the site

9.0 SCAFFOLDING

General access will be provided by tube and fitting scaffolding which will be erected and inspected by competent, fully trained staff and operatives in accordance with the scaffold designs and current legislation. Scaffolds to the external elevations will be sheeted and appropriate guardrails positioned.

10.0 NOISE, VIBRATION AND DUST

The biggest environmental impact arising from the project will be noise, vibration and dust transfer into the surrounding atmosphere. In order to prevent such problems developing we will ensure the following precautions are taken:

- All machines will be fitted with silencers and breakers will be fitted with bafflers to reduce noise and vibration, generators will be housed within enclosures to reduce noise levels
- Within reason the timings of the breaking out works will be sequenced around the users of the adjacent properties, this will require further development and review against the programme
- In order to keep the environmental impact to a minimum; a combination of mechanical excavator with breaker attachments and hand held medium duty breakers will be used for concrete removal
- Site working hours will be from 8.00am until 5pm Monday to Friday. The site will be closed on Sundays and on bank holidays.
- During demolition and excavations works, dust will be suppressed at source by damping down at all times using a fine mist spray
- All skips and muck away wagons leaving site will be fully sheeted to prevent any dust arising
- Jet wash Wheel cleaning will be undertaken and visits by road sweepers will be provided as required.

11.0 NEIGHBOURS

We have an open door policy with regard to interaction with neighbouring premises. Prior to our commencement on site we will visit the surrounding properties immediately affected by the works to understand individuals' concerns and to establish points of contact and methods of liaison. We will issue to properties in the vicinity of the works a contact sheet, and then at regular intervals throughout the project, a newsletter detailing the nature of the works being carried out and future major work operations.

Contact names and numbers for the site will also be posted on the hoarding

We recognise the importance of building and maintaining relationships with all people and organisations affected by the construction of this project.

We will undertake to operate the project in accordance with the Considerate Constructors' code of practice and not only maintain a clean, tidy and safe site but also ensure that the requirements regarding the environment, site welfare facilities, the workforce and the general public are met.

12.0 SITE CLEANLINESS / RECYCLING

All subcontractors will be contracted to maintain tidy work areas and clear all waste materials to skips provided. Our site management team will ensure this policy is adhered to.

13.0 HEALTH AND SAFETY

The company and its entire staff are totally committed to maintaining the highest standards of health and safety on our sites and we have an excellent track record in this regard. ○

During the pre-construction stage we will develop a Construction Phase Health and Safety Plan. This will take full account of the Planning Phase Health and Safety Plan developed by the Principle Designer.

We believe in providing a project specific health and safety plan for each project we undertake rather than filing applicable points into a non-specific document.

We undertake to individually assess each activity on site and will only permit work to start when risk assessments and method statements have been produced.

We provide a proactive role in compiling the health and safety information for each subcontractor to ensure our site operatives work in a safe way on a safe site.

In parallel with the internal management commitment to the effective control of health and safety, we employ Matrix Risk Management to both advise us on procedure and practice and audit each site to ensure we are maintaining the highest standards.

We are fully committed to the CSCS scheme and actively encourage all our subcontractors to partake in the

scheme; we believe that the active improvement of health and safety awareness and training of all operatives on site is of benefit to this project and the industry as a whole.

A site-specific fire plan for the project will be drawn up and will include such things as location of fire points, what to do in case of fire, assembly points etc. During the design of the project, consideration must be given to the potential risks noted in the Loss Prevention Council's latest release dated January 2006 'Fire Prevention on Construction Sites'.

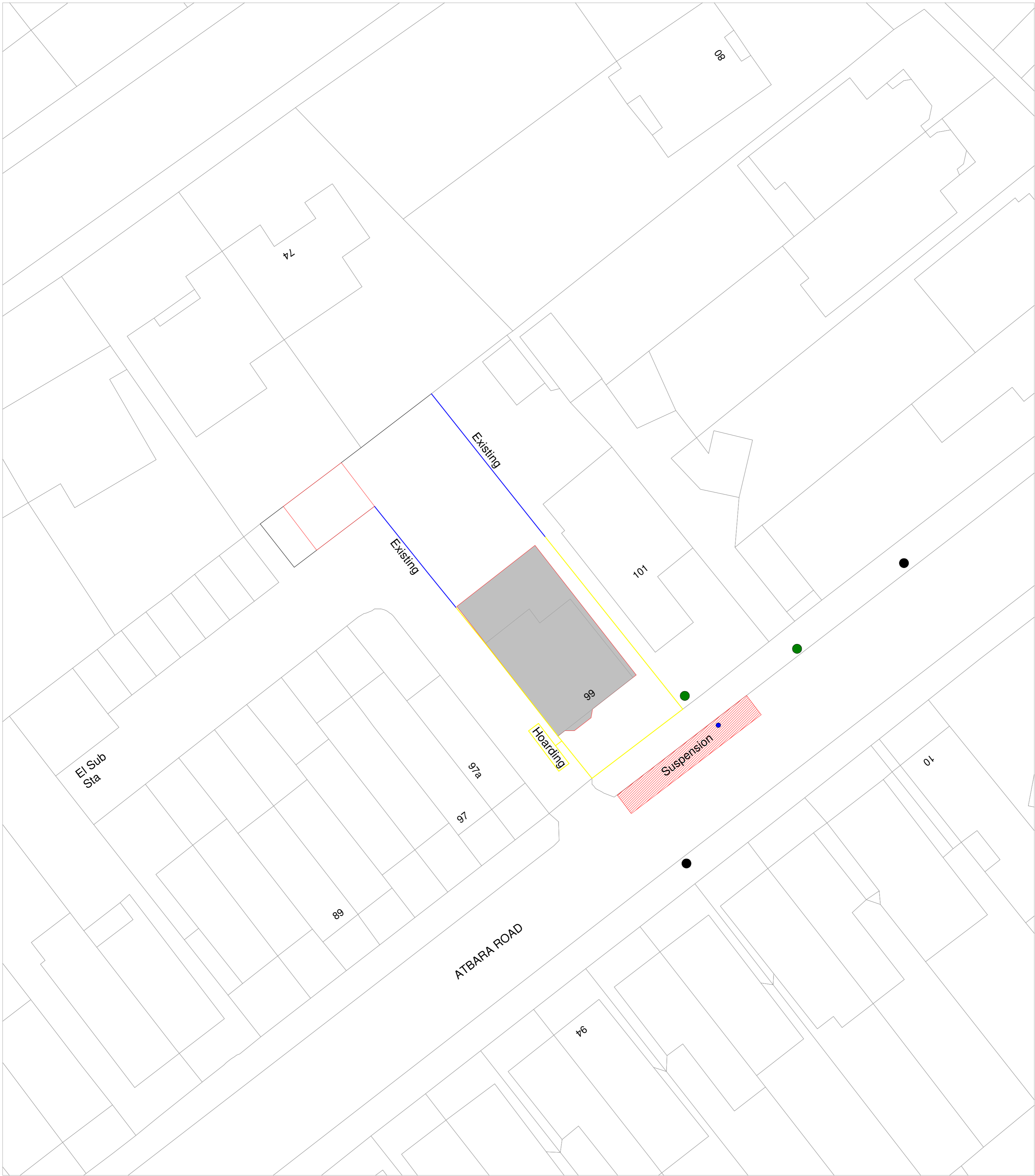
14.0 Emergency Contact

24 Hour Contact – Mr Craig Mitchell – 07968 438702

Kingston Hospital
Galsworthy Road
Kingston Upon Thames
KT2 7QB

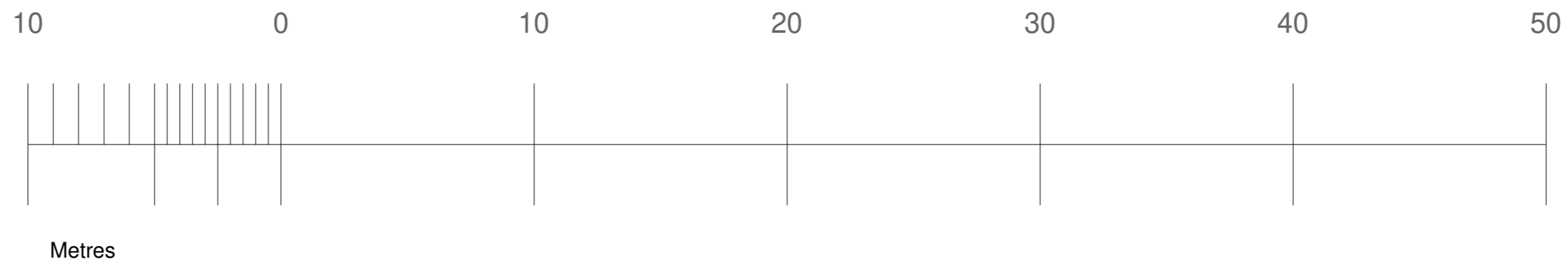
99 Atbara Road - Traffic Routing Plan



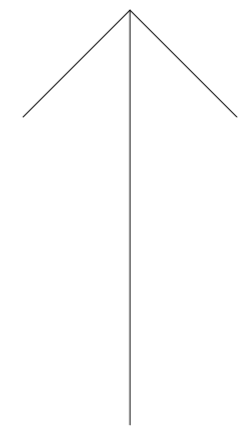


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- Trees
- Lamp Post
- Road Gulley



Development
 Property boundary



Site Plan.
1 : 200

PROGRAMME:

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REVISION NOTES:

REV:	DATE:	DESCRIPTION:

GENERAL NOTES:

1. All Dimensions are in millimetres unless otherwise stated
2. All work to be carried out in accordance with the current edition of the building regulations 1991 (including amendments) and all relevant british standards/codes of practice.
3. The Contractor is responsible for the correct setting out of the works on site, all dimensions to be checked prior to fabrication of materials and commencement of works.
4. This Drawing is to be read in conjunction with all relevant drawings and specifications
5. Exact SVP and Boiler position to be determined onsite by contractor
6. Steels imbedded into ceiling may be charged additionally by your contractor
7. All proposed materials are to be similar in appearance to that of the existing house, unless otherwise
8. Skylights mustn't protrude past the roof slope by more than 150mm
9. Glazing which exceeds 25% of the added floor area will result in extra charges for S.A.P. Calculations

EXTENSION PLANS

Extension Plans, 16 Shakespeare Road W7 1LR

CLIENT: Jamie & Beverley McDaid

PROJECT: New 4 Bed House

99 Atbara Road,
Teddington
TW11 9PA

PROJECT ADDRESS: Site Plan for Construction Management Plan

DRAWING TITLE:

DRAWN BY: GB	CHECKED BY: CS
DATE: 30/08/20	Rev. DATE: 02/09/2024

SCALE@A3: 1:100 **DRAWING No:** AP-R02-PR-108