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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

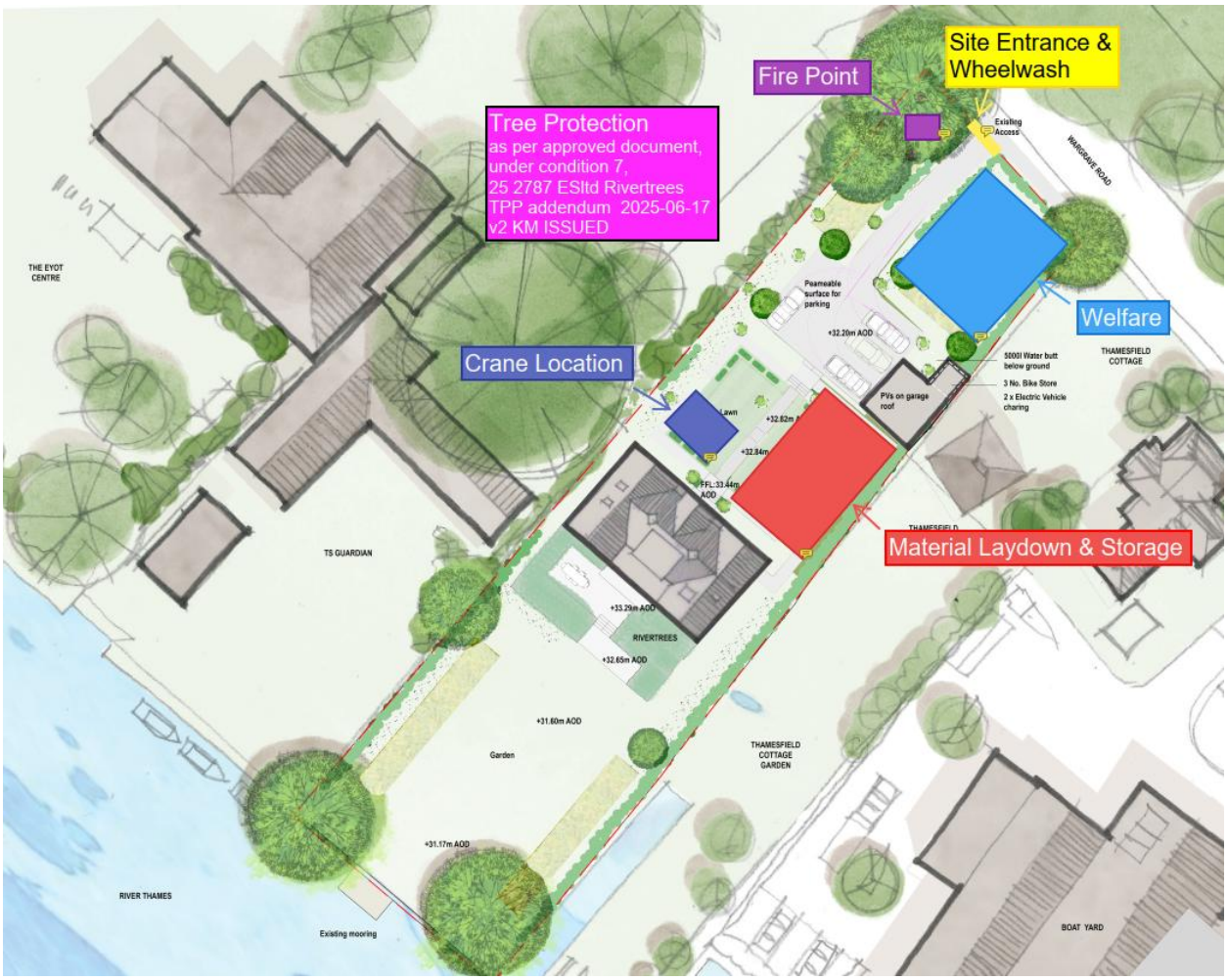
Phase 2 will comprise the design, construction and completion of the new dwelling. Phase 2 works include the following key work elements:

- 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.
- 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.
- Provide temporary lighting that minimizes light spill into the river environment.



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.
- 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.

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.
- 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 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.

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