

**SMA Review of the Construction Management & Demolition Plan produced to support the:
'Basement Construction Method Statement for Works at 25 Riverdale Gardens,
Twickenham, TW1 2BX**

10/01/2024

SMA Job No: 7319

Site Management

- All workers and guests will be required to sign in and out of the site upon arrival and departure.

Communication Route

- Paragraph 1: State no contractors will be allowed to operate on site without first completing the site induction.

Access Routes

- SMA would expect a plan showing a route suitable for HGVs from the nearest trunk road.

Delivery and Storage

- The following should be added:

Should local residents consistently raise concerns with vehicle movements associated with the development, the developer will review the delivery and storage measures in place. This could include but is not limited to applying for the relevant TROs or ensuring additional workers are on site to expedite loading or unloading.

Safety of the Public

- Provide additional measures to protect pedestrians and members of the public.
 - All deliveries/ waste collection will be over seen by a competent banksperson.
 - Reversing within the site will be kept to a minimum, and reversing vehicles will be overseen by a competent banksperson or similarly qualified individual.
 - All material and plant will be moved into the site and stored as fast as possible, no materials or plant will be allowed to be left outside of the site.

Public Transport

- Multiple bus stops, within 400m of the site, are situated on the A3004 to the south of the site. These bus stops are served by frequent services including in the hour before or after the operational hours of the site as well as on Saturdays. As such the development has excellent opportunities for contractors to travel to and from the site via bus.

Site Vehicle Details

- The maximum width for standard vehicles on UK roads is 2.55m excluding mirrors as such SMA have assumed the measurements for the following vehicles include the mirrors within the widths.

- Concrete wagons (8.5 x 3m)



**SMA Review of the Construction Management & Demolition Plan produced to support the:
'Basement Construction Method Statement for Works at 25 Riverdale Gardens,
Twickenham, TW1 2BX**

10/01/2024

SMA Job No: 7319

- Rigid Lorries (8.8m x 3m)

- Additional information is required about each vehicle type, concrete wagons typically come in the following 4, 6 or 8 cubic metres. An 8 cubic metre wagon has the following dimensions: 3101mm x 9760mm.
- SMA assumes that the mobile crane will not exceed the maximum legal dimensions for UK roads. If the crane does not comply with maximum legal dimensions an abnormal load permit and the relevant licenses will be required. SMA suggests providing additional information to clarify what type of crane will be used.
- SMA would also suggest additional plans are provided showing the proposed siting of the crane and the measures implemented to ensure safe access to the site.

It should be noted that if the crane is to operate at any time within the public highway or other 3rd party land permission will be required from the local High Authority.

Frequency of deliveries

- Add at the end of this section: should there be a significant need for a greater large vehicle movement to/ from the site residents will be informed of the up lift.

Waste

- Provide additional information stating that no waste that could encourage vermin will be stored on site.

Dust Pollution

- Due to the nature of the site and the information provided, SMA do not believe that the following statement is relevant and should be reworded to better reflect management measures that will be implemented:

Earthworks/Haulage routes on site – Dust will be controlled at source using vehicle speed restrictions and/or damping down procedures. (Precautions will be taken to ensure that water used in the damping down process, which may have become contaminated, does not run into a watercourse or sewer).

- Additional information needs to be provided about measures to stop dust leaving the site (add text from Appendix 8) during demolition and in adverse weather conditions.

Appendix 1

OPERATION No. 3 – Soft Strip

- Unless there is a particular risk of needles being found on site (previous land use etc) SMA would suggest removing any reference to needles.



**SMA Review of the Construction Management & Demolition Plan produced to support the:
'Basement Construction Method Statement for Works at 25 Riverdale Gardens,
Twickenham, TW1 2BX**

10/01/2024

SMA Job No: 7319

Proposed methods of piling:

- If piling is to be used on site this needs to be explored in the main report

Appendix 3

- SMA would suggest showing a red/ blue line plan of the site and land ownership.

Appendix 4

- SMA believes the officer will request swept path analysis for the largest anticipated vehicles entering/ exiting the site.
- Scale/ Scale bars are also likely to be required.

Additional Comments

- SMA assumes in the addition to the above, the officer will request additional information regarding the proposed construction methods, this could be included in the text or as method statements attached to the CMDP.

