

71 LONDON ROAD, WOKINGHAM, RG40 1YA – CHANGE OF USE FROM C3 TO C2 PLUS PROPOSED TWO-STOREY FRONT/SIDE EXTENSION AND REAR SINGLE-STOREY EXTENSION WITH ASSOCIATED INTERNAL ALTERATIONS FOLLOWING DEMOLITION OF EXISTING ATTACHED SINGLE STOREY GARAGE AND REAR EXTENSION AND ASSOCIATED EXTERNAL WORKS.CONSTRUCTION MANAGEMENT PLAN

1.0 SCOPE

This Construction Management Plan (CMP) is a document to set out the details and principles of the proposed management of the construction works for the Change of Use from C3 To C2 plus a Proposed Two-Storey Front/Side Extension and Rear Single-Storey Extension with Associated Internal Alterations following demolition of the existing attached Single Storey Garage and Rear Extension and associated external works all at 71 London Road, Wokingham, Berkshire, RG40 1YA.

This Construction Management Plan will be principally relevant to the major construction work that will be undertaken to build the extension and wider refurbishment for the proposals.

This Construction Management Plan be included in the Tender documentation issued to prospective contractors so that they are aware of their management obligations and can make due allowance for these.

2.0 PROGRAMME

Subject to the statutory timeframe for the decision, which is assumed to be by the planning committee panel, further ecological survey plus any discharge of conditions, would presume works commencement May 2025.

3.0 CONTRACTOR APPOINTMENT

It is anticipated that a contractor will be appointed in late March/early April 2025.

4.0 CONTRACTOR START AND COMPLETION DATES

June to November 2025

5.0 TRAFFIC ROUTES IN AND OUT OF THE SITE

There are two access points to the site both via the London Road subject to the direction of travel (from Wokingham or coming from Bracknell direction) into the gravel drive via the existing dropped kerb. With the aid of banksmen, it is possible to have vehicles reverse into the site to allow them to exit the site facing forward.

The London Road will be shared with the adjacent residents who have access to their drives/on/off-street parking.

The appointed Contractor is to ensure that the public highway (and footpath) is kept clear at all times and does not impede access for any residents or the emergency services.

Day-to-day operations and deliveries will require the Contractor to utilise smaller vehicles and/or plant etc. within the site compound (within reason).

The aim of deliveries to the site will be within specific times to avoid rush hour periods wherever possible during the works.

All orders are to note these restrictions, specify maximum vehicle size and include the Contractor's site telephone number so that suppliers can confirm their arrival before entering the site.

There may be the need for some larger deliveries, such as steelwork or pre-cast floors, which will need to be planned in advance. The Contractor will be required to consult with affected residents on these specific occasions. Access will be via the route described.

All vehicular movements on and/or off site shall be accompanied by a banksman at all times.

Wheel washing facilities for vehicles are not anticipated to be required due to the compact nature of the site. Any vehicles that will be able to drive the site will be contained onto the gravel surface. Small plant/machines are likely to be used during construction and these would be contained to the site and washed down before leaving the site.

The Contractor would be required to ensure the highway and adjacent pedestrian footpaths are kept clean and free of mud/debris during the works.

6.0 DELIVERY TIMES

During term time the contractor shall note the following specific limitations to their site deliveries:

No deliveries between 7.45-8.45am

No deliveries between 4.45-5.30pm

Weekend deliveries are to be avoided but if there is no alternative it will be limited to Saturdays only between 9.00am-Midday.

All deliveries are to be supervised using banksmen employed by the Contractor.

Liaison with the residents of adjacent properties will be expected on a regular basis to ensure coordination and safe site operation during the construction works.

7.0 SITE WORKING HOURS

The hours of noisy construction and demolition shall be restricted to the hours of 07:30hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

8.0 SITE ACCOMMODATION AND COMPOUND

The Contractor site accommodation is to be located in a secure compound within the site works area.

The Principal Contractor will take all reasonable steps to prevent access to the site by unauthorised persons. All visitors to the site must be logged in and out. All visitors should be given a site induction and be provided with personal protection equipment (PPE), such as hard hats and suitable footwear.

Deliveries will be coordinated to avoid congestion and be accompanied by a banksman employed by the Contractor. All delivery vehicles will not be permitted to reverse onto the London Road.

The site boundary for the works will be secured by hoarding or heras panel fencing. All heras will require debris netting to protect adjacent neighbouring plots. Within this area, the contractor will locate his site accommodation which will include a site office, welfare unit with drying facilities, toilet/shower accommodation and lockable storage units. The contractor will be responsible for making any temporary utilities connections required.

The contractor will site all of the associate works plant etc. within this zone only.

The contractor will be able to park on-site but at peak times, will have to make use of the nearby public car parks and/or apply for on-street parking permits.

The Contractor would be expected to comply with the recommendation of BS 5228-1, in particular, clause 7.3, to minimize noise level during the execution of the Works.

9.0 SIGNIFICANT LARGE DELIVERIES

On occasions, there may be the need for deliveries of large items to be made. These deliveries will be made directly to the site and need careful coordination and consultation from the Contractor with the adjacent neighbours who should be notified with leaflets/emails etc. 48 hours before these are due.

The Contractor will be required to ensure that a competent banksman is in attendance during all vehicle movements along the London Road and those coming into the site.

10.0 DEMOLITIONS

The existing single-storey garage and rear extension will need to be demolished alongside sections of internal walls etc. and areas of external works.

Materials arising from the demolition works will be disposed of within appropriately positioned skips in secure locations.

Debris netting is to be erected at respective boundaries and all demolition works are to be 'damped' down to limit dust etc. Workmanship advice as noted in the HSE construction information sheet No.36 (revision 2) should be adhered to ensure adequate control of dust arising from all construction works.

11.0 CONSTRUCTION WASTE

The Contractor will be required to develop and implement a Site Waste Management Plan for the project. Waste materials are to be recycled as far as reasonably possible.

12.0 SITE TIDINESS

The site must be kept clean and tidy in accordance with the CDM 2015 Part 4, Regulation 18.

13.0 COMPLAINTS PROCEDURE

Contractors engaged to carry out major construction work will be required to have an adequate complaints procedure in place. The Contractor will be required to erect signage at the site entrance points displaying company details, the Site Manager's name and telephone number so that he/she can be contacted if it is necessary to make a complaint about site operations.

The Contractor will be expected to deal with any complaints swiftly and in a courteous and constructive manner.