



CONSTRUCTION MANAGEMENT PLAN

PROJECT TITLE: ALEXANDER HOUSE
ADDRESS: 205-207, KINGS ROAD, READING, ENGLAND, RG1 4LS
CONTRACTOR: TBC

Issue: 1 Date: 20th Jan 2023

Company Operational Details

Directors Name : Teofil Gal

Company : TG Builders (London) Ltd.

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Contact details of person responsible for compliance with CMP

As Above

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Date

22/03/2023

Contents

- 1.0 Introduction
- 2.0 Project Description
- 3.0 Project Sequencing
- 4.0 Project Overview
- 5.0 TW approach to Environmental & Construction Management
 - 5.1 Introduction
 - 5.2 Objectives
 - 5.3 Environmental Health & Safety
 - 5.4 EH&S Standards 4.5 Roles & Responsibilities
- 6.0 Demolition Management Plan
- 7.0 Parking & Traffic Management Plan
- 8.0 Noise, Dust & Vibration Management Plan
- 9.0 Site Waste Management Plan
- 10.0 Production Management Plan
 - 10.1 Tree Works & Root Protection
 - 10.2 Service Works
 - 10.3 On site Road & Sewer works
- 11.0 Flood compensation works
- 12.0 House Construction Works
- 11.0 Habitat & Conservation Management Plan
 - Appendix 1 – CDM Construction Phase Plan for Contractor
 - Appendix 2 – Site Plan
 - Appendix 3 – Access Plan
 - Appendix 5 – Outline Construction Programme

1.0 Introduction

The purpose of a construction environmental management plan “the Plan “ is to outline how a construction project will avoid, minimise or mitigate effects on the environment and surrounding area.

Construction environmental management plans often detail the implementation of measures following environmental commitments outlined in; an Environmental Statement, an environmental policy or environmental plan, requirements of planning conditions, Section 106 agreements or other legislative requirements. They are ‘live’ documents that are reviewed and updated at regular intervals throughout the project life cycle.

The content of this document includes a brief description of the project, planned project sequencing an overview of the EH&S Plan for the project, Parking and Traffic, Noise and Vibration, Waste, Production and Habitat and Conservation Management Plans. This management plan is to be read in conjunction with the **CDM Construction Phase Plan - Appendix 1**

To the extent that this project execution requires third party regulator approvals, this Plan will be reviewed to bring it into line with such requirements of the same. Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client. Liaison with the neighbours and interested parties will continue throughout project execution and as information is updated. Neighbours will be kept informed of progress and anticipated works.

Benchmarking against relevant Key Performance Indicators will be used to monitor the constructor’s performance against the qualities in this plan.

2.0 Purpose

The purpose of a construction environmental management plan is typical to:

- Highlight stakeholder requirements.
- Ensure that the development is compliant with current environmental legislation.
- Outline Environmental Management System requirements (in accordance with ISO 14001).
- Detail the mitigation committed to within the Environmental Statement and how it will be implemented on-site.
- Ensure that any adverse effects are minimised during construction.
- Describe any site-specific method statements required.

3.0 Project Overview

3.1 Planning Approval

APPLICATION NUMBER: 210902/FUL PROPOSAL: Construction of new residential floor above existing roof level to create new residential use Class C3 to comprise 8 residential units. DETERMINATION DATE: Originally 27/07/2021, but an extension of time was first agreed until 20/08/2021 and then subsequent extensions of time were agreed to enable the completion of the s106 legal agreement until 11/11/2022

Location: Alexander House 205-207 Kings Road Reading RG1 4LS

Proposal; construction work Conversion of ground & first floor from office to 24nr residential units Conversion of loft floor to residential units, including facade and structural changes New build roof top extension Overall 43nr units with associated landscaping and utility works

3.2 Project Description

This application (Application 4) seeks full planning permission for an additional storey on top on the physical works approved under Application 2 (which secured permission to build up the existing first floor walls to provide vertical walls for a new second floor). The scheme would provide 8 residential units, in the form of 4 x studio (1 bedroom, 1 bedspace/person), 1 x 1-bed (1b2p) and 3 x 2-bed (1 x 2b3p and 2 x 2b4p) units. There would also be a flat roof terrace area enclosed by a balustrade to provide a roof terrace which the plan states would be for all apartments (presumably throughout the building itself, rather than solely the 8 units sought to be created in this instance).

During the course of the application revisions to the second/third floor staircore (close to the northern boundary with Saxon Court) were made, following officer feedback (only some of the revised plans were submitted in September 2021, with those outstanding subsequently submitted in September 2022).

Site Description and Surrounding Area

The application site comprises an existing two-storey office building located on the junction of Kings Road and Rupert Street to the east of Reading town centre. The building, which is vacant at the time of this application (the agent for the applicant confirmed during the course of the application on 20/09/2022 that the building has been vacant since 2017), was built in the early 1990s as part of a wider development which also included the residential units of Saxon Court to the north on the junction of Rupert Street and Norwood Road. The building is 'L' shaped, fronting onto both Kings Road and Rupert Street, with vehicular access from the latter to a basement car park.

- Site plan provided as **Appendix 2**

4.0 Proposed Site Works

4.1 Preliminary Programme

It is envisaged that the duration of works described will be 12 Months (See **Appendix 4** for the attached outline construction programme). The key elements of the development with regards to the potential impact on the surrounding area are: -

Site Setup - See section 5.0 this can be described.

- *Erect hoarding to front & side of the property this will include some foot path closures.*
- *Put safety signs throughout. Both on the public and contractors side*
- *Build site office & welfare facilities to GF.*
- *Erect scaffolding.*

Project Sequencing

- *The demolition and strip out of the internals aspect of the current layout to provide an open plan.*
- *The internal foundation works to allow the structural element to the middle of the ground floor. The first and second floor the structural element to allow demolition of part faced to the rear.*
- *Erection of third floor.*
- *Re-roofing works to pitched roof and re-roofing of the existing flat roof.*
- *Façade works new windows to the high street and the rear formation of new façade works*
- *Internal portioning and creation of apartments*

5.0 The Contractors approach to Environmental & Construction Management

5.1 Introduction

The **Contractors** Health, Safety and Environment (HSE) Management Systems provides a framework for managing HSE risks. It ensures that the responsibility for the day to day management is effectively communicated and cascaded from board level to all staff, whether office or site-based or sub-contractors. Starting with the Operational Framework, the HSE Management System framework comprises a series of strategic and operational controls in the form of connected manuals and tools, supported by guidance, procedures and checklists.

5.2 Objectives

To ensure the immediate and surrounding environment is maintained, or bettered during and after having safely constructed the proposed development.

5.3 Roles & Responsibilities Regional Roles: (Contractors Structure)

Technical Director – Teofil Gal

Site Manager – Teofil Gal

CDM -

5.4 Environmental H&S Standards

Extracts are annexed, from Construction Site HSE Manual/CDM/EMS. Manual to demonstrate Environmental considerations and measures that are put in place for every site.

A Site-Specific Environmental Action Plan which will highlight those specific environmental issues to which our sub-contractors will take into account when carrying out their tasks on site.

6.0 Demolition Management Plan

Strip out of existing office and plant rooms

Demolition of existing roof and structures

Strip out will be completed internally by directly controlled labour, waste materials will be removed via skips in the private car park to the rear of the building. Full manual handling training to be given to operatives. Access towers to be used for ceiling demolition and the like. The roof will be demolished following the erection of a monoflex'd scaffold to protect nearby users from dust and debris. Scaffold is to be installed and certified by NLS Scaffolding. Due to the large amount of scaffold required this will be delivered and stored on site to prevent constant truck movements.

Skip movements will be co-ordinated to allow for 1 delivery/removal in the morning and one in the afternoon, no skip trucks to be waiting on the public highway.

Hard hats & yellow jackets & safety wear to be worn at all times

7.0 Parking & Traffic Management Plan

The route for deliveries & general site access will be via Alexander Rd., onto Rupert St. into the car park.

Vehicles will then be reversed into site using a banksman.

Plant/material delivery vehicular requirements will be planned/advised after a site visit to view the approach route by the contractor responsible.

To ensure there is a limited disruption in terms traffic flow, the following procedures will be put into place, deliveries will only be permitted between the hours of 8:30 –17:00 Mon-Fri and 08:00-13:00 Saturdays (a letter to explain this will be sent to all suppliers and contractors).

Parking for contractors will be provided on-site in the existing car park

Site working hours will be as follows:

- 08:00 – 18:00 Mon-Fri
- 08:00 – 13:00 Sat
- No Sunday or Bank Holiday working

The standard 'site compound' layout will be set out & constructed as soon as feasibly possible.

See Access Plan attached **Appendix 4**

8.0 Noise, Dust & Vibration Management Plan

The team is eager work with the council in order to establish the parameters and methodology that would be approved for the discharge of this condition in order to proceed with creating sustainable and affordable quality housing in the area.

Review off the documents, plans, reports and feedback made available to me thus far, we have proposed the following to my client and with their approval seek to establish acceptance of the following parameters and methodology.

1. Site Hoarding - The concerns relating to Dust entering the high street during the strip out and roof demolition are of concern, to over come this we intend to enclose the building in a monofelx'd hoarding and temporary roof, and 'damp down' as required for the duration of the works. The scaffold will remain in place until completion of the external faced.

2. Containment at source - Utilising Damping techniques, additional sheeting within the parameters of the site, the contractor will minimise the ability of dust to escape to the high street.

Construction Noise Surveys

Noise and vibration during construction can be a major concern for any development because of the potential effects on nearby businesses and residents. Failure to adequately assess and put in place appropriate control measures can lead to a site being closed down until appropriate noise and vibration management is put in place.

Best Practicable Means (or BPM as it is often known) is defined in Section 72 of the Control of Pollution Act. Practicable means reasonably practicable having regard among other things to local conditions and circumstances, to the current state of technical knowledge and to the financial implications. The means to be employed include the design, installation, maintenance and manner and periods of operation of plant and machinery, and the acoustic design, construction and maintenance of buildings and acoustic structures. Construction Noise and Vibration Management Plans

Best Practicable Means

Noise and vibration during construction are a critical concern for any major development because of the potential effect on nearby businesses and residents. Failure to adequately assess and put in place appropriate control measures can lead to a site being closed down until appropriate management is put in place.

We intend to offer BPM to include looking at alternative quieter plant, alternative methods of construction and methodology, and time limited noisy works.

Due to the nature of this project, with the exception of the new façades and roof, the majority of work is internal, and therefore should not have great effect on others. All operatives will wear appropriate ear protection when working.

If necessary during the construction measures will be put in place to guard against and reduce potential nuisances from all relevant activities and will be included within the method statements and deployed for each task.

Noise, Vibration & Dust

In the interest of community cohesion as well as to protect the local receptors, and in addition to protective hoarding, containment at source utilising sheeting, damping techniques etc, the following monitoring schedule is proposed.

1. Noise – A 75 dB (LAeq) will be instituted
2. Vibration – A PPV limit of 5 mm/s will be instituted.
3. Dust – An Amber Warning to the contractor is to be set at 150 µg m⁻³ with a non-negotiable RED warning of tools down at 250 µg m⁻³.

In addition, during the construction, measures will be put in place to guard against and reduce potential nuisances from all relevant activities and will be included within the method statements and deployed for each task.

A road sweeper will be employed on a rota basis to deal with any dust or debris onto the road.

Manual Handling

All operatives will be made aware of the risks associated with manual handling. On site training and tool box talks to be delivered as appropriate to raise awareness of the risks.

When necessary, mechanical hoists and lifting equipment will be utilised to minimise the risk of injury to operatives. When lifting or moving materials, use mechanical means wherever possible.

When lifting and depositing loads, ensure that the load is manageable and, if necessary, ask for help if load.

Methodology Specific to Site

To understand the strategy adopted the following items needs to be understood.

Possible impact zone - There are two modes of noise, dust and vibration however do the site location and the works to be carried out can be limited and, in some elements, removed from the vicinity. Surrounding buildings may be impacted.

We are in the process of issuing letters and communications to neighbours who may be affected.

Contact details will be displayed prominently on site.

Times for demolition – to control the noise, vibration and dust the time of works for the demolition would be contained between 9.00 to 12.00 and from 2.00 pm to 4.00 pm this would help any disruption during the lunch and out of hours times

Delivery of goods and all site waste removal – to avoid any dust, noise, and vibration to the high street it we will load/unload deliveries in the off-road car park.

The area provided is large enough to allow 2 No large skips with additional space for deliveries.

Avoidance of unnecessary noise, Dust and vibration- one key element of noise, dust and vibration was identified during the design, to maintain the existing structure as far as possible, this has been re-used wherever possible to minimise works, noise and debris.

Construction is broken down into elements – Key to understanding the works to be carried out and the methodologies for the following identified works

Demolition Works – Strip out and roof removal

Roof works – Roofing to extensions

Façade works – Façade to extensions

Glazing and external doors

Internal General Construction Work

9.0 Site Waste Management Plan

All waste will go to the skips in car park

No waste to be left on site.

10.0 Production Management Plan

10.0 Tree works and root protection

N/A

10.1 Service Works

We are currently applying to utility providers for upgraded services. We await their quotations, however it is likely that any off site works will be undertaken by the statutory undertakers, with traffic management in place. Service providers will require to provide method statements.

10.2 On-site roads & sewers Plant:

Tracked Back-Excavator / Trench Box / Dumper/Roller / Paver Materials: Concrete & Plastic Sewer Pipes/gravel pipe bedding/stone/sand/tarmac

- Material deliveries will be offloaded on-site
- Excavated materials will be side-cast and banded until base coursed road surface constructed to remove off-site or reused on site.
- Road and sewers will be constructed to base course layer following the Medway Council Highways construction specification for the entire length of the road providing access and storage possibilities.

10.3 Construction Works

Standard construction to adhere to build programme timescales.

Plant: Craneage for steel (method statement to follow)

Telehandler for materials general

11.0 Habitat & Conservation Management Plan

The site does not fall under any specific habitat or conservation area.