

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

Caversham Park, Peppard Road, Reading, RG4 8TZ



Prepared for: Beechcroft Developments Ltd

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- Appendix B: Proposed Site Layout
- Appendix C: Swept Path Analysis



1.0 Introduction

- 1.1 This Construction Traffic Management Plan has been prepared by Glanville Consultants on behalf of Beechcroft Developments Ltd. It has been prepared to accompany a planning application for the conversion and redevelopment of Caversham Park, Peppard Road, Reading, RG4 8TZ (the 'Site').
- 1.2 This CTMP provides information in respect of the anticipated routing and parking of construction vehicles, as well as the loading and unloading of materials. It sets out measures to safeguard the immediate highway and reduce the number of vehicles accessing the site during demolition and construction phases.



2.0 Existing Site and Proposed Development

Existing Site

- 2.1 The Site is located in Caversham, Reading, approximately 3.5km north of Reading Town Centre.
- 2.2 It is bound to the north and east by Lowfield Road, to the south by Reading Cemetery and Crematorium, and to the west by Peppard Road and Harvey's Nurseries housing estate. A site location plan is included at Appendix A.
- 2.3 The Site comprises a Grade II listed Victorian stately home, with parkland towards the north and south. It includes the following buildings and facilities:

- Main building and various other buildings extending to 9,570m² Gross Floor Area (GFA);
- A pavilion and Tennis Court; and
- Circa 257 Parking Spaces.

- 2.4 From 1943 the Site was home to BBC Monitoring and related uses.

Proposed Development

- 2.5 The full planning description of the proposals is as follows:

Redevelopment of Caversham Park for assisted living accommodation (Class C2) for over 55's through conversion of Caversham Park House, erection of a care home (Class C2) and age-restricted retirement dwellings (Class C3) including conversion of existing buildings Bursars House and The Lodge. Erection of affordable housing (Class C3 non-age restricted) and refurbishment/extension of existing pavilion to provide changing facilities, café/studio/interpretation hub, sports provision of 1 croquet lawn and 1 cricket ground, refurbishment of tennis court, footpath access to Lowfield Road, associated parking and landscaping following demolition of extensions/outbuildings to the main house (amended description).

- 2.6 The proposals comprise the construction of:

- 65 assisted living units (class C2) for the over 55's through conversion of Caversham Park House;
- 64 bed care home (Class C2);
- 45 age restricted retirement dwellings (Class C3), including conversion of the existing buildings, The Bursars House and The Lodge (Class C3)
- 5 Discount Market Sale (DMS) dwellings (class C3)
- 22 affordable dwellings (Class C3); and
- refurbishment and extension of the existing pavilion to provide changing facilities, café/studio/interpretation hub and sports provision comprising 1 no. croquet lawns, 2 no. bowling greens, 1 Cricket ground, refurbishment of the existing tennis court and associated parking.

- 2.7 The proposed Site layout plans are included at Appendix B.

3.0 Construction Vehicle Routing

- 3.1 Construction vehicles will be routed to minimise the impact on sensitive receptors such as local schools and villages where possible.
- 3.2 Construction vehicles approaching the Site from the north, for example from Watlington, Henley-on-Thames or Aylesbury, will travel southbound along the B481 before exiting onto Peppard Road via the Peppard Road/B481 mini roundabout. Vehicles will then continue on Peppard Road and take a left-turn onto Caversham Park Drive.
- 3.3 Construction vehicles approaching the Site from the south, for example from Basingstoke or Farnborough, will travel northbound along the A33, before taking the A329 upon entering Reading. After passing Reading Town Centre, vehicles will take the A4155 until taking a left turn onto Peppard Road/Buckingham Drive, turning right at the mini-roundabout into Peppard Road and eventually turning into Caversham Park Drive.
- 3.4 Construction vehicles approaching the Site from the east, for example from Bracknell, Egham, or Twickenham, will travel westbound along the A329(M)/A3290 and exit onto the M4. Vehicles will then exit onto the A33 and travel northbound before taking the A329 upon entering Reading Town Centre. After passing Reading Town Centre, Vehicles will take the A4155 until taking a left turn onto Peppard Road/Buckingham Drive, turning right at the mini-roundabout into Peppard Road and eventually turning into Caversham Park Drive.
- 3.5 Construction vehicles approaching the Site from the west, for example from Newbury or Swindon, will travel eastbound along the M4, before exiting onto the A33 south of Reading, and then continuing on to the A329. After passing Reading Town Centre, vehicles will take the A4155, then turn left onto Peppard Road and right into Caversham Park Drive.
- 3.6 The proposed routing of construction vehicles as described in the paragraphs above is shown diagrammatically in Figure 1 and Figure 2.

Figure 1: Routing to and from the North



Figure 2: Routing to and from the South



4.0 Construction Vehicle Management

Oversight

- 4.1 All construction vehicle activity will be overseen and managed by the Site Manager and Main Contractor who will be responsible for deliveries during the construction phase and will take responsibility for all on-site activities. The contact details for the Site Manager will be provided to Reading Borough Council before the construction phase commences.
- 4.2 The Main Contractor will ensure that:
- All delivery and collection vehicles adhere to the proposed routing agreement;
 - Prior to a delivery or collection, hauliers notify the relevant authorities (Police, Highways Authority etc.) in accordance with the Road Vehicles (Authorisation of Special Types) Order 2003, if required.
 - An appointment system will be put in place for collections and deliveries throughout the development of the Site.
 - Deliveries will be consolidated, in order to reduce the number of vehicle trips to Site;
 - All deliveries to the Site will be received outside of peak hours, where possible.
 - Loading and unloading of deliveries will take place from within the Site, ensuring that delivery vehicles will not need to stop and wait on the public highway.
 - Construction and delivery vehicles will not park on any street within close proximity of the Site.
 - Vehicles will not wait or idle in the area to minimise congestion and vehicle emissions.
- 4.3 Throughout the construction phase, the appointed contractors and development partners will keep a close dialogue with the local Planning and Highway Authorities to ensure that any issues around the construction phase are addressed quickly and the relevant authorities are aware of any abnormal loads travelling to and from the Site.

Access

- 4.4 Construction vehicles will enter/exit Caversham Park via the access located off Peppard Road. This access is gated, with two piers located either side of the access.
- 4.5 Swept path analysis included at Appendix C demonstrates that 16.5m HGVs cannot readily enter the Site as one of the piers obstructs movement.
- 4.6 Subject to approval, one of the piers and associated gate will be removed during the construction phase, to allow vehicles to enter and exit without damaging the pier. After construction has finished, the pier and gate will be rebuilt in its existing position.
- 4.7 Additionally, a trained banksman will be present on site, to aid construction vehicles when entering and exiting the Site.

Parking

- 4.8 A mix of HGVs, LGVs and private cars will access the Site during the construction phase. All vehicles will be directed to a formalised on-site parking area, thereby preventing the need for vehicles to park at off-site locations.

- 4.9 Construction staff using private vehicles to travel to the Site will park their vehicles in a designated location within the Site, thereby ensuring that there will be no vehicles related to the development parked on roads in the vicinity of the Site.

Plant Materials

- 4.10 Vehicles entering the Site will be directed to the vehicle laydown area. Deliveries will be unloaded using forklifts and telehandlers. Materials will be stored within a secure designated material laydown area for tools and building equipment. The location of the laydown and storage areas will be located within the Site itself.

Trip Suppression

- 4.11 In order to minimise the number of trips and deliveries to and from the Site throughout the construction phase, materials which could be reused (e.g. topsoil) will be stored within a designated area on-site, for re-use at a later date.
- 4.12 Collecting materials for recycling and reuse will help to both reduce vehicle movements and ensure that construction activity is undertaken in the most sustainable means possible.
- 4.13 Staff working at the Site will be encouraged to share their journeys to work where possible and make use of public transport, thereby minimising the traffic generation related to the demolition / construction phase of the development.

5.0 Highway Management

Signage

- 5.1 Throughout the redevelopment of the Site, appropriate signage, which accords with the necessary standards and requirements of the Highway Authority, will be provided around the Site along Peppard Road to protect and warn pedestrians, cyclists and motorists of the construction activities. The scheme will include a monitoring regime to repair or replace any damaged or lost signage as necessary. All signage on the highway will adhere to relevant guidance including that set out in the Traffic Signs Manual.

Condition Survey

- 5.2 A highway condition survey, including photographs, will be undertaken prior to the commencement of any construction activity, at which time the condition of existing highway infrastructure, including carriageway, footway, street furniture and vegetation, will be recorded. Any damage to the highway proven to be as a result of construction activities will be fully reinstated to at least the original condition.

Management of Dust and Debris

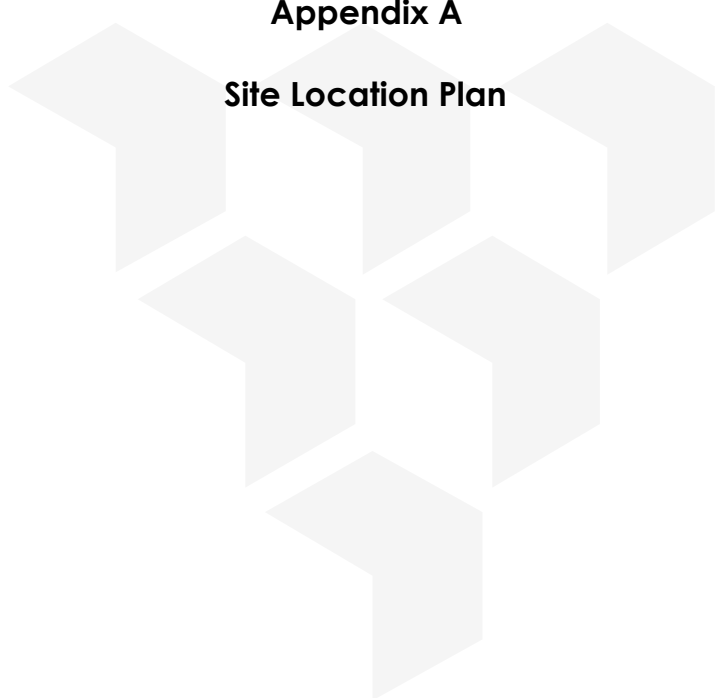
- 5.3 Measures to protect the public highway from dust resulting from construction activity will be implemented, such as ensuring that all construction vehicles are appropriately sheeted.
- 5.4 A wheel wash station will be provided on-site until the development is complete. The proposed wheel cleaning procedure will consist of:
- Before leaving the Site, vehicles will be inspected for any heavy deposits left on wheels. If present, these will be removed manually.
 - Following inspection, all wheels are to be washed down using a high-pressure jet wash until clear of all deposits.
- 5.5 Vehicles will be permitted to leave Site following approval of the Site Manager that the above steps have been completed to a satisfactory standard.
- 5.6 On-site roads will be kept as free of mud as is practicable during ground working operations. Machine and wagon trafficking around the Site will be kept to a minimum in order to reduce the effects of rain on 'broken' ground.
- 5.7 If this is not sufficient, a road sweeper will also be used in the immediate area which will be ordered directly via the Site Manager.

6.0 Summary

- 6.1 This Construction Traffic Management Plan has been prepared on behalf of Beechcroft Developments Ltd. It has been prepared to accompany a planning application for the conversion and redevelopment of Caversham Park, Peppard Road, Reading, RG4 8TZ.
- 6.2 The main matters set out in this CTMP are summarised as follows:
- Vehicles will be routed so as to minimise, as far as possible to do so, the impact on sensitive receptors such as local schools and villages.
 - The Site Manager will oversee all construction activities undertaken at the Site. The contact details for the Site Manager will be provided to Reading Borough Council before the construction phase commences.
 - Appropriate signage, which accords with the necessary standards and requirements of the Highway Authority, will be provided around the Site during construction.
 - Management measures such as vehicle wheel washing upon exit will be implemented to prevent dust and debris from construction activities on the public highway.
 - A temporary car park will be provided on Site for construction staff using private vehicles.
- 6.3 In conclusion, this Construction Traffic Management Plan demonstrates that construction and on-site activities will be appropriately managed throughout the construction phase of development.

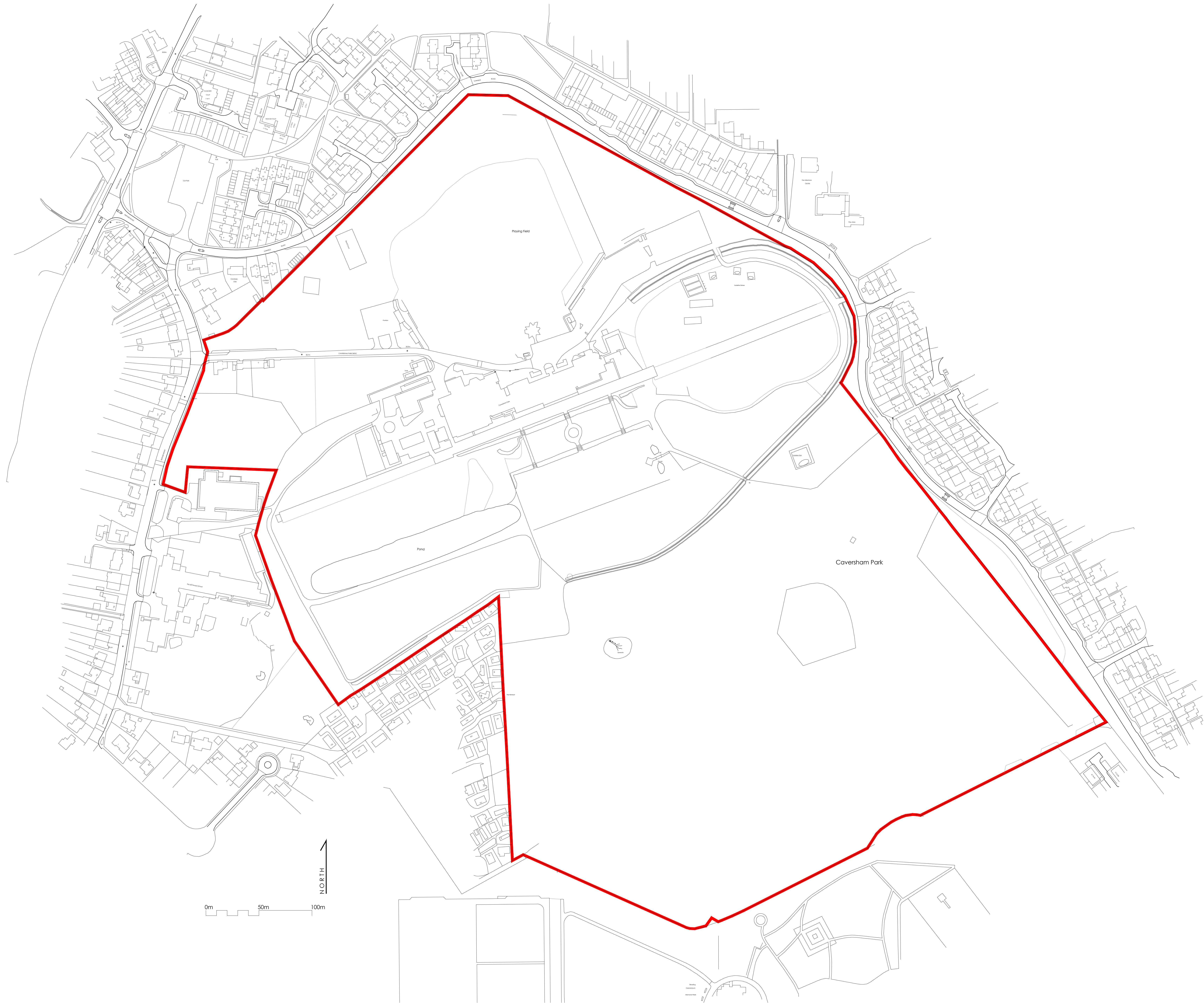
Appendices





Appendix A

Site Location Plan



NOTES		
DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECTS.		
ALL DIMENSIONS AND LEVELS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CLIENT.		
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REVISIONS		
Rev.	Date	Description
A	17.11.21	Amended
B	22.11.21	Road Names Added
C	14.12.21	Road Names Added

Client :
Beechcroft
Developments

Job :
Caversham Park
Reading

Drawing Title:
Site Location Plan

Scale:
1:1250 @ A0

Date:	Nov 2021	Drawn By	RN	Checked	***
Drawing No:	3251.P.100	Revision:	C		

PRELIMINARY

The White Barn, Manor Farm, Manor Road
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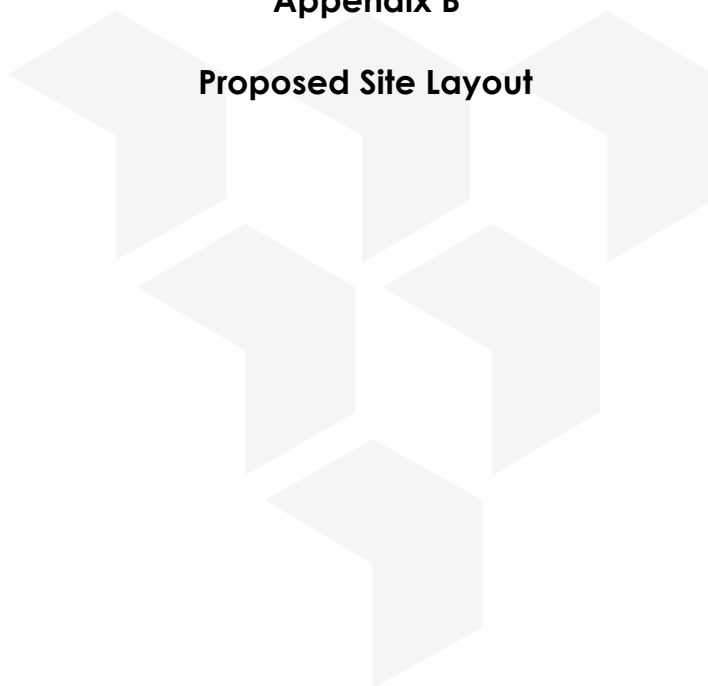
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Appendix B

Proposed Site Layout



NOTE:
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ALL DIMENSIONS ARE TO BE CHECKED AGAINST ACTUAL SITE
DRAWINGS AND BECOME PART OF THE DRAWING
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REVISIONS		
Rev.	Date	Description
A	14.12.21	Indicative redline added
B	23.12.21	Updated
C	25.01.22	Updated
D	14.02.22	Updated
E	14.02.22	Updated
F	14.02.22	Updated
G	21.02.22	Southern footpath added
H	22.02.22	Updated
J	10.08.22	11W Colour Updated
K	11.08.22	Updated
L	22.08.22	Updated
M	05.10.22	Updated
N	06.10.22	Minor amendments
O	08.11.22	Updated
P	08.11.22	Updated
Q	10.11.22	Updated
R	11.11.22	Updated
S	29.11.22	Updated
T	06.12.22	Updated
U	21.12.22	Updated
V	15.01.23	Updated
W	15.01.23	Updated
X	08.04.23	Updated
Y	14.04.23	Updated
Z	15.04.23	Updated
ZA	17.06.23	Minor amendment
AB	09.11.23	Updated
AC	12.12.23	Updated
AD	07.01.24	Updated
AE	14.01.24	Updated
AF	15.01.24	Updated
AG	25.01.24	Label Updated
AH	14.02.24	Landscape Updated
AI	26.02.24	Landscape Updated

Client :
Beechcroft
Developments Ltd.

Job :
Caversham Park

Drawing Title:
Colour Site Plan

Scale:
1:1000 @ A0

Date: Nov 2023 Drawn By: RN/SR Checked: ***

Drawing No: 3251.P.104 Revision: AJ

PLANNING

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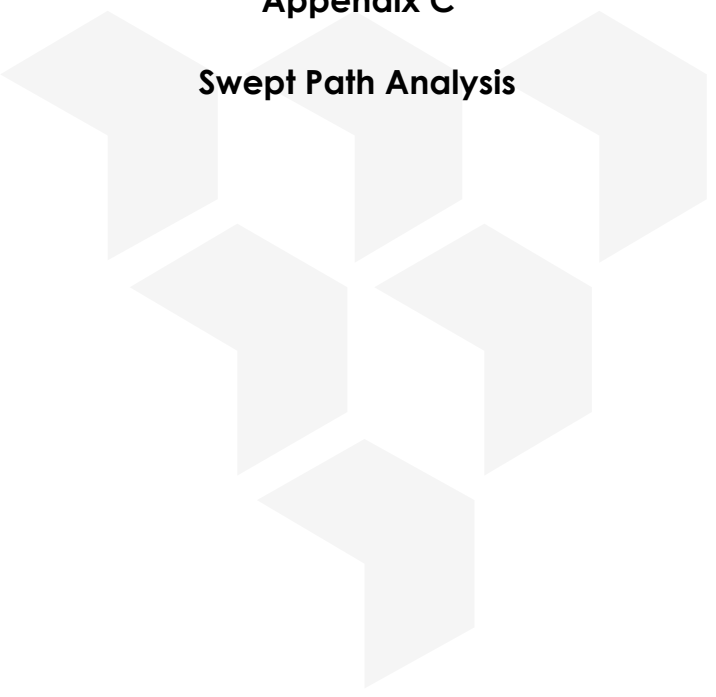
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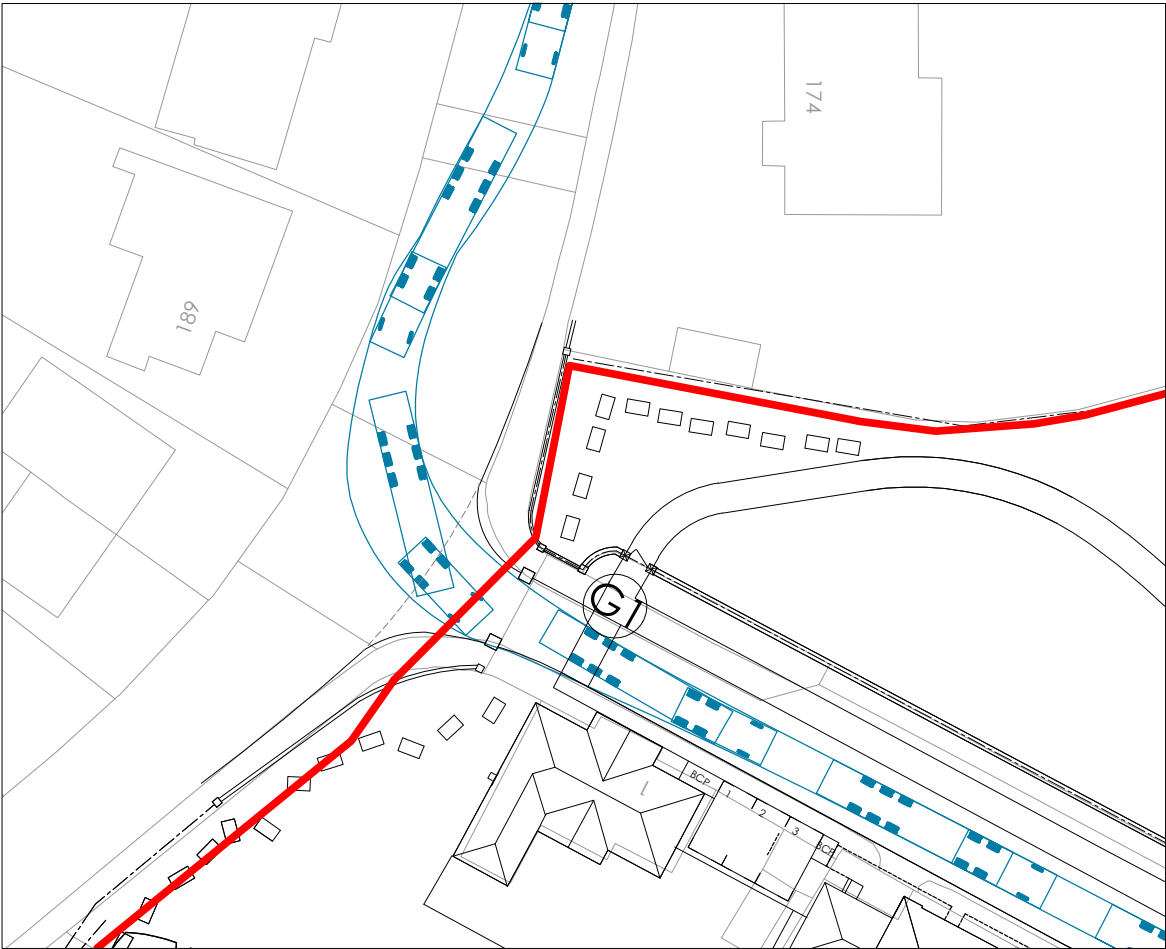
0m 50m 100m

NORTH

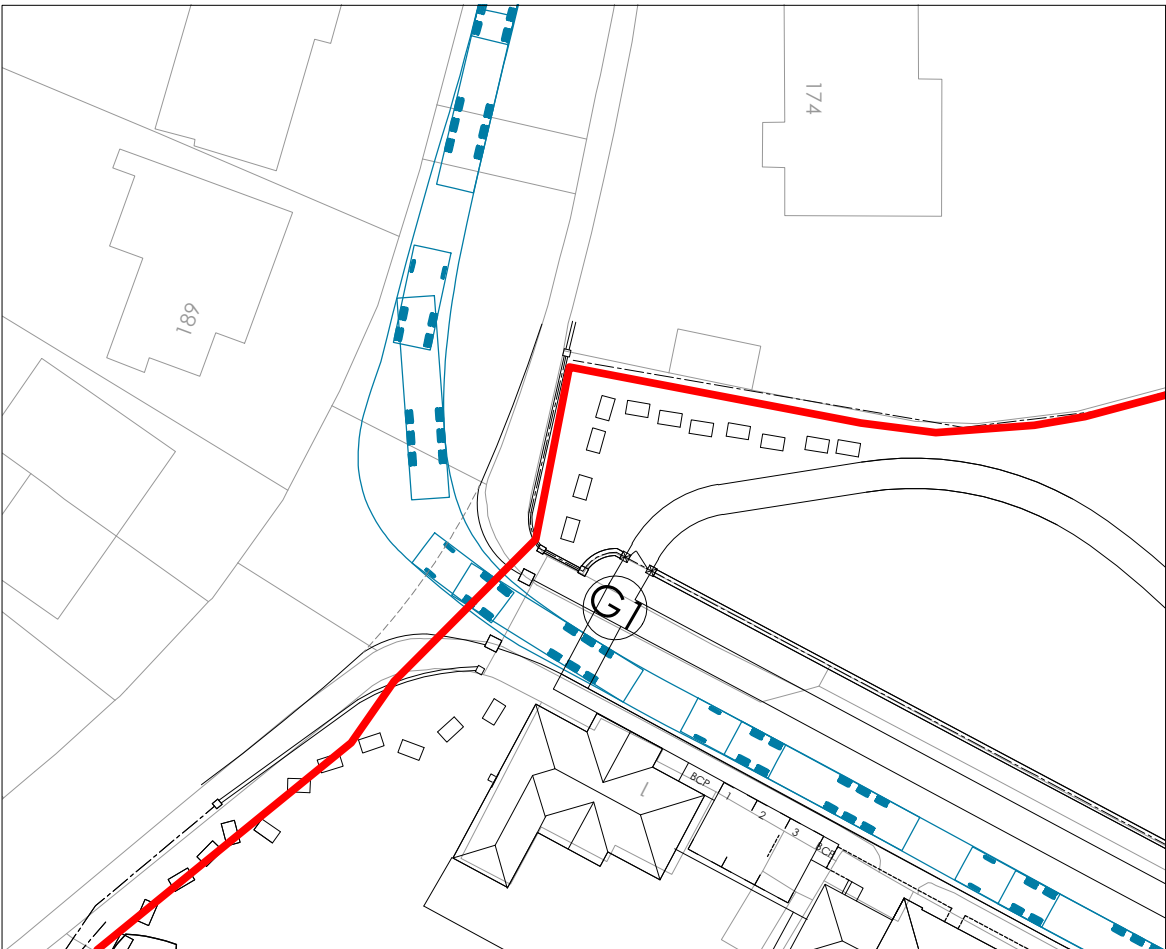


Appendix C

Swept Path Analysis



LEFT-TURN - ENTRY



RIGHT-TURN - EXIT

NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
 2. Dimensions are not to be scaled.
- Source: BHP's layout 3251 29/02/2024
Midland Survey drawing number 26008
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KEY



16.5m articulated lorry - forward gear



16.5m articulated lorry - reverse gear



C	Architects layout updated.	04/03/24	TH	AD
B	Architects layout updated.	07/02/24	TH	AD
Rev.	Description	Date	By	Chkd



- Civil Engineering

Structural Engineering

Transport Planning
- Highways Engineering

Building Surveying

Geomatics
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Client :	Beechcroft Developments Ltd.
Project :	Caversham Park Peppard Road, Reading, RG4 8TZ
Title :	Swept Path Analysis 16.5m Articulated Lorry
Engineer : T. Hart	Date : December 2022
Director : T. Foxall	Scale : 1:500 @ A3
Status :	PRELIMINARY
Drawing No.	8210894/6206
Rev	C

