



New Care Home, Oak Dale, Lower Wokingham Road, Crowthorne, RG45 6BX Precommencement Planning Conditions

Application Number : 223256

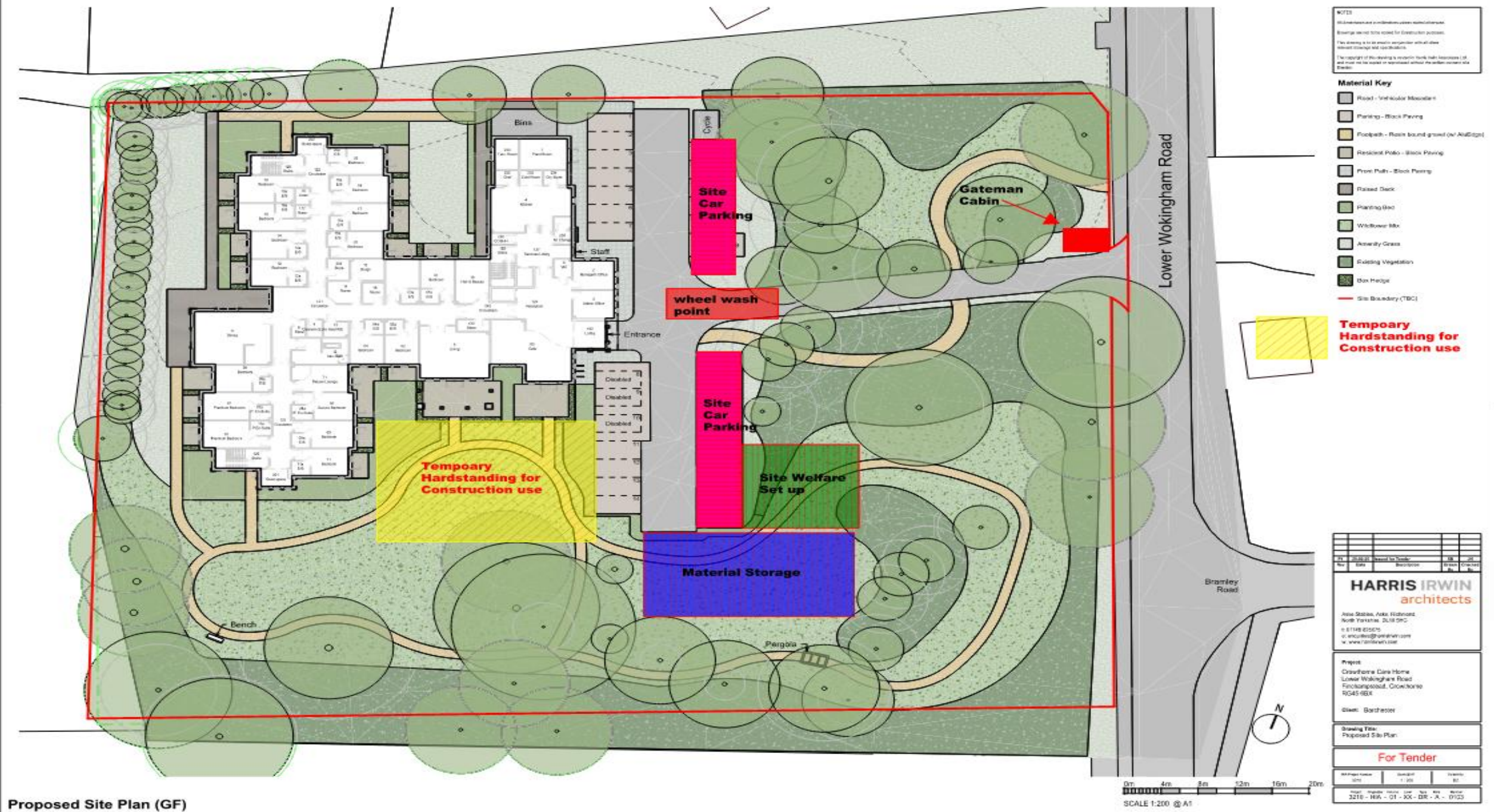
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Rev A : 13.06.2025



Proposed Site Plan (GF)



Construction Methodology | Contents

- Project Particulars
- Condition 10 Construction Management Plan

Demolition of existing residential dwelling and the construction of a new three storey care home

Construction Traffic Management Plan

- 1) Project Location
- 2) Condition 10 Construction Traffic Management Plan

Section One

Project Location

Address:

Oak Dale, Lower Wokingham
Road, Crowthorne Wokingham

Postcode:

RG45 6BX



Section Two

Condition 10

Construction Management Plan

Construction Management Plan

The CMP shall comprise of the following elements :

- The parking of vehicles of site operatives and visitors
- Approach to deliveries, loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction
- A scheme for recycling/disposing of waste resulting from demolition and construction works
- Construction working hours
- Construction communication plan

Construction Management Plan

- The development site for the Care Home is currently occupied and occupied by a single residential dwelling.
- During the development of the Care home site the existing dwelling will be demolished whilst this works is undertaken all Construction related vehicles will be parked onsite and welfare facilities also contained within the footprint of the site. The Parking and compound will be established prior to the main care home site being commenced to ensure that suitable Parking provisions are in place.
- The scheme will have a gateman in daily attendance who will control all access onto and off the site and deliveries will be planned and scheduled to avoid busy times and avoid multiple deliveries at any one time.

Construction Management Plan

- To reduce and manage any spoil or arisings being tracked out on to the highway we will be establishing all the hardstanding onsite as part of the initial works to provide a clean and suitable working environment to take deliveries on to site and maintain the high standard that we set across our schemes from day one.
- The deliveries will be scheduled to avoid bulk deliveries arriving at the same time. Most of the delivery vehicles to site will be rigid vehicles or short wheel based artic to suit the tight site constraints
- All deliveries to the site will be managed via a banksman and brought in onto the site swiftly minimising any impact to the local roads and resident neighbouring properties.

Construction Management Plan

- Prior to any development commencing a condition survey will be undertaken of the existing roads, kerbs and footpaths and recorded, this will also be undertaken on completion of the scheme and any damage caused through the construction process will be rectified.



Access Routes

Access to site will be in accordance with the construction traffic access route. This will be shared with all suppliers and subcontractors that are appointed on the scheme.

Traffic Management

Due to site constraints deliveries will drive into the site and will be turned at the top end of the site. All movements will be managed by a traffic Marshall in any event.

Pedestrian access into the site will be separate – segregated by physical barriers – and well clear of traffic routes.

Deliveries will be scheduled in so far as is practicable.



Traffic Management Cont.

Vehicle loading/ unloading will be completed within the site boundaries as shown.

Materials will be distributed/ stored as shown on the following logistics plans.

All vehicles will be inspected and cleaned as necessary using a powered jet wash before leaving site.

The site access road will be cleaned using a road sweeper as and when required .

Access to the site will be via Lower Wokingham Road and the traffic will enter the site turning left only.

Site Operating Hours

Site operating hours are intended to be:

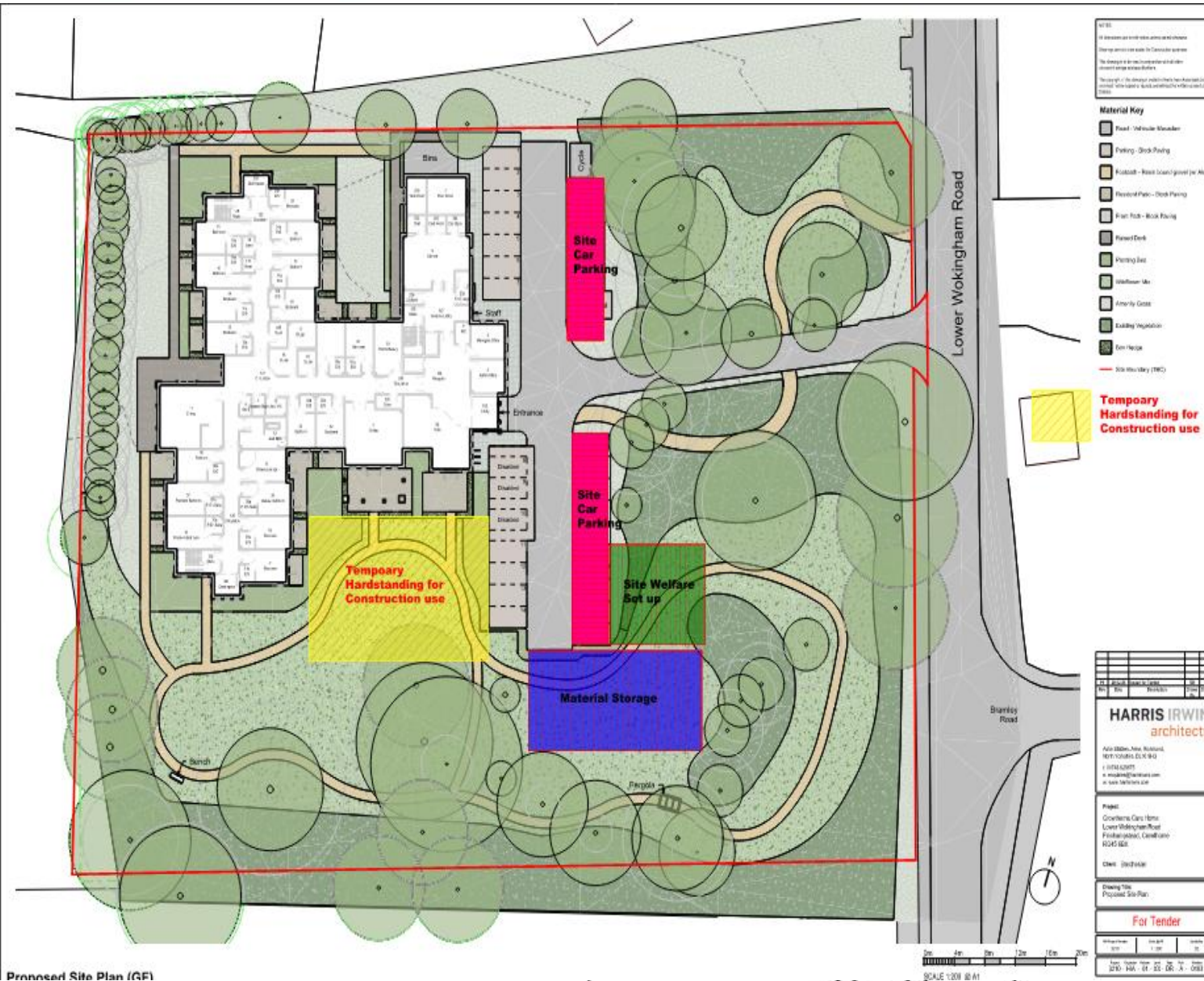
07:30 – 17:00 Monday to Friday

07.30 – 13:00 Saturday.

Section Three

Construction Logistics & Parking

Parking Strategy



Site Establishment

On arriving to site initially oasis type office/ welfare units will be used for the Kori management team and the appointed ground worker.

Heras/ hoarding will be established to the whole boundary to secure the site.

Works to form the permanent compound, incl' foul drainage link, and the new access road junction will be completed working from these oasis units.

Once the main compound is available cabins will be installed thus allowing the oasis units to be off-hired and cleared from site.

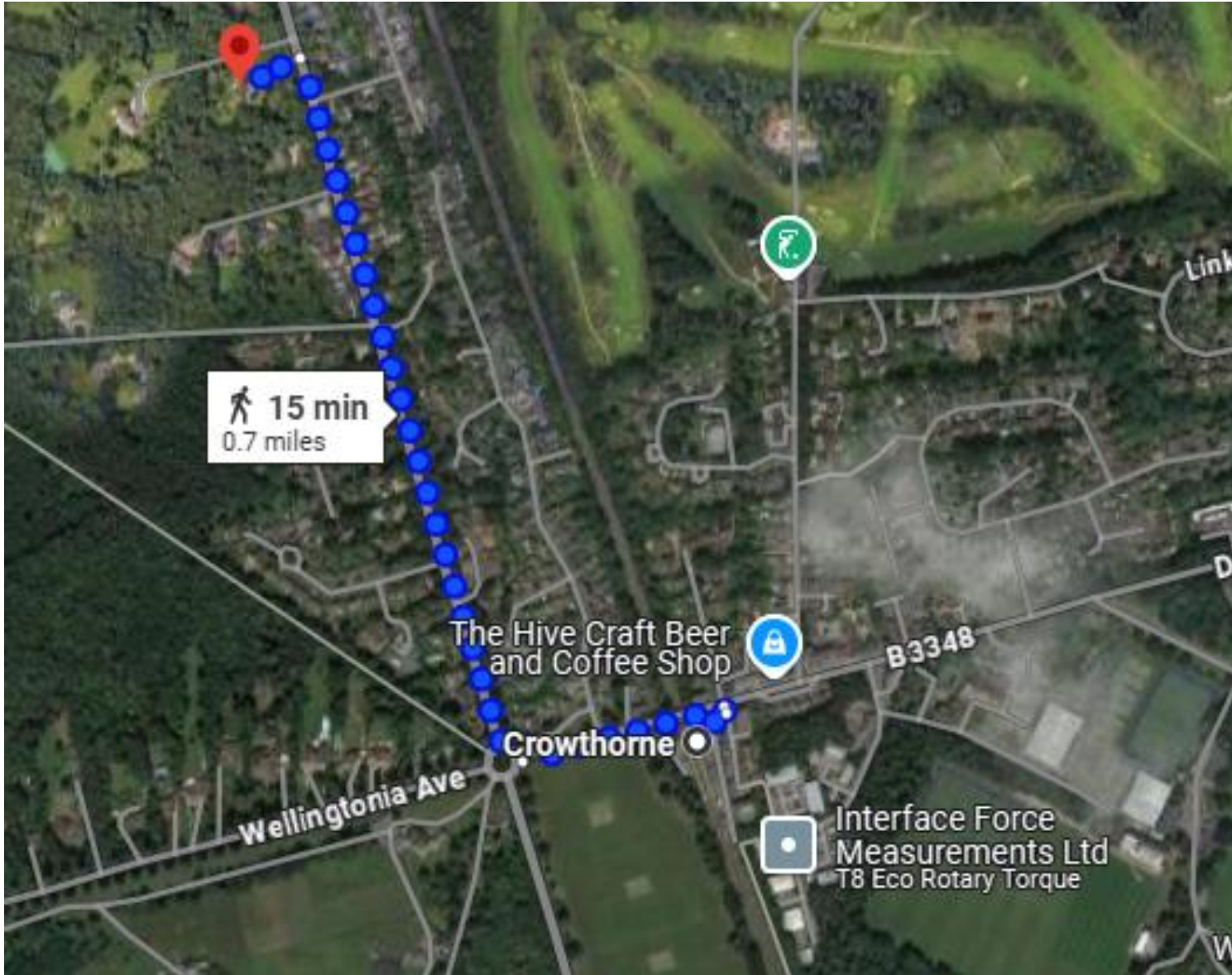
The “main” site works can then proceed with foundations, drainage and forklift hardstanding's/ routes being formed.

The Parking for the site will be within designated areas near to the site that we will arrange as key parking locations to minimise the impact on the local community and businesses.

Skips will be placed as shown. Affording easy access to wagons to deliver/ collect and allowing space for at least 2 flow streams to be managed.

Materials will be stored around the site using the forklift hardstanding's, but volumes will be controlled with an “as required” delivery strategy.

It is intended to retain the site compound until PC with removal completed thereafter.



On Site Parking

As part of the development, we will accommodate onsite parking during the build process however we will also encourage the use of public transport and local parking facilities alternative offsite arrangements will be made.

Off Site Parking

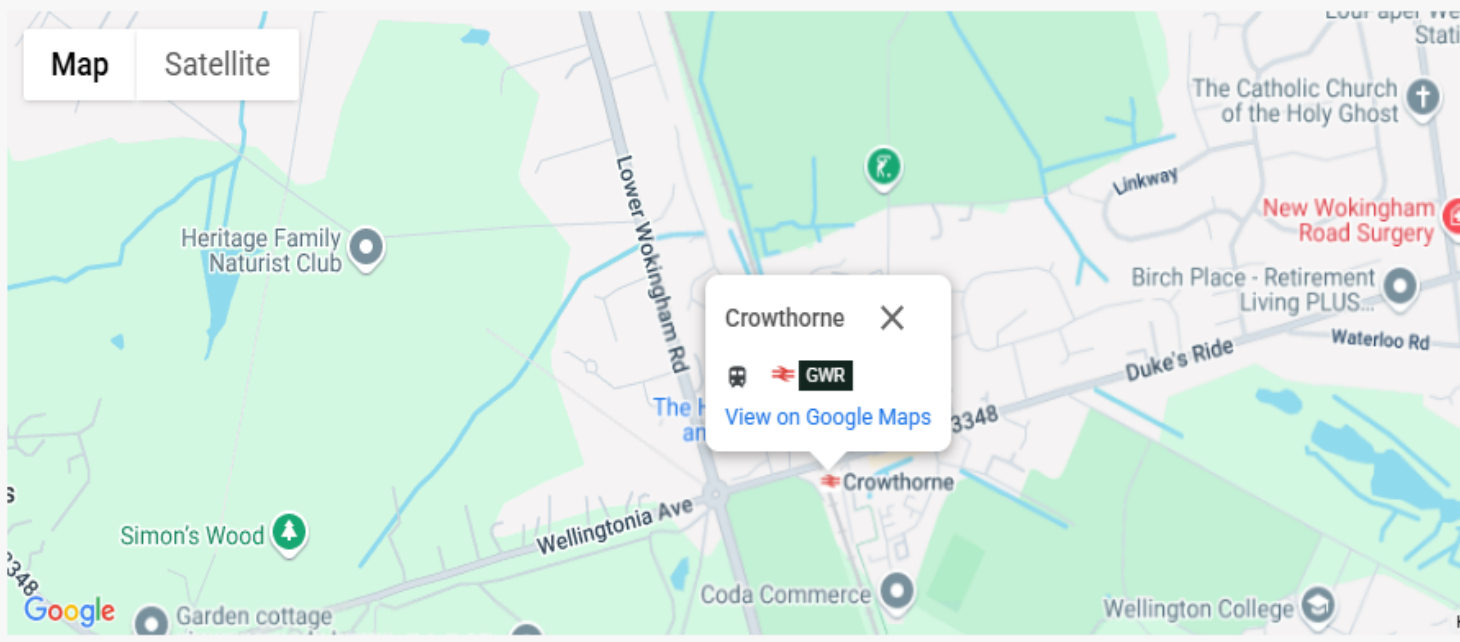
All contractors will be directed to park offsite in designated car parks so as to minimise the disruption to local roads and residents. This arrangement will be written into the subcontract agreements and shared with the local community via a Kori Newsletter; one location is Crowthorne station which is 0.7 miles from the site.

Car park (surface) Crowthorne Station Crowthorne

CONTACT	PARKING TARIFF	OPENING HOURS
Dukes Ride RG45 0QW Crowthorne 0345 165 2030	From £2.50 Per day	Mon - Sun Open all day Purchase Season Tickets

Purchase Season Ticket >

Get directions



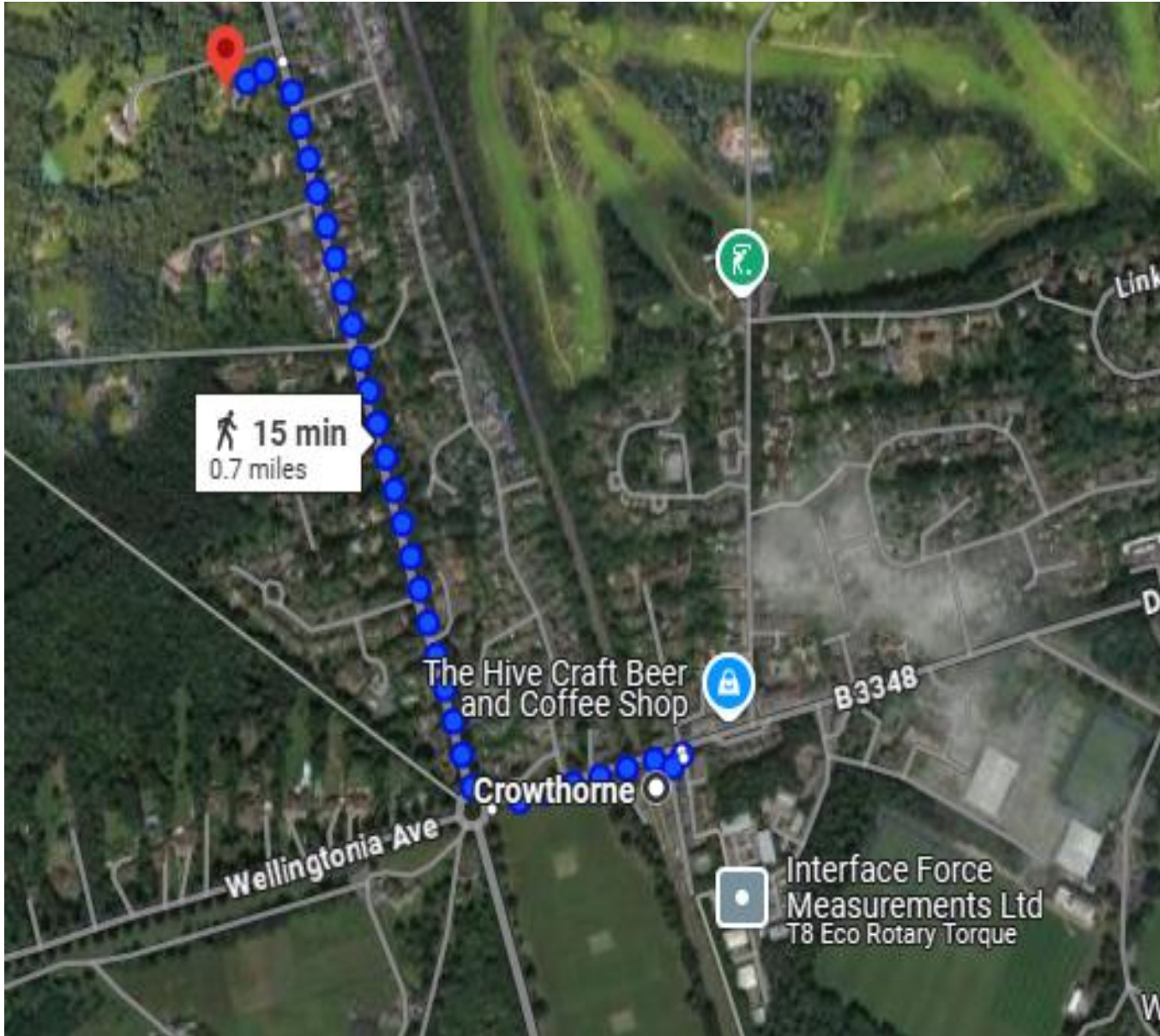
Off Site Parking Options

There are approx. 42 parking spaces available at crowthorne station. It is a short 15 minute walk to the site and is charged from £2.50 per day. It is available to book through APCOA parking.

[Parking in Crowthorne Station Car Park | Crowthorne | APCOA Parking | APCOA](#)

Public Transport

Crowthorne station is a short 15 minute (0.7mile) walk from the site. The site is also on a bus route.



Construction Management Plan Maintenance of roads

- Wheel wash facilities are going to be located on site to reduce the amount of muck travelling out onto the highway and there will also be a road sweeper deployed if site-specific when required to maintain a good appearance in the neighbouring roads and ensure the roads are in a safe and usable condition for all motorists and Cyclists.
- A set of site rules will be in place and a site induction will be carried out with all operatives attending site, these site rules cover site-specific the requirements covered within this document.
- A site-specific risk assessment will be undertaken as per the example one included within this document.
- A copy of our Full Project Environmental Management Plan will also be issued to the LPA with this submission.



Construction Sequence

To help mitigate muck and spoil being deposited out onto the adjacent highway the construction programme and methodology is to progress all groundworks and external works at an early stage.

The final building hardstanding areas will be developed and completed up to Base Tarmac formation this will provide good levels of hardstanding and help to significantly reduce any arisings from being deposited out onto the highway..

Wheel Washing

All Vehicles will go through the designated wheel wash area as highlighted on the attached site plan.

The Vehicle wheels will be washed down by a site operative using a pressure washer and sump chamber to collect any silt.

We have two pressure washers on site to ensure that we are covered at all times we the relevant equipment.

Company Name	Kori Construction Ltd										
Project Title	Yate Care Home					Location	Yate				
Risk Assessment No.	RA-KORLO - 032			Review Date	02/11/22			Revision No.			
Person Supervising Work	Simon Cook					Employer	Cottingham Groundworks Limited				
Persons Exposed	Employees	☒	Other Workers	☒	Public/Visitors	☐	Young Persons	☐	Estimated Total Number of Persons at Risk		
	New/Expectant Mothers			☐	Vulnerable Persons	☐	Others	☐			
Likelihood Rating 1 – Very Likely Rating 2 – Unlikely Rating 3 – Likely Rating 4 – Very Likely Rating 5 – Almost Certain	Severity Rating 1 – No Injury Rating 2 – Minor Injury or Illness Rating 3 – 7 Day Injury or Illness Rating 4 – Specified Injury or Illness Rating 5 – Fatality, Disabling Injury etc				Severity	5	5	10	15	20	25
						4	4	8	12	16	20
						3	3	6	9	12	15
						2	2	4	6	8	10
						1	1	2	3	4	5
							1	2	3	4	5
						Likelihood					
Risk = Likelihood x Severity			Low		Medium		High				

Hazard(s)	Factors of Harm		Risk (L x S)	Additional Control Measures	Factors of Harm		Risk (L x S)	Controls Implemented by	Low Risk	
	L (1-5)	S (1-5)			L (1-5)	S (1-5)			Yes	No
Slips, Trips and Falls - Bruising, Cuts, Broken Limbs - Caused by items left on the floor, water, oil and other slippery surface or poor footwear	2	3	6	The area of work will be kept clean and tidy, cables will be managed so as not to cause a trip hazard. All staff will wear suitable footwear with non-slip soles at all times. Staff will ensure that good standards of housekeeping are maintained at all times, cables and other equipment will be managed so as not to cause a trip hazard. Delivery items will be stored in a safe place prior to unpacking Area should be well lit Work area to be monitored.	1	3	3		☒	☐
Manual Handling - Muscular skeletal disorders - Twisting, Over-reaching, muscular problems, poor techniques, load too heavy	1	2	2	All site staff have received instruction and training in house for manual handling. Ensure local staff are aware of activities in advance to prevent accident. Where-ever possible, wheeled machines should be pushed, not pulled.	1	2	2		☒	☐

Contact with High-Pressure Water – Impact injury, damage to eyes	1	1	1	The equipment must be operated by trained / experienced operators. Operatives are to wear personal protective equipment that is Impervious against substances / materials. Ensure that the Safe System of Work is communicated to operatives and adhered to. Never direct the spray at any person." "Note: Water jetting injuries can be far more serious than surface signs normally show, as water pressure can cause foreign bodies to be injected deeply into the body. Therefore, medical assistance must be sought should such an injury occur. Ensure adequate supervision is provided and that control measures remain valid for the duration of the work. First Aid qualified person available on site with an appropriate First Aid Kit for the scope of works. Contact details of local Health Authority readily available. Waterproof gloves, goggles, to be used when washing down wheels.	1	1	1		☒	☐
Environmental Contamination from Water run-off – Entry	2	2	4	Ensure that wheel wash is sited appropriately away from water courses. Remove any heavy deposits by scraping.	1	2	2		☒	☐

to water courses leading to silting.				Waste to be removed. Enable run-off to be contained if water courses are in nearby vicinity.						
Vehicle contact – Danger of serious injury from contact with moving vehicle	2	5	10	Wheel washing to be undertaken in specified area only. Vehicle engine to be switched off before wheel washing takes place. Ensure that the wheel washing area is off limits to pedestrians and segregated by a physical barrier. Ensure workers are aware of segregated areas.	1	5	5		☒	☐
Electrocution – Danger of death or burns. Only relevant if using a pressure washer	1	5	5	Ensure that cables are checked before use. Make sure that appliance is electrically tested and tagged. Make sure that power sources are suitable for the working area.	1 1	5 1	5 1 If using hose		☒	☐
Skin exposure to water in cold weather – risk of chilblains, hypothermia. Possible dermatotic reaction to constant wet skin	2	3	6	Suitable warm and waterproof P.P.E. provided to wheel washing operative. Appropriate clothing drying area available. Appropriate pre and post use barrier creams available for usage. Warm air hand drying available	1	2	2		☒	☐
Bacteriological infection from soil – E-coli, Weil's disease, etc	1	3	3	Ensure that a mask is used when wheel washing. All cuts to be covered by a waterproof dressing.	1	2	2		☒	☐

				Adequate washing facilities available to use after wheel washing has been undertaken.						
									☐	☐
	Name		Position		Signature			Date		
Persons Conducting Assessment										

Construction Management Plan / Communication Plan



Newsletter

Issue 12 | September 2024



Welcome to the twelfth edition of our newsletter providing you with notification of our forthcoming construction activities for the new purpose-built Care Home we are constructing at 157-159 Bexwell Road, Downham Market.

The new 72-bedroom luxury care home, which Kori Construction will be delivering on behalf of award-winning care home provider Avery Healthcare, will create a modern supportive care community, providing the highest possible standard of living and care for its residents. The new care development will include a range of communal facilities, including extensive beautifully landscaped outside leisure spaces to support the well-being of residents.

Our works are now nearing completion. You can scan the following QR code at any time to view real time progress:



We fully appreciate that construction works can be disruptive, but assure you that we will endeavour to be as unobtrusive as possible throughout the construction period and will be sensitive to our neighbours' needs at all times.

We hope you find our newsletter informative, but if you have any questions or wish to feed back any comments or suggestions regarding this newsletter or our works in general, please feel free to do so by contacting Project Manager, Graham Smart on 07521 056311 or by emailing gsmart@koriconstruction.com

Advance Notice!

Following the installation of new drainage pipes, works are now commencing to reinstate the grassed play area, clear away the dead bushes, cut back the brambles, level the topsoil, lay turf and replace the dead tree.

We will be erecting a barrier to protect the turf, once installed, to prevent it becoming damaged by people walking over it before it has taken. This will take between 4-5 weeks, so we would ask you to kindly refrain from walking on the grass until the barriers have been removed.

Delivering **Exceptional**

www.koriconstruction.com

Communications & Contact Details

Prior to any works commencing Kori will issue a Newsletter to all neighbouring properties providing contact details and outlining the upcoming works, we will also continue this process on a Monthly basis.

Construction Environmental Management Plan

Contact Arrangements and Complaints procedures

Along with outlining contact details in our newsletter we also have a complaints procedure which is overseen and managed by our HSEQ department as well as all schemes being registered with the Considerate Constructors scheme which we are held very highly within.

Management of noise & Dust

During dry periods, a bowser with a spray adapter fitted will be used to damp down the site all operatives also undergo an extensive induction process, and we cover within this the neighbouring community and what our expectations are for dust and noise we also undertake regular toolbox talks with all onsite operatives.

Construction Environmental Management Plan Working Hours

- The Site working hours are 07.30 – 17.00 Monday – Friday
 - 08.00 – 13.00 Saturday If required
 - No Sunday Working

Construction Environmental Management Plan

Measures to control loud radios on site

Kori is part of the considerate constructor's scheme and within our site rules Radios are not allowed on site.

Management of noisy activities away from Residential Properties

Where possible cutting and grinding onsite will be minimised by ordering in cut to size Blockets and block splitters will be used during the masonry stage.

Management of noise & Dust

During dry periods, a bowser with a spray adapter fitted will be used to damp down the site all operatives also undergo an extensive induction process, and we cover within this the neighbouring community and what our expectations are for dust and noise we also undertake regular toolbox talks with all onsite operatives.

Construction Environmental Management Plan

Measures to control smoke from burning Activities

The burning of waste onsite will not be permitted under any circumstances all waste management will be set out in our waste management plan and managed by a professional waste management company.

Water Course Management

The adjacent River along the southern boundary will be protected with the silt fence and all fuel storage and refuelling will be done a minimum of 10m away from the river and a 10m stand off will be introduced and maintained as set out in the site plan

Construction Environmental Management Plan / Recycling and disposing of demolition waste



Free Pallets!

We have several pallets available, free of charge, if any of our neighbours could make use of them?

If you are interested, please contact Graham Smart on **07521 056311** or by emailing gsmart@koriconstruction.com to arrange collection.

Supporting Your Local Community

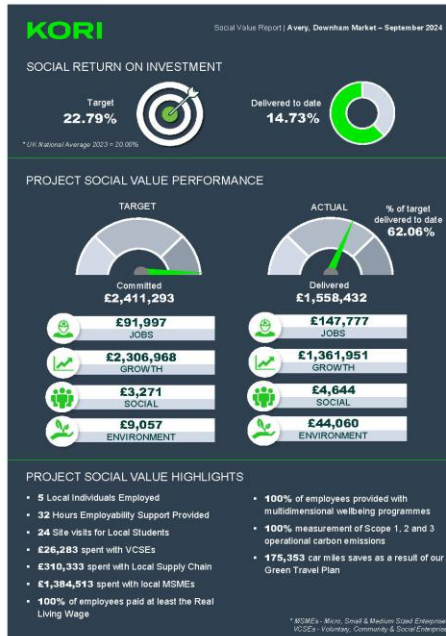
At Kori Construction we are passionate about delivering social value, and enriching the lives of local people will therefore be an integral part of the delivery of this project.

As part of our project-specific social value action plan we are targeting the delivery of **over £2.4 million** worth of local and social economic value throughout this project to benefit your local community.

To achieve this, we have been:

- **Promoting local skills and employment** by targeting the employment of local labour and working with local educational establishments such as **Downham Market Academy, College of West Anglia** and **Swan Youth Project**, to enhance careers learning in curriculum, promote the wide range of inclusive opportunities available within the construction industry, and provide opportunities for site visits.
- **Supporting the growth of responsible regional businesses** by targeting the use of local suppliers, sub-contractors, Voluntary, Community and Social Enterprises (VCSEs) - **with over £1,600,000 spent locally and £21,894 with VCSEs to date.**
- **Supporting the social agenda to help create healthier, safer and more resilient communities** by supporting local charitable causes through the Kori Community Fund where we have provided grants to **Little Gems Community Toddler Group (£1,000)** and **Swan Youth Project (£1,074)**, as well as providing mental health awareness, CPR and equality, diversity and inclusion training for our workforce and **raised £1,350 for the British Heart Foundation.**
- **Actively doing our bit to help de-carbonise and safeguard our world** by measuring and publishing this project's carbon footprint, implementing energy reduction measures, a waste management strategy and green travel plan.

To date, we have already delivered **£1,558,432** worth of social and local economic benefit to your local community.



Recycling and disposing of demolition waste

During the construction process to reduce waste to landfill we offer schemes such as free pallet donations to reduce waste going in skips.



Free Pallets!

We have several pallets available, free of charge, if any of our neighbours could make use of them?

If you are interested, please contact Graham Smart on **07521 056311** or by emailing gsmart@koriconstruction.com to arrange collection.

Construction Environmental Management Plan

Recycling waste resulting from demolition

The burning of waste onsite will not be permitted under any circumstances all waste management will be set out in our waste management plan and managed by a professional waste management company.

During the demolition process as much of the materials as possible will be Selvedge for reuse elsewhere such as timber and roof tiles the hardcore such as brickwork and concrete floors will be crushed on site for reuse onsite to minimise traffic movements of material off site

The site levels are also being profiled to minimise the cart away from site of spoil.



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