CONSTRUCTION LOGISTICS & ENVIRONMENTAL MANAGEMENT PLAN

FOR

DEVELOPMENT OF 64 BED CARE HOME,

171 EVENDONS LANE
WOKINGHAM
RG41 4EH

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Revision: Version 3
Date: July 2025

LAWRENCE BAKER

CONTENTS

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1 Introduction

The works included in this plan will be undertaken by Lawrence Baker Limited who will assume the role of Principal Contractor. We will project manage and construct the works in accordance with current best practices and methods of construction.

Lawrence Baker takes seriously our corporate social and environmental responsibilities, and our aim is to minimise the impact of the works on local residents and the surrounding community.

This Construction Logistics and Environmental Management Plan (CLEMP) is written to ensure that all construction work does not cause materially harmful effects on nearby land, properties, and businesses. The CLEMP shall be adhered to throughout the duration of construction period.

The CLEMP shall include the following details:

- Measures to be undertaken to minimise impacts on surrounding land.
- Timetable and dates for stages of the development.
- Measures to be taken to prevent mud leaving the site during construction works and being deposited on the public highway.
- Provisions to be made for the parking and turning of operative and construction vehicles during the period of development.
- Dust suppression, mitigation, and avoidance measures.
- Measures for minimising construction waste and provision for the re-use and recycling of materials.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- A Traffic Management Plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic, neighbour notification, use of banksmen etc.
- Floodlighting and security lighting (note, this must be directed in such a way as not to cause nuisance to adjoining properties or the adjacent highway).
- Code of Construction Practice for all works and operations on the site.
- Measures to be taken to prevent contaminants from entering watercourses or the water environment and to protect drainage infrastructure.
- Use of fences and barriers to protect adjacent land, footpaths, and highways.
- Piling requirements, should they be required including details of subsurface excavation techniques.
- Ecological mitigation and enhancement.

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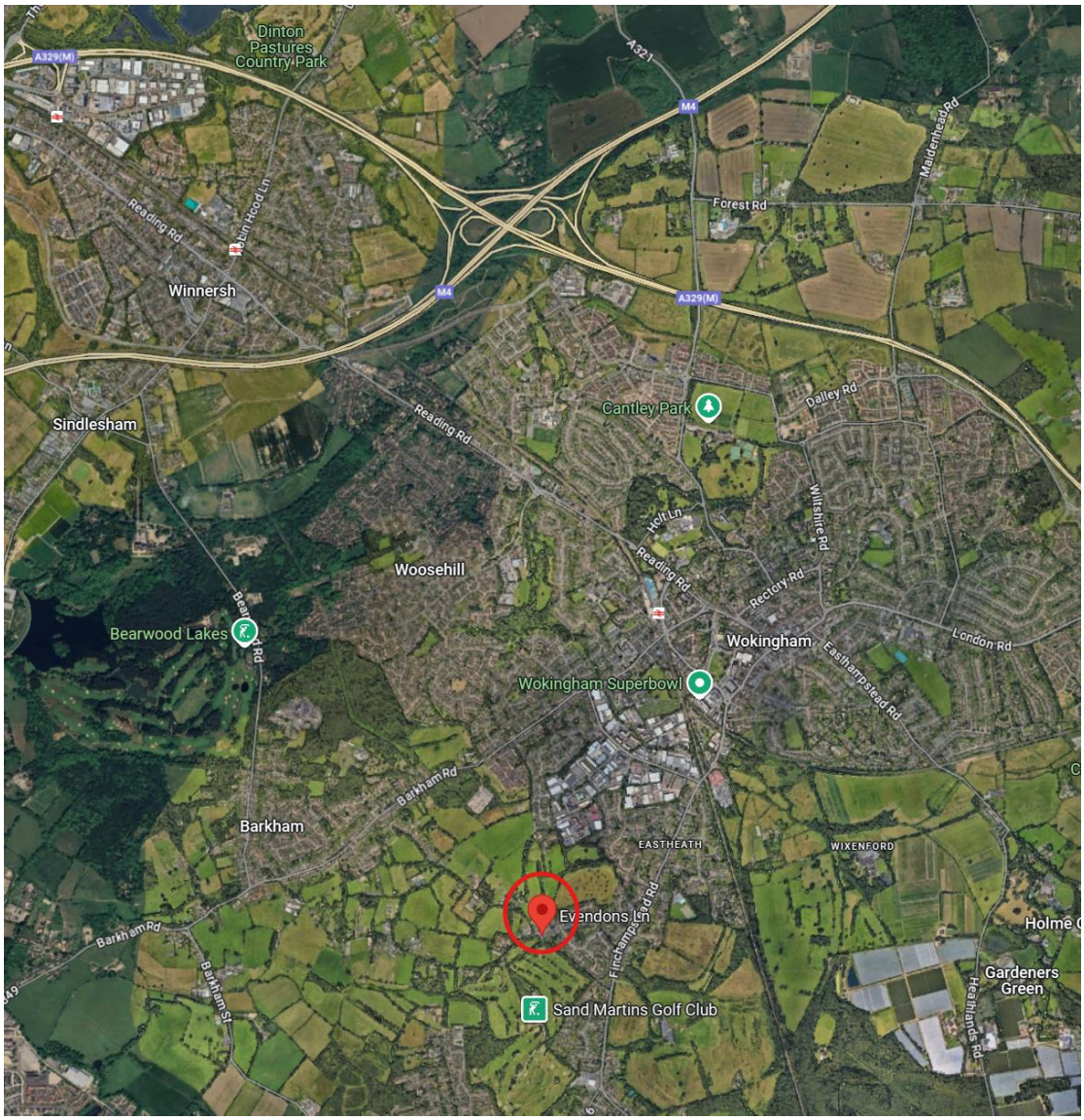
2 Scope of Work

The purpose of this document is to outline the management processes and procedures for the safe and efficient construction of the new 64 bed residential care home for Boutique Care. The home is constructed over two and a half floors and provides residential care for elderly, frail and dementia residents. External works include access and egress, service access, staff and visitor car parking, foul and storm water drainage and hard / soft landscaping proposals.

Site location



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Site plan

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3 Access and Egress

The site is currently accessed from an existing access off Evendons Lane. This access will be utilised during the demolition and enabling works phase when the proposed new entrance will be formed off Blagrove Lane. This will then become the new site entrance during construction works and will become the permanent entrance once the home is operational.

Wherever possible deliveries will be made on smaller rigid lorries and received safely within the confines of the site boundary.

We will liaise directly with local neighbours regarding deliveries of large plant, mobile cranes, and low loaders transporting wide span plank floors and roof trusses.

Local residents will also be informed in advance of the above events via regular newsletters, and a site notice board displaying contact details for Lawrence Baker site management.

It is our intention to form a hard-standing to provide a clean surface area for vehicles. We will also use wheel washing facilities (jet washer and operative) to clean vehicles during the groundworks phase. We will supplement this with road sweepers as appropriate to clean the immediate vicinity of Blagrove Road and Evendons Lane where required.

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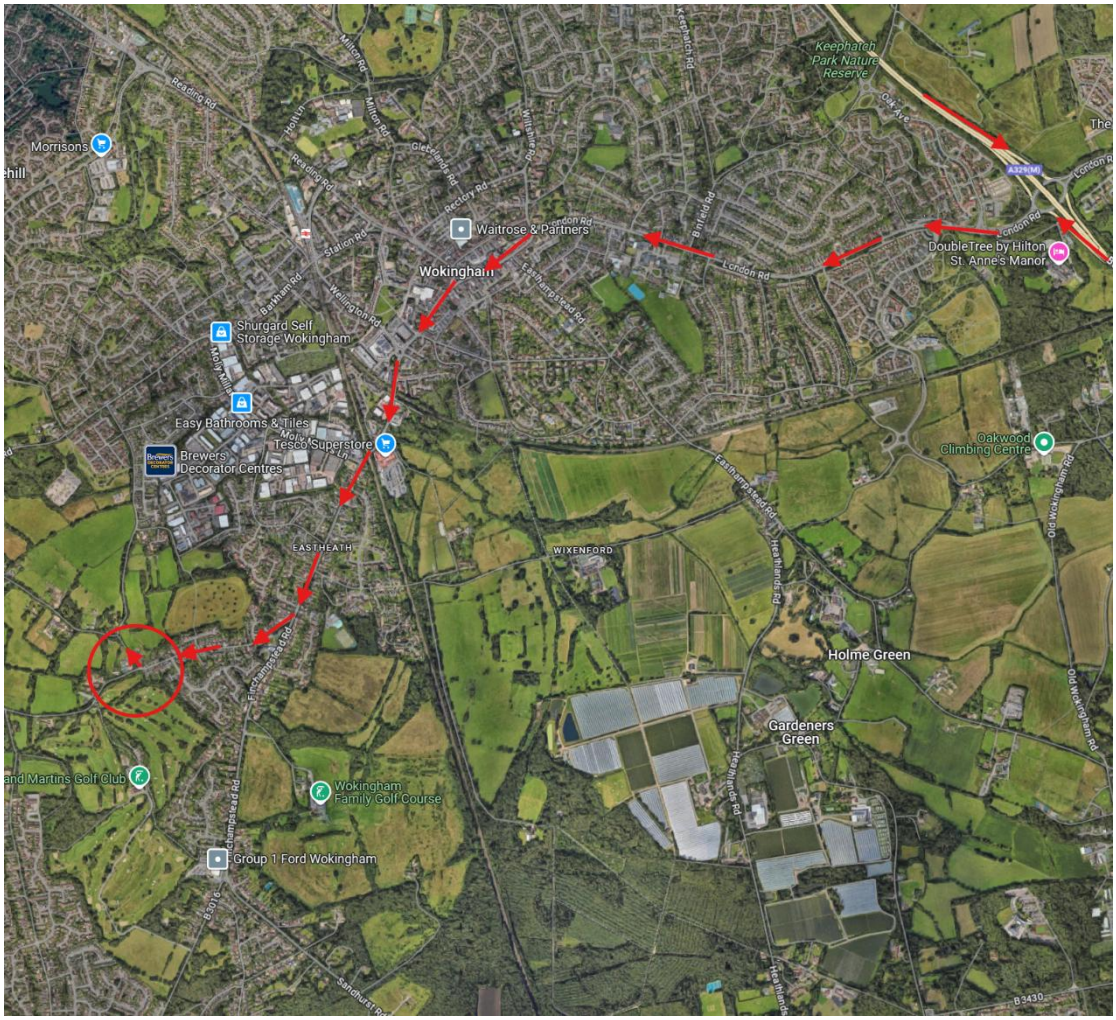
4 Deliveries

The majority of deliveries will be limited in both scope and time required on site, with typical turnaround times of 15 to 20 minutes. Concrete deliveries will take longer to unload with a waiting time of 30-40 minutes and muck away lorries between 20-30 minutes to load. On Saturdays limited deliveries will be expected.



All vehicles to site will be directed to approach via the A329(M) and leave at the junction of London Road, A329

They will continue on the A329 for 1.8 miles until they reach a roundabout. They will take the second exit onto Finchampstead Road and will continue for 400m until the next roundabout located by the Tesco store.

They will take the second exit continuing on Finchampstead Road for approx. 200m where they will take the first exit at the next roundabout.

From this roundabout they will continue for 700m until they turn right into Evendons Lane.

They will then continue for 650m along Evendons Lane until they turn right into Blagrove Lane.

The site entrance is then immediately visible on the left-hand side.

These instructions and directions will be added to all sub-contract and material orders and will be re-emphasised when materials are called off from site. When deliveries reach site, they will be safely managed onto and off the highway by the site banksmen.

During the demolition phase, of approximately 8 weeks, there will be between 2-10 movements (1-5 deliveries) to and from the site per day.

During the foundation phase, over approximately 24 weeks, there will be between 4-20 movements (2-10 deliveries) to and from the site per day. After the foundation phase, there will be between 4-8 movements (2-4 deliveries) to and from the site per day. The total construction period will be approx. 102 weeks as shown in Table 1.

Site will be able to accommodate two large deliveries at a time. All deliveries will be booked in with the delivery coordinator. When deliveries reach site, they will be safely managed by the site banksmen.

Table 1 – Daily delivery movements during construction.

Phase/Period	Number of Daily Loads	Number of Daily Movements	Days/Times of Operation	Period
Demolition	1 – 5	2 – 10	(0800 – 1800)	8 weeks
Foundations	2 – 10	4 – 20	(0800 – 1800)	24 weeks
Remainder of Construction	2 - 4	4 - 8	Monday – Friday (0800 – 1800)	70 weeks

5 Site Context and Key Constraints

The site is currently located off Evendons Lane, to the south-west of Wokingham. The site is mostly rectangular and is predominantly flat.

The site is currently a light industrial site.

The new entrance will be formed off Blagrove Lane as below.

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6 Environmental Impacts on Surrounding Land

Consideration shall be given to the impact of the construction activities on the surrounding land. Initial pre-construction surveys have been carried out to establish relevant data such as ecological impact, trees, and neighbours. Plans to mitigate any impacts shall be prepared and implemented and the situation monitored throughout the construction period.

Ecological Impact & Mitigation

Aspect Ecology has carried out an Ecological Appraisal of the proposed development. And Pioneer Environmental have prepared all ecological reports required for the Reserved Matters and pre-commencement planning condition submissions.

The available information confirms that no statutory or non-statutory nature conservation designations are present within or adjacent to the site, and none of the designations within the surrounding area are likely to be adversely affected by the proposals.

There are various habitats across the site that will be lost as a result of the works and the client's team have prepared a strategy to ensure these habitats are replaced and a 10% biodiversity net gain is achieved.

The site is in a greater crested newt Red area and the Client has entered into a Newt District Licence with Nature space and is completing a newt capture and clearance across the site in advance of the works commencing. Newt fencing will remain in place during the works to ensure newts cannot access the works areas.

The Phase 1 habitat survey picked up the presence of bats in the existing buildings and further bat surveys have been completed to inform the requirement for a Natural England Licence to be put in place in advance of the demolition works. All demolition works will be completed in line with the Natural England Licence as required.

More detailed information on the ecological mitigation on the site can be found in the Landscape and Ecological Management Plan and all relevant mitigation detailed for the construction works will be put in place and signed off by the ecologist.

Tree impact & Mitigation

The arboricultural consultant has carried out a tree survey and put in place a method statement (AMS) to ensure the trees on the site and adequately protected during the works. All necessary tree removals and pruning will be completed in line with the AMS and tree protection fencing will be erected as detailed in the tree protection plan.

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Temporary Surface Water Strategy

The final drainage strategy uses a sustainable urban drainage attenuation pond on land to the west of the care home. All surface water will be collected and channelled to the attenuation pond where it will then discharge into a local water course at a rate of 0.4 l/s as shown below.

During the demolition phase the attenuation pond and associated runs will be formed with its outlet to the watercourse and the drain runs complete back towards the site.

During the groundworks phase the surface water drainage system will be completed so that all hardstanding areas will drain straight to the attenuation pond. A temporary silt trap will be installed before the attenuation pond to remove any contaminants during construction. The silt trap will be regularly monitored and cleaned to ensure effective use during the project.

As soon as the roof is complete the downpipes will be connected to the sw system to fully allow the permanent system to be utilised. The new system improves the existing site run-off rate by 97%

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7 Roles and Responsibilities - Contacts

Contact details for key site and emergency response personnel with responsibilities relating to the protection of the environment will be kept and publicised in key locations on site. Key contacts will include:

Role	Contact Details
Contracts Manager	Phil Spry
Project Manager	TBA
Community Liaison Officer	Phil Spry
Delivery Co-ordination	TBA
Fire/Police/Ambulance	Emergency – 999
	Police non-emergency - 101
	Wokingham fire station 0118 945 2888
	Ambulance Service - 111

The following people shall be appointed to this project:

Role	Responsibility
Construction Manager	Responsible for management of the construction phase of the project and has overall responsibility for environmental performance. Compliance with legislation, consents, objectives, targets, and other environmental commitments, including those arising from the Schedule of Significant Environmental Effects.
Site Staff	Shall receive general environmental awareness training and undertake work in accordance with Method Statement Briefings and Toolbox Talks. Trained personnel to manage particular tasks such as refuelling plant and equipment, managing the stores, water quality monitoring, implementation of the Site Waste Management Plan (when required), and supervising the segregation and collection of waste.
Client Project Manager	To ensure that the scheme complies with all relevant legal requirements, commitments and targets agreed for the scheme.

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8 Communication

During the construction phase, internal communication will include regular progress meetings which will cover:

- Training undertaken.
- Progress reports
- Inspections, audits, and non-conformance
- Complaints received.
- Visits by external bodies and the outcome or feedback from such visits
- Objective / target achievement, including reporting on environmental performance / H&S.

External communication, including letter drops or meetings, and liaison with statutory authorities will be undertaken by Lawrence Baker staff and overseen by the Client Project Manager. This will be carried out to suit the specific requirements of the project works.

Site staff will be available, and a telephone number will be published for use by members of the public wishing to make enquiries, provide feedback or to make a complaint.

All complaints or information requests will be reported to the Client Project Manager and will be logged promptly.

The local authority environmental health team may also be the first body to be contacted by residents affected by noise. They will need to be kept appraised of progress, programme, and upcoming phases of works that may give rise to disturbance in order that they can respond to complainants.

Careful monitoring of complaints received, including recording details of the location of the affected party, time of the disturbance and nature of the noise can assist with managing the works to reduce the likelihood of further complaint.

Responses to complaints shall include investigation and response necessary with appropriate apology, explanation, mitigation measure, and change in operational methods.

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9 Construction Sequence

This project is envisaged to take approximately 102 weeks, commencing on the discharge of pre-commencement planning conditions. The sequencing of activities is anticipated to be as follows:

- Formation of site boundaries and compound.
- Demolition and forming of new entrance.
- Substructure including drainage, foundations, pre-cast concrete ground floor, brickwork, and blockwork.
- Super Structure is traditional masonry construction with secondary steelwork, pre-cast concrete upper floor, roof construction.
- Internal fit out including engineering services, joinery, plasterwork, decoration, and landscaping.
- Completion of external works and landscaping.
- Furniture fittings and registration of the care home with Care Quality Commission.

10 Health and Safety

The Lawrence Baker approach enables and recognises openness, transparent communication, mutual trust and sharing of information as key to working well together. We encourage and lead our staff and partners through behaviours and joint training to ensure our teams are populated by motivated individuals and governed by highly visible directors.

We enjoy successful, collaborative relationships with our clients and also share the same relationship with our long-standing, integrated supply chain, many of whom have worked with us for over 10 years.

Complying with relevant legislation

We will ensure that the project is managed to the requirements of the Health and Safety at Works Act 1974 and the current Construction (Design and Management) Regulations as well as all other regulations that apply to construction activity. Key processes would include developing a hazard and impact assessment to prioritise efforts and submit detailed proposals that recognise the specific constraints and challenges of the site.

Fire safety is of paramount importance to Lawrence Baker and to that end, the project is built with the minimum of risk to personnel. To ensure this we will produce a detailed fire safety plan which will identify and address any potential fire risks in the workplace. Adequate actions and procedures will be put in place to minimise these risks.

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Safe Planning of all Works

A detailed health and safety plan will be produced from knowledge in the pre-construction information pack, and any investigations and reports accumulated during the detailed design process which will be in place prior to commencement on site. This plan will identify all potential hazards which may be associated with the project which will allow us to plan our works safely and effectively throughout the course of the project.

Lawrence Baker design supply chain members are ConstructionLine (or equivalent) accredited and have successfully completed an internal Lawrence Baker Health & Safety questionnaire. This ensures that the requirements of CDM Regulations are satisfied by all of our supply chain. We recognise the importance of maintaining a consistent and transparent approach to sub-contractor and supplier selection. The support provided by ConstructionLine ensures that we are inviting suppliers of a similar nature and ethos to work with us, safe in the knowledge they have been vetted for financial viability, equality, and diversity, environmental, and health and safety competence as well as performance.

Communicating risk

We will write and communicate specific risk assessments and method statements for the works and manage the necessary provision by our sub-contractors. Attendance at site meetings during the construction works is a requirement for all sub-contractors. Site managers will ensure that sub- contractors provide details of the training they have given to those involved on the project. Copies of training certificates must be submitted to the Site Manager and are held on site, available for examination. All sub-contractors must hold CSCS with valid copies held on site for inspection.

As the work progresses, we will obtain information from suppliers and sub-contractors to build up the Health and Safety File, finalising it prior to the end of the works and submitting documentation to the Client when training and instruction is carried out.

Our sites are thoroughly inspected for Health and Safety by the Site Manager on a weekly basis, and by the Contracts Manager and external Health and Safety Advisor on a monthly basis. Subcontractor performance is monitored and reported at the project progress meetings and feeds the supplier database and future opportunities. Lawrence Baker employ the services of Site Safety Services in the capacity of an independent health and safety auditor to advise on all matters relating to health and safety on site and at head office.

We also review procedures and effectiveness on site, reporting to the client at regular meetings on such performance. Our site staff report to Lawrence Baker senior management and implement any recommendations from our external Health and Safety Advisor or internal visits. We will carry-out regular safety audits by senior management team members to ensure compliance with current legislation and best practices and also compliance with the company's policies and procedures.

11 Site Establishment and Security

The site boundary will be established and marked out by an engineer. Timber hoardings will be erected to all boundaries facing out to the road and Heras fencing will be used internally.

It is proposed to establish the site compound / welfare area adjacent to the site at the northern end on a small piece of land previously used as stables. The accommodation will consist of units to provide a site office, canteen/drying room, meeting room, a toilet block and storage. A temporary electric supply will be applied for and will be connected as soon as it is available, with generators providing power in the initial period. Water will be obtained from a temporary water supply until such time as a piped service can be provided.

Initially a self-contained Oasis unit will be used whilst we address levels on site and provide service connections. The compound will include safety barriers to segregate operatives from vehicles. As the build progresses, security and CCTV will be provided out of hours to minimise the risk of arson, theft, vandalism, and unauthorised access. Lawrence Baker will also liaise with the local Crime Prevention Officer as we have found it an extremely beneficial relationship to assist in the security of site and equipment.

12 Parking

Parking spaces shall be provided for operatives and visitors on site and adjacent to site within the site compound.

13 Material Storage and Distribution

Small materials will be stored in the vicinity of the main materials storage area in a storage container and will be controlled by the site management team who will log in and coordinate deliveries so as to minimise the impact on the surrounding area. These items will include brickwork sundries such as dpc, dpm, ties etc. Later it will include carpentry sundries such as ironmongery and fixings etc. They will be kept in a small, secured steel container as shown on the site logistics plan.

Larger bulk materials will be delivered on to site into the temporary compound shown on the logistics plan as materials storage. They will be stored closer to the work area reducing the need for double handling. It is important that clear areas are kept for crane positions and lorry access. The site management team will coordinate and agree the location where materials will be dropped off and stored. These materials will be heavyside materials such as bricks, blocks, lintels steel etc.

Mortar will be kept in a silo. All other concrete products will be batched off site and delivered as ready mix.

A fuel container, fully bunded will be located adjacent to the store as shown below.

Generally, materials will be off loaded by a forklift truck , operated by a fully certified Lawrence Baker operative, briefed in the site restrictions.

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14 General Signage and Communication

Adequate signage is to be displayed warning of the potential dangers of unauthorised access on to the construction site, these will be displayed along the site access route and at intervals along the site perimeter.

Additional signage, subject to planning approval, will be displayed directing deliveries and visitors to the site to minimise any confusion from drivers unable to locate the site entrance.

We will also display telephone details for local residents to contact should there be any instances where a resident needs to report an incident relating to the construction works.

A newsletter will be distributed to local residents at regular intervals. This will inform them on the progress of the build, up and coming activities (such as Saturday work) and give them relevant contact details.

15 Working Hours

Site working hours will be 8.00 to 18:00hrs weekdays, 8.00 to 13:00hrs Saturdays, and no work Sundays or Bank holidays.

Staff and operatives shall arrive and leave site outside these times but not carry out construction work on site. Managers, consultants, and Client representatives may carry out inspections and surveys outside these times.

Deliveries and collections shall be arranged between these times.

In the case of work required in response to an emergency or which if not completed would be unsafe or harmful to the works, staff, public or local environment, the relevant local authority will be informed as soon as reasonably practicable of the reasons for, and likely duration of, the works.

Examples of the type of work envisaged includes where pouring concrete takes longer than planned due to equipment failure or where unexpectedly poor ground conditions, encountered whilst excavating, require immediate stabilisation.

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16 Perimeter Fencing and other Barriers

The site shall be secured during the construction period with fencing and include:

- 2.4m hoarding will be erected to the external perimeter of the site.
- Vehicular gates shall be formed at the main entrance. A pedestrian gate shall be formed at the entrance.
- Heras fencing shall be deployed around the whole site (as necessary) and within the site to delineate areas of work and areas that landscape shall be protected.
- Robust barriers will be used to protect trees and existing scrubland, in accordance with the specialist's report.
- Internal safe walkways will be provided using pedestrian barriers and all welfare areas will be separated from traffic areas.

17 Earthworks

During the drainage, piling and foundation works, the arising's will be stockpiled on site and removed at regular intervals to suit the external works programme. Piling will either be in the form of vibro compaction or augured piling, depending on Structural Engineer final design. Both activities have minimal environmental issues on sensitive receptors.

During this period vehicles exiting the site may carry deposits of mud or wet concrete, trapped on their tyres, out on to the street.

To prevent this occurring, a wheel cleaning regime will be implemented. Wheel cleaning will consist of two simple operations carried out by designated operative, suitably attired for this work.

1. Before leaving, the vehicle will stop and turn the engine off. If necessary, any heavy deposits will be removed manually using scrapers or the like.

2. Following step one, wheels will be washed using a high-pressure jet wash lance ensuring that any residual deposits lodged in the tyres are removed. If required, the vehicle will move forward slightly to ensure that the complete circumference of the wheel is clean.

On completion wheels will be inspected and confirmed that the vehicle is fit to leave site.

The earthworks for this project comprise the site strip and levelling of the site to suit the building design and landscape proposals. The material that is surplus to requirements shall be carted off site. As an integral part of this work, spoil heaps shall be formed, and material

disposed of to meet obligations set out above in relation to dust suppression and minimizing the impact on the ecology of the site and surrounding area.

18 Waste

To protect drains on the surrounding roads, any machinery or tool cleaning will be carried out a safe distance away from the site perimeter, with proper methodologies and within a bunded zone.

Additionally, any storage of toxic or otherwise potentially harmful substances to wildlife (cement, sealants, glues, cleaning chemicals etc.) will be stored in a similar manner. The waste will be stored responsibly in suitable containers, mainly skips

Due to the small size of the site, all waste will be cleared from the site as soon as possible, especially waste that could be washed away by rainwater. A SWMP to be produced prior to commencement.

Drop heights will be kept to a minimum to avoid the spread of dust and will be into a controlled area via the use of waste chutes directly into skips.

Where possible, site segregation will take place as the wastes are generated. Any plasterboard will be kept dry and separate either in designated skips or 1-ton bags. Where possible and if required hardcore and soils will be crushed/screened to be reused on the site. Waste removal will be placed with a company that can provide evidence that materials are being segregated/ recycled/ re-used in so far as is possible

19 Contamination

It is not expected for any contamination to be found with the exception of localised contamination around the old service pit. A remediation strategy will be developed once further testing has established the extent of the contamination.

The survey information shall be circulated to our sub-contractors prior to carrying out earthwork and excavations. Should contaminated material be found during the course of the works, the operatives shall stand down and seek guidance and instruction from the client project manager. Any contaminated materials shall be removed in accordance with legislation and local regulations

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20 Dust Suppression

Dust is defined as all particulate matter up to 75mm in diameter (according to BS6069) and comprising both suspended and deposited dust. Most dust particles are too big to be inhaled, but can cause eye, nose and throat irritation and lead to deposition on cars, windows, and property.

Dust is more of a concern to human health if it manages to enter the lungs, causing breathing and respiratory problems, with long-term health effects dominated by cardiovascular rather than respiratory problems. It can also carry adhered carcinogenic compounds into the lungs. The most vulnerable people are the elderly, the very young and those with existing heart and lung conditions.

At Lawrence Baker we understand that by not controlling and limiting the dust emissions from our sites, we are not only endangering the lives of our own operatives, but those of the local communities in which we work.

Due to the nature of the site, we have evaluated the risks and deemed the site at Blagrove Lane to be of Low to Medium risk and will now set out the control measures we intend to operate on this scheme.

Site Planning

- No bonfires or burning of any materials.
- Maintain as far as possible a hard surface haul route through site.
- As far is reasonably practicable, we will keep all cutting, machinery and dust causing activities away from sensitive receptors.

Site activities

- Minimise dust generating activities.
- Use water as dust suppressant where applicable.
- Keep stockpiles for the shortest possible time.
- Work towards lean construction & utilise ‘just in time’ deliveries.
- Ensure operatives are using tools correctly and tools in good repair.

Construction traffic

- All vehicles should switch off engines – no idling vehicles.
- All loads entering and leaving site to be covered where they are carrying materials that can generate dust. This mainly involves muck-away lorries, tarmac lorries, and deliveries of loose aggregates. All supplies of these activities will be required to use vehicles that have the ability to sheet their loads before they arrive to deliver to site, or before they leave to remove materials from site.
- No site runoff of water or mud.

Loose materials

- Avoid the use of dry aggregates being delivered to site.
- All mortar for bricklaying activities will be from a silo avoiding loose sand and cement.
- All concrete will be ready mixed off site to avoid the need for any loose ballast, sand , or cement.
- All floor screeds will be ready mixed to avoid loose sharp sand, and cement.
- Where it is unavoidable to deliver loose aggregates there will be a water spray available to damp down and avoid dust, and the loose materials will be covered until used. It will be the intention to only deliver loose aggregate just prior to its need within the construction process.

At all times we expect operatives and visitors under our supervision and management to wear the correct PPE. This includes, goggles, dust masks, gloves etc as required however, there will be a supply of each in our office. Inevitably, and even with all our control measures, some dust is unavoidable, and we will have a fully stocked first aid box on site should it be required. This will be coupled with free flowing hot and cold water at all times.

21 Site Lighting

Welfare lighting will be provided around the site compound area. This will allow safe pedestrian access into the compound and safe lighting to all welfare facilities.

The temporary site storage and unloading area identified in section 24 will have lighting facing inwards to allow for safe banksman operation and unloading of materials during periods of dark, and so avoid impact on ecology.

The site will have temporary lighting along all corridors and staircases during the duration of the works. Task lighting will be provided where required as the works proceed.

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22 Sound Protection Measures

Lawrence Baker will be required to comply with relevant provisions of the Control of Pollution Act 1974 and the Environmental Protection Act 1990.

We will also comply with the recommendations set out in BS 5228-1:2009 + A1 Code of practise for noise control on construction and demolition sites.

Works plant and equipment will also comply with the noise at Work regulations 1989 in order to protect on-site personnel. Noisy plant or equipment will be sited as far as is practicable from noise-sensitive buildings.

Vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers and maintained in good and efficient working order and operated in such a manner as to minimise noise emissions.

For each item of plant used in the works, the values quoted in the relevant EC Directive/UK statutory instrument, where appropriate, will not be exceeded (e.g., S.I1984/1992, 1985/1968, 1987/1730, 1988/361, 1989/1127).

Note: Plant: Muffling will be in accordance with the recommendations set out in BS 5228:1997, Code of practise for noise control on construction and demolition sites.

- Compressors will be fitted with properly lined and sealed acoustic covers, which will be kept, closed whenever in use
- Pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturers
- Machines in intermittent use will be shut down in the intervening periods between work or throttled down to a minimum
- Care will be taken when loading or unloading vehicles or dismantling scaffolding or moving materials etc. to reduce impact noise

Noise and vibration monitoring will be carried out by a qualified acoustician in accordance with BS5228. The intention is to locate the sound and vibration monitoring equipment adjacent to the site hoarding along Blagrove Lane, as central to the site as possible. This location is the closest point to the surrounding properties and most central to the site activities.

The monitoring will be recorded on a daily basis and a monthly report will be available for the LPA.

Should noise or vibration levels exceed the legal parameters then a warning will be immediately triggered to alert the site personnel to the problem. This will ensure it is

eradicated at the earliest possible opportunity, allowing the activity to be ceased on site until alternative procedures can be confirmed.

23 Sequence of Construction

Site set up

The site boundary will be established and marked out by an engineer. Safety hoarding will be erected first to secure the site. Welfare facilities will be incorporated. In the first stage of the construction, a self-contained welfare unit will be used. Once service connections have been established a full site set up will be installed. This self-contained unit will be present during the groundworks phase and whist we address levels on site (remove surplus spoil).

Piling and Ground Beams

Either vibro compaction or augured piling are proposed for the foundations, undertaken using specialist piling equipment. Ground beams will be installed using 360-degree excavators, dumpers, and small plant, as necessary. Reinforcement, drainage, and concrete materials will be transported by tele-handlers, or locally by excavator where required. Ground-beam foundations will be installed ranging in width from 600mm to 850mm.

Drainage

The drainage is split between a foul and surface water system. The foul water will discharge into the existing drainage system at the corner of Evendons Lane and Blagrove Lane, requiring minor traffic control. The surface water will discharge via a new SUDS pond to the south-east of the site which will connect into the existing stormwater ditch adjacent to Evendons Lane

We will look to keep all connections inside the site boundary although will employ traffic management if working off-site. All works will be carried out under a Section 106 agreement and supervised by the local provider. Both site drainage and internal drainage will be carried out as works progress.

Substructures

On completion of the ground beams, we will bring up the sub-structure blockwork. The floor is then a reinforced concrete suspended construction.

Superstructures

The superstructure consists of dense concrete block, solid internal supporting walls and externally a cavity wall construction consisting of a block internal skin faced with a mixture of facing bricks and cladding. The brickwork will be facilitated by using a progressive tube and fitting scaffolding. The upper floor structure is constructed from wide span concrete floor planks. This will be installed by a competent contractor with the use of a mobile crane.

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Roof

The roof is a truss rafter roof covered with a concrete roof tile. The above-mentioned scaffolding will be utilized for the roof works. The roof trusses will require the use of a mobile crane to lift them into position.

Internal Fit Out

Fit out works commence with 1st fix mechanical and electrical installations. Until the building is substantially watertight, this will be limited to items that are not susceptible to water damage such as hangers and tray containment. As the building is slowly sealed, ductwork and wiring can progress without risk of subsequent damage.

Plasterboard stud partitions will not commence until the area is watertight, weatherproof, and sufficiently dry to ensure the board does not suffer any deterioration due to moisture absorption. Sufficient areas in proper sequence will be made available to ensure reasonable continuity as part of the programme. Adequate temporary lighting is also required to facilitate a good standard of finish. Electrical first fix containment and back boxes are to be fixed inside before the partition is sealed with plasterboard to the remaining side.

On completion of the partitions, all openings, and gaps (such as around penetrating services) are fire stopped to restrict lateral and vertical fire spread and to achieve the required degree of containment. Completion of first fix joinery items such as door linings and window boards releases' the plastering. With the site now moving deeper into a "fit out" phase, extra care must be taken to prevent unnecessary damage to completed work. Proper planning and management of access and material routes is required, as well as regular monitoring from our management team.

With several days drying time, the plaster is ready for initial decoration. Typically, this will involve filling and sanding to correct any minor surface imperfections before a mist and 1st coat is applied.

It is not until all pipework has been tested and lagged, that the MF ceiling grid can begin in earnest. Fitting of the remaining ceiling mounted services are now usually controlled by two factors, the quantity and type of work remaining at low level, and access and damage considerations especially from airborne dirt and dust. Smoke detectors and sensors can be taped up, but it is usually prudent to leave light fittings as late as possible in the programme. Second fix joinery including skirting and architraves are fitted before vinyl floor finishes and final decorations. The doors are now hung, and ironmongery fixed.

As works near completion we will operate a "permit to work" scheme, where rooms are completed, snagged, and locked off to prevent damage. With services installations complete

and key milestones such as power, heat and water on dates achieved, the test and commission process begins. It is essential adequate time and provision is allocated for this

“hidden” process to ensure advancement from static completion to full working order to the specified requirements.

Finally, the scheme is cleaned and “snagged” by our Project Manager. Our ultimate aim is for a defect free handover and by operating a high degree of vigilance throughout the project, defects at this stage should be minimal and easily rectified. We recognise the high standard of quality that must be achieved for the Berkley brand, and will strive to exceed Client expectations.

External works

On removal of the external scaffolding the external works will commence. This work will be sequenced as follows:

- Installation of new services – works will be connected by licensed contractors. It is envisaged that all connections can be made locally and there will be minimum works in the carriageway.
- Formation and surfacing of car park and roads.
- Fencing.
- Landscaping.
- Clean down and remove cabins from site.

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24 Site Logistics Plan

On the following page is the site logistics plan.

The construction site will be organised so that vehicles and pedestrians using site routes are segregated and can move around safely. The routes need to be suitable for the persons or vehicles using them, in suitable positions and sufficient in number and size, this is so that incidents can be prevented by the effective management of transport operations throughout the construction process.

Pedestrians and vehicles will be kept apart by management of the following:-

- Entrances and exits – entrances will be kept clear at all times. Due to the restricted nature of the only access into site a pedestrian walkway will be demarked along the road with warning signage applied.
- Walkways - firm, level, well-drained pedestrian walkways that take a direct route where possible, will be provided.
- Crossings - where walkways cross roadways, clearly signed crossing points where drivers and pedestrians can see each other clearly, will be displayed.

Signage will be placed within site boundaries making all vehicles aware of the pedestrian route:

PICTURE: PEDESTRIAN SAFETY SIGNAGE

Signage will be placed at entrance and alerting pedestrians to construction vehicles:-

1 Elm Place,
Eynsham, Oxfordshire
OX29 4BD

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PICTURE: VEHICLE SIGNAGE

- Visibility - make sure drivers driving out onto public roads can see both ways along the footway before they move on to it. Site Manager to check driveway daily.
- Obstructions – do not block walkways so that pedestrians have to step onto the vehicle route.
- Barriers – install barriers between the roadway and walkway where possible and appropriate.

Vehicle movement will be minimised by management of the following:-

- Car and van parking for the workforce and visitors away from the work area.
- Control entry to the work area
- Planned storage areas so that delivery vehicles do not have to cross the site.
- People who direct vehicle movements (banksmen) must be trained and authorised to do so.
- Make sure that all drivers and pedestrians know and understand the routes and traffic rules on site. Use standard road signs where appropriate.
- Provide induction training for drivers, workers and visitors and send instructions out to visitors before their visit.

This management will be greatly assisted by utilising the following:-

- Banksmen - who can be appointed to control manoeuvres.
- Clothing - pedestrians on site should wear high-visibility clothing.
- Speed limits- restrict speed to 5 mph.
- Movements in association with HSE publication HSG144 – The Safe Use of Vehicles on Construction Sites (enclosed)

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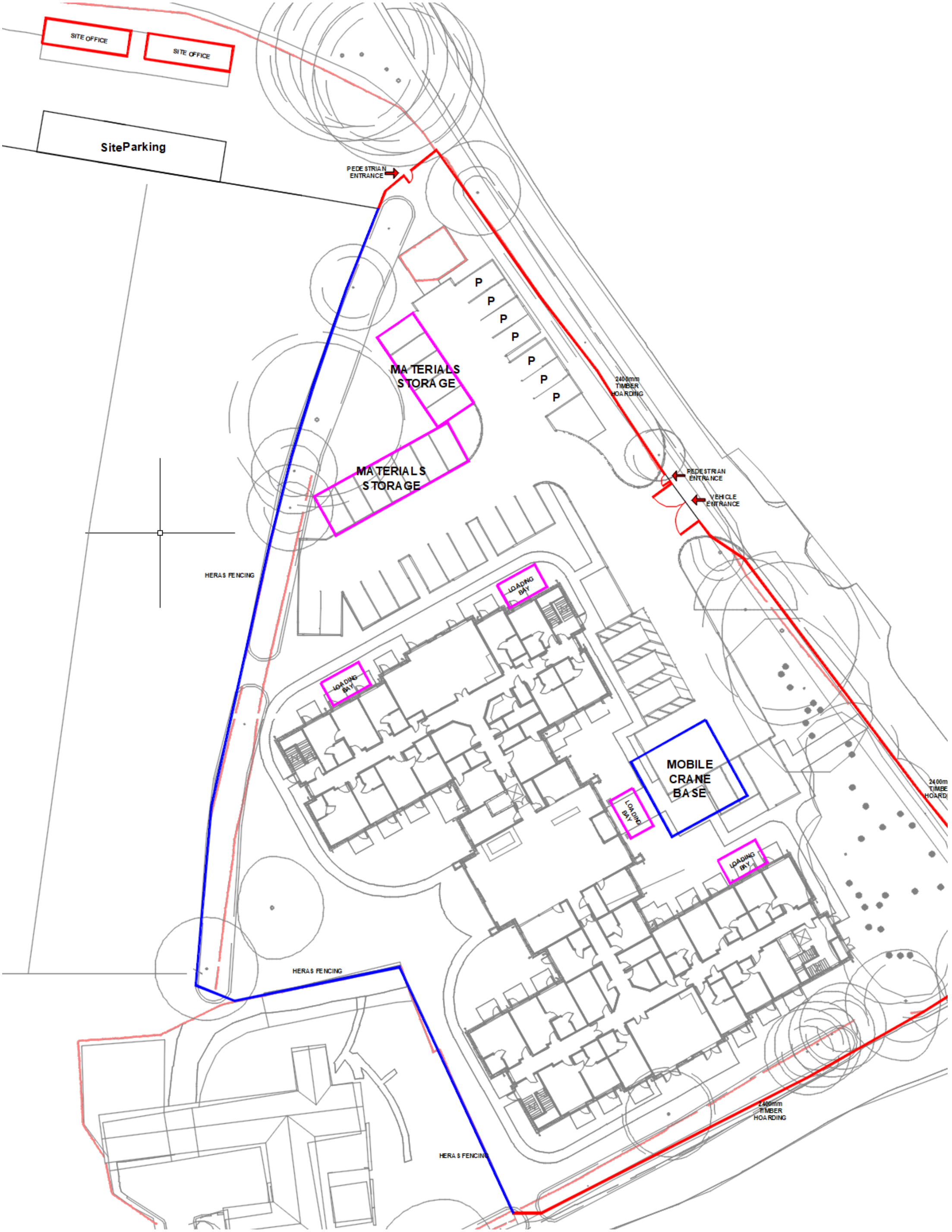
SITE OFFICE
SITE OFFICE
SiteParking
PEDESTRIAN ENTRANCE
P
P
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P
P
2400mm TIMBER HOARDING
MATERIALS STORAGE
MATERIALS STORAGE
PEDESTRIAN ENTRANCE
VEHICLE ENTRANCE
HERAS FENCING
LOADING BAY
LOADING BAY
MOBILE CRANE BASE
LOADING BAY
2400m TIMBE HOARD
HERAS FENCING
HERAS FENCING
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