



FORMER JOHN LEWIS DEPOT, LETCOMBE STREET, READING
(ALSO KNOWN AS JLP MILL LANE)

CONSTRUCTION MANAGEMENT PLAN

AUGUST 2024



Framework Construction Management Plan (subject to Reading BC approval for delivery strategy and licenses)

Project: Former John Lewis depot, Letcombe Street, Site Reading

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Revision	Date	By	Approval	Date	Description of Modification
01	15/04/2024	GSL			Construction Management Plan outlining conditions, logistics and running of the proposed project
02	02/05/2024	GSL			Updated floor plans, hoist/tower crane locations, Client comments reviewed where applicable.

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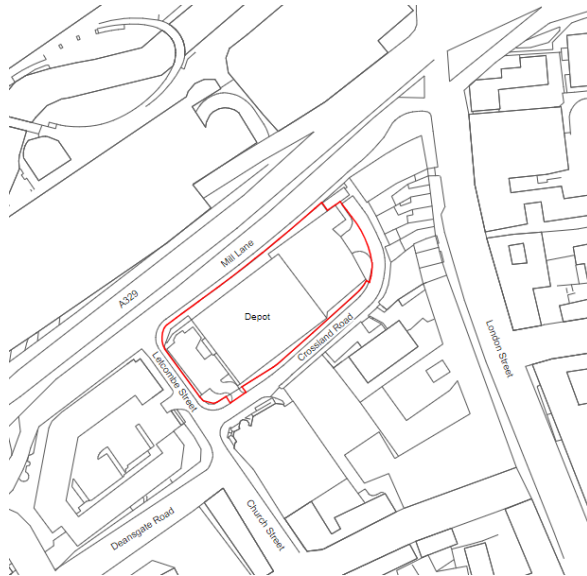
1 Description of Project

1.1 Introduction and project description

John Lewis Partnership BTR Ltd is committed to ensuring that health and safety, considerate working and mitigating the impact of works on the local community are key considerations and will be suitably addressed throughout the construction process.

The Project is located at between Letcombe Street and Mill Lane in Reading and involves the demolition of the existing warehouse and development of the site comprising construction of a new building for up to 215 build to rent residential dwellings (Use Class C3) together with flexible commercial / community space (Use Class E / F1 / F2), residents facilities, landscaping, public realm, amenity space, cycle parking, and disabled car parking.

Location Plan.



Existing building to be demolished.



Proposed new building to be constructed.



	The projects construction incorporates the following construction elements: • CFA piling • Reinforced concrete frame incl. retaining walls, cores & stairs • Primarily brick façade • Bolt-on balconies • PPC Aluminium windows • Inverted roof • Fit out in line with JLP brand standards • Sustainable MEP solution (e.g. air source heat pumps), MVHR, smart BMS, etc. • Bathroom pods • Associated landscaping & terraces • Disabled parking only
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1.2 Details of client, Principal Designer, Designers, Principal contractor and other consultants

	Project Role	Organisation	
	Client	John Lewis Partnership BTR Ltd	
	Principal Designer	CDM PD - IM2 BSA PD - CJCT	
	Designers	Carey Jones Chapman Tolcher – Architect Fairhurst – Structural & Civil Engineer Hoare Lea – Mechanical & Electrical	
	Principal Contractor	TBC	
	Consultants	M3 Consulting – Development & Project Manager Bristow Consulting – Cost Manager	

1.3 Extent and location of existing records and plans relevant to health and safety on site, including information about existing structures when appropriate

	Topographic Record survey and Utilities Location identification survey has been carried out by Cloud 10 Ltd detailing the existing condition of the site, with BT OpenReach, SSE, SGN, Thames Water, Virgin Media, City Fibre, Zentica Uxo, Environment Agency. Report will require review for physical marking of services prior to any demolition or construction works, and required notices issued to services providers for necessary disconnections/diversions. Hydrock Consultants have carried out a detailed utilities desktop study with relevant statutory providers locating position and capacity of existing services. Assessments in capacity for new services for the development have been advised and confirmed with relevant providers for the proposed re-development.
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	Fairhurst Engineers have assessed the existing drainage and future requirements with Thames Water and have outline provision for required SUD's capacity with design and existing services.
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1.4 Programme

Overall duration of the Demolition and Construction works is anticipated to be around 2.5 years.

Demolition of the existing structure is anticipated to commence in 2026 with Main Construction works also commencing in 2026 and working through to 2028.

The programme of works will cover the following elements:

- Establishment of Welfare facilities.
- Establishment of Site perimeter hoardings and traffic management.
- Demolition and Site Clearance works.
- Piling / Foundation and drainage works.
- Superstructure Construction.
- Connection of Services/Utilities
- External Envelope and Roofing Works.
- Internal Fit Out and Finishes.
- External Hard/Soft Landscaping.
- Site Clearance.

Working hours for the Project will be in line with Reading BC guidelines for noisy works:

With noisy Construction and Demolition activities restricted to the following hours as per Reading BC guidance:

- Monday – Friday 08.00 – 18.00hrs
- Saturday 09.00 – 13.00hrs
- No works on Sunday or Bank Holidays.

2.1 Competence Assessment and Appointment of Project Management

The main Contractor appointed on behalf of John Lewis Partnership BTR Ltd will appoint a Project Manager who will assume overall responsibility for the demolition and construction works.

The selected Contracts Manager and Project Manager will have both held senior management positions on previous projects. To ensure that they have the suitable competences to fulfil the position(s), they will be assessed and formally appointed by the Contractors Regional Director.

This formal appointment process seeks to assess skills, training and experience of the individual who will in turn acknowledge they understand their responsibilities in accepting the position and agree to implement these.

Health and Safety Aims for the Project

It is the Project's team intention to demonstrate commitment to the project goals and aims implementing good practices and capturing new and innovative processes throughout the project.

The ultimate Health and Safety goal on this project is to complete all work where no one is injured, and property damage has not occurred. To further define this, the Project will adopt the following on this project:

- Have no serious accident or any event to the level where the accident is reportable to the HSE.
- To complete health and safety inspections on site as required to monitor compliance. This compliments the daily site inspections completed by the Site Manager and Project Manager.
- To ensure industry best practice is utilised.
- To have an accident incident rate on this project lower than the industry average,
- To identify and share with the Principal Designer early warning of hazards to allow design modifications to take place as part of the coordination process of health and safety.
- Sequencing of works to avoid clashes and exposure to risks.
- To have no HSE Improvement or Enforcement Notices

2.2 Management Structure and Responsibilities

	JOB TITLE	NAME	HEALTH AND SAFETY RESPONSIBILITIES
	Construction Director	TBC	• Demonstrating commitment to H&S by example • Providing resources to site to enable effective management of H&S • Ensuring site staff are trained adequately in accordance with H&S policy • Ensuring Competent Sub-contractors are appointed • Ensuring Welfare Facilities are adequately organised • Reviewing documented evidence of the management of H&S on site • Ensuring Co-operation and co-ordination of H&S on site is implemented • Ensuring suitable plant and equipment for the job is made available • Being alert to special risks which may arise from site Risk Assessments • Providing supervisors with adequate information and guidance as read • Ensuring accidents are investigated and reported
	Contract Manager	TBC	

	JOB TITLE	NAME	HEALTH AND SAFETY RESPONSIBILITIES
	Project Manager	TBC	• Ensuring that all workers on site work in accordance with site rules. • Demonstrating commitment to safety & encouraging safe work • Ensuring RAMS (risk and method statements) are prepared for hazardous activities. • Ensuring ops have been instructed in H&S matters concerning their work. • Ensuring S/Cs (sub contractors) prepare RAMS and inform their operatives/employees of details • Reviewing RAMS supplied by S/Cs prior to commencement on site. • Ensuring work place training (e.g. tool box talks) is carried out for all. • Ensuring routine safety checks and statutory inspections are carried out. • Ensuring accidents are investigated and remedial action taken • Ensuring near miss events are reported to the SHE (Safety Health Environmental) Department. • Ensuring Weekly Activity Supervisor Plan is completed • Ensuring The Construction Phase Plan is set up and maintained. • Ensuring Suitable and sufficient safe systems of work are followed. • Ensuring Welfare Facilities are in good repair and are kept clean and tidy. • Ensuring first aid facilities and firefighting arrangements are available.
	Site Manager	TBC	• Ensuring adequate security arrangements are made for the site • Ensuring plant and equipment available on site is fit for purpose • Ensuring thorough examination/ test certificates available as per LOLER (Lifting Operations and Lifting Equipment Regulations). • Ensuring temporary electricity supplies meet company and legal requirements. • Ensuring suitable means of access and safe places of work are provided • Ensuring adequate precautions are taken to protect the public • Ensuring Adequate stocks of Personal Protective Equipment are available.

	JOB TITLE	NAME	HEALTH AND SAFETY RESPONSIBILITIES
	Appointed Person for lifting	TBC	The appointed person's duties should include the following. a) Being familiar with the relevant parts of the project Health and Safety Plan where the lifting operation is being carried out on a site where the Construction (Design and Management) Regulations [6] apply. b) Assessing the installation/lifting operation to provide such planning, selection of crane(s), lifting accessories and equipment, instruction and supervision as is necessary for the task to be undertaken safely. This may include consultation with other responsible bodies if necessary and ensuring that, where different organizations are involved, they collaborate as necessary. c) Ensuring that adequate inspection/examination and maintenance of the equipment has been carried out. For further information see BS 7121-2. d) Ensuring that there is an effective procedure for reporting defects and incidents and taking any necessary corrective action. e) Taking responsibility for the organisation and control of the installation/lifting operation. f) Ensuring that the crane supervisor is fully briefed on the contents of the relevant Method Statement. The appointed person should have the necessary authority for the performance of all these duties and, in particular, authority to stop the operation whenever they consider that danger is likely to arise if the operation were to continue. Duties, but not responsibilities, may be delegated to another person where considered appropriate. NOTE As the crane operator is required to be at the controls of the crane when it is handling loads, it would not be appropriate to appoint the operator to be in control of the lifting operation. For a basic lifting operation, the management of the employing organization may consider it appropriate to appoint the slinger to be in control of the lifting operation. The duties of appointed persons for crane operations can vary according to the complexity of the operation.

	JOB TITLE	NAME	HEALTH AND SAFETY RESPONSIBILITIES
	Temporary Works Coordinator	TBC	• Complete and update a temporary works register • Carry out risk assessment on need for temporary works design • Prepare a formal design brief for temporary works design • Engage with temporary works designer • Ensure design is checked in that the design is compliant with the brief in the terms of concept and structural adequacy. • Ensure temporary works designer has carried out a check. • Ensure independent temporary works checker as necessary. • Make designs available to the permanent works designer and Principal Designer. • Retain copies of temporary works design on file and maintain Temporary Works register, design briefs, correspondence, drawings, calculations and other relevant data for each temporary works item. • Ensure those responsible for on-site supervision of works have been made aware of Temporary works designs and have received copies of same. • Ensure checking and maintenance checks are carried out by the site team • Ensure Permits to work system is being effectively operated for each element of temporary works • Ensure safe dismantling of temporary works.
	All the above will be supported Health Safety and Environmental advisors who will visit the project on a regular basis to support the Project Manager and their teams, to provide advice and guidance.		

2.3 Arrangements for Site Workers

The site management team will consult with all operatives throughout the working days on the project. The Site Manager or the subcontractor's supervisor will communicate all Method Statements and Risk Assessments to relevant employees and consult with them on any ideas they may have that assist the construction review process.

Any safety alerts, changes in work patterns or hazards etc. will be communicated via weekly tool box talks.

When the project has more than 20 operatives on site, the Project Manager or Site Manager will initiate the selection process for appointing a site safety representative. Thereafter, site safety meetings will be arranged by the Project Manager or Site Manager on a frequency not greater than that every eight weeks. Once all subcontractors are appointed and the number of employees is agreed the Project Manager or Site Manager will convene the first meeting.

The Project Manager or Site Manager will liaise with contractors and relevant stakeholders on site both on a formal and informal basis, discussing methods of work and health and safety systems of work.

Key engagement with local businesses and residents will occur before and during the work on site, encouraging them to raise concerns and issues and actively seek to mitigate impacts wherever possible. They will be informed of continued changes during the period of the demolition and construction. The number of persons accessing the Project will increase at peak to around 200 operatives while Construction works are ongoing. Operatives will be encouraged to use public transportation to get to site or local public car parks to minimise the impact of their travel around the site.

In addition tool box talks will be provided to each contractor on site relating to health and safety information and logistics of the project.

Managers will have attended the SMSTS (Site Management Safety Training Scheme) course. Holders of the IOSH (Institute of Occupational Safety and Health) Approved course on Managing Safely in the Construction Industry will be accepted upon review.

Foremen and Engineers selected to supervise work activities on the project will have attended the Construction Industry Training Board SSSTS Site Safety Supervisors course as a minimum.

As part of their regular refresher training, Site Supervisors will provide weekly tool box talks to their Operatives. These toolbox talks include those from the CITB tool box talk's manual; Risk Assessments and Method Statements for the works; or safety alerts and other relevant information sources.

Existing training will be confirmed by operatives when they present their competence cards at their site induction.

Where a risk assessment identifies specific or unusual hazards or the need for special risk training, employees or subcontractors will be selected and sent on suitable training courses in advance of the element of work commencing.

Records of all training are held on site.

During site visits, the Health and Safety Advisors will tutor, mentor, educate and coach the on-site operatives in how the human mind works and why we act the way we do. This is to explain how simple changes in behaviour could yet further improve the approach to safety, and how if everyone was to change their safety behaviour, there would be exponential improvement of our safety culture across all Construction and Demolition Projects.

2.4 Site Induction

All site operatives and visitors to site will be given project specific induction training.

All site operatives will be required to provide copies of their skills competence for their skill/ trade and for the items of plant and machinery that they will be required to operate. Copies of all documentation will be retained on file during the course of the Project.

2.5 Welfare Facilities and First Aid

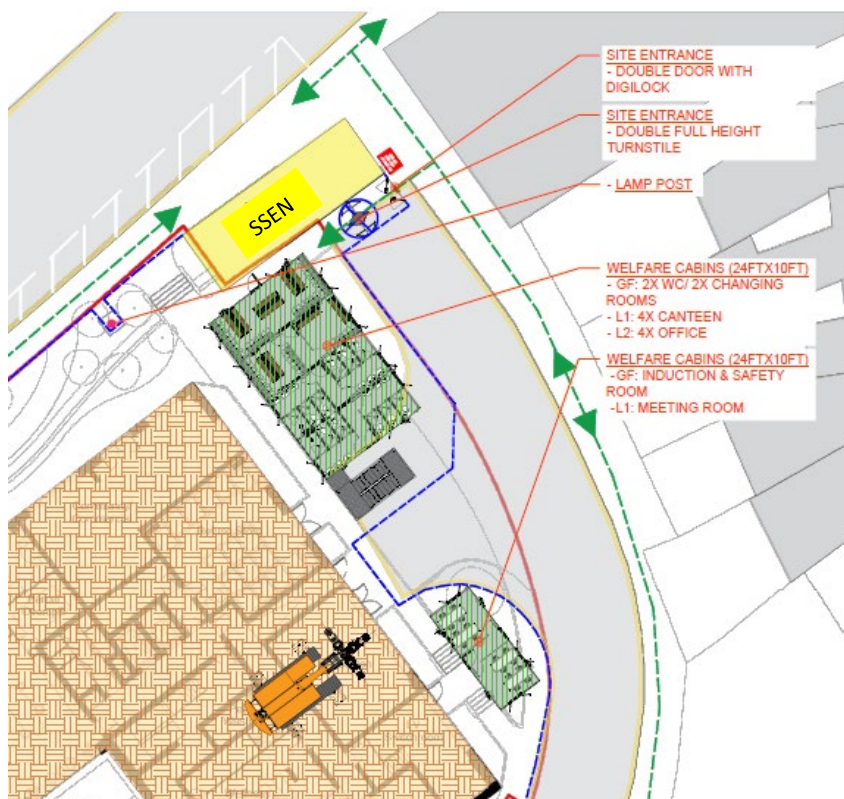
The Project Director/ Manager will ensure welfare is provided which complies with either Schedule 2 of the Construction (Design and Management) Regulations 2015, or Schedule 3 of The Construction (Design and Management) Regulations (Northern Ireland) 2016, as appropriate.

- Facilities for rest will have enough space for the number of operatives on site including rest areas with seats with suitable backs, food storage facilities and facilities for heating food and a fresh supply of wholesome drinking water.
- Male and Female toilets with hot and cold running water for cleansing skin and provision of skin care products including pre-start barrier cream, hand cleanser, after work skin moisturiser and sun screen.
- Changing rooms with storage and drying capabilities suitable for the number of persons on site

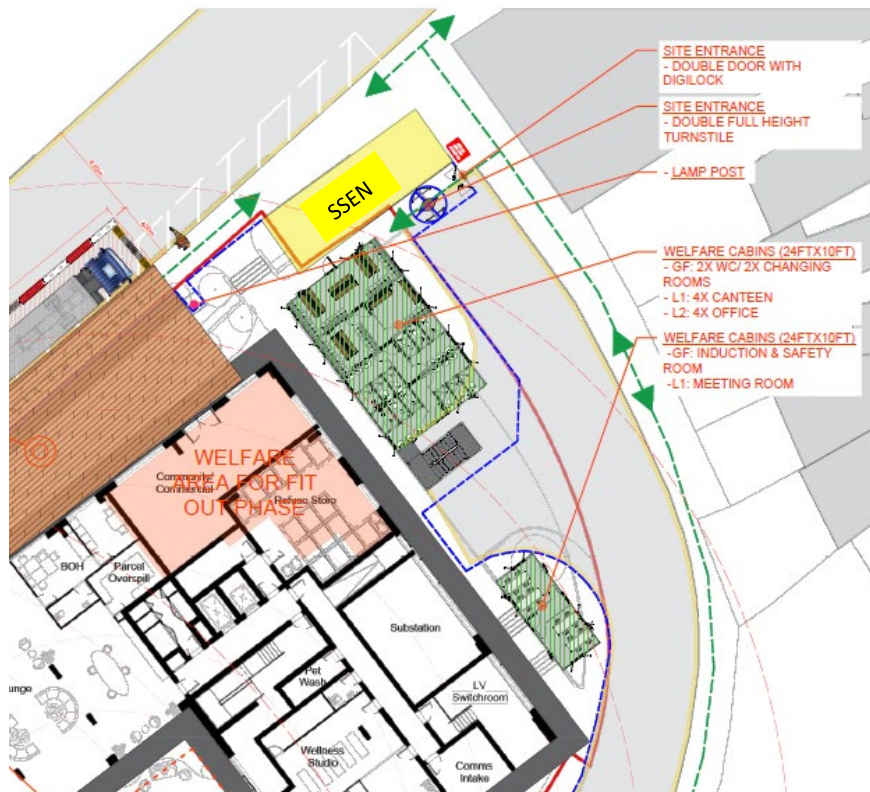
All welfare facilities will be cleaned daily.

First Aid boxes will be located within the Site Management office and First Aiders will be identified via a first aid sticker on their helmet and will be identified within the Site Induction to all persons visiting or workings.

Site Offices and Welfare facilities will be located at the end of Crossland Road (subject to hoarding licence and highways team approval from Reading BC) as per plan below for Ground works and Superstructure works.



Additional Welfare facilities due to the restricted external footprint of the Project will be added to ground floor areas once the external façade is weather tight and internal finishes have commenced as per plan below.



2.6 Fire and Emergency Procedures

A project emergency plan will be prepared prior to start on site.

A fire risk assessment and evacuation plan for the site will be completed prior to site offices being occupied and will be reviewed by the site management as required.

A drawing showing designated walkways/escape routes and assembly point will be posted in the site office and site canteen and all operatives on site will be shown this emergency plan at their induction.

The warning sound for emergency evacuation will be shout 'FIRE FIRE' followed by ringing the warning bell or three short blasts of the air horn.

Fire extinguishers will be available in the site offices and Hot work permits will be enforced on site which will also require extinguishers to be present.

2.7 The Reporting and Investigation of Accidents and Incidents Including Near Misses

All incidents will immediately reported to the Site Management Team and recorded.

If an accident has resulted in a minor injury the Site Management Team will complete a local investigation. This investigation will involve the team questioning anyone involved to identify how the accident or incident occurred. This information is reviewed by the relevant member of the SHE Department who will take any other necessary investigation action if required and dissipate learning and actions back to the Project.

If an accident is more serious or is a Dangerous Occurrence the Site Management Team informs the relevant member of the SHE Department directly. They will discuss the incident with the team to determine the level of seriousness and then ensure the appropriate member of the SHE Department attends the site to complete a full and detailed investigation and the relevant Managing Director is immediately informed.

3 Arrangements for Controlling a Particular Risk

3.1

3.1.1. Excavations and Work Where There are Poor Ground Conditions

Where any excavation work is to be undertaken, barriers will be put in place to prevent site operatives, site plant and member of the public from falling into the open excavation.

Trench boxes or battering back the sides will be used to prevent site operatives from being injured during the excavation operation and collapse of the trench while work is carried out.

The Project Manager will assess the type of trench support necessary if ground conditions change and will communicate to the site operative the safe system of work to be employed.

3.1.2. Preventing Falls

The control measures to determine the most appropriate fall protection system based on the three-stage hierarchy of control as documented in the Work at Height Regulations for managing the risk of falling from a height will be detailed within Risk Assessment and Method Statement (RAMS) . Where non-proprietary working platforms are to be used, the Project Manager will ensure that a detailed design is prepared and a suitable RAMS is documented with the control measure communicated to the relevant operatives.

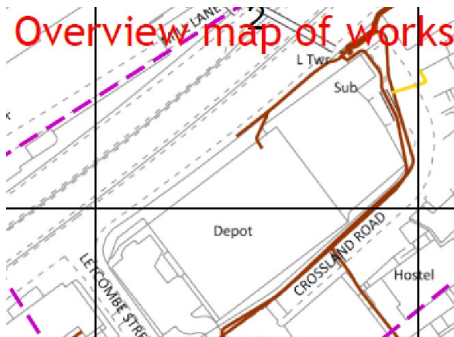
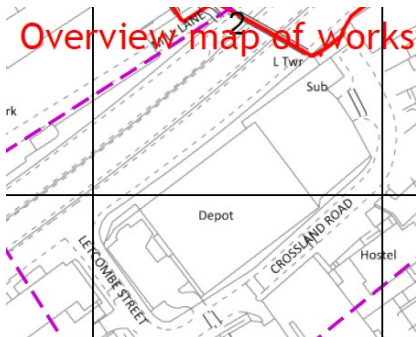
Where practical, The Project Manager or Site Manager on the Project will plan the works to enable as much preparation and pre-fabrication to be completed on ground level or off site where practical with the height of the building and close proximity Main Highway route through Reading. All work design should be developed to minimise exposure to falls from height during initial installation, and subsequent fitting and commissioning of equipment. With table formwork being pre-constructed at ground level prior to use to form superstructure and pre-fabricated balcony sections.

Edge protection to be maintained around all existing works during construction. Barriers will be in-place beside any open cut excavations.

Both Working Platforms and Excavations will be checked with the Statutory Registers being completed by the site management team.

	Scaffolding will be erected following behind the construction of the concrete frame by a competent subcontractor to enable work at height to be completed safely and to provide safe access and egress. Copies of scaffolder training cards will be held in by the Project team. Any works using small hand tools or materials will be covered in the RA and MS for that element of the works. The risks of working at height include falling objects, particularly where work is undertaken above live work areas. The design and execution will be so as to prevent tools and materials falling through or from any works at height. The Project Manager will implement the following controls where any work is to be completed with or near fragile materials.

3.2 Working near high voltage power lines / cables

	Existing services have been identified and the Site Management Team will take cognisance of high low voltage power cables. There is existing sub-station located at the intersection of Crossland Road and Mill Lane. There are a number of services both HV and LV. Prior to Demolition and Construction works an agreed method of protection and control procedures will be agreed with SSE. Prior to demolition works commencing all existing electrical services entering the boundary (excluding temporary electrical supplies for Construction provision) will be disconnected. Existing LV electrical plan.  Existing HV electrical plan.  In order to eliminate these risks, the following provisions will be implemented and maintained throughout the Project. • The control measures for managing the risk of coming in contact with services will be detailed within Risk Assessment and Method Statement (RAMS). • Prior to commencing the works a review of all existing services will be carried out and maintained throughout the works. • Existing Services will be located and identified by a competent person. Records will be updated on existing drawings/details. • A permit to work system will be implemented and managed by the Site Management Team. • Where existing services are unearthed, services will be backfilled prior to the end of each shift. • The site will be fenced off to minimise attraction of trespassers. • Work on live electrical systems will only be carried out by a competent sub-contractor this will include clear and concise labelling of live circuits.

3.3 Work involving the assembly or dismantling of heavy prefabricated components

3.3.1 Control of lifting operations and Tower Cranes

Any and all lifting operations will be carefully planned by the Appointed Person for Lifting Operations who will assist in the completion of lifting plans where required. The Appointed person will also check that all lifting equipment has been suitably tested and thoroughly examined not more than 12 months or for lifting accessories or equipment used for lifting persons not more than 6 months from the current date.

The competence card of the Crane operator will be inspected to ensure it covers the type of machine and is also that it is up to date.

A trained and competent Slinger/ Signaller will be available to assist the lifting machine operator.

All lifting equipment will be inspected weekly and records of such inspection recorded in the lifting equipment inspection register and the mobile lifting plant inspection register.

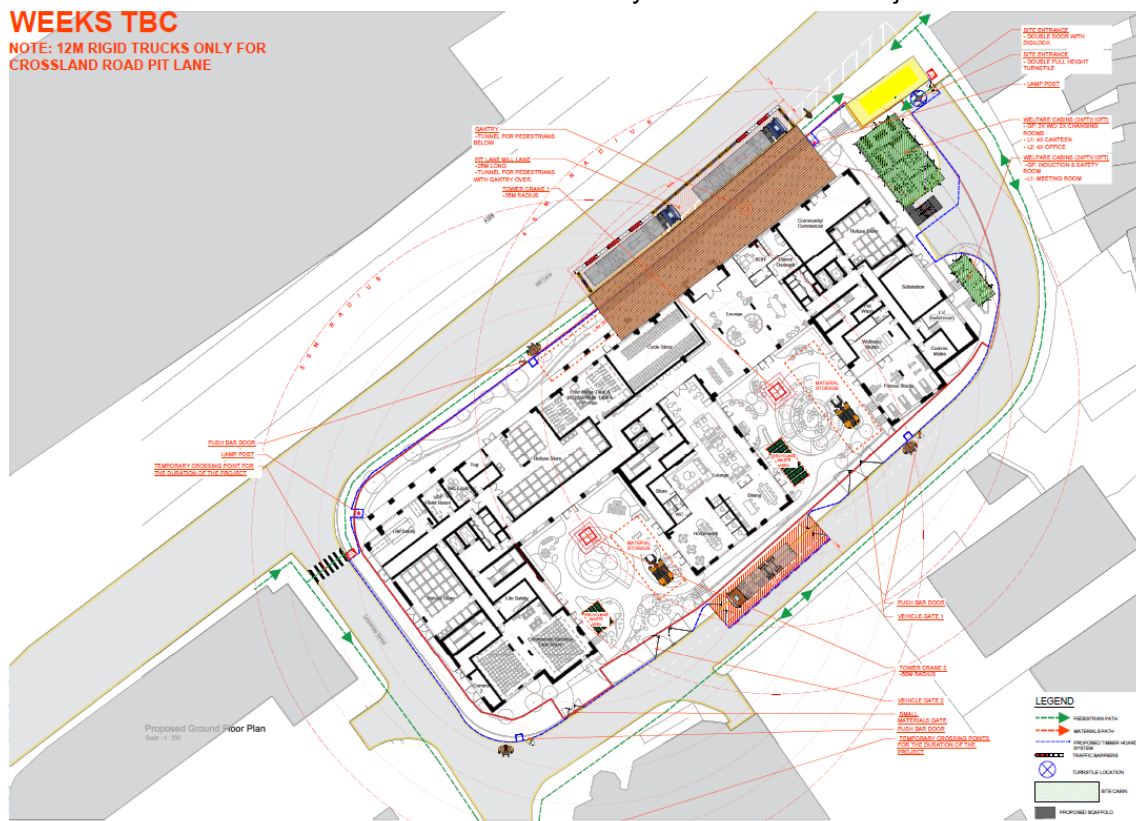
The Project which is in a confined area with limited space will rely on the use of 2 No. Tower to facilitate the Construction of the building superstructure, façade and roofing elements.

Lifting is proposed to be provided by 2no. luffing jib tower cranes to service these works. They will have limits set in order not to over sail outside the site boundary lines when in operation, with all works controlled by the designated Lift Supervisor working under the guidance of the Appointed Person for lifting.

Tower Cranes will be located within each of the courtyards areas of the Project.

WEEKS TBC

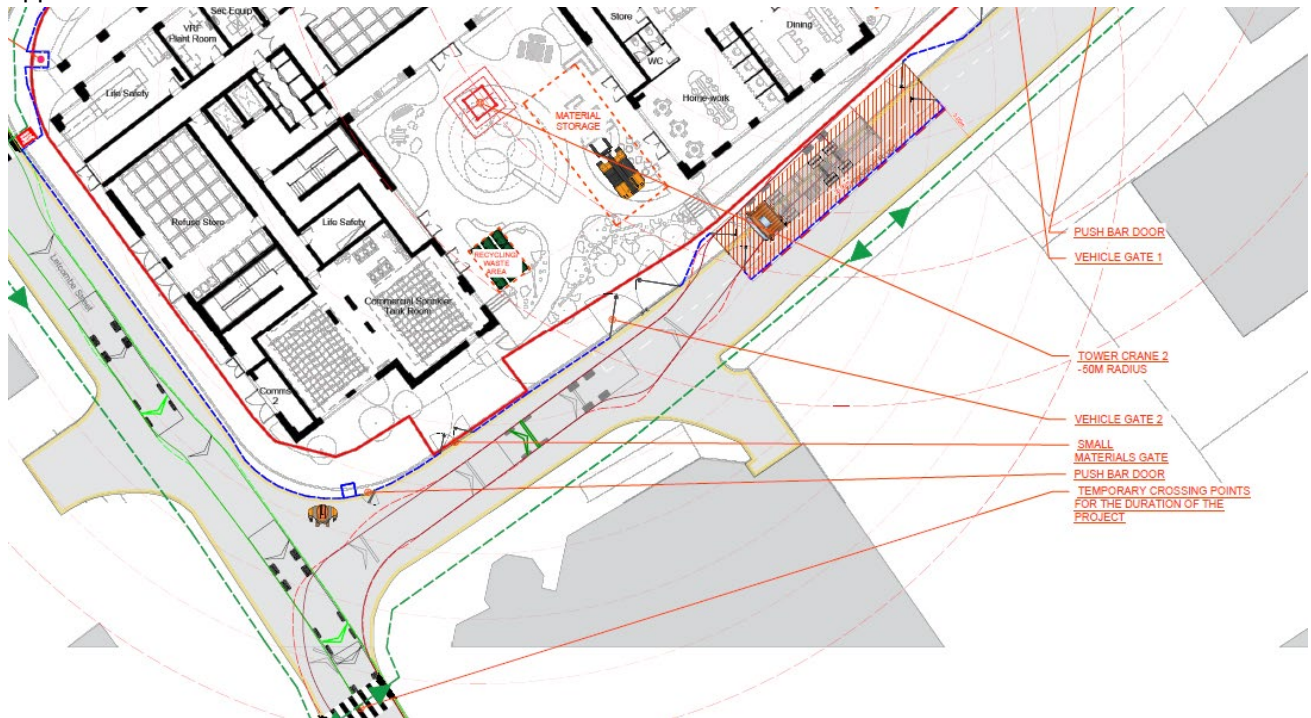
NOTE: 12M RIGID TRUCKS ONLY FOR
CROSSLAND ROAD PIT LANE



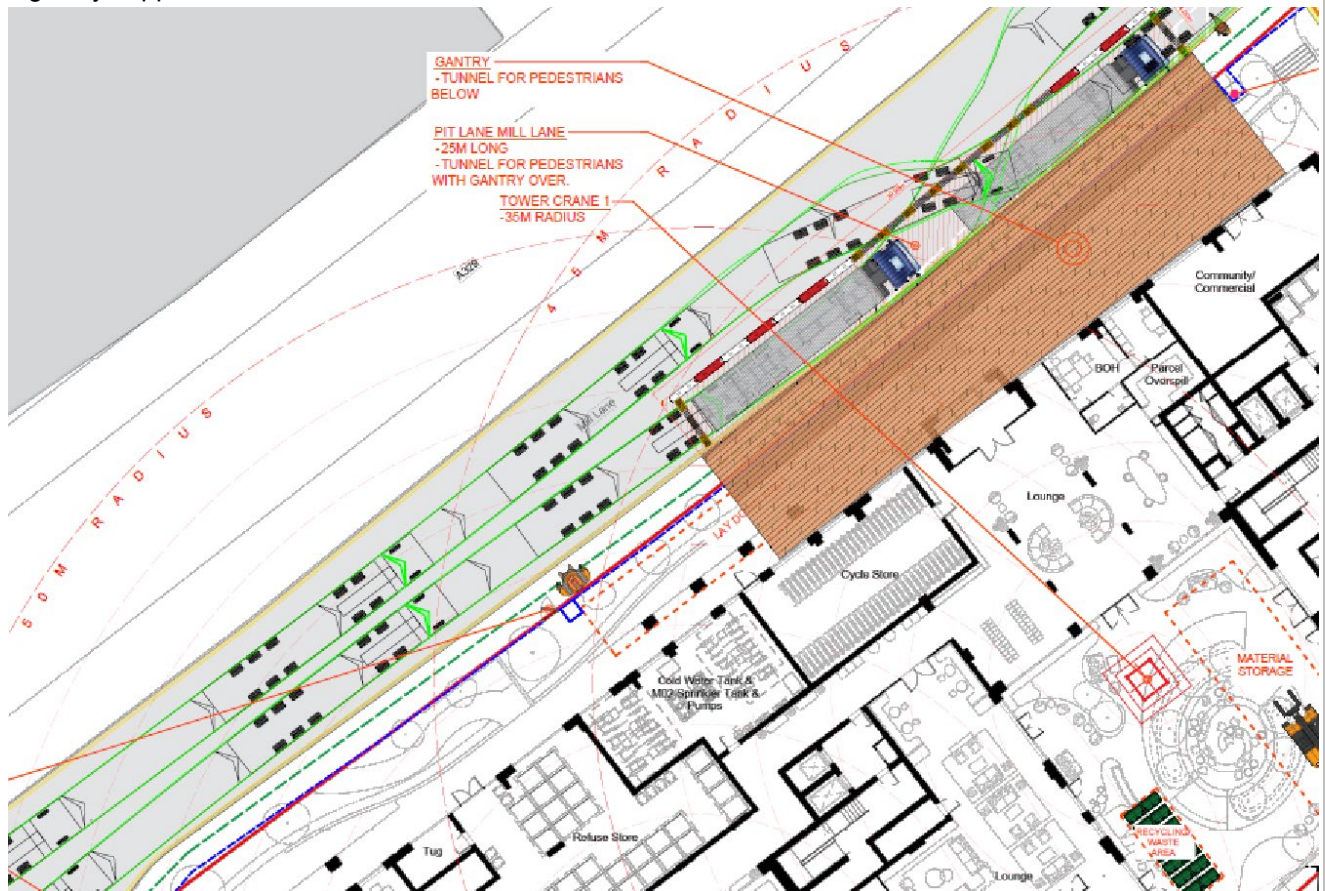
It is planned that elements will be prefabricated where possible as per best practice and modern methods of construction in order to minimise number of deliveries and number of persons having to attend the project.

In order to facilitate the required deliveries, it is intended to establish 2no. Pit Lanes for the main duration of the works for safe lifting (subject to approval with highways and relevant permits being granted by Reading BC).

Pit Lane (1) Located on Crossland Road to receive vehicles not greater than 12m Rigid Vehicles following swept path analysis. This is planned to be in place for the duration of the construction period, subject to RBC highways approval.



Pit Lane (2) Located on Mill lane to receive articulated vehicles with protected gantry area for safe offloading by public footpath. This is planned to be in place for the duration of the construction period, subject to RBC highways approval.



4 Arrangements for Controlling Common Risks

4.1 Safety

4.1.1. The production and approval of Risk Assessments and written systems of work

A comprehensive specific Project Risk Register is drawn up by the H&S Manager based on the hazards and risks identified in the Pre- Construction Information documents and from pre-start planning activities. This will be in conjunction with the risks identified within the Pre-Construction Information document following completion of all site surveys.

Appropriate site-specific Risk Assessments are completed throughout the project from which detailed Method Statements can be drawn up based on the best way to carry out the tasks so as to eliminate or reduce the identified hazards and risks. Where these risks cannot be completely eliminated, suitable controls are developed to reduce the likelihood of injury to those affected by the works.

4.1.2. Delivery and removal of materials (including waste) and work equipment taking account of any risks to the public, for example during access to or egress from the site*

An outline traffic management plan for the scheme has been completed for the Demolition and Construction works proposed on the site. Once agreed this will be implemented on the Project with all persons employed instructed to follow the traffic management plan (TMP), which will be explained to all operatives prior to commencement of works. This clearly defines pedestrian and vehicular

routes. The TMP will be updated regularly as the work progresses and feedback is received from Highways department and local businesses / residents.

The appointed Contractor's Project/ Site Manager will liaise with persons and parties potentially affected by deliveries to ensure that deliveries to site are planned minimise disruption to adjacent road users.

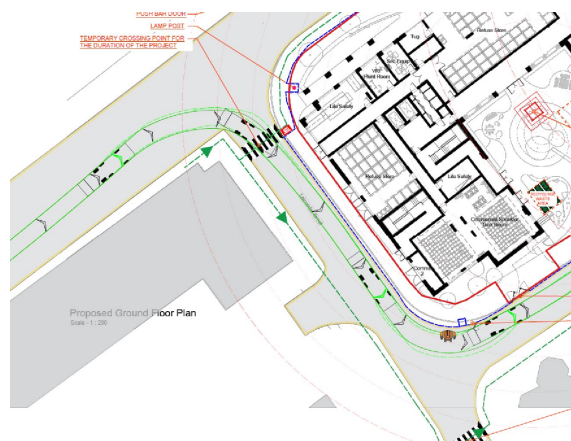
A Method Statement/ Risk Assessment will be completed for loading/ unloading materials.

A daily inspection of the vehicle and pedestrian management plan will be completed and recorded by the Project Manager.

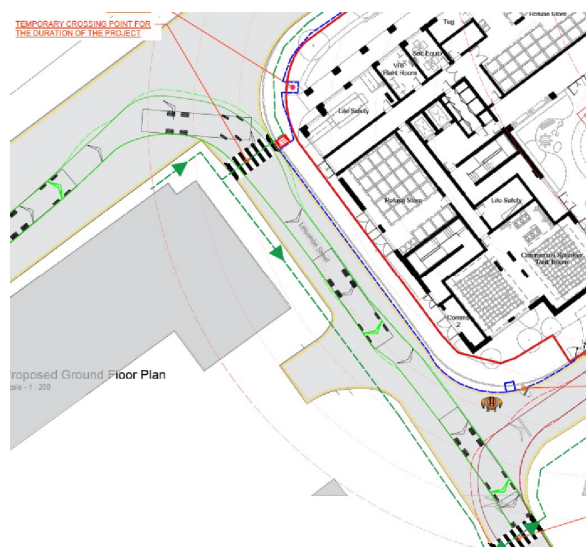
The restricted area of the site and town centre location mean vehicle movements will be of key safety importance with a number of traffic marshalling points identified on junctions and potential pedestrian crossings points identified for safe vehicle access.

All delivery vehicles will be marshalled safely in and out Crossland Road away from neighbouring roads to limit construction vehicle impact.

It is planned that all delivery vehicles enter and exit via the Mill Lane / Letcombe Street junction.



It is intended that during the Demolition and Construction works the existing footway to the site side of Letcombe Street / Church Street will be closed and the site hoarding will be extended up to the main road kerb line. This is to minimise risk to the public by moving them away from main vehicle access and turning points. In order to facilitate this, it is proposed that temporary pedestrian road crossings will be established Letcombe Street / Church Street (subject to confirmation Reading BC highways team) that will be managed by the Contractors traffic marshals on a daily basis to ensure pedestrian and traffic safety is controlled safely.



All deliveries will be managed and controlled by the Site Logistics Manager with electronic booking in system utilised to plan deliveries and offloading periods. Wheel washing measures will be put in place for all construction vehicles that enter the site

4.1.3. Dealing with services and utilities

Existing services have been identified and the appointed Contractor will take cognisance of Electrical Services, Street Lighting, Water Services, Fire Hydrants, Land Drains, Drainage Services, Sewer Services, Disused drains, Telephone Services and Communication Systems.

In order to eliminate these risks, the following provisions will be implemented and maintained throughout the Project: -

- The control measures for managing the risk of coming in contact with services will be detailed within Risk Assessment and Method Statement (RAMS).
- Prior to commencing the works the Project team will conduct a review of all existing services contacting utility providers prior to works commencing.
- Existing Services will be located and identified by a competent person with trial holes being excavated as per safe works procedure to locate and identify. Records will be updated on existing drawings/details.
- A permit to work system will be implemented and managed by the Site Management Team.
- Where existing services are unearthed, services will be backfilled prior to the end of each shift.
- The site will be fenced off to minimise attraction of trespassers, with site perimeter being formed of timber hoarding with vision panels.
- Work on live electrical systems will only be carried out by a competent sub-contractor this will include clear and concise labelling of live circuits.
- Existing high level street lighting towers have been identified on the site boundary and will be replaced with smaller lighting columns during the course of the Construction works. Until they are replaced they will need to be maintained with protection measures required during the Demolition and Construction period.



4.1.4. Accommodating adjacent land use

The Project will be registered with the Considerate Constructors Scheme. As such the Project/ Site Manager will implement the principles of the scheme in accommodating persons and parties affected by the work activities.

The Project/ Site Manager will liaise with persons and parties potentially affected by work activities. They will where practicable plan work activities that will reduce or eliminate the impact from work activities on adjacent land or property users.

Prior to works commencing contact will be made with residents and businesses on Crossland Road, Letcombe Street, Deansgate Road, Church Street, and St Giles Close to explain the works, programme and establish open point of contact with the Project Construction team.

Dilapidation survey(s) of conditions will be undertaken of existing roads and nearby properties prior to any Demolition or Construction works commencing.

4.1.5. Stability of structures whilst carrying out construction work, including temporary structures

A schedule of temporary works will be established for the project, including demolition activities, scaffolding, deep drainage, Tower Cranes, Piling matts, Formwork/Falsework, temporary welfare foundations, hoist bases, etc.

These will all be designed by relevant design engineers and co-ordinated by the Temporary Works Co-ordinator, and calculations checked by appointed Temporary Works engineer prior to any works.

4.1.6. The maintenance of plant and equipment

All mobile work equipment will be inspected daily by its operator and records of the inspection maintained. All plant will be fitted with working flashing beacon. The Project Manager or Site Manager will inspect the inspection reports on a weekly basis.

All portable electrical hand tools will be inspected periodically by The Project Manager or Site Manager to ensure they have appropriate PAT testing. All portable electrical hand tools will be inspected before use by the operator

4.1.7. Traffic routes and segregation of vehicles and pedestrians

The Contractor and Site management team is aware of the importance to segregate operatives and pedestrians from operated plant and site vehicles.

The Site Management team will ensure that access and egress routes remain unobstructed and clear of debris and material for both workforce and general public in Reading Town Centre.

An outline traffic management / logistics plan for the site welfare/offices and compound has been developed. All persons working or attending the Project will be instructed in their induction to follow the traffic management plan.

The following safety controls will be considered within the traffic management plan.

- Segregated site entrance for people and plant.
- Segregated site from Mill Lane/Crossland Road/Letcombe Street with a solid timber hoarding to the perimeter of the site with required lighting (as per RBC hoarding license requirements)
- Traffic marshalling Points located around the site by vehicle turning/ entrance areas, and pitlane vehicle offloading areas.
- Physical barriers to separate people/plant throughout site, and to pitlane offloading zones located on highway.
- Barriers and warning signage to prevent direct egress from building/ structure/ welfare onto plant movement route
- Vehicle tracking and turning circles have been assessed at early stage to establish traffic management outline traffic management plan.
- Traffic marshals in attendance for vehicle reversing and control of vehicle entering from Mill Lane.
- Barrired reversing zones
- Daily inspection of vision aids, flashing beacons & reversing warning on mobile plant
- Banksman to be used for reversing operations
- Additional lighting through Winter period
- Erection of information and warning signage
- Fencing around openings in the ground.
- Anti climb measures to tower cranes.
- Speed limits imposed on site
- Inspection and maintain traffic routes, pedestrian access on a daily basis.
- Instruction to all on "Keep Clear from Moving Plant" and establishment of safe operating zones
- Protection Gantry tunnel to Mill lane pavement (open on road side for security) well lit with CCTV monitoring.

A copy of the traffic plan and logistics plans are located at the back of this document.

Traffic routing plan will be developed and implemented prior to works commencing identifying access and egress routes to be used when entering and exiting Reading for Demolition and Construction traffic to minimise impact on the local community and residents.

There will be no parking provision on the Project during the Construction phase of the work, all workers will be expected to travel to and from the site via public transport, cycling or on foot.

Parking if required will utilise available public carparks.



Site Access and Egress.

4.1.8. Storage of materials (particularly hazardous materials) and work equipment

COSHH assessments will be completed for all hazardous substances. The Project Manager or Site Manager will pass appropriate information to the site operatives regarding the safe system of work to be followed for each hazardous substance. Access to Hazardous materials will be controlled by the Project Manager or Site Manager/Site Engineer by holding a key to a locked container.

All hand tools and work equipment will be stored in a secure site lock up areas that will be established on the ground floor of the new building when not being used.

4.1.9. Site security

We will display adequate clean, clear and visible warning signage around the site to warn of the dangers of the construction site.

The site will be secured with a physical solid timber fencing and access gate to prevent unauthorised access.

All persons entering the site will access via electronic face recognition turnstile.

	Monitored CCTV security system will be in place out of hours security. Site management team with authority to challenge any person who are believe are not authorised to be on site. All person work and visiting the site will be required to sign the site attendant register.
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4.2 Health Risks

4.2.1. The removal of asbestos

	Prior to demolition of the existing Warehouse distribution storage unit a Refurbishment and Demolition Survey will be undertaken to identify suspected ACM (Asbestos Containing Materials). If Asbestos is identified to be removed this will be carried out by a specialist Asbestos removal organisation. Asbestos awareness training will be carried out as appropriate to site operatives who are tasked with breaking the structure of the building. The information contained within the Refurbishment and Demolition Survey will form part of the induction to any persons attending the site during the demolition and substructure works.
--	--

4.2.2. Dealing with contaminated land

	On completion of detailed ground investigation prior to substructure works if the ground is identified as contaminated, a permit to dig will be used to control any excavation work. The application permit will ensure the risk of damage to a person health from contaminated land will be considered and managed. All arising contamination will be removed by registered and approved carrier to identified waste treatment facility for that type of contamination/waste.
--	--

4.2.3. Manual Handling

	Information on correct manual handling technique will be provided to all site operatives through a tool box talk. All practicable measures will be undertaken to use mechanical means to prevent the need of manual handling. Tower cranes, forklifts, goods hoists have been identified as requirements within the site logistics plan to aid offloading and safe distribution of materials. The risk of manual handling will be risk assessed as part of the task Risk Assessments completed by the site management team. Manual handling tool box talks will be communicated to all site operatives throughout the duration of the project.
--	--

4.2.4. Reducing noise and vibration

	There are no foreseen extraordinary causes for noise or vibration with the demolition of the former John Lewis Depot. Contig piled foundation works and insitu foundations will utilise industry standard control measures. Vibrations and Dust monitoring points will be required to be established on Letcombe Street and Crossland Road during these activities.
--	---

	The risk of damage to the health from noise or vibration will be assessed as part of the activity task Risk Assessments completed by the site management team. Noise monitors if necessary to establish the need for any further control measures if needed. Exposure to vibration will be monitored by the Site Manager.

4.2.5.Exposure to UV radiation (from the sun)

	Where site operatives are required to work outside they will be instructed to cover up to protect skin from exposure to UV radiation from the sun. Tool box talks will be communicated to all site operatives at appropriate times of the year about the dangers from exposure to the sun and the personal controls they must take.

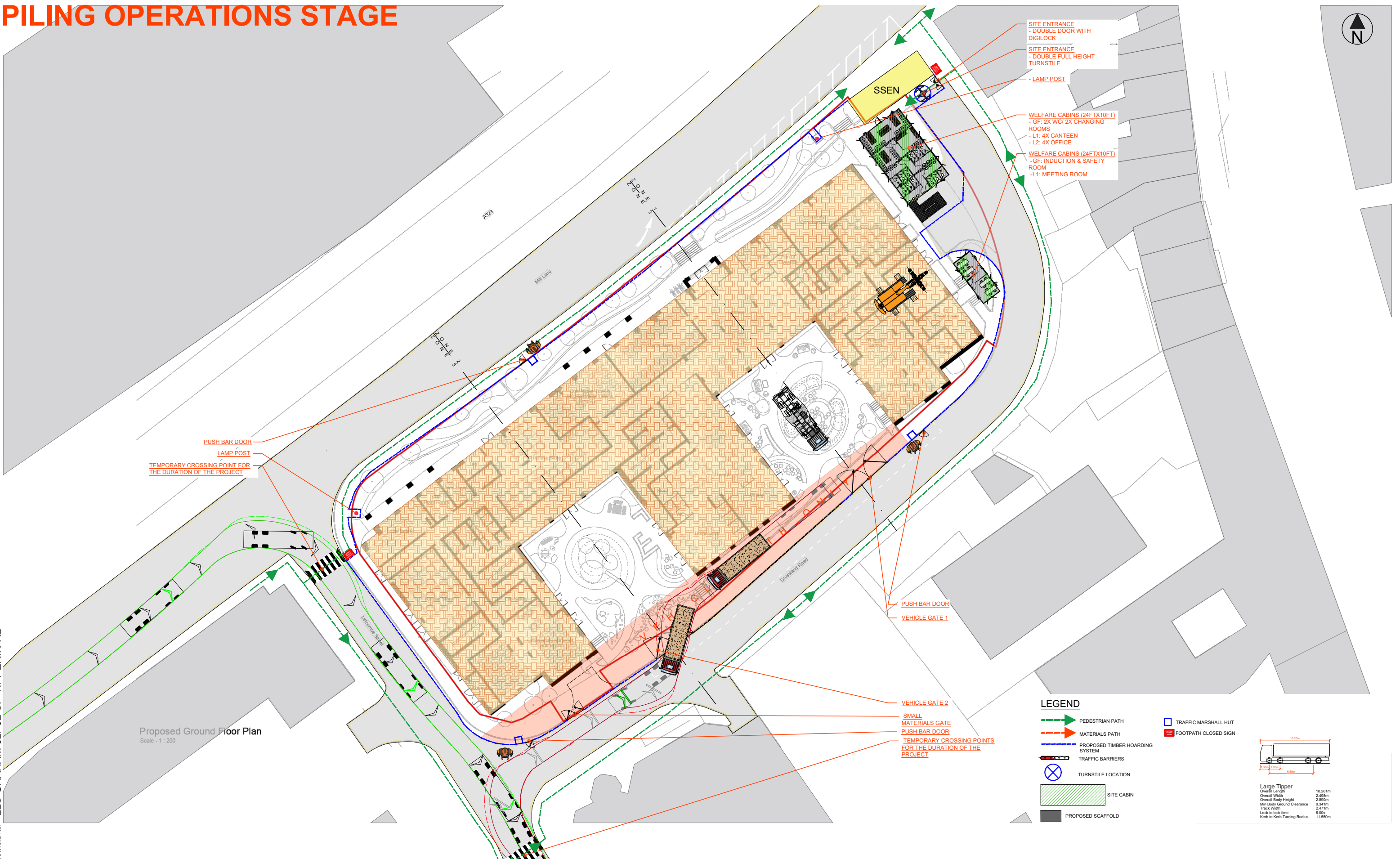
4.2.6 Dust

	All tools will be fitted with dust suppression in the form of dust collection bags, vacuum attachments or water suppression to ensure that construction dust is minimised. A vacuum should be used to reduce the circulation of dust, this will be an M or H-Type vacuum constructed to BS5415 and with 3-stage filtration – the risk assessment will consider the level of vacuum specification and how the filters are changed without exposing operatives to dust. Brushing/ sweeping is permitted but only when the area is dampened down prior to sweeping. In addition, all operatives who may be subjected to the risk of dust exposure will be face fit tested for a suitable and adequate RPE. Dust monitoring and damping down controls will be required during the Demolition phase of the works.

5 Traffic Management Plan and Logistics



SWEPT PATH ANALYSIS - 11.20M LARGE TIPPER VEHICLE REVERSE IN PILING OPERATIONS STAGE



LLS-GRAHAM-JLP02-SP-TIPPERIN-R2

DRAWING No:

A3 29.7 x 42 cm

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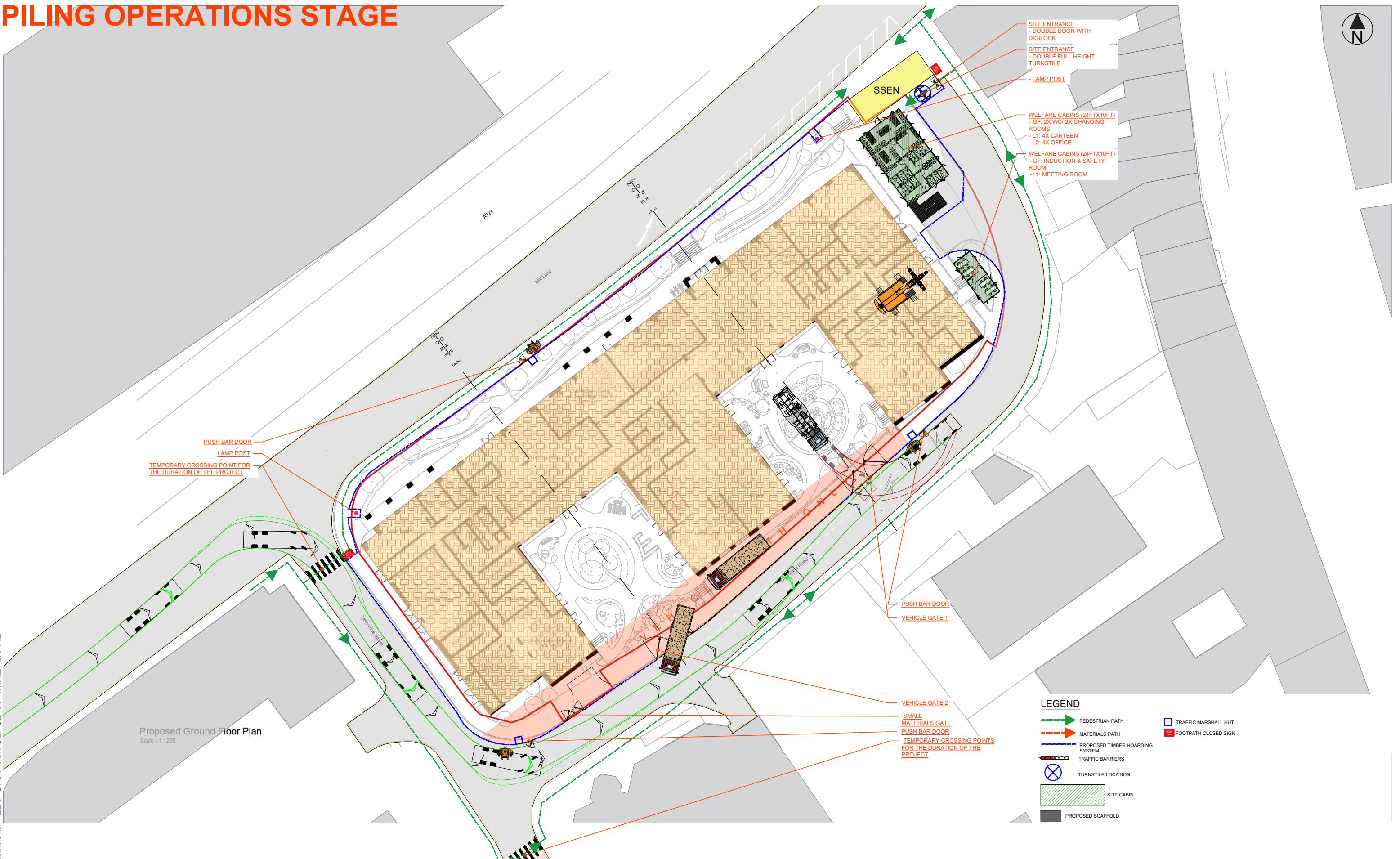
ADDRESS:
**FORMER JOHN LEWIS DEPOT,
LETCOMBESTREET, READING
(ALSO KNOWN AS JLP MILL
LANE)**

REVISION: XX/XX

PROJECT:
**LOGISTICS PLAN
SWEPT PATH ANALYSIS
- 11.20M LARGE TIPPER
REVERSE IN**

DATE: 30/04/2024

SWEPT PATH ANALYSIS - LARGE CONCRETE MIXER REVERSE IN PILING OPERATIONS STAGE



LLS-GRAHAM-JLP02-SP-MIXERIN-R2

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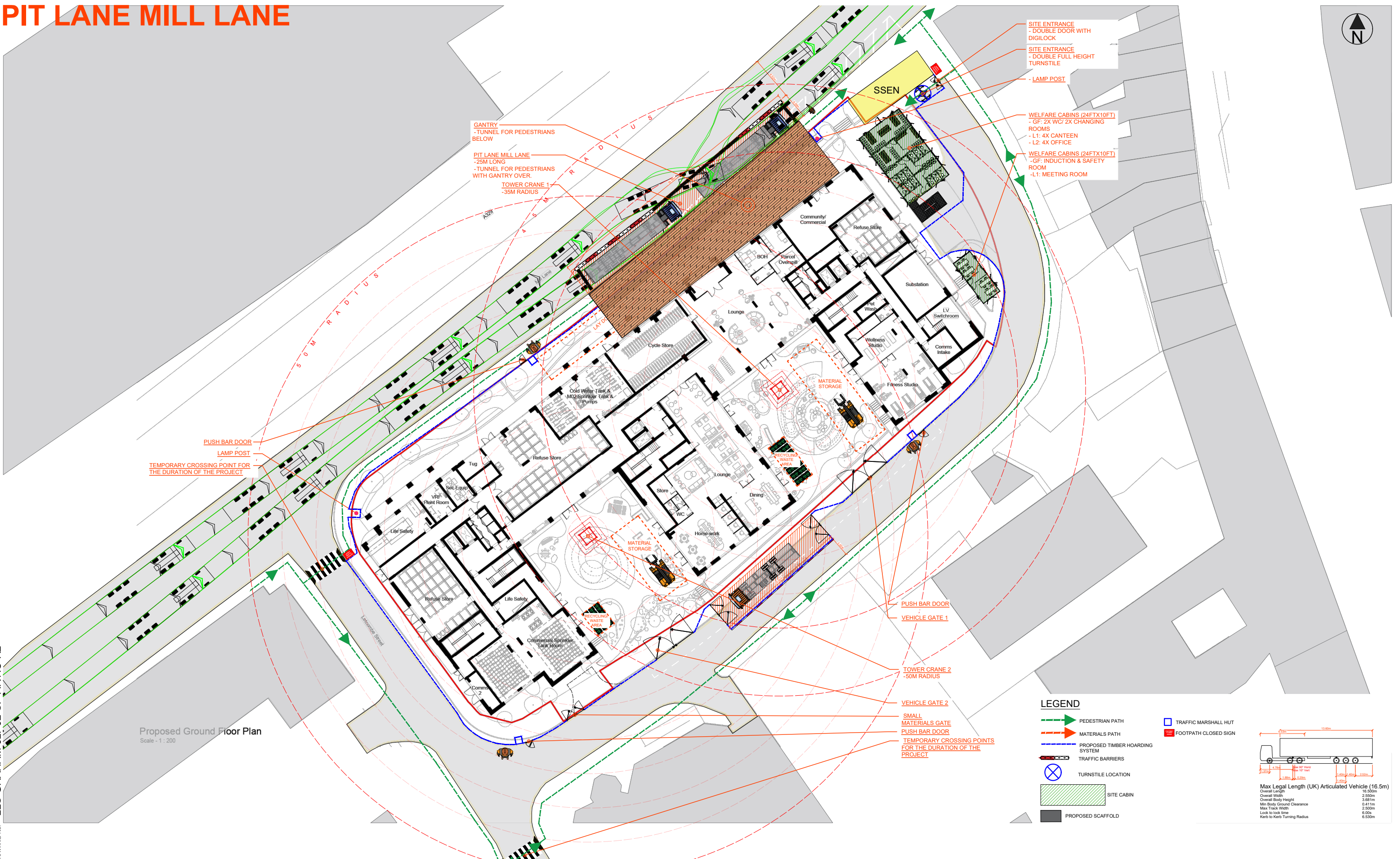
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LANE)**

PROJECT:
**LOGISTICS PLAN
SWEPT PATH ANALYSIS
- 11.20M LARGE CONC.
MIXER REVERSE IN**
REVISION: XX/XX
DATE: 30/04/2024

SWEPT PATH ANALYSIS - 16.50M ARTICULATED VEHICLE DRIVE IN/OUT

PIT LANE MILL LANE



LLS-GRAHAM-JLP02-SP-ARTIC-R2

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REVISION: XX/XX

PROJECT:
LOGISTICS PLAN SWEPT PATH ANALYSIS - 16.50M ARTICULATED VEHICLE DRIVE IN/OUT

DATE: 30/04/2024