

**Construction Management Plan for
303 – 305 Oxford Road Reading.**

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1.0 INTRODUCTION

This is a proposal for the site known as 303 – 305 Oxford Road, Reading, the works will consist of the internal alterations and conversion to form apartments.

The Construction Management Plan (CMP) is produced to comply with the CDM regulations 2015. Once agreed the CMP must be complied with, should any problems arise in relation to the construction of the development we will work to evolve the document and methods.

2.0 CONSTRUCTION PROGRAMME

From Commencement it is envisaged that works will take approximately 5 months

3.0 SITE LAYOUT PLAN

Our proposed site layout plan can be found at the end of this document.

No construction related activities will be allowed on site, including any logistics prior to the tree protection measures being installed in accordance with BS5837 Tree Constraints, Tree Impacts and Tree Protection Method Statement for the house extension Ref. 26th July, 18th November and updated 21st December 2021 – BJU/mmi prepared by Unwin Forestry Consultancy Ltd.

5.0 SITE ACCESS/EGRESS

Access to the site is from the rear access off Western Elms Avenue. In general, the hours in which vehicles will arrive and depart will coincide with site hours which are 8:00am until 4:30pm Monday to Friday. All deliveries and skips will be taken to the rear of the property. Delivery lorries will be received by the site foreman.

6.0 PEDESTRIAN ACCESS

Pedestrian access will also be via the access road to the rear of the property. No access will be provided through the hoarding onto the Oxford Road.

7.0 SITE OFFICES/WELFARE FACILITIES

Site offices will be established within the rear boundary of the property and will include a site office, welfare facilities and storage. Male and female toilets will also be provided and will be maintained to a high standard.

8.0 MATERIALS UNLOADING/STORAGE

Materials will be off-loaded within the site boundary using lorry mounted hydraulic cranes or self-tipping vehicles.

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.

9.0 PARKING

On-site parking for staff and operatives will be available on this project. There is sufficient parking for the number of operatives and staff.

10.0 MATERIALS DISTRIBUTION

All Materials will be distributed by hand on the project due to the nature of the works

11.0 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.

12.0 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.
- Site working hours will be from 8.00am until 5pm Monday to Friday and from 8.00am until 1.00pm on Saturday mornings. 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
- No Fires of any description will be allowed on site

13.0 NEIGHBOURS

We have an open-door policy with regard to interaction with neighboring premises and welcome any questions or concerns that local residents may have.

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.

14.0 SITE CLEANLINESS

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.

15.0 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.

