



DORELBURY LTD
BUILDING CONTRACTORS

Construction Management Plan



Project Address:

The Battle Library
420 Oxford Road
Reading
RG30 1EE

Supported by



DOCUMENT CONTROL

Revision	Date of Revision	Revised By	Reason for Review
Initial Draft	29 th April 2019		Initial Draft
Second Draft	2 nd May 2019		Second Draft
Third Draft	7 th May 2019		Transport Managers Comments Addressed

1 Project Directory

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2 Nature of Project

Description of the Project

The project comprises of an extension to the rear of the existing library building, for use as a library space and meeting/office area. The project also comprises internal alterations to existing building.

Programme of works;

We anticipate the project commencing on the **Early May**, with a construction period of **14 weeks**, and ending on the **Mid-August**. The library will be shut during the construction period to limit the exposure to the public and staff.

Existing Environment

The site is located on a busy public road with residential and commercial properties next to and adjacent to the site. The Battle Library is a Grade II listed, single storey, detached building constructed in 1907. The building is well served by public buses with bus stops within a short walk of the library.

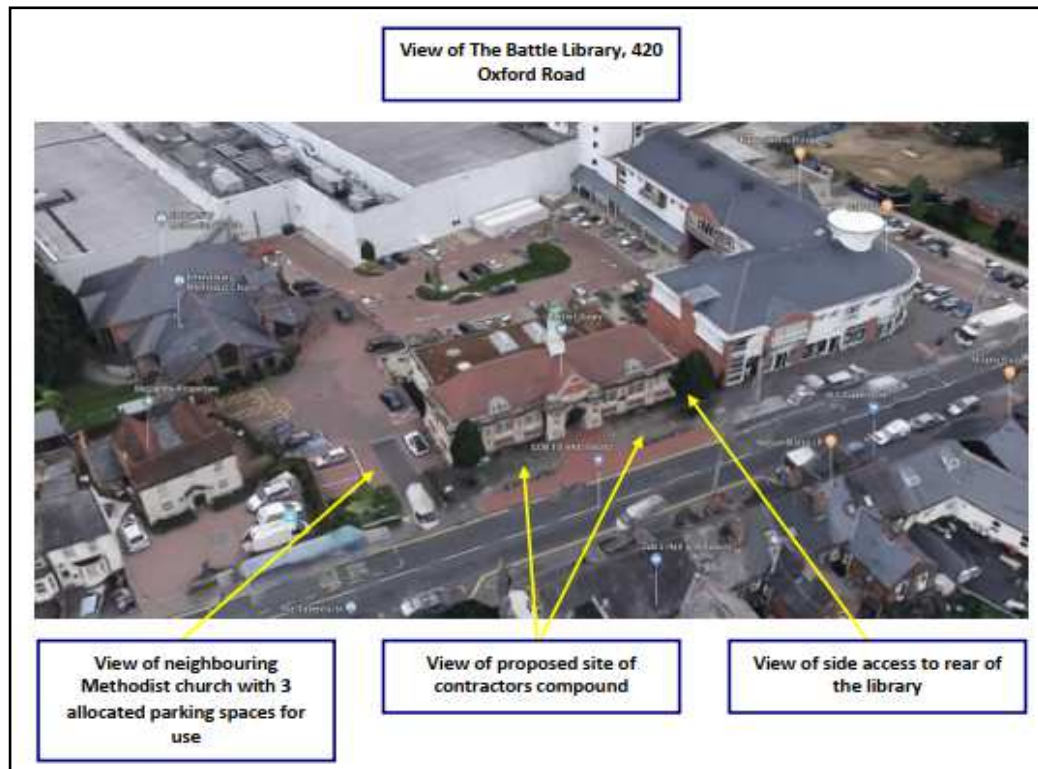


(Site Location, see below street view of primary arrangements)

Existing Structures

The Battle Library is a grade II, single storey building constructed in 1907. The building features a dual-pitched roof, clad with plain clay tiles, with a bell/vent tower projecting above the ridge to the front elevation. The external walls are constructed in masonry with stone detailing around the windows, doors and parapet wall that bounds the pitched roof.

To the rear of the library, the building has been extended into a single storey flat roofed annexe across the full width of the building, providing access to the secure rear terrace. This part of the building is finished in cream coloured render and is visually different from the original part of the building. The windows consist of both metal and timber framed single glazed units, with dormer windows to the front roof slope.



3 Site Security

Site Access

Vehicular access to the site will be to the front of the building from Oxford Road (A329) which is a designated Red Route and particularly busy at nearly all times of the day. Contractors will have use of the neighbouring Methodist Church car park for parking 2 vehicles during office hours Monday to Friday. Local parking will be utilised for all trade vehicles during the construction phase. The area is not to be used for storage of plant/material for undertaking the works.

Site Access will be via the passageway on the east elevation of the building. This area is also the location of existing fire escape from the building which must always remain clear from obstruction and trip hazards.

Access must always be maintained for emergency services – fire appliances, refuse vehicle, ambulances etc.

Site Security:

Building and compound security must be ensured at the end of each working day. We will ensure to take precautions for the health and safety of employees and third parties by storing tools, plant and materials in an area that can be secured out of hours.

Upon arrival on site, operatives will be directed via a “safe zone” pedestrian walkway directly to the site office cabins where operatives will sign-in to the site log in book and an induction will be completed in which we will clearly inform all operatives and visitors of the site security procedures, specific works areas, access routes, welfare facilities etc with each person being shown a clearly defined site layout plan.

No one shall be allowed onto the site without being fully conversant with the site rules, been fully inducted and confirmed they have read and understood the content of the Method Statements that relate to their activities. Site induction will take place each day and will be administered by our Project Manager. Visitors will be escorted around the building during the construction phase

Working Hours,

Hours of Work: Standard construction site hours are 8am-6pm Monday – Friday,

Out of hours operations: 8am-1pm Saturday and not at all on Sundays and Bank Holidays

Security Lighting,

We will prioritise the security of the site for both public protection and security of our equipment etc however we have no plans at this stage to introduce temporary lighting other than that required for safe access and processes on site. Any lighting used on site will be kept within the site e.g. access lighting will point into the site to avoid any light pollution to the surrounding properties. The main project works will be undertaken predominantly in the spring & summer months, so we do not anticipate any significant temporary lighting requirements.

4 Traffic Management

Traffic Management

We aim to control the traffic approach to the site and to ensure minimal disruption to the local residential areas, particularly for larger delivery vehicles (steelwork, concrete, roof structure deliveries), waste away skip vehicles etc. The Primary access route for vehicles approaching the site will be from Oxford Road.

All larger delivery and waste vehicles arriving for access to the site will be required book in advance. Our project manager will co-ordinate the delivery schedules on a day to day basis in close liaison with relevant third parties. Deliveries will be timed as agreed. The Project Manager will inform the vehicle company of the primary access route on booking and drivers will be required to call ahead five minutes before arrival.

All vehicles will pull up within the loading bay just past the site entrance off Oxford Road where they must call ahead to inform the Project Manager and seek assist with the delivery. This will serve to prevent the obstruction of flow on Oxford road and minimise the cross of traffic on the public footpath.

During the construction phase works will be planned to alleviate any need for any footpath or road closures any vehicle offloading will be done with the aid of two banksman's ensuring that the pedestrian right of way is maintained and that goods are brought into the storage location as indicated on the site plan within the allotted 20minute stopping period.

Due to the constraints onsite with the offloading of materials in maybe necessary to position vehicles temporarily within the Church allocated spaces to minimise the impact to the public with offloading in the designated offloading bays.

We do not envisage huge amounts of HGV deliveries throughout the construction period all deliveries will be offloaded within the designated loading bay and offloading restrictions will be adhered to all times.

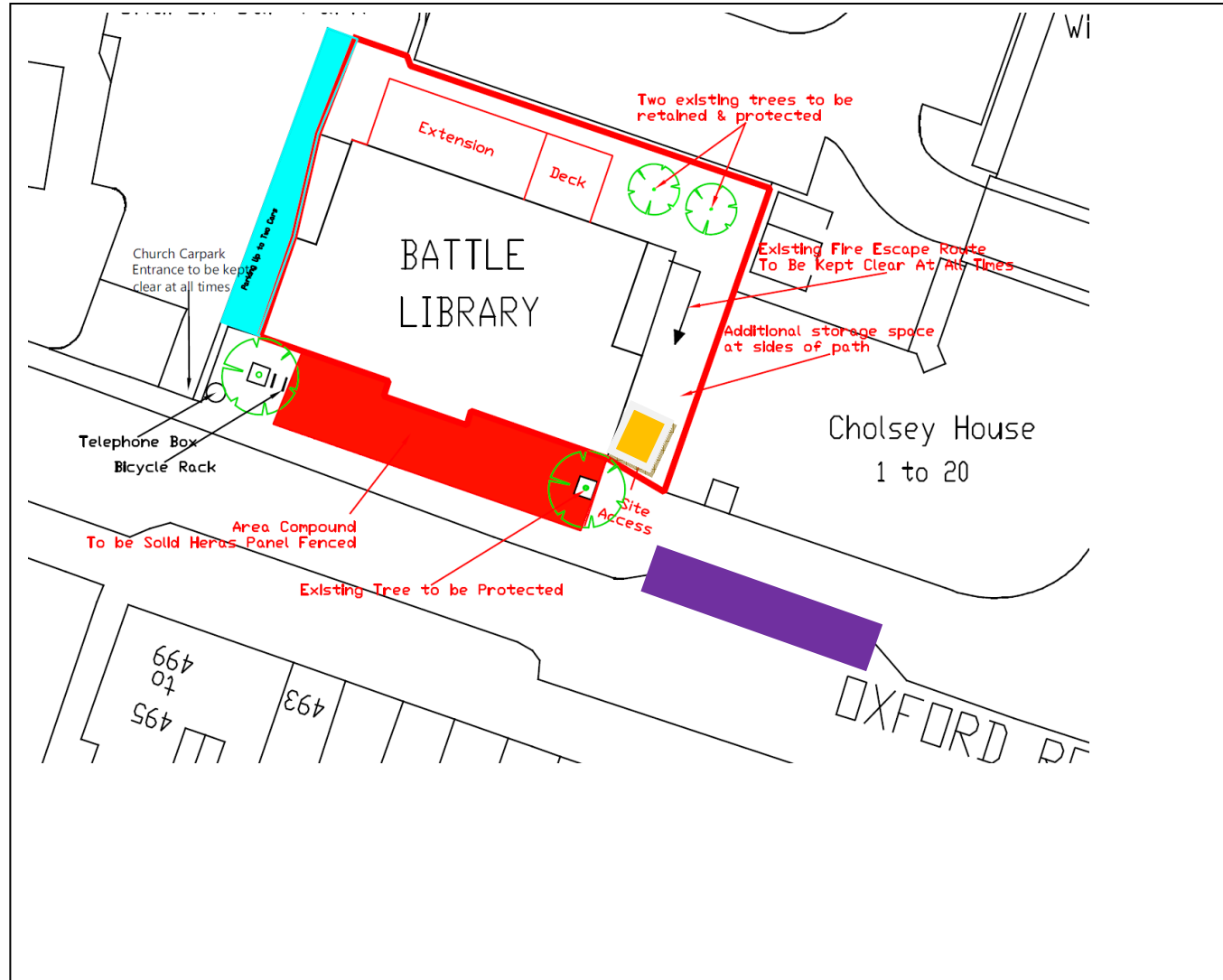
The site is compound and access on partial hard standing therefore we do not anticipate any issues arising with mud and site spoil being transported out from the site demise. The only vehicles accessing the site will be a digger and the piling rig. Our Banksmen will monitor these vehicles and if required will wash down wheels before allowing the vehicle to leave the site. Wheel wash will be located as detailed above in yellow box and wash down will take place to ensure mud and material is not exported onto Oxford Road.

Within the site boundary will be suitably segregated from pedestrian movements with Chapter 8 barriers or Heras Fencing. We do not anticipate the storage of any significant quantities of materials on site, the materials will be delivered on an "as and when" principle. This information will be provided to all contractors on Pre-Let to ensure the delivery restrictions are adhered to.

Some contactor parking will be established within the site boundary of the Church See detailed site layout below.

Site Layout

- Redline** – Temporary hoarding to road side.
- Yellow box** – Wheel washing location at main access point.
- Green** – Existing trees
- Purple Area** -Roadside Holding Point (Large deliveries).
- Blue Area** – Temporary Contractor Parking.



Red – Toilet facility.
Yellow – Mess / canteen and office facility.
Green – Segregated access route to Toilet



5 Waste Management

Removal of Waste Materials and Waste Management;

Site waste will be controlled at source using segregated skips positioned offsite within Dorelbury Yard not at the Library. We will utilise tonne bags onsite for waste removals all waste which will be bought back to our yard for safe disposal to minimise the impact on vehicles down Oxford Road. The skips will be collected and handled by a contract waste company who offer facilities of waste sorting at the waste segregation plant to remove the various waste streams anticipated from site and they are recycled or reused wherever possible.

Detailed records will be kept of all collections from site, what separation has occurred at the point of disposal and where the waste will be deposited. Site waste can also be reduced by offsite manufacture and using specialist contractors who focus on this type of project and the quality of works expected.

We have strict site rules relating to burning of rubbish/waste and no bonfires or burning of materials will be permitted on site.

Asbestos

An asbestos management survey has been supplied which identified no known ACM's in the area of works as of 2014. The survey did not include possible asbestos behind the boxing in the accessible toilet and the external decorative spire, due to access. So, caution will be applied in these areas. Before works commence, site staff must familiarise themselves with the contents of the asbestos management survey and the location of identified asbestos containing materials in the building. All site staff are Asbestos Aware and during any removals if any ACMs are discovered works will cease until removed via a licensed asbestos removal company.

Construction,

During the construction/demolition process we will introduce measures to ensure dust is properly managed and adequate suppression measures are in place. We will ensure suitable water jets/hoses and other dampening down techniques are employed to keep dust to an absolute minimum. We will also ensure wherever possible that any run off is limited to within the confines of the site. The ground works were completed previously, so we do not envisage a muddy site and vehicles will all be offloaded roadside, Piling rigs, diggers we will establish a wheel washing area for these vehicle delivery/movements.

As a general rule we also insist on localise dust suppression for small tools such as water sprays or extraction on cutting tools and blades. This is a normal part of our COSHH management approach to reduce exposure to employees and contractor and the wider local community.

All machinery will be acoustically shielded and properly maintained. Where possible we will provide additional screening local to the activity to minimise noise disturbance to neighbouring property.

Recycling of Waste

During the demolition period all materials will be categorised and separated any hazardous materials will be classified and disposed of by relevant hazardous waste collection via licensed removal companies. Items which can be retained and re-used onsite such as Timber will be kept and used where possible. Plastics, metals and glass will be separated and recycled.

The demolition scope is fairly limited on this project and whilst there may be some items that can be reused the majority will go to waste segregation and bulk recycling. Whilst we have a waste management plan format the scope of these works do not warrant the additional management time necessary to implement the plan as the gains likely to be achieved will be minimal.

6 Site Arrangements

The Site Foreman is to ensure that general washing and cleaning of work utensils is carried out away from the drinking water supply. The Site Foreman will ensure that adequate toilet rolls, paper towels and soap supplies are provided throughout the duration of the contract and that the WC's are cleaned and sluiced with disinfectant on a regular basis.

Canteen or mess facilities will also be provided and maintained. The facilities will be located within the existing building. See site layout drawing. Our site foreman will be responsible for the ongoing day-to-day upkeep and cleanliness of the welfare arrangements.

Noise & Nuisance,

We will also instigate control measures to manage the generation of nuisance noise in accordance with British Standards BS 5228-1:2009+A1:2014. Whilst the use of certain machinery will be unavoidable, we will strictly manage the times at which certain items of plant can operate e.g. after 8am daily. Noise generating plant will be used in a considerate and controlled manner eg. machinery will not be left idling if not in use etc. Wherever possible we will also implement a staggered work approach to particularly noisy activity e.g. 2hrs on 2hrs off.

We will seek to ensure all temporary buildings are provided with local power connections e.g. avoid use of generators. No heavy works are anticipated that involve extreme noise and our piling operations will not be percussive e.g. augured techniques will be used.

Site Equipment

We will have some HGV movements in the early stages and some large deliveries throughout the construction phase but again these will be subject to our delivery restrictions.

Existing Services

We will cat scan the entire site check for existing services which will be identified and marked. This will also apply to the immediate highway outside the site, the crossover and any other area of the public highway affected by the works. Where it is necessary to cross services that do have sufficient cover or are ducted and liable to crushing, we will place road plates over the cross over (plant/equipment cross point) to minimise risk of services damage. Any damaged to the public highway or footpath will be reinstated to the required highways specification.

Tree Protection

As identified within the site safety plan we will Maintain an “invisible” passive TPZ around all “keeper” trees throughout the construction period. We will avoid damage to tree trunks and bark from collision by maintaining a safe zone, a mulched, grass-free area around the tree. Avoid trenching in the CRZ for utility line and irrigation system installation. Avoid damage to tree limbs and trunks during the works. Avoid soil contamination from oil, gasoline, paint, paint thinner, or other chemicals. Will not attach wires, cables, conduit, or other objects to trees. Do not park or drive cars, trucks, or heavy equipment within the CRZ.

Storage of materials & Plant

We will provide designate storage areas for plant, materials, waste, flammable substances eg foam plastics, flammable liquids and gases such as propane and hazardous substances as outlined in our site plan. We will not restrict Pedestrian routes or Roadways and other walkways with such storage or plant movements. Materials will be stored in their designated areas, where they do not obstruct access routes or where they could interfere with any emergency escape. Flammable & Toxic materials will be stored away from other materials and protected from accidental ignition with restricted access only via the Site Manager in designated safe storage container. If materials are stored at height eg on top of a roof / scaffold, necessary guard rails will be installed and correct stacking techniques adhered too. All storage areas will be kept tidy, whether in the main compound or on the site itself.

7 Public Engagement

Prior to commencement we will engage the local community via an extensive letter drop which will include all neighbouring properties and those in close proximity. The initial letter drop will provide contact details and explain our commitment to minimising disruption and nuisance during the build.

Our site management team will be based on site during normal working hours and will provide a face to face meeting with interested neighbours and remain approachable throughout the build phase.

Complaints handling

We are keen to maintain good communications and positive liaison with the public at large. Where our activities fall short of people's expectations or directly affect the local population we will investigate thoroughly and take appropriate action. We will also hold a register of complaints on site and post a point of contact on our local hoarding so that anybody can make contact with us.