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Construction Management Plan

Rivertrees Wokingham

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Construction Management Plan

1. Introduction

This Construction Management Plan (CMP) outlines the procedures and measures to ensure safe, compliant, and environmentally responsible construction activities near the River Thames. It addresses site logistics, environmental controls, traffic management, flood risk mitigation, health and safety, monitoring, and stakeholder engagement.

The project is known as **Rivertrees**.

The Site is Located at Rivertrees, Wargrave Road, Remenham, Wokingham RG9 3JD

The proposed scheme comprises the demolition of an existing dwelling and construction of a new 4 bed amphibious house of circa 5700sqft over 3 floors with extensive external works, landscaping and a refurbished 3 car garage (or new build – subject to planning).

The new proposed dwelling will be an Amphibious House. The site is located within Flood Zone 3 and the amphibious design will reduce the risk of flooding. In summary the new dwelling is to be constructed within a 'dock' and in the event of flooding the dwelling will rise from its 'dock'. The development has wider benefits as the 'dock' provides an increase in flood storage capacity on site in comparison to the baseline/existing scenario.

The site is located in the Borough of Wokingham and in close proximity to the town of Henley-on-Thames. The site on Wargrave Road and is adjacent to the River Thames. The site is located within the local Greenbelt.

The Works are to be undertaken in two phases:

- 1) Demolition – Removal of existing dwelling and site clearance
- 2) Main Works – Construction of New Dwelling

The Phase 1 Works will comprise the following:

- Surveys
- Asbestos removal

- Strip out and demolition
- Surveying, setting out and monitoring
- Temporary accommodation and welfare
- Management

Phase 2 will comprise the design, construction and completion of the new dwelling.
Phase 2 works include the following key work elements:

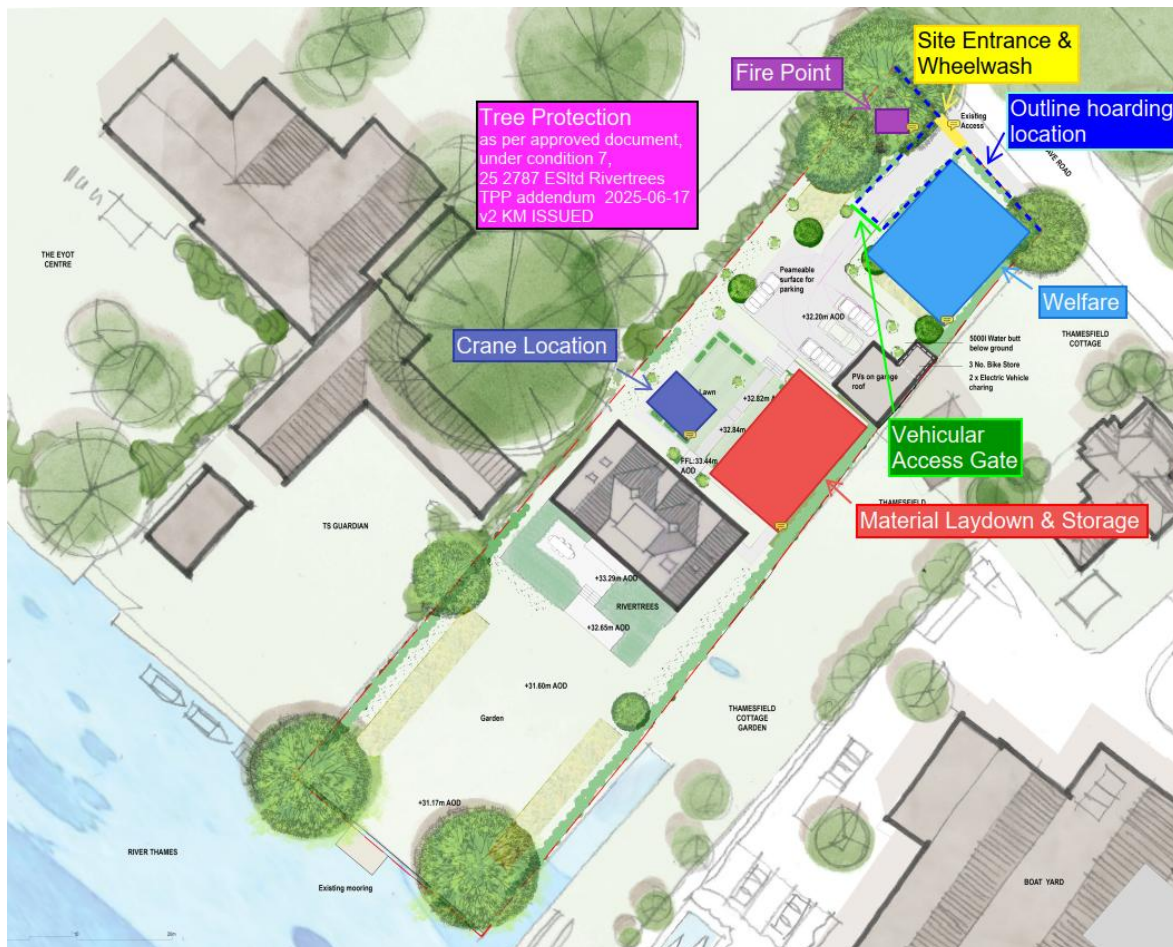
- Deep excavation for a Concrete Wet Dock
- Concrete Box Basement Construction – Ballast and Flotation and fall/rise mechanisms.
- Lightweight Superstructure from Ground Floor Level
- Oak Frame
- Elevations/Roof
- Internal Fit Out
- External Works & Drainage

Programmed duration on site will be approximately 52 Weeks – Programme will be updated to reflect site progress, conditions and the like, any updates will be communicated to the Client and relevant stakeholders.

2. Site Setup & Logistics

- Define site boundaries and secure fencing to prevent unauthorized access
 - Security hoarding to be erected at main entrance only with 100mm gap at base, utilising existing natural boundaries around site to limit fencing quantity so as to not impede flow / increase flood risk
 - Security hoarding to be painted and potentially host Contractor's sign
 - Security hoarding to have regular and routine inspections to assess and ensure structural integrity, security against unauthorised access, and safety compliance.
- The Site is bound by various land uses including the Henley Sea Cadets and The Eyot Centre, Residential use is to the Southeast
- Establish site compounds, storage areas, and contractor parking away from sensitive riverbank zones.
 - Material laydown and storage area will be on pallets to prevent loss of floodplain storage
 - Welfare area to consist of 2nr stacked cabins (1nr welfare, 1nr office) located on concrete blocks and elevated 300mm off the ground so as to not impede flow / increase flood risk / prevent loss of floodplain storage.
- Site operative / visitor parking to be accommodated within site red line
- Provide temporary lighting that minimizes light spill into the river environment.

- Site access will remain gated, with gates to be set back the length of the largest vehicle to access site (7.17m, SRIGID vehicle as per Swept Path Analysis (Appendix A) demonstrating site access / exit in front gear)
 - For clarification, LRIGID vehicle will not be used. SRIGID remains the largest vehicle that will be accessing the site
 - Swept Path Analysis note: Presented 'overhang' poses no risk and appropriate breakout of boulder bollards to be undertaken to facilitate vehicle turning for access
 - For clarification, the front boundary wall will be demolished to any extent necessary, from partial demolition to full demolition, in order to facilitate vehicular access
 - For clarification, red hatching present within the site boundary on Swept Path analysis indicate brief instances where vehicle is off-path of existing hard standing and do not indicate any actual clash. In combination with land becoming a live construction site and to undergo complete external landscape overhaul following construction, no issues presented.



3. Environmental Controls

- Implement dust suppression measures such as water sprays and covering of loose materials.
- Noise and vibration monitoring during piling and heavy works; adhere to permitted working hours of Monday – Friday 8.00am – 6.00pm, Saturday 8.00am – 1pm, Sundays no work to be carried out
- Install silt fences and sediment traps to prevent runoff into the river.
- Ensure biodiversity net gain of at least 10% through planting native species and creating habitats.
- Waste Management will follow a maintained Site Waste Management Plan, with all waste carriers and disposal sites required to hold appropriate licenses. All hazardous waste will be managed separately and disposed of in compliance with the Hazardous Waste Regulations 2005. Materials will be removed and sorted on-site into waste streams such as metal, timber, plastics, brick, and hardcore. Recycling will be prioritized wherever possible. Where permitted and feasible, crushed hardcore materials may be processed on-site using a mobile crusher, subject to environmental approvals and neighbour consultation, reducing environmental impact associated with transporting material off-site and supporting sustainability. All crushed material will be tested to ensure compliance with engineering standards for reuse or disposal.

4. Traffic Management

- Approved delivery routes and timings to avoid congestion and protect local communities.
- Wheel and chassis cleaning facilities to prevent mud on public highways.
- No queuing on public roads; use designated holding areas
 - Designated holding area located, as per plan Appendix B – Construction Traffic Management Plan, between road and site gates, extending into site for additional space, due to site location and A-road limiting alternatives
 - Any operatives / visitors to be arriving via vehicle will be scheduled for when the designated holding area is not in use
- No Parking on highway – parking restricted to site areas only – Staff & operatives to use public transport or communal drop off by agreement.
- Deliveries will be at designated times only, within working hours, with high levels of communication – everything will be pre-booked during periods of lighter traffic to reduce the risk of congestion or impact on the surrounding neighbours and infrastructure.

- Refer to Appendix B – Construction Traffic Management Plan for proposed route of construction traffic. Construction traffic to approach from south-eastern direction using Wargrave Road, avoiding the town centre and having least impact to residential area, particularly with sharp turns located to the north of Wargrave Road when junctioning with White Hill / Remenham Lane.

5. Flood Risk & Drainage

- Obtain Flood Defence Consent or Environmental Permit from the Environment Agency.
- Integrate Sustainable Drainage Systems (SuDS) to manage stormwater runoff.
- Design for flood resilience – amphibious house design.

6. Health & Safety

- Provide PPE and enforce safety protocols for all workers.
- Establish emergency response plans for water-related hazards.
- Maintain safety zones and rescue equipment near river edges.

7. Monitoring & Reporting

- Regular compliance checks for environmental and safety measures.
- Maintain logs of noise, dust, and water quality monitoring.
- Implement a clear complaint handling procedure with response timelines.
- Senior Management will undertake scheduled visits supplemented by external CDM advisors appointed by the Client. All findings will be documented and addressed promptly

8. Stakeholder Engagement

- Liaise with the Environment Agency, Port of London Authority, and local councils.
- Provide updates to nearby residents and businesses on project progress.
- Ensure transparent communication channels for feedback and concerns.

9. Risk Assessment Matrix

The following matrix identifies key activities, associated hazards, risk levels, control measures, and responsible persons.

Activity	Hazard	Risk Level	Control Measures	Responsible Person
Piling	Noise, vibration, water contamination	High	Use acoustic barriers, monitor vibration, install silt curtains	Site Manager
Excavation	Collapse of trench, flooding	Medium	Shoring systems, pump out water, monitor weather forecasts	Health & Safety Officer
Riverbank Works	Erosion, pollution, worker fall	High	Install erosion control mats, spill kits, safety harnesses	Environmental Manager

10. Method Statements for Key Activities

This section provides detailed method statements for critical activities to ensure safety, compliance, and environmental protection.

Piling

Scope of Work

Installation of sheet piles to form basement working area for dry dock.

Plant & Equipment

Piling rig, cranes, hydraulic hammers, silt curtains.

Sequence of Operations

1. Mobilize equipment; 2. Install silt curtains; 3. Position piling rig; 4. Drive piles to required depth; 5. Monitor vibration and noise levels; pumping systems – all arisings to be removed from site

Safety Measures

Use PPE, maintain exclusion zones, monitor vibration to protect adjacent structures.

Environmental Controls

Install silt curtains, monitor water quality, restrict working hours to minimize disturbance.

Emergency Procedures

Stop work if excessive vibration or water contamination occurs; deploy spill kits immediately.

Excavation

Scope of Work

Excavation for foundations and drainage systems.

Plant & Equipment

Excavators, pumps, shoring systems, dump trucks.

Sequence of Operations

1. Mark excavation area; 2. Install shoring; 3. Excavate in layers; 4. Pump out water; 5. Dispose of spoil responsibly and in accordance with approved procedures.

Safety Measures

Inspect shoring daily, provide safe access ladders, monitor weather for flood risk.

Environmental Controls

Prevent runoff using sediment traps, cover spoil heaps, maintain clean haul routes.

Emergency Procedures

Evacuate trench if collapse risk detected; deploy pumps during heavy rain.

Riverbank Works

Scope of Work

Stabilization and protection of riverbank adjacent to construction site.

Plant & Equipment

Excavators, geotextiles, erosion control mats, safety harnesses.

Sequence of Operations

1. Install temporary barriers; 2. Lay geotextiles; 3. Place erosion mats; 4. Backfill and compact; 5. Inspect stability.

Safety Measures

Use fall protection, maintain safe distance from water edge, provide rescue equipment.

Environmental Controls

Avoid in-river works during fish spawning season, use biodegradable materials, monitor turbidity.

Emergency Procedures

Deploy spill kits for accidental contamination; activate rescue plan for worker fall.

11. Emergency Response Plan

This section outlines the emergency response procedures to ensure rapid and effective action during incidents such as flooding, fire, pollution, or worker injury.

Objectives

- Protect life and property during emergencies.
- Minimize environmental impact.
- Ensure clear communication and coordination among all parties.

Key Contacts

Project Manager: Ken Latham – Edmond Shipway: 07770 536992

Health & Safety Officer: TBA

Emergency Services: Dial 999

Environment Agency Hotline: 0800 807060

Nearest Hospital

Royal Berkshire Hospital

Craven Road

Reading

0118 322 5111

Escalation Flowchart

1. Incident Occurs → 2. Notify Site Manager → 3. Contact Health & Safety Officer → 4. Inform Emergency Services → 5. Report to Environment Agency → 6. Document and Review

Procedures

Flooding

- Stop work immediately and evacuate to designated safe zones.
- Deploy pumps and flood barriers.
- Notify Environment Agency and local authorities.

Fire

- Raise alarm and evacuate site.
- Use fire extinguishers if safe to do so.
- Call emergency services and secure hazardous materials.

Pollution

- Stop source of contamination.
- Deploy spill kits and containment booms.
- Notify Environment Agency immediately.

Worker Injury

- Administer first aid and call emergency services.
- Secure area to prevent further harm.
- Record incident and inform Health & Safety Officer.

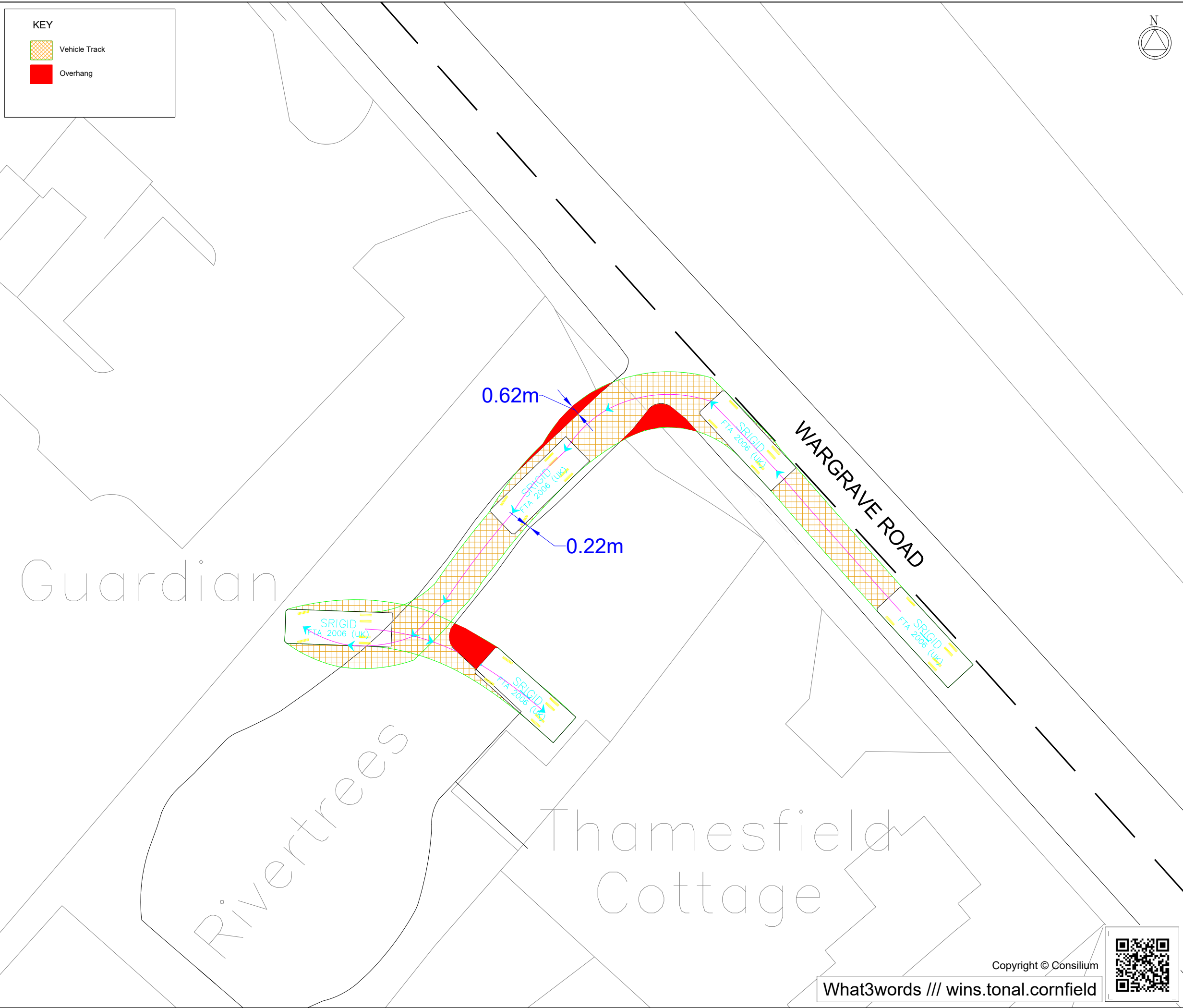
12. Regulatory Checklist

The following checklist summarises key regulatory requirements for construction near the River Thames.

Permit Type	Responsible Authority	Key Actions	Notes
Planning Permission	Local Planning Authority	Submit application with Design & Access Statement	Include flood risk and biodiversity measures
Flood Risk Activity Permit	Environment Agency	Apply for works within 8m of main river or 16m tidal	Provide method statements and risk assessments

River Works Licence	Port of London Authority	Obtain licence for structures in/over tidal Thames	Comply with PLA Byelaws and navigation safety
Marine Licence	Marine Management Organisation	Apply for dredging or marine works	Ensure compliance with Harbours Act 1964
WFD Compliance	Environment Agency	Complete Water Framework Directive assessment	No deterioration of ecological status; integrate SuDS
Build-Over Agreement	Thames Water	Secure agreement for works near sewers	Conduct CCTV survey and approve foundation design
Health & Safety/CDM	HSE	Implement CDM Regulations and safety plans	Include emergency procedures and PPE requirements

Appendix: A – Swept Path Analysis



KIT LIST

KEY

WHEEL TRACK SURFACE:

7.17

1.20

4.19

SRIGID

meters

Width

:

2.30

Track

:

2.30

Lock to Lock Time

:

6.0

Steering Angle

:

43.2

Rev	Description	By	Chkd	Date
-	-	-	-	-

Client

Edmond Shipway

Project

Wargrave Road,
Wokingham RG9 3JD
Grid Ref: 476734 , 182348

Title

Vehicle Swept
Path Analysis

CONSILIUM
Technical Services

Suite 101, Fort Dunlop, Fort Parkway, Birmingham, B24 9FD
0121 328 7266 - info@consilium-ts.co.uk - www.consilium-ts.co.uk

Design: ADH

Drawn: ADJ

Chkd: SM

Date: 12/03/26

Date:12/03/26

Date: 12/03/26

Scale: NTS

@ A3

Status: PROPOSED

Drawing No

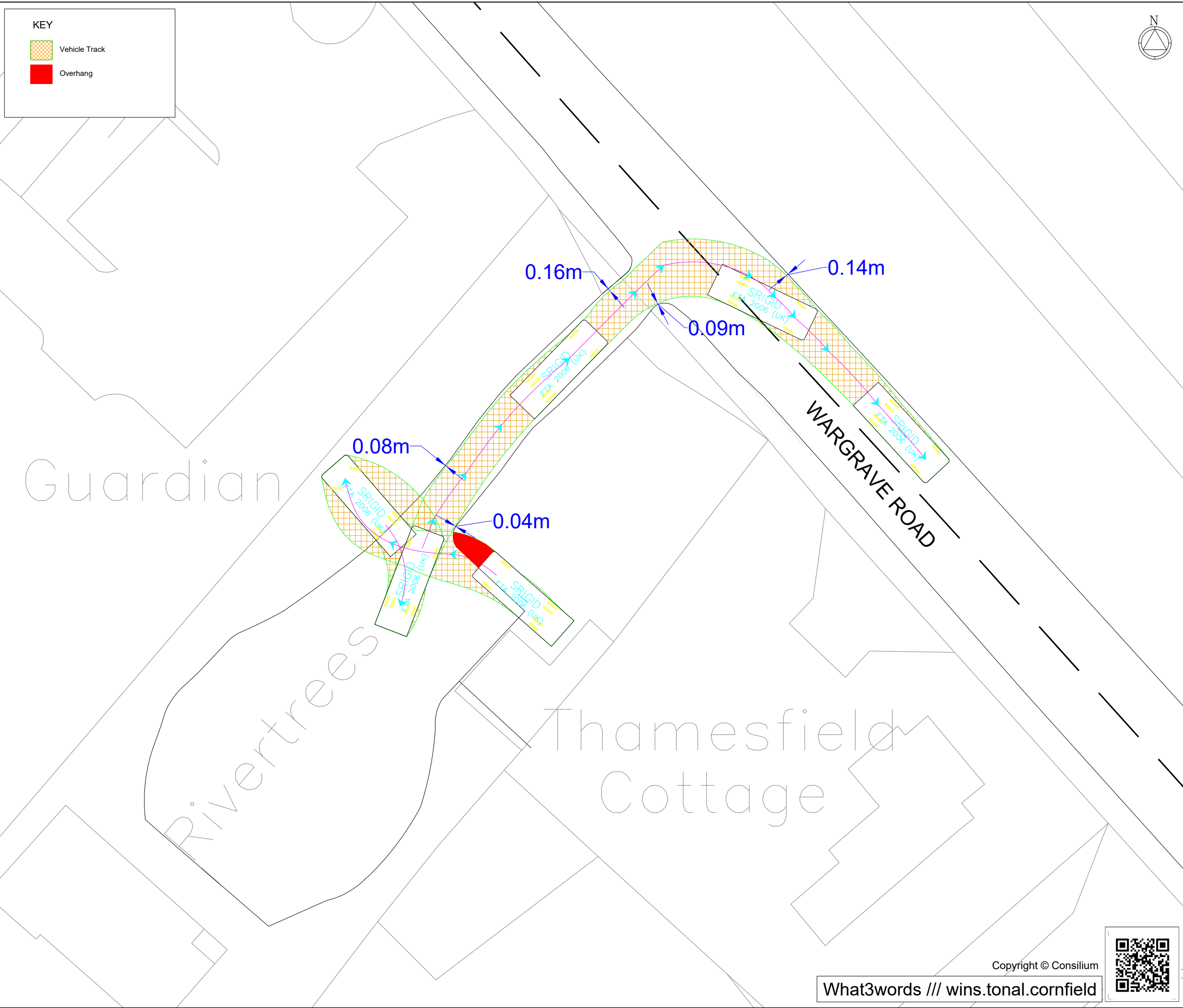
48953.004

Rev:

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KEY

Vehicle Track

Overhang



KIT LIST

KEY

WHEEL TRACK SURFACE:

7.17

1.204.19

SRIGID

Width

: 2.30

Track

: 2.30

Lock to Lock Time

: 6.0

Steering Angle

: 43.2

SRIGID

ETA 2006 (UK)

Rev	Description	By	Chkd	Date

Client

Edmond Shipway

Project

Wargrave Road,
Wokingham RG9 3JD
Grid Ref: 476734 , 182348

Title

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Design: ADH	Drawn: ADJ	Chkd: SM
Date: 13/03/26	Date:13/03/26	Date: 13/03/26
Scale: NTS	@ A3	Status: PROPOSED

Drawing No
48953.006

Rev:

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Appendix B: Construction Traffic Management Plan

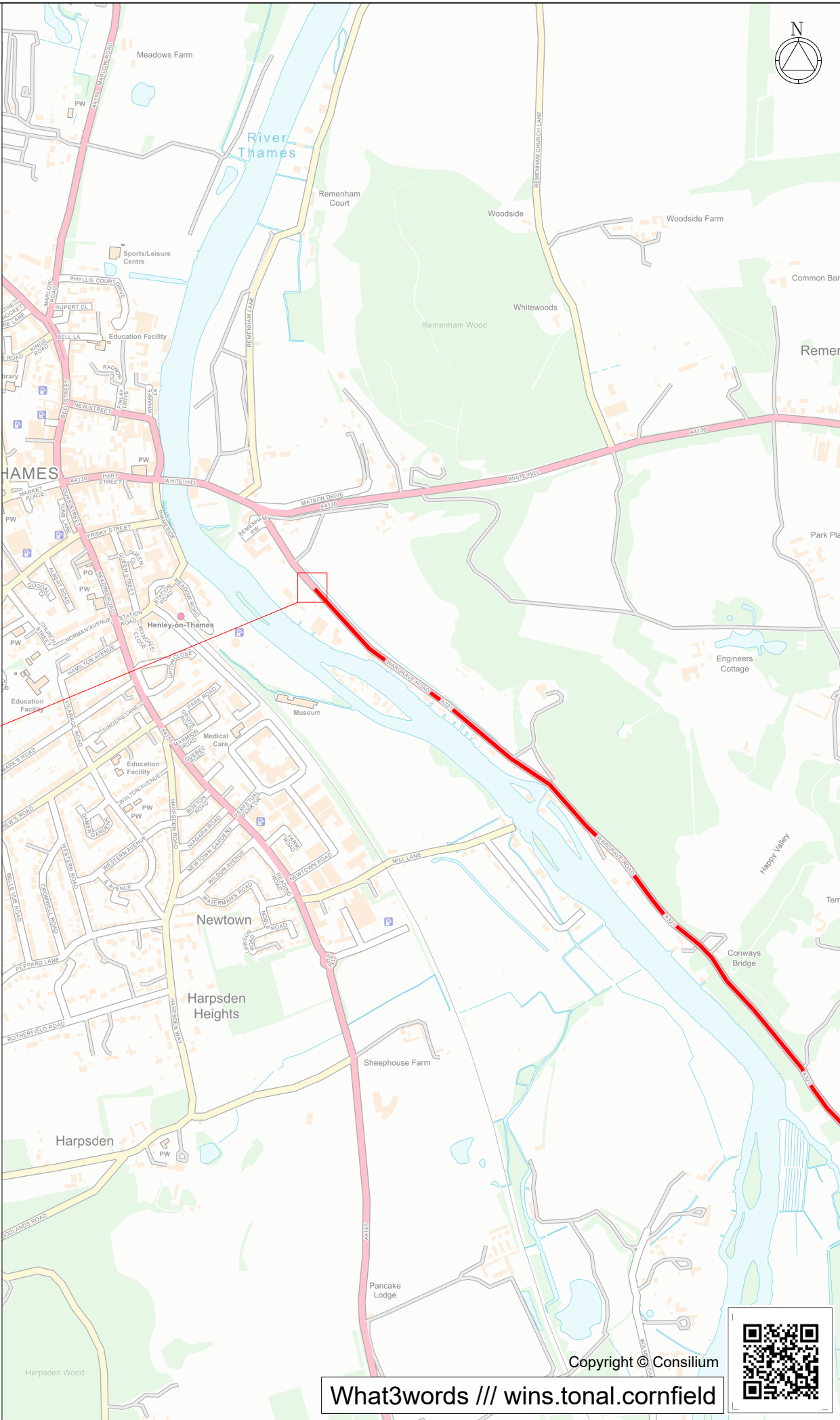
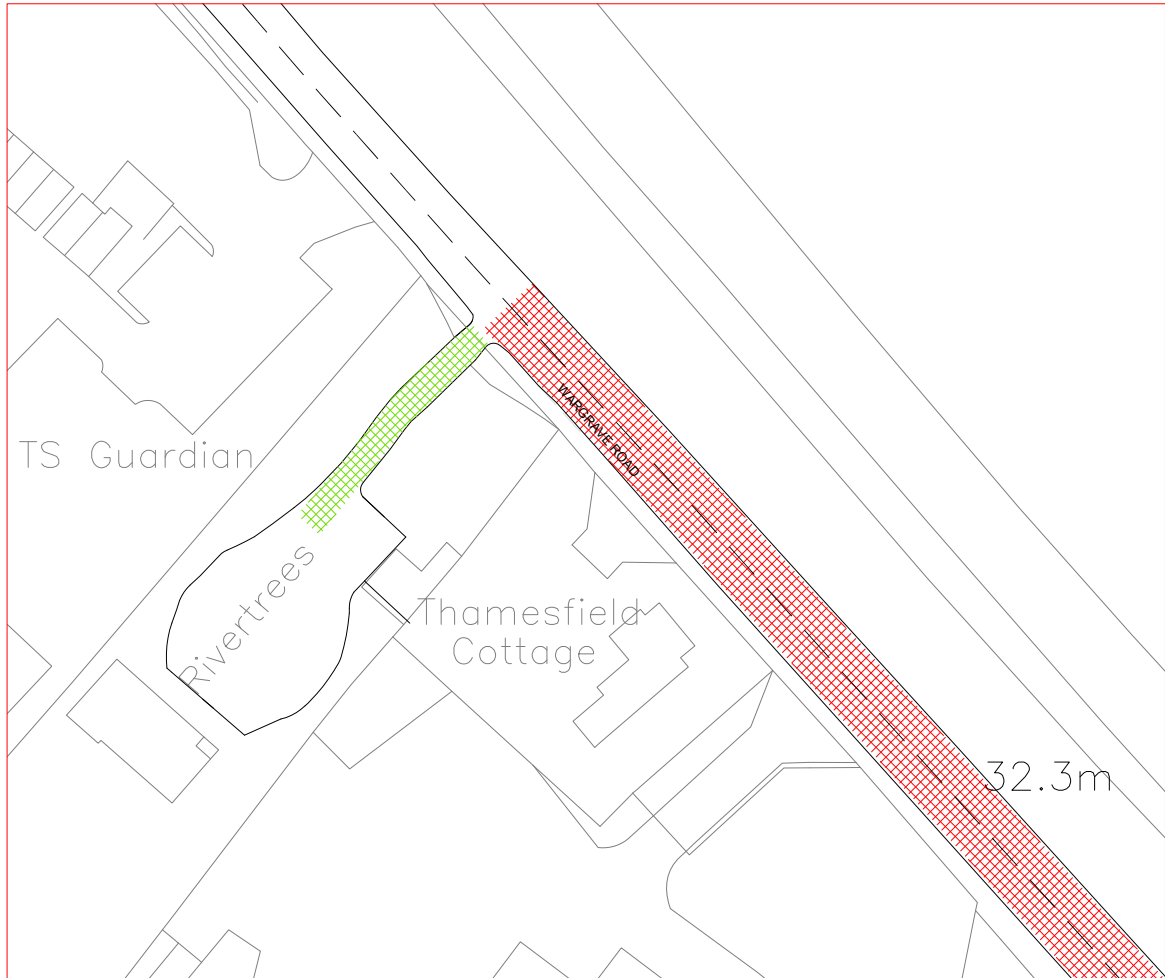
KEY

Route 1 - Wargrave

Holding area

Route 1

A321 Wargrave Road>



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Rev	Description	By	Chkd	Date
Revisions				
Client				
Project				
Wargrave Road, Wokingham RG9 3JD Grid Ref: 476734 , 182348				
Title				
Construction traffic management Plan				
Suite 101, Fort Dunlop, Fort Parkway, Birmingham, B24 9FD 0121 328 7266 - info@consilium-ts.co.uk - www.consilium-ts.co.uk				
Design: ADJ	Drawn: ADJ	Chkd: SM		
Date: 10/02/26	Date:10/02/26	Date: 10/02/26		
Scale: NTS	@ A3	Status: PROPOSED		
Drawing No			Rev:	
48953.003				