CANEPARO ASSOCIATES
Transport Planning & Highway Design

St Catherine's School

St Catherine's School, Twickenham

Construction Management Plan

October 2024

Caneparo Associates Limited
21 Little Portland Street
London W1W 8BT
Tel: 020 3617 8200

www.caneparoassociates.com

Registered in England: 9930032

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

10/10/2024

2. Site / Property address

St Catherine's School, Twickenham

3. Planning reference (if known)

23/3208/FUL

4. Brief description of the work

The proposal seeks to demolish the existing music block at St Catherine's School to allow for a new building comprising 2 storeys which will offer a new and improved Music and Arts Building. The proposal also includes planting and landscaping improvements.

5. Contact details (name & mobile number)

Property Owner / Client:	St Catherine's School Jonny Hughes – 020 8891 2898
Project Manager / Contractor	To be confirmed in the final CMP.
Emergency Contact	To be confirmed in the final CMP.
Person responsible for completing this document	**Name:** Sarah Woodley **Company:** Caneparo Associates **Address:** 21 Little Portland Street, W1W 8BT

6. Estimated Start Date and Programme Length

Estimated Start Date: July 2025

Programme:

Indicative Construction Programme		
Phase	**Start**	**End**
Site setup and demolition	July 2025	August 2025
Piling	September 2025	September 2025
Sub-structure	September 2025	October 2025
Super-structure	October 2025	February 2026
Fit-out, testing and commissioning	February 2026	June 2026

LOGISTICS AND 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:

Option 1 - A305 York Street – King Street – Cross Deep – Grotto Road – Site.

Option 2 - A310 Strawberry Vale – Cross Deep – Grotto Road – Site.

Away from site:

Option 1 - Site – Grotto Road - Cross Deep - King Street - A305 York Street.

Option 2 - Site – Grotto Road - Cross Deep - A310 Strawberry Vale.

Detail of the vehicle routing plan is provided at **Appendix A**.

To facilitate the proposed egress routes, a Temporary Traffic Management Order (TTMO) will be required to convert the eastern section of Grotto Road into two-way flow, from the junction with Cross Deep up to the entrance into the on-site loading area. The remaining western stretch of Grotto Road will remain one-way for westbound traffic flow.

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)

Local residents along Grotto Road, Cross Deep and Popes Grove will be notified of the construction works occurring at the site. Vehicles entering and exiting the on-site loading area will be considerate of existing residents along all roads and within close proximity to the site. Construction will not take place outside of the controlled working hours. Temporary parking bay suspensions will occur along the eastern part of Grotto Road throughout construction. All appropriate licences will be applied for, and residents will be notified of the temporary parking bay suspensions on Grotto Road prior to these being applied for. St Catherine's School will be aware of the construction works happening at the site and the proposed vehicle access arrangements. All staff and students will be made aware of the construction works to maintain safety within the school. Radnor House Independent school is located within the vicinity of the site. Important considerations will be taken when mitigating vehicle activity to not conflict with the school day. It will also be paramount to engage with school's where necessary to promote pedestrian safety. A member of the project management team will be elected as a Community Liaison Officer whose contact details will be made available on the site hoarding including a 24-hour emergency number. Their role and responsibilities will include being the primary point of contact for the local community and answering queries and questions where necessary.

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 and Saturday 08:00 - 13:00.
Construction Vehicle hours: 09:00 – 14:30 & 16:30-18:00 Monday to Friday and Saturday 08:00 - 13:00. Part of the construction works will take place outside of school term time, therefore construction traffic will be able to occur from 08:00-18:00 between July and August 2025. The above times present a worst-case scenario for when the school is in operation and construction traffic will need to be mitigated to prevent conflict with school activity.

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 and 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*)

All vehicles throughout the demolition and construction phase will load from the on-site loading area accessible from Grotto Road. To facilitate vehicles entering the site, the existing gated access on Grotto Road will be widened to allow construction vehicles to manoeuvre into and out of the proposed loading area, which will form part of the schools existing playing fields. The loading area will be screened off and gated to prevent unauthorised access. Gravel will be used on-site to form the loading area. Wheel washing facilities, site offices and material storage will be stored on-site within the loading area and clear of the public highway at all times.

During the demolition phase, a tipper lorry will be located within the on-site loading area which will allow for the collection of any waste during the demolition arrangement. Tipper lorries will be sheeted over before exiting the site onto the highway network.

As mentioned previously, a TTMO will be applied for to convert the eastern section of Grotto Road into two-way traffic flow so that all construction vehicles approach and exit from the junction with Grotto Road / Cross Deep. Banksmen will be positioned at this junction to assist with the exit of construction vehicles and temporarily hold other vehicles on the network. Appropriate signage will be located on Grotto Road relating to the TTRO to notify all road users.

Details of the Proposed Construction Arrangement is located at **Appendix B**.

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

a. Standard Ready-Mix vehicles (*must be included on drawings*)	**Y**
b. Bagged material delivered and mixed on site	**N**

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.

Construction traffic poses a potential risk to pedestrian and cyclist safety. Vulnerable road users' safety will be paramount. The use of traffic marshals/ banksmen during all periods of operation at the site will ensure pedestrian and cyclist safety. Clear signage, cones and good lighting for pedestrians will be provided as required. The public right of way will be regularly cleaned down and inspected for hazards. Banksmen will be positioned on Grotto Road near to the vehicle access to assist with vehicles accessing the on-site loading area. Traffic marshals will be located on Grotto Road to hold pedestrians, cyclists and vehicles utilising Grotto Road whilst vehicles are manoeuvring into and out of the site. Pedestrian gates and a level crossing will be provided near the construction site, to allow for staff and students to continue to travel around the school in a safe manner throughout term time. All staff and student's movements within the school will be monitored by traffic marshals and banksmen to ensure safety at all times. Banksmen and traffic marshals will also be positioned at the junction with Cross Deep / Grotto Road to assist construction vehicles that are exiting the site. This will require the temporary holding of pedestrians, cyclists and vehicles whist a construction vehicle is travelling eastbound on Grotto Road and turning onto Cross Deep.

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	• 5.9m length and 2m width Light Van for general tradesmen deliveries • 10m length and 2.5m width Rigid Flatbed / 14m length 2.5m width Articulated Lorry for bringing hoarding equipment / fencing.	12 3

Piling	• 10m length and 2.5m width Rigid Flatbed / 14m length 2.5m width Articulated Lorry for bringing mini piling rig. • 8.2m length and 2.5m width Medium Tipper for spoil removal. • 5.9m length and 2m width Light Van for general tradesmen deliveries.	1 5 5
Substructure	• 8.4m length, 2.4m concrete mixer for the pouring of concrete to form the foundations of the building. • 5.9m length and 2m width Light Van for general tradesmen deliveries	5 5
Superstructure	• 8.4m length, 2.4m concrete mixer for the pouring of concrete into the respective parts of the building • 5.9m length and 2m width Light Van for general tradesmen deliveries	4 3
Fit-out, Testing and Commissioning	• 10m length and 2.5m width Rigid Flatbed / 14m length 2.5m width Articulated Lorry for bringing large materials. • 5.9m length and 2m width Light Van for general tradesmen deliveries	3 4

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

A mini piling rig will be required to attend the site which will be transferred to the site via a rigid flatbed lorry.

A swept path analysis of all construction vehicles delivering to the site and utilising the on-street loading bay is included at **Appendix C**.

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*)

All parking bays positioned to the east of the site on Grotto Road will be suspended throughout construction, this comprises the suspension of 5 parking bays (25m in length).

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

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

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

23. ADDITIONAL INFORMATION (if required above).

The brick wall on the northern side of Grotto Road is locally listed and extra caution will be taken when vehicles are manoeuvring along Grotto Road to ensure no scraping / damages occur along the wall. The silver birch tree positioned within the school playing fields will be protected throughout construction which is demonstrated on the Proposed Construction Arrangement plan at **Appendix B**.

APPEND DRAWINGS BELOW

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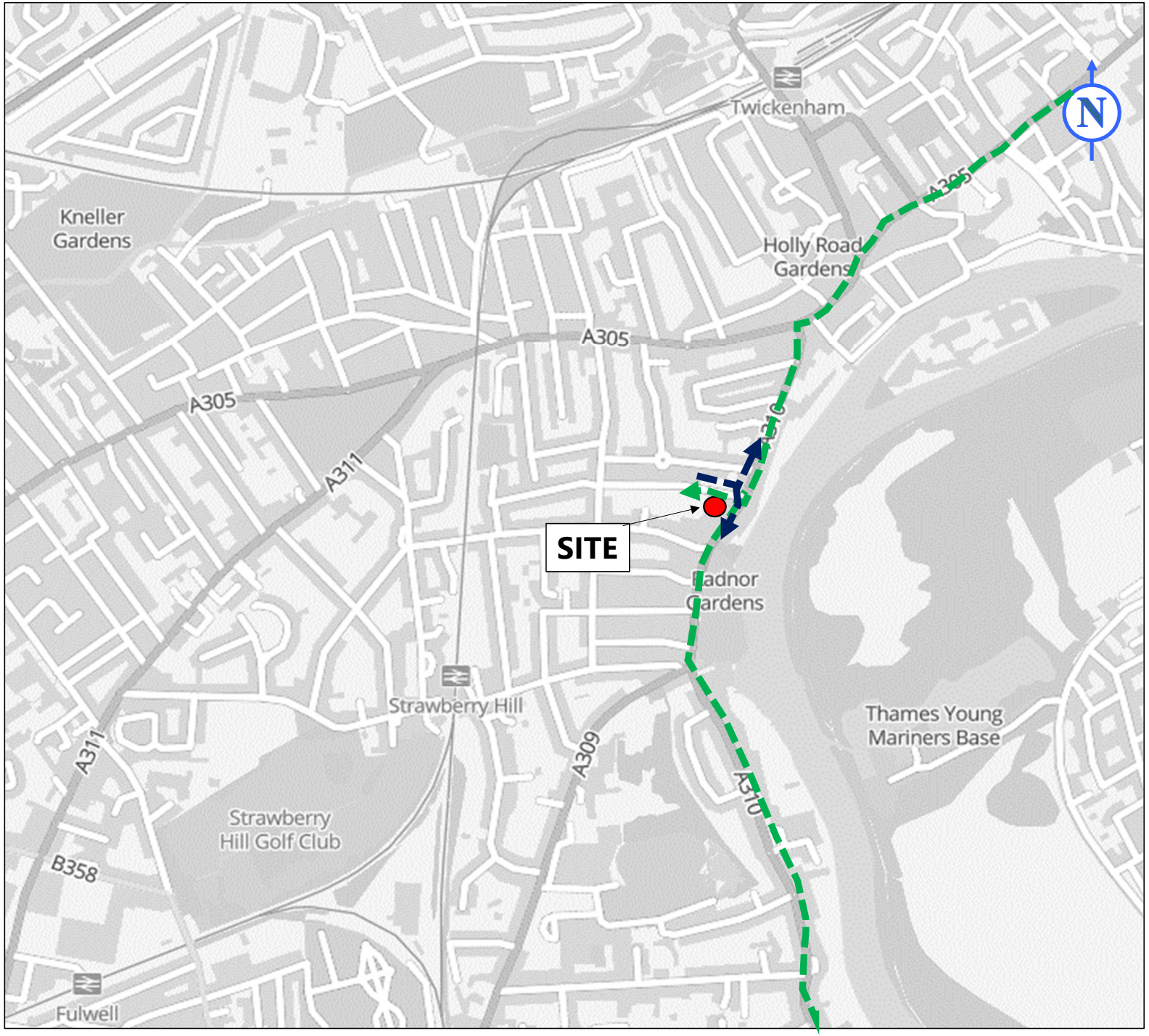
Transport Planning & Highway Design

APPENDIX A



NOTES

1. Do not scale from this drawing.
2. This drawing is to be read & printed in colour.
3. This drawing is for illustrative purpose only.

KEY:

Site

Arrival

Departure

REVISION HISTORY

Rev	Details	Drawn	Check	Date
A	Vehicle Routing Plan	DAG	SW	16.09.2022

Client:

St Catherine's School

Project:

St Catherine's School New Music and Art Building

Drawing Title:

Vehicle Routing Plan

Scale:	Size:	Drawn by:	Checked by:	Date:
NTS	A3	DA.G	S.W	16.09.2022

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Scheme Ref:	Drawing No:	Sheet:	Rev:
CA4952	6	1	.

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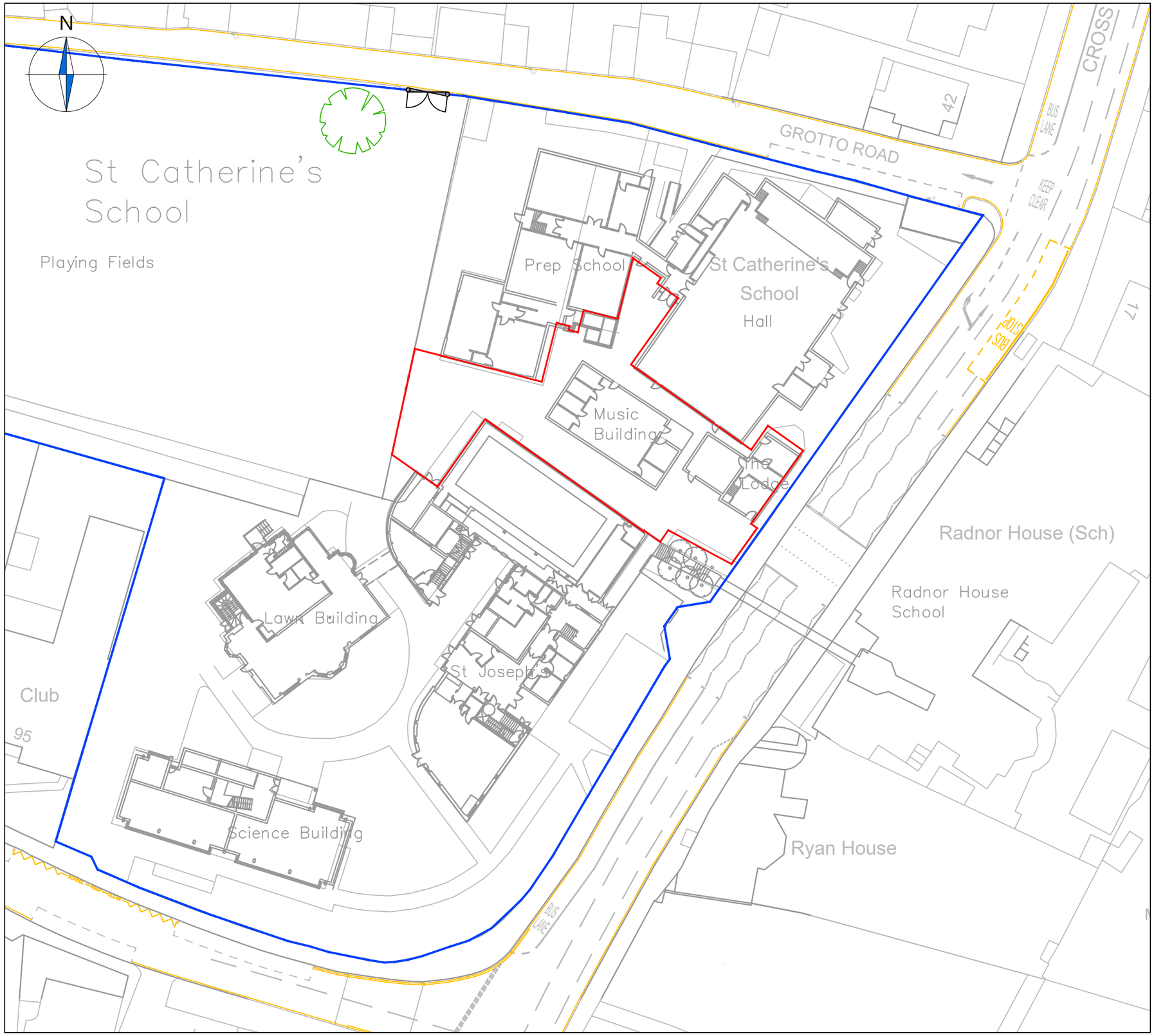
APPENDIX B



NOTES

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KEY:

	OWNERSHIP BOUNDARY
	APPLICATION BOUNDARY
	EXISTING GATE
	EXISTING TREE LOCATION

Rev	Details	Drawn	Checked	Date
D	Layout updated	JS	SW	12.09.2024
C	Existing Lighting Columns Added	JS	SW	04.09.2024
B	Tree Location Updated	RLM	SW	26.02.2024

REVISION HISTORY

Status:
- ☐ Preliminary
- ☐ For Approval
- ☐ For Construction
- ☑ For Information
- ☐ For Tender
- ☐ As Built

Client:
St Catherine's School

Project:
St Catherine's School, Twickenham

Drawing Title:
Existing Highway Arrangement

Scale:	Size:
1:500	A3

Drawn by:	Checked by:	Date:
COS	SW	23.08.2022

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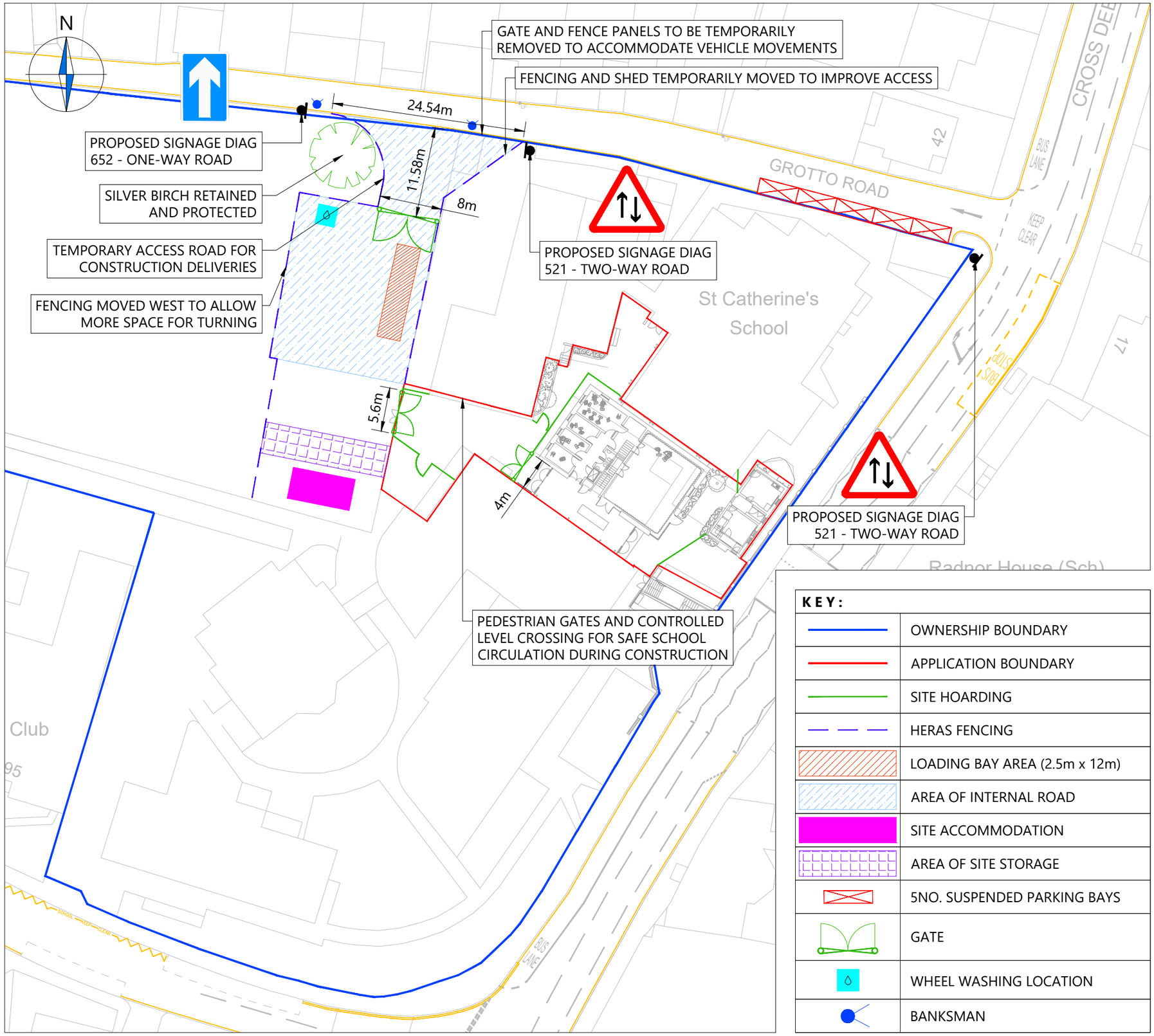
Scheme Ref:	Drawing No:	Sheet :	Rev:
4952	001	1 of 1	D

CA_4952_001 D - EXISTING HIGHWAY ARRANGEMENT.DWG



KEY:

	OWNERSHIP BOUNDARY
	APPLICATION BOUNDARY
	SITE HOARDING
	HERAS FENCING
	LOADING BAY AREA (2.5m x 12m)
	AREA OF INTERNAL ROAD
	SITE ACCOMMODATION
	AREA OF SITE STORAGE
	5NO. SUSPENDED PARKING BAYS
	GATE
	WHEEL WASHING LOCATION
	BANKSMAN

NOTES

1. This drawing to be read & printed in colour.
2. This drawing is for illustrative purposes only.

Rev	Details	Drawn	Checked	Date
J	Updated based on Client's comments.	JS	SW	12.09.24
I	Updated based on Client's comments.	JS	SW	05.09.24
H	Updated based on Client's comments.	RLM	SW	04.03.24

REVISION HISTORY

Status:
- ☐ Preliminary
- ☐ For Approval
- ☐ For Construction
- ☑ For Information
- ☐ For Tender
- ☐ As Built

Client:

St Catherine's School

Project:

St Catherine's School, Twickenham

Drawing Title:

Proposed Construction Arrangement A

Scale:	Size:
1:500	A3

Drawn by:	Checked by:	Date:
COS	SW	30.08.2022

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Scheme Ref:	Drawing No:	Sheet :	Rev:
4952	002	1 of 1	J

CA_4952_002_J - PROPOSED CONSTRUCTION ARRANGEMENT.DWG

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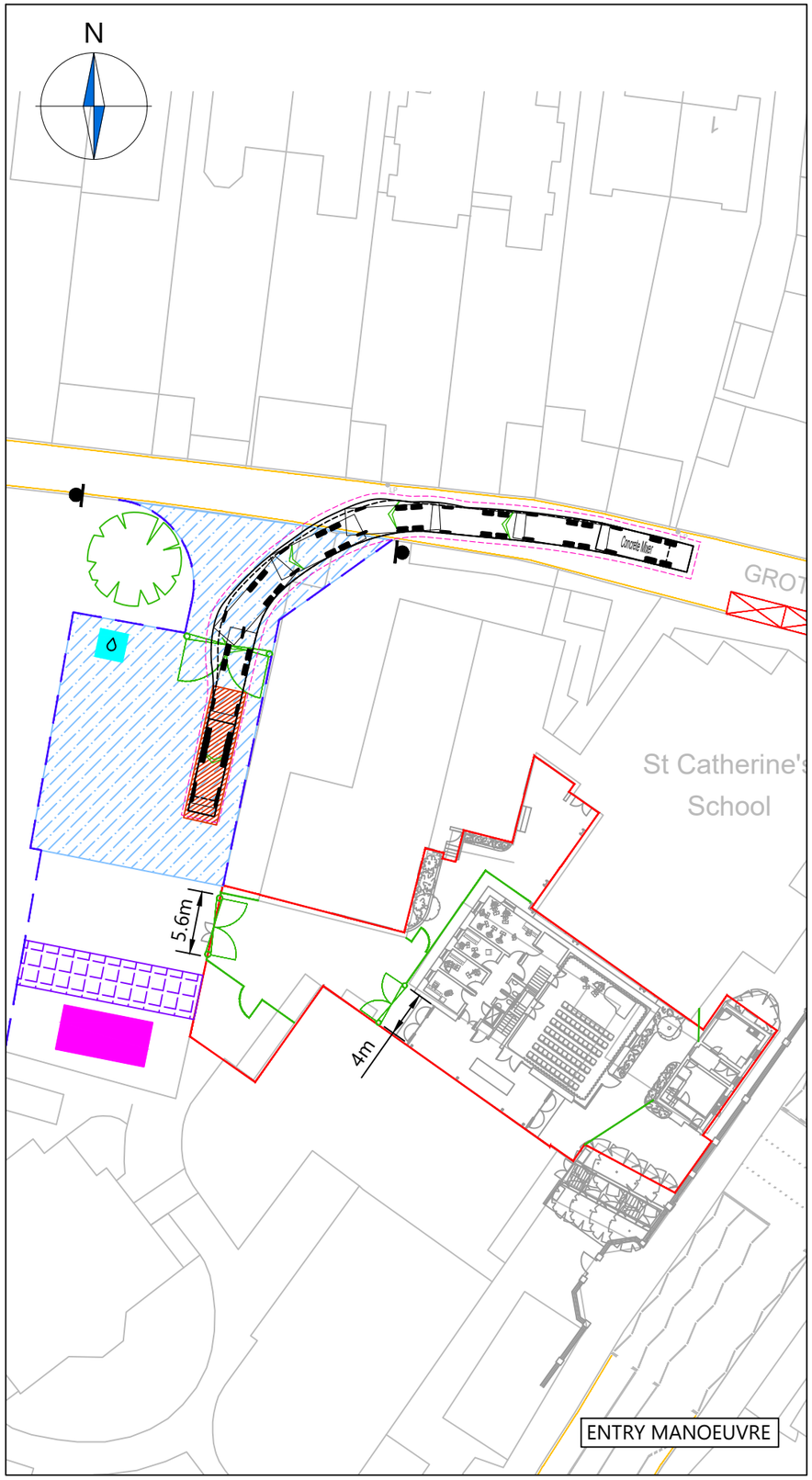
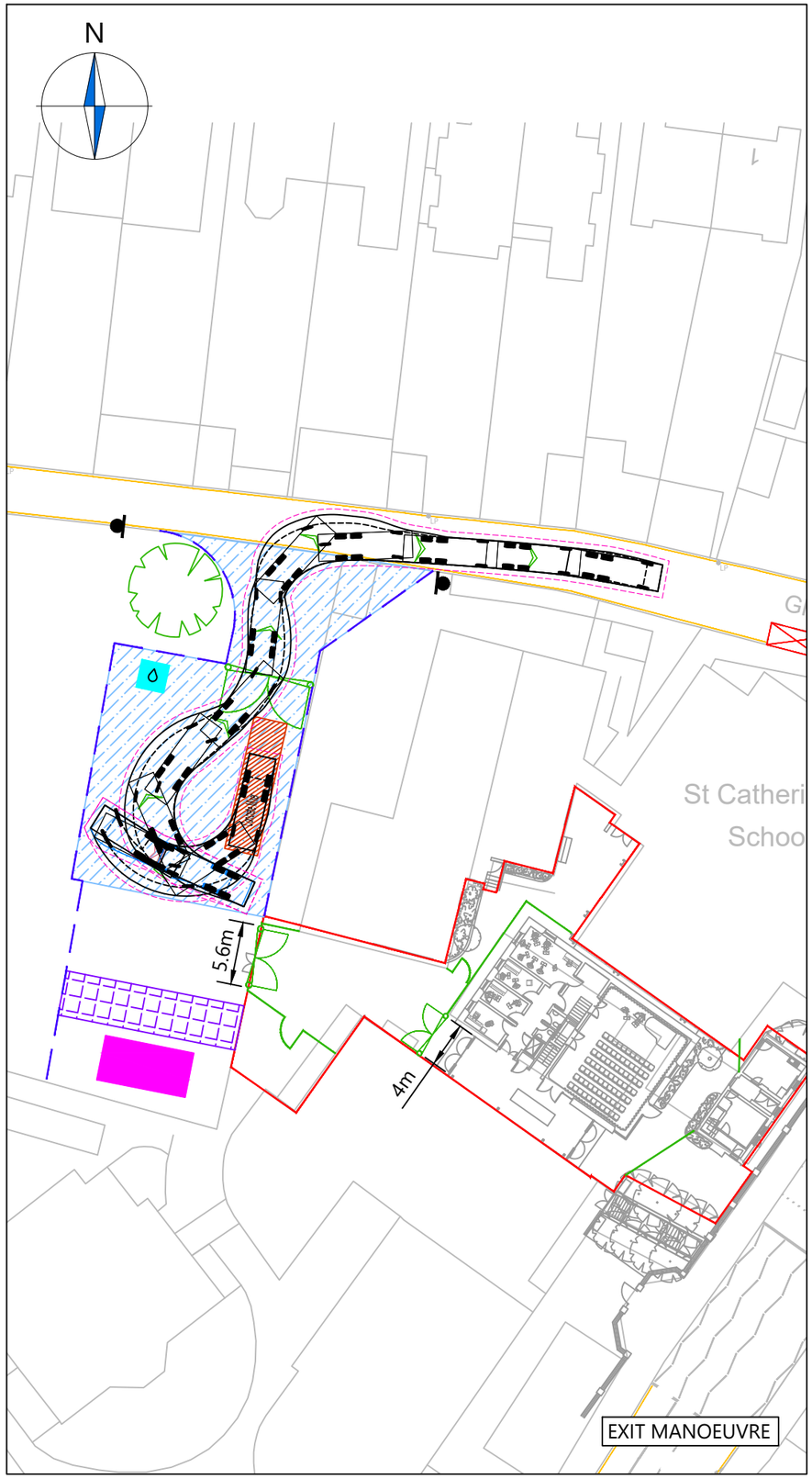
Transport Planning & Highway Design

APPENDIX C





NOTES

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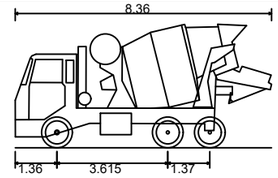
3. Stationary steering has not been used as part of the vehicle swept path analysis on this drawing.

CONCRETE MIXER



500mm BUFFER

Overall Length	8.360m
Overall Width	2.390m
Overall Body Height	4.027m
Min Body Ground Clearance	0.358m
Max Track Width	2.413m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	8.210m

FORWARD MOVEMENTS ARE SHOWN IN BLACK *(design speed - 5kph)*

REVERSE MOVEMENTS ARE SHOWN IN BLUE *(design speed - 2.5kph)*

Rev	Details	Drawn	Checked	Date
K	Updated based on Client's comments.	COS	DP	08.10.24
J	Updated based on Client's comments.	JS	SW	12.09.24
I	Updated based on Client's comments.	JS	SW	06.09.24

REVISION HISTORY

Status: ☐ Preliminary ☐ For Approval ☐ For Construction ☑ For Information ☐ For Tender ☐ As Built

Client: St Catherine's School

Project: St Catherine's School, Twickenham

Drawing Title: Vehicle Swept Path Analysis for a Concrete Mixer

Scale: 1:500 | Size: A3

Drawn by: COS | Checked by: SW | Date: 24.08.2022

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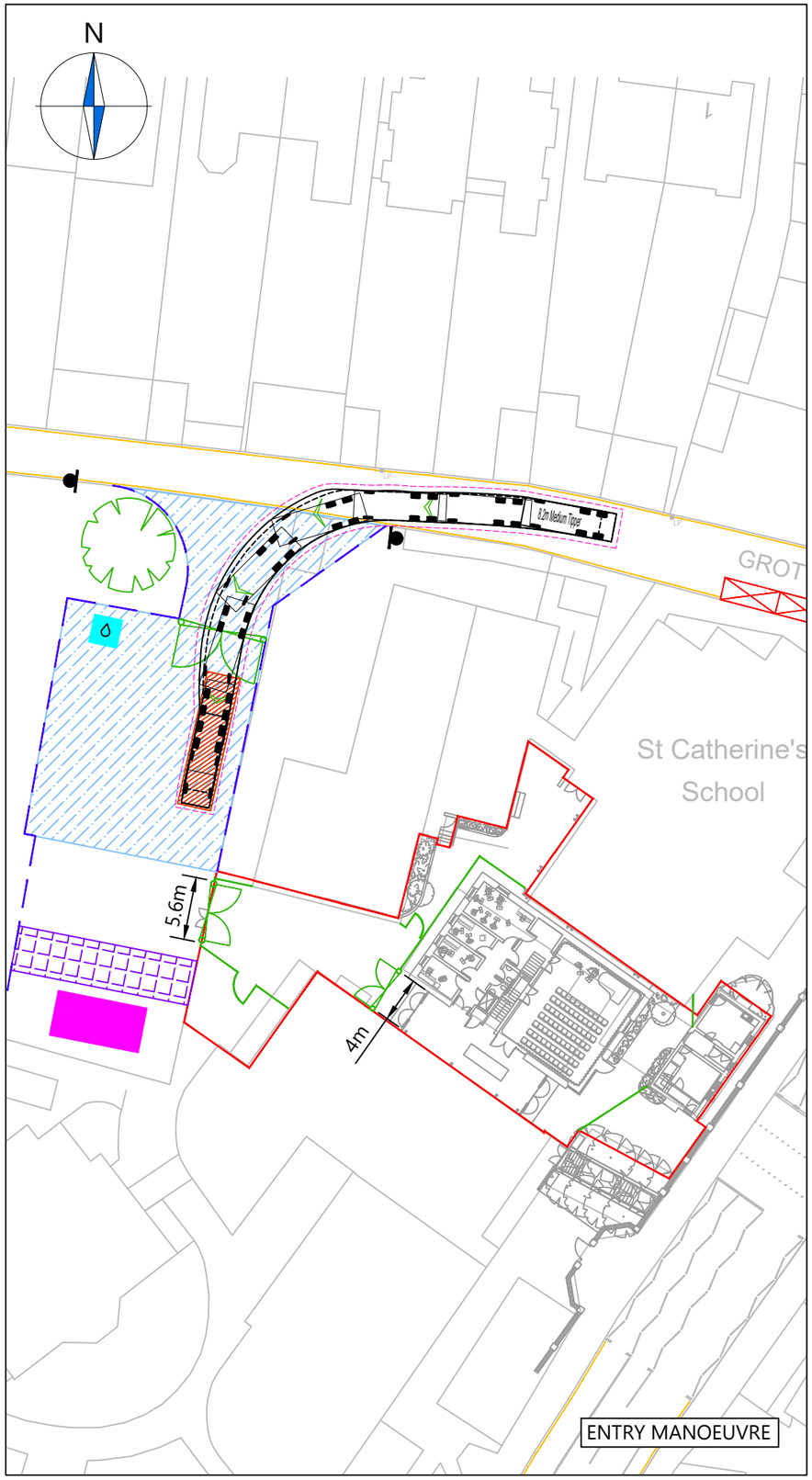
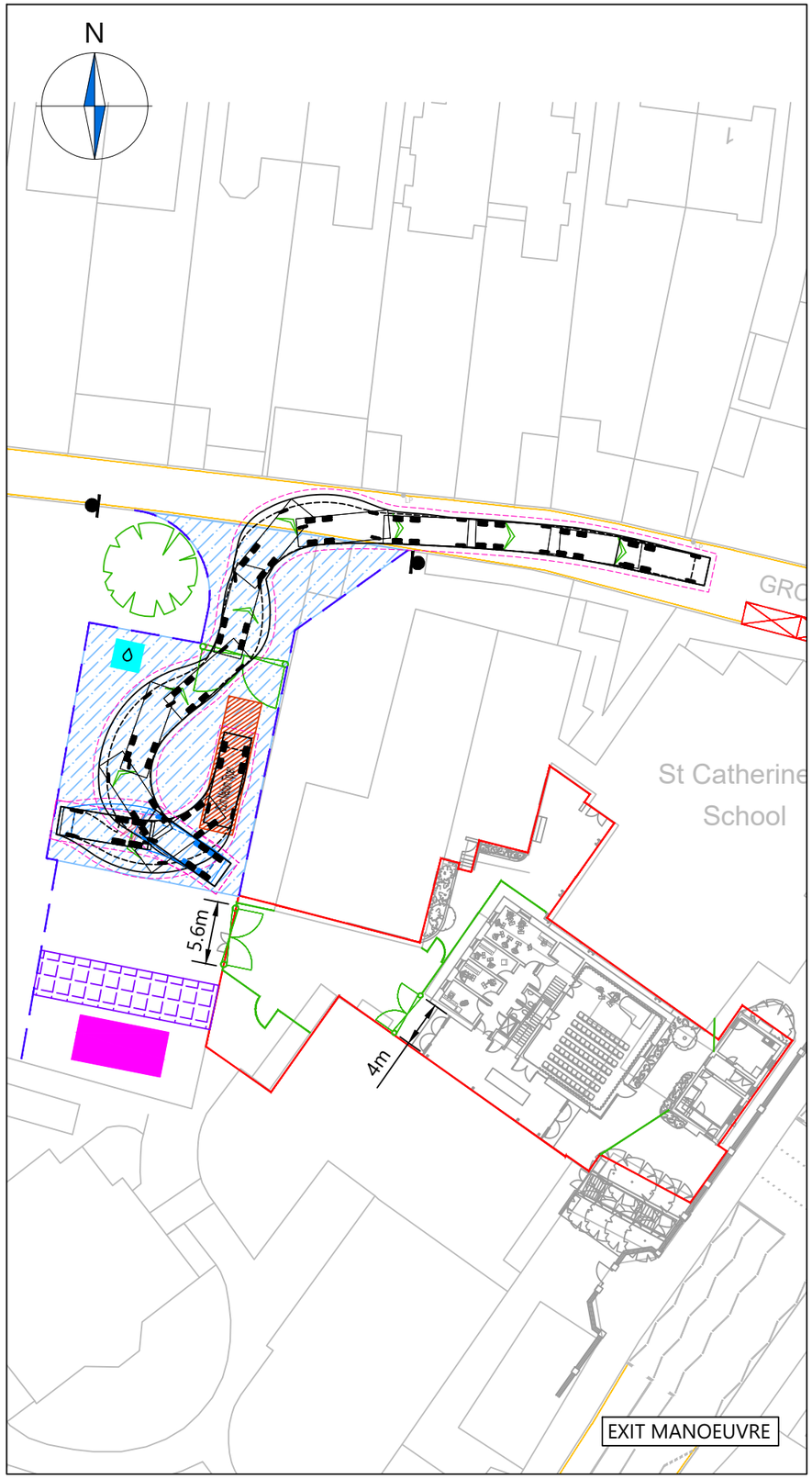
Scheme Ref: 4952 | Drawing No: TR001 | Sheet : 1 of 3 | Rev: K

CA_4952_TR001 K - VEHICLE SWEPT PATH ANALYSIS FOR PROPOSED CONSTRUCTION ARRANGEMENT.DWG





NOTES

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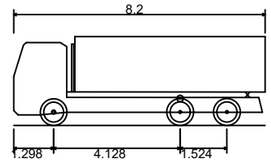
MEDIUM TIPPER



Overall Length	8.200m
Overall Width	2.500m
Overall Body Height	2.894m
Min Body Ground Clearance	0.344m
Max Track Width	2.500m
Lock to Lock Time	5.00s
Kerb to Kerb Turning Radius	9.284m

FORWARD MOVEMENTS ARE SHOWN IN BLACK *(design speed - 5kph)*

REVERSE MOVEMENTS ARE SHOWN IN BLUE *(design speed - 2.5kph)*

Rev	Details	Drawn	Checked	Date
K	Updated based on Client's comments.	COS	DP	08.10.24
J	Updated based on Client's comments.	JS	SW	12.09.24
I	Updated based on Client's comments.	JS	SW	06.09.24

REVISION HISTORY

Status: ☐ Preliminary ☐ For Approval ☐ For Construction ☑ For Information ☐ For Tender ☐ As Built

Client: St Catherine's School

Project: St Catherine's School, Twickenham

Drawing Title: Vehicle Swept Path Analysis for a Medium Tipper

Scale:	Size:	Drawn by:	Checked by:	Date:
1:500	A3	COS	SW	24.08.2022

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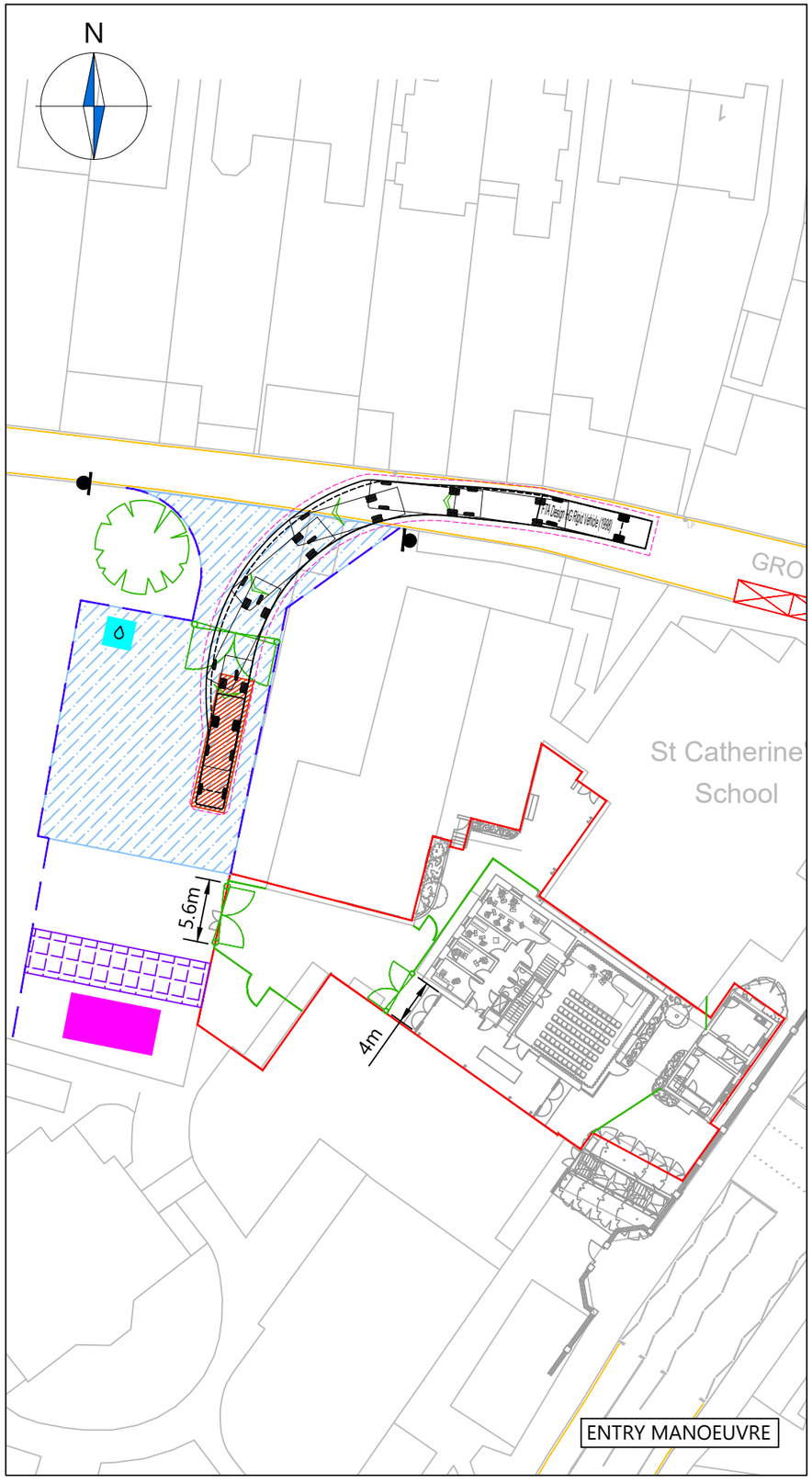
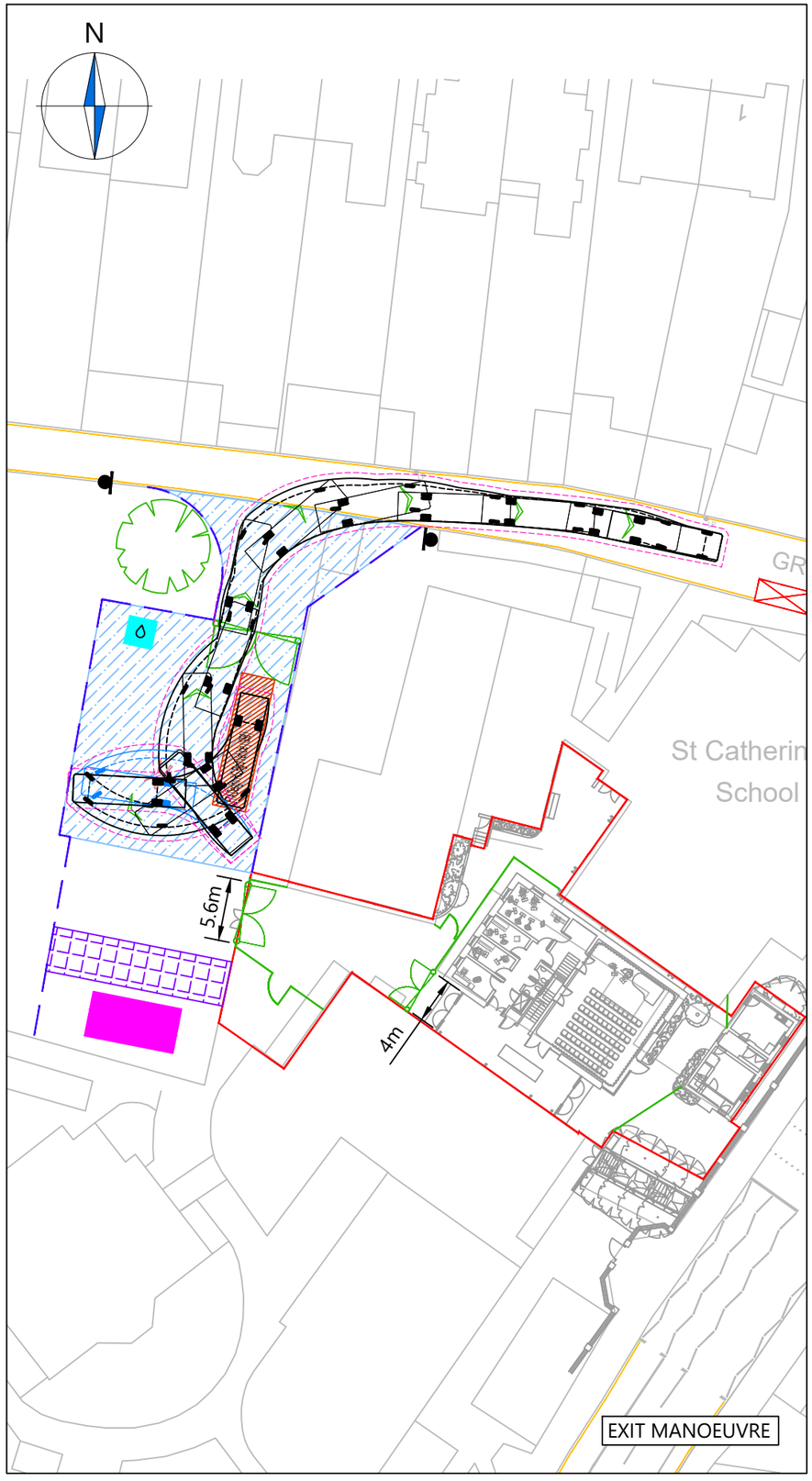
Scheme Ref:	Drawing No:	Sheet :	Rev:
4952	TR001	2 of 3	K

CA_4952_TR001 K - VEHICLE SWEPT PATH ANALYSIS FOR PROPOSED CONSTRUCTION ARRANGEMENT.DWG





NOTES

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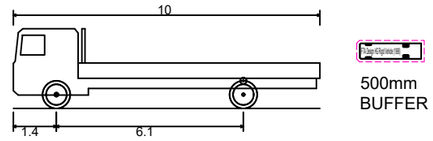
RIGID FLATBED



Overall Length	10.000m
Overall Width	2.500m
Overall Body Height	2.602m
Min Body Ground Clearance	0.440m
Track Width	2.470m
Lock to Lock Time	3.00s
Kerb to Kerb Turning Radius	11.000m

FORWARD MOVEMENTS ARE SHOWN IN BLACK *(design speed - 5kph)*

REVERSE MOVEMENTS ARE SHOWN IN BLUE *(design speed - 2.5kph)*

Rev	Details	Drawn	Checked	Date
K	Updated based on Client's comments.	COS	DP	08.10.24
J	Updated based on Client's comments.	JS	SW	12.09.24
I	Updated based on Client's comments.	JS	SW	06.09.24

REVISION HISTORY

Status:
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- ☐ For Construction
- ☑ For Information
- ☐ For Tender
- ☐ As Built

Client:

St Catherine's School

Project:

St Catherine's School, Twickenham

Drawing Title:

Vehicle Swept Path Analysis
Grotto Road Two-Way
Rigid Flatbed Lorry

Scale:	Size:
1:500	A3

Drawn by:	Checked by:	Date:
COS	SW	24.08.2022

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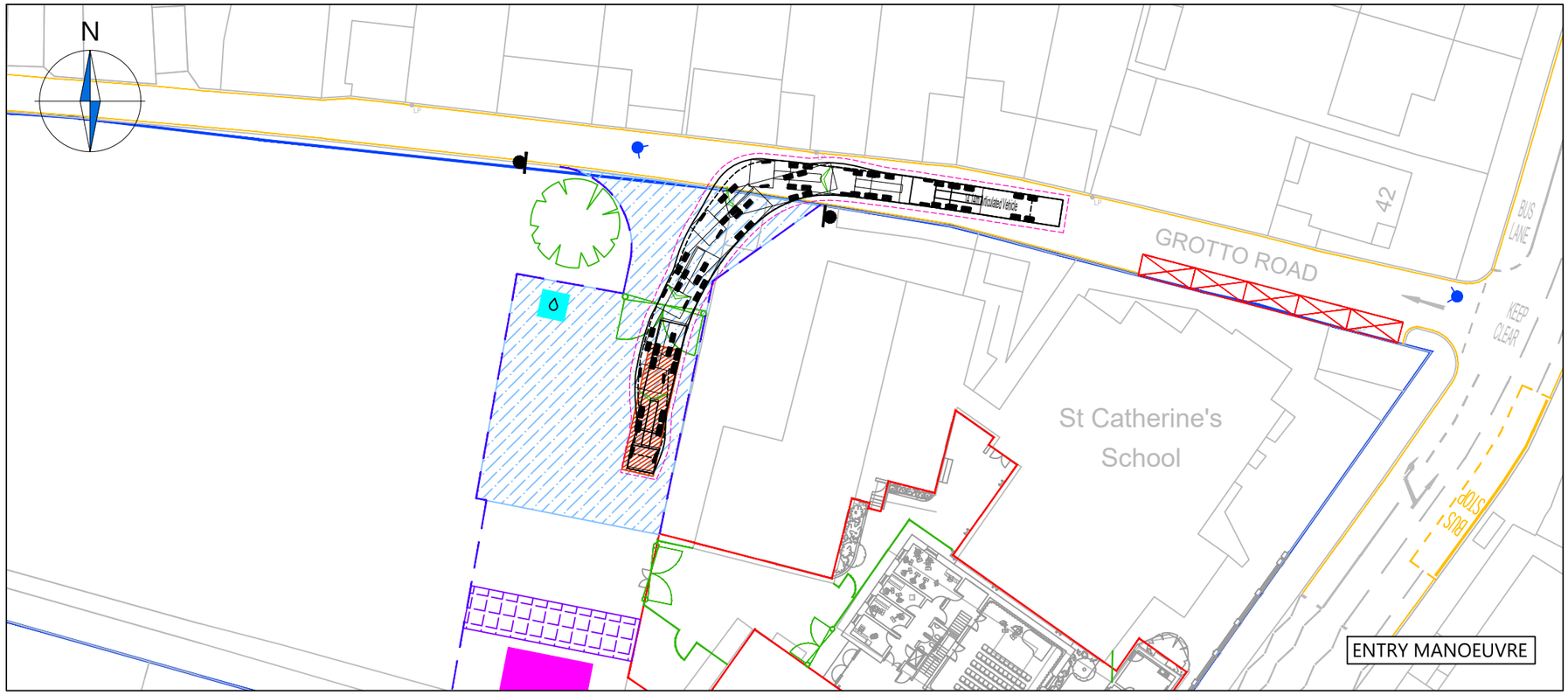
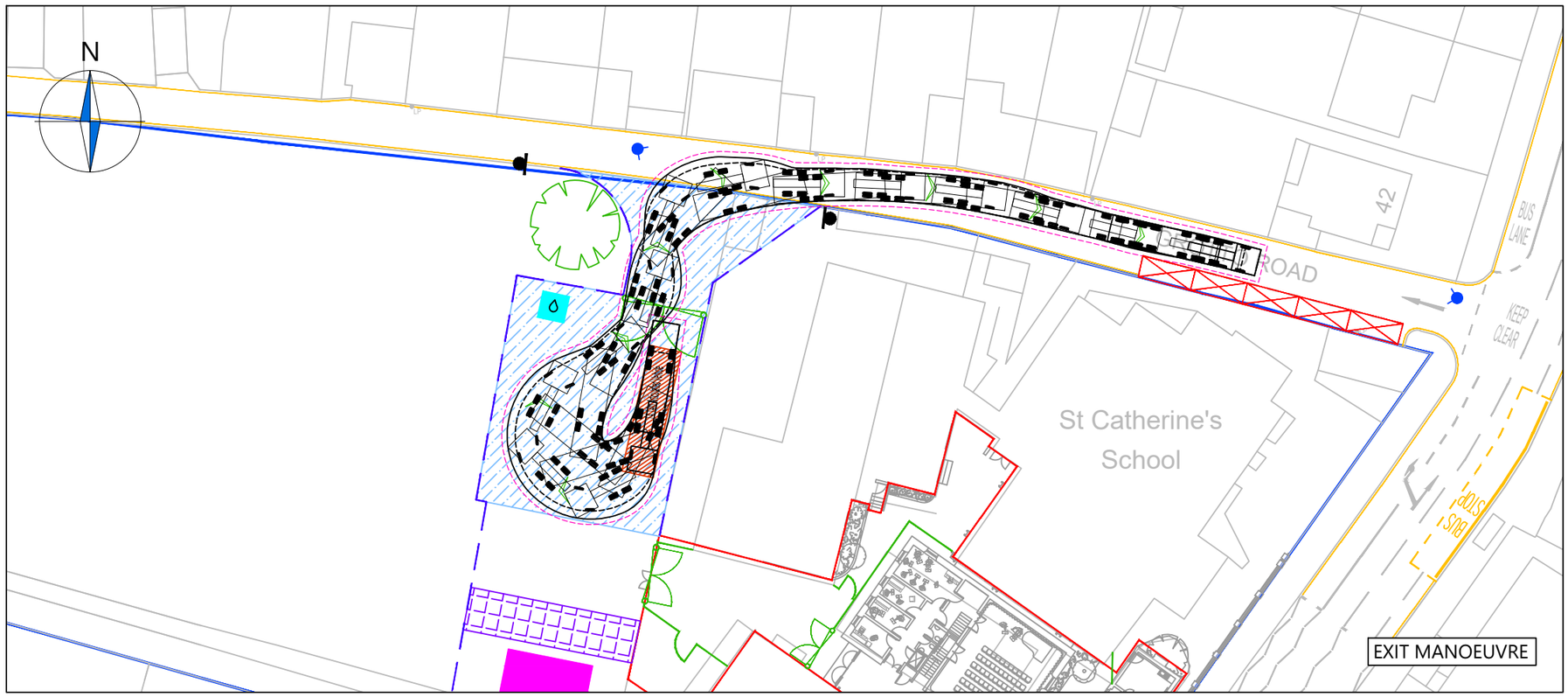
Scheme Ref:	Drawing No:	Sheet :	Rev:
4952	TR001	3 of 3	K

CA_4952_TR001 K - VEHICLE SWEPT PATH ANALYSIS FOR PROPOSED CONSTRUCTION ARRANGEMENT.DWG

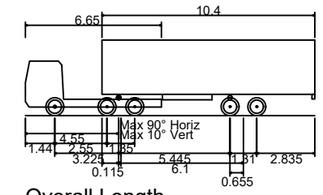




NOTES

1. This drawing to be read & printed in colour.
2. This drawing is for illustrative purposes only.
3. Stationary steering has not been used as part of the vehicle swept path analysis on this drawing.

14.14m ARTICULATED VEHICLE



Overall Length	14.140m
Overall Width	2.500m
Overall Body Height	3.695m
Min Body Ground Clearance	0.427m
Track Width	2.500m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	7.052m

FORWARD MOVEMENTS ARE SHOWN IN BLACK *(design speed - 5kph)*

REVERSE MOVEMENTS ARE SHOWN IN BLUE *(design speed - 2.5kph)*

Rev	Details	Drawn	Checked	Date
K	Updated based on Client's comments.	COS	DP	08.10.24
J	Updated based on Client's comments.	JS	SW	12.09.24
I	Updated based on Client's comments.	JS	SW	06.09.24

REVISION HISTORY

Status: ☐ Preliminary ☐ For Approval ☐ For Construction ☑ For Information ☐ For Tender ☐ As Built

Client: St Catherine's School

Project: St Catherine's School, Twickenham

Drawing Title: Vehicle Swept Path Analysis Grotto Road Two-Way Articulated Vehicle

Scale:	Size:	Drawn by:	Checked by:	Date:
1:500	A3	COS	SW	06.10.2022

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Scheme Ref:	Drawing No:	Sheet :	Rev:
4952	TR003	1 of 1	K

CA_4952_TR003 K - PROPOSED CONSTRUCTION ARRANGEMENT (ARTICULATED VEHICLE).DWG