



Eden London UK Ltd
Unit 2
North Weald Aerodrome
Epping, Essex
CM16 6HR
Tel: 08000 432639
E: info@edenlondon.co.uk
W: www.edenlondon.co.uk
Company Reg. 6923364

Construction Management Plan



**40 Christchurch Road,
Reading,
Berkshire
RG2 7AY**

Document Author: Frank Turnbull
Revision: 3.0
Date: 15th February 2024



Official partner of
The Prince's Trust





Table of Contents

2	Scope of Works.....	3
3	Arboricultural Statement & Considerations.....	3
4	Programme	3
5	Enabling Works/Formation of Site Perimeter.....	3
6	Secure Site Compound	3
7	Location of Temporary Site Accommodation.....	4
8	Site Parking & Storage of Plant & Materials	4
9	Wheel & vehicle underbelly Wash Facility.....	4
10	Management of Dirt & Dust	5
11	Excavation and Ground Works	5
11.1	Location of underground Services.....	5
11.2	Excavations	5
12	Recycling/disposing of waste resulting construction work.....	5
12.1	Demolition Company Environmental Statement	6
13	Noise Control.....	6
14	Identification of any footpath closures or road closures needed during construction.....	6
15	Pest Control Measures	6
16	Hoarding.....	7
	Appendix 1.....	8

2 Scope of Works

The project comprises minor demolition, repairs and refurbishment of a former school to a day school for children with an autistic spectrum conditions (D1). The internal works comprise the strip out of existing fixtures and fittings. Works to the superstructure, substructure, roof, along with internal finishes, fittings, furnishings and equipment. Modification and installation of new services. The formation of new classrooms and welfare facilities for the pupils and staff and associated works. The external works comprise alterations, the demolition of the rear external kitchen and hard standings, landscaping, new fencing, tarmacking for additional side parking. External play area to be revamped for use. New windows and doors, Roof works comprise works to leaking valley and tile replacement.

3 Arboricultural Statement & Considerations

The following statements needs to be adhered to throughout the project in accordance with Reading Borough Council requirements:

1. Tree protection to be implemented in accordance with the approved Arboriculture Method Statement.
2. There is no conflict with the tree protection and other elements within the CMS plan. If conflicts arise the Arboricultural consultant will oversee if required.

4 Programme

The provisional time-scales in which this project is to be completed are as follows:

Site Possession	09/10/23
Practical Completion	29/04/24

5 Enabling Works/Formation of Site Perimeter

At commencement the front of the property has been hoarded with 2.4m plywood with rails The fencing has been erected with all the necessary signage to the front sections of the demise.

6 Secure Site Compound

The site compound is secured by the hoarding to Christchurch Road. The site boundary to the West and East is bordered with a brick and the South of the demise has a chain link fence.

7 Location of Temporary Site Accommodation

Welfare unit and Site Office are located to the front of the property. These facilities will be sufficient for not only direct employees, but also for those working on a sub-contract basis. The facilities provided will include a welfare area including washing facilities, toilets and first aid facilities.

8 Site Parking & Storage of Plant & Materials

1. All contractor's vehicles will park at the front of the site as marked on the drawing in Appendix 1.
2. All materials and plant will be stored within the building demarcated as detailed in Appendix 1 of this document. Materials such as cement and equipment will be stored in a secure site cabin.
3. Management of Vehicle Access/Egress, Deliveries & Loading/Unloading of Plant Material access to the site will be via Christchurch Road entrance throughout the works as detailed in Appendix 1 with green arrows.
4. The site has the facility to have an entrance and exit for vehicles, appropriate signage will be utilised and drivers will be notified prior to delivery.
5. Delivery/plant machinery will be accompanied onto and from the site by a banksman at all times. Generally deliveries will be by smaller vehicles and the contractor will make suppliers aware of the site restrictions when arranging deliveries.
6. Construction traffic routes will be kept a safe distance from ground works at all times.
7. Prior to leaving the site, vehicles will be inspected and the wheels be washed on the hard standing using a Karcher type jet wash unit.
8. Eden London UK Ltd will manage the risk of any road contamination by regular monitoring. Should the road become contaminated any debris will be removed by spade and jet wash.

9 Wheel & vehicle underbelly Wash Facility

The works are not expected to generate any road contamination but the following rules will be applied to site.

1. Prior to leaving the site, vehicles will be inspected and the wheels be washed on the hard standing using a Karcher type jet wash unit.
2. The contractor will manage the risk of any road contamination by regular monitoring. Should the road become contaminated any debris will be removed by spade and jet wash.

10 Management of Dirt & Dust

1. If dust emissions are generated in dry period the contractor will use water spray to wet the material and suppress the dust.
2. The site manager will take account of weather conditions and prevailing wind direction when organising operations to prevent and minimise dust nuisance to neighbouring properties.
3. All site staff will be trained and be aware of the Dust Management Strategy.
4. In the event of a complaint from a neighbouring property in respect of dust their concerns will be considered and action taken to prevent future occurrence.
5. All site staff will have appropriate PPE to protect them from the effects of dust.

11 Excavation and Ground Works

11.1 Location of underground Services

1. Prior to commencing excavations, the site area will be checked for overhead and underground services.
2. Service plans will be obtained from Utility providers and the site area checked over using a locating device.
3. Once identified service routes will be identified and clearly marked. If markings are lost during the working operation the exercise will be repeated to ensure service routes remain clearly marked as required for the duration of the works.
4. Works will be undertaken in accordance with the HSE Guidance Document, Avoiding danger from underground services.

11.2 Excavations

1. Trenches with a depth exceeding 1m will be either battered back or suitably shored and the shoring maintained.
2. Trenches will be inspected regularly and excess groundwater pumped out regularly during inclement weather.
3. Vehicle plant will be kept a safe working distance from the trench to prevent potential collapse.
4. No site staff will work below an excavator.

12 Recycling/disposing of waste resulting construction work

The project requires only a small amount of demolition works and so very little waste material is expected. In respect of the construction work, the following measures have been identified to minimise the quantity of waste produced during this project:

1. The experienced site manager will be responsible for identifying and segregating waste on site.
2. All waste resultant from the works will be segregated on site.
3. Resultant hard core will be re-used where possible in the substructure.
4. Re-usable materials will be identified on site and removed for storage and re-sale.
5. Recyclable materials will be removed from site for processing in licenced facilities.

12.1 Demolition Company Environmental Statement

Our appointed demolition company JS Demolition & Reclamation Ltd Environmental Statement states that they are committed to delivering their services in an environmentally frie

13 Noise Control

1. Whilst working on site the contractor will adhere to the recommendations of BS 5228- 1, clause 9.3 to minimize noise levels during the execution of the Works.
2. The project is a relatively simple conversion with limited demolition and groundworks with no notable works which would cause significant noise pollution. The close proximity of residential housing has been recognised and there will be no operation of heavy plant etc. outside normal working hours of 8.00am – 5.30pm Monday to Friday and 09:00 – 13:00 Saturday.

14 Identification of any footpath closures or road closures needed during construction.

There is no planned requirement for any footpath or road closures during the refurbishment, if however this changes Reading Borough Council will be notified and the required licenses will be applied for.

15 Pest Control Measures

It is not anticipated that any Pest Control measures will be required for either demolition or construction works. The rear building to be demolished is expected to take a maximum 3 days to demolish and clear and has only above ground drainage.



16 Hoarding

The site hoarding will display the statutory F10 and out of office contact details for eden and site signage.

The hoarding will be maintained by the Site Manager on a daily basis, any non-construction related information, materials or graffiti will be removed as and when required.



Appendix 1

This page has been left blank intentionally.



Key

	Hoarding to entrance and exit.	P	Parking for Operative and Visitors
	Access/Egress route for vehicles.	PI	Plant parking