

**Date: 26 August 2022**

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**CONSTRUCTION MANAGEMENT PLAN  
METHOD STATEMENT**

FOR

Land at the Rear of 344/346 Chessington  
Road, Ewell West, Surrey, KT19 9EG

## Introduction

This Construction Management Plan (CMP) describes the construction programme for the land to the rear of 344/346 Chessington Road, West Street, Ewell, KT19 9EG and describes the nature of activities to be undertaken.

Planning for construction work is necessarily broad at this stage and may be subject to modification throughout the build process.

## Site Location:



## Land to Rear of 344/346 Chessington Road

The site sits at the back of 344/346 Chessington Road to its south east boundary and Danetree Close to its North west. The site is currently devoid of built form and the existing grain of the street consists of predominantly two storey detached, semi-detached and terraced houses including a mix of bungalow style properties set back from the road. The site is open allowing enough space for planning of material storage, site operative welfare facilities, recycling facilities and site storage.

Hoardings will be erected spanning the entire frontage (in between 344 & 346 plots) with secure gated access provided to allow site operatives entry to the site.

Deliveries will be carefully managed and unloaded from the road here.

## Proposal

The new development comprises of constructing, currently on an empty plot of land, 1 single storey 2 bedroom dwelling with a single car parking space and amenity areas.

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**Construction start / completion dates:**

**Site preparation (Demolition of existing garages and site clearance) :**

Start date: 3 October 2022

Finish Date: 10 October 2022

**Main Contract Works:**

Start date: TBC

Finish Date: TBC

**Access/Egress**

Access to site is via site entrance from Chessington Road. The site will be hoarded with access gate kept shut and locked when not in use.

**Routing of construction vehicles.**

Construction traffic will be routed from B2200 which is the main road through the local area and capable of dealing with construction vehicles and it also links with the streets which link back to B2200, B284 and A24, a major route out of the site. Due to the residential nature of the area, and the fact there is a school nearby, vehicle movements to and from site will be carefully managed with time slots allocated between the hours of 09:15am and 2:30pm - Monday to Friday - in order to avoid adding strains on the road network in the area in peak times. Only one vehicle at any one time will be directed to site to avoid waiting in the locality. Materials will be bulk ordered wherever possible to minimise deliveries.

**Deliveries & Construction Vehicle Movements**

All carriers will be met at site by the site supervisor to escort any deliveries at any time. Deliveries will be scheduled to be one at a time with ample time slots between vehicles to avoid adding congestion on the roads in the locality.

Deliveries will only take place between 09:15am and 2:30pm Monday to Friday to avoid the school traffic and also not to inconvenience the local residents during the peak hours and also after the working hours.

All non-road mobile machinery (NRMM) will comply with the non-road mobile machinery (Emission of gaseous and particulate pollutants) regulations 1999. All Contractors will use only machinery that has been registered on the local government website.

After each delivery has taken place a thorough sweep up of the area, paths and public highway will take place as is necessary.

Our site operatives including any subcontractors will be instructed to use public transport as often as is feasible and where not they will be encouraged to car/van share. Details of public transport, timetables etc. will be issued to staff and subcontractors.

Any damage to the footways, kerbs or carriageway that is directly attributable to the site works will be repaired as soon as is practicable to the satisfaction of Epsom and Ewell council.

**Loading and unloading of plant and materials.**

The following are examples of various types of delivery drivers involved with the loading and unloading of vehicles supplying materials/plant/equipment.

- Tipper trucks delivering loose/sheeted materials
- Concrete trucks placing concrete into piles/skids or hoppers, including multiple locations
- Flatbed trucks delivering mobile plant
- Flatbed trucks that self-unload using (Hiab or similar equipment) or are unloaded by an onsite crane or excavator
- Flatbed or box trucks unloaded by forklifts whether part of the vehicle self-loading system or provided by the site (i.e. JCB with forks or site forklift/telehandler)

The delivery drivers will be supervised to ensure that they follow the following procedure while loading and unloading.

1. All suppliers' delivery drivers must report to project/site security upon arrival at the site and stop/park their vehicle in a safe, identified or recognised area.
2. All deliveries are to be unloaded in designated unloading /lay down areas that have been identified by the site supervisor. Under no circumstances are materials or plant to be unloaded outside of these areas without the express permission of site supervisor.
3. Under no circumstances are vehicles or plant to reverse on site without the site supervisor being present to control the operation.
4. All "body skips" of tipper type vehicles that unload loose material on the site must ensure that all material has been released from their skip and they lower the skip and lock it into position BEFORE moving off.
5. Any loading/unloading operation that requires a lifting type procedure must be accompanied by a suitable and adequate lift plan,
6. Where deliveries are unloaded via any form of lifting equipment, they are under no circumstances to over sail workforce or public accessible areas.
7. Under no circumstances delivery driver is to carry out any form of activity at height without suitable and adequate protection measures in place to prevent falls. This applies access and working from low loader beds, flat beds, tail lifts, skip vehicles, HIABs, skirted vehicles etc.
8. All plant unloaded by delivery drivers must be isolated/keys removed.
9. Wheel washes/jet washers are to be used by delivery drivers where appropriate to prevent mud being placed on carriageways.
10. The delivery driver will be made aware of onsite underground services, voids channels and chambers with temporary covers fitted and must ensure that their activities will not adversely impact on such services or the stability of the vehicle either resting or whilst working.

**Car parking arrangements.**

The streets near the development site have a mix of open parking and restricted hours parking. The contractors and subcontractors will be instructed to use public transport where possible, particularly pointing out the location of Ewell West main line train station which is only 15 minutes away by foot.

Any workers who need to arrive by private transport to the site will be requested to vehicle share and will be notified of available parking away from site through apps such as just park and instructed to park away from site in designated car parks. Any Interim parking during construction will be arranged in the same way at managed car parking sites near site in order

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to avoid an increase in parking congestion.

### **Site Office, Welfare Facilities**

The site comprises of empty land, open with access to it through a large driveway off of Chessington Road, (in between 344 existing detached maisonnette and 346 existing bungalow) making it convenient for placing a small site office, welfare and storage facilities in a seamless way as shown in the site location map above.

The site office and welfare facilities will be provided by placing a secure portable cabin. The facilities will be situated as shown in the site location map. The location will allow the site cabin to be discreet and protected by the steel fencing on the right hand side and away from the vicinity of any neighbourhood.

Toilet and hygiene facilities will be provided by placing portable loo.

Safe walkways with safety barriers will provide any visitors to site and staff safe access to the office and facilities.

Notice boards here will inform operatives of site logistics, site first aiders, local facilities cafes etc. and transport options.

### **Storage.**

The plant, equipment tools and some material, where suitable will be stored in a secure storage cabin as shown in the example below.

The storage for building material such as bricks, blocks etc, will be stored near the construction points as and when suitable as the construction work progresses.

This storage facility will provide a dry area for the construction material and security for plant and equipment which contractors can leave overnight thus creating opportunities to use the public transport and helping in reducing the car traffic.

The facility will be placed next to the welfare facilities.



### **Addressing Neighbours' Concerns**

During the construction phase, should anyone have any concerns they will be able to contact the site manager, whose contact details will be prominently displayed on the site hoardings in case of any complaints or concerns.

An out of hour's number will also be clearly displayed to the public throughout the works. As will an email address so that the public are able to comment and ask questions throughout the build.

### **Complaints**

A logbook and record will be kept on site at all times in order to record all complaints that may arise, and the action taken to resolve the issue. This will be monitored by the site manager and followed up to confirm that the complaint is satisfactorily dealt with and procedures in place to prevent it happening again.

The Building Contractor will clearly display contact details in prominent locations, at various points around the site boundary and will keep accurate records of any complaints received. We would propose that we advise Epsom and Ewell Council of any complaints received and how we have addressed them.

### **Working Hours**

All construction works will be carried out during the hours of 0730 to 1830hrs Monday to Friday and 0800 to 1300hrs Saturdays (subject to planning conditions), with no works being planned for Sundays or bank holidays.

### **Noise, Dust Mitigation & vibration Control Measures**

The contractor will undertake to monitor noise, vibration and dust levels during construction phase, in order to highlight any potential nuisance which may arise. This will be extremely helpful during the noisiest phases of construction and enable us to remain compliant at all times with BS 5228:09.

Particular phases of construction that are highlighted as being particularly noisy are Steel frame erection and external blockwork. During these phases of construction acoustic barriers will be considered in sensitive areas of the site in addition to the other methods listed below. Should these still prove inadequate we will via consultation with our specialist team resolve any issues and remain compliant with BS 5228:09 + A;2014

Other procedures that will be in place are as follows:

- Effective barrier around dusty activities and site boundary will be introduced.
- Dust created on site to be primarily dampened down using sprayed water.
- All electrical tools will be fitted with dust extraction bags.
- Scaffold with full wrap around will aid in containment of dust.
- No bonfires on site.
- All vehicles will switch off engines, no idling.
- All vehicles will be washed down before leaving site if required by high powered jet wash and hard brushes to remove mud from wheels etc. All vehicles will be inspected prior to leaving site.
- Site will not discharge water or mud on to the public highway.
- Cutting equipment will use water as a dust suppressant.

- Dust extraction units will be fitted to equipment where possible.
- Rubbish skips will be covered.
- Hard surfaces and haul routes will be regularly cleaned and maintained.
- Mechanical sweepers will be employed as required.
- Visual monitoring will be carried out on an ongoing basis.
- All Contractors will ensure that Personal Protective Equipment to comply with Noise at Work Regulations 2005 is issued to their own operatives. Cognizance is to be taken of local authority noise restrictions on permissible working hours.
- Wherever possible materials will be fabricated off site.
- Noisy activities will also wherever possible be undertaken between the hours of 10am and 3pm where most local residents should be at work.

### **Boundary Hoarding.**

The hoardings will be 6 ft. high to the front site access. The other sides of the site will be fenced with 6 ft. high wooden fencing.

The site access front hoarding will feature locked pedestrian access and clearly display our contact details and health and safety signage. The hoardings will aid us in site security but also offer our neighbors' immediate privacy.

They will also help with containment of noise, dust and debris. An enclosed and secure office, staff area with wash and toilet facilities and storage facility will be erected on site. Initially situated to the right side of the site but as works progress this may be moved to a different area.

Information boards will be attached to the hoarding with contact details of relevant staff including emergency contact details.

### **Signage and access control**

Fix warning signs as required at site entrance / exit points and around work perimeters detailing the potential hazards of the area. Works specific signs will be located in prominent positions whereby their warnings can be clearly read and their instructions complied with.

Signs will be maintained in a good and legible condition throughout the course of the works.

### **Prevention of Mud and Debris**

The following prevention measures will be put in place:

- Any plant and machinery leaving site will also undergo a full clean and wash down before being loaded.
- A thorough sweep down of the immediate locality after deliveries/waste removal will also take place.
- Waste storage produced during the build will be separated and stored in a specific hoarded area of the site with certain types of recyclable waste with in individual large containers.
- Netting/coverings will be used to prevent waste spreading from the storage area.
- There will be regular efficient refuse collections.
- The site will be kept tidy and organised at all times.

### **Measures to Minimise Harm to Neighbour Amenity**

We aim to minimise noise and vibration during construction by careful planning and construction procedures and strict monitoring.

Careful monitoring of the process will ensure efficient implementation of the site-specific design produced by our structural engineer. No disruption is anticipated to existing services and utilities.

### **Health & Safety - PPE**

All site staff will wear a hi-visibility waistcoat, safety footwear, hard hats, gloves, safety glasses and hand protection as necessary. The clothing and equipment will be worn at all times. Hearing protection and other forms of PPE may be required throughout the project, task specific RAMS to notify when and what type of protection is necessary.

The Site Supervisor will hold the project Site Packs, which will contain copies of all method statements, training information, report forms etc.

### **Waste Management On Site**

Surplus or waste materials arise from either the materials imported to site or from those generated on site. Imported materials are those, which are brought to the project for inclusion into the permanent works. Generated materials are those, which exist on the project such as topsoil, subsoil, trees and materials from demolition works etc. However, there are other considerations to waste management such as waste reduction, segregation of waste, disposal of waste, financial impacts of waste disposal and recording, monitoring, education and reviewing. This plan outlines the procedures that have been put in to place and demonstrate how they benefit the environment, how we can measure the effects and how these procedures and practices are sustainable.

### **Segregation**

A specific area shall be laid out and labelled to facilitate the separation of materials for potential recycling, salvage, reuse and return. Recycling and waste bins are to be kept clean and clearly marked in order to avoid contamination of materials. The labelling systems shall be the Waste Awareness Colour Coding Scheme. If the skips are clearly identified the bulk of the workforce will deposit the correct materials into the correct skip. Skips for segregation of waste identified currently are:

- Wood
- Metal
- Brick/rubble
- General waste

As works progress and other trades come to site other skips will be placed to enable certain waste to be removed from site. This is likely to include:

- Paper and cardboard (bagged up)
- Plasterboard



## **Management**

Waste materials fall into three categories for management, these are:

- Re-use
- Recycle
- Landfill

### Re-used

If surplus materials can be used in the permanent works they are classified as materials, which have been re-used. If they are surplus to requirements and need to be removed from site and they can be removed and used in their present form, they can be removed from site for reuse.

### Recycling

If the surplus material cannot be re-used in its present form but could be used in a different form, it is sent for recycling such as 50x50 timbers to make chipboard.

### Landfill

If either of the above cannot be satisfied, then the only option left is to send the surplus materials to landfill. At this Project landfill is always a last resort.

## **Accidents, Fire and Emergency Services**

Clear access for emergency personnel shall be kept at all times. All accidents will be reported and details entered into the Site Accident Log; details will be forwarded in accordance with the Company Accident Reporting Procedure to the Health & Safety Advisor Site specific emergency arrangements will be explained as part of the site specific induction and emergency contacts and details will be posted on the Safety Notice board A designated Site Fire Warden will be responsible for carrying out a fire risk management assessment and make recommendations; he/she shall monitor the site for compliance on an ongoing basis.

## **Plant**

Only qualified operatives will be allowed to operate plant and machinery. Training certificates are required and must be handed to the Site Manager prior to commencement on site. All operation certification for plant equipment, scaffold and lifting appliances must be evidenced prior to that activity being allowed to commence on site. Hired equipment must be tagged and inspected.

## **Machinery**

All plant involved in lifting operations on site must have current valid lifting certification as detailed in the Lifting Operations + Lifting Regulations 1998, copies of the certification and current weekly inspections will be held in the Site Safety Records folder.

## **COSHH Arrangements**

Any Contractor bringing onto site any hazardous substance must notify the Contracts Manager and be in possession of a suitable COSHH assessment and material data sheet. COSHH assessments will be filed within individual contractor files, which can be made available in the event of an emergency and listed on the COSHH Site Register. All substances are to be stored as detailed by manufacturer's health and safety data sheets. All containers on

site must be labelled.

### **Controlling exposure to UV**

Ultraviolet radiation is produced by the sun, electric arc welding and electric discharge tubes, no shorts or vests are permitted on site. Any arch welding to be carried out in a screened area under a permit to work system. All operatives are to be informed of the risks of sun burn in their site inductions.

### **Management Meetings and Initiatives**

The Site Manager is the point of contact for discussing and taking views on Health and Safety for all persons working on site. In addition, each site will have a dedicated Site Health & Safety Coordinator.

Contractors coming on to site for the first time will meet with the Site Manager to discuss emergency arrangements and procedures, the provision and use of plant and equipment to be used by the contractor and discuss how the contractors work will be carried out to avoid risks to others.

Various meetings will be held throughout the course of the contract as detailed below:

TYPE	FREQUENCY
Contract pre start meetings	1 per Contractor prior to start on site
Contract Meetings	Weekly
Progress Meetings	Weekly
Client Meetings	Snagging meeting and post launch meeting
Management Review	As necessary
Design Team	As necessary