Construction Management Plan

Proposed Music Block

Peter Symonds College

(Wyke Lodge)

38 Bereweeke Road, Winchester

SO22 6AJ

Contents

1.0 Introduction:

We have been engaged by Peter Symonds College as Principal Contractor to demolish the existing building on the site Wyke Lodge and construct a new building to be used for music teaching. This plan is to demonstrate compliance with the relevant planning condition and will be used in conjunction with our Construction Phase Health & Safety Plan required by the Construction (Design and Management) Regulations 2015.

The new Music building will be constructed using a structural steel frame, concrete floors, and stairs, with b

2.0 Reference: Planning Decision Notice 23/02520/FUL dated: 8th February 2024

Condition 12: Prior to development commencing on the site a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include the following details:

3.0 Construction Parking:

In order to minimise any inconvenience to the residents of Bereweeke Road and the surrounding area and maintain a normal flow of traffic we will construct a temporary site compound on part of the College's Sports Field also located in Bereweeke Road directly opposite the College. The compound will be of sufficient size to provide parking for 'all' vehicles engaged on the project; and will also provide areas for materials storage and vehicle turning making reversing onto the road unnecessary. The compound will also provide temporary parking for college staff and constructed using Type 1 granular materials with a tarmac finish to the front section approaching the road, this will provide a clean running surface for all vehicles. (Please see Appendix 3)

4.0 Public Communication & Neighbourly Matters:

Prior to commencement we will hold a joint meeting with the College inviting the public to attend in order to describe how the project will be constructed and also, it's intended use.

Also prior to commencement we will undertake a letter drop with details of the project and the initial activities i.e. demolition together with our contact details. This will be followed up with monthly newsletters showing progressing to date and advising the public and neighbours of forthcoming activities.

Should the need arise for the public to complain our site manager can be contacted either in person, by phone or by email. If the answer or proposed course of action is unsatisfactory this can be elevated to our Project Manager or Contracts Manager. Should the unlikely need arise to take the matter further we will also provide a contact at the college.

Any enquiry or complaint will be logged and kept open until a satisfactory outcome is arrived at and recorded.

Should the need arise for any unusual activities we will undertake a specific letter drop to cover this.

(Please see Appendix - 01 which contains a draft of our initial newsletter)

5.0 Dust suppression, mitigation, and avoidance measures:

Controlling dust on site will be a continuous task to avoid any impact on the local environment.

Standpipes to dampen surfaces will be in place, any cutting of materials will have a specific mythology to avoid the release of dust either by factory fitted vacuums or water suppression devices, these items will have risk and method statements and all operatives will have undergone training to ensure that all correct measures are taken.

If longer periods of dry weather persist causing the potential for dust, we have placed a standing order for 'road brush' lorry hire which will have the ability to clean and dampen the roads.

The risk of dust is potentially greater during the demolition phase therefore we will employ the type of dust suppression equipment shown below particularly if dry and windy conditions are encountered.

Our site management will keep the situation under constant review and take additional steps if necessary to prevent inconvenience public. For example, if strong winds occur then a dusty activity may need to be suspended.

6.0 Noise reduction measures:

We are aware of and will comply with the working hours set out in the planning consent as follows.

Monday – Friday 08.00hrs – 18.00hrs

Saturdays 08.00hrs – 13.00hrs

Sundays and Bank Holidays – No working

As the site is within the college campus and close to residential neighbours, noise break out from the site's construction activities will be significantly reduced particularly within exam periods.

In the first instance when there are activities that may cause undue noise we will liaise with our neighbours and agree a date / time when this will not impact them. These events are unlikely and will be risk assessed prior to being undertaken.

The following techniques in minimising the residual nuisance noise for the adjacent properties during the construction works are as follows: -

Works on site will follow the Code of Practice BS 5228: 1997 Noise Control on Construction and Open Sites which provides specific detail on suitable noise mitigation measures.

The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall always be employed.

- Where practical electrically powered Plant / tools will be used.
- All vehicles and mechanical plant used for the purpose of the Works shall be fitted with effective exhaust silencers.
- All compressors shall be ‘’sound reduced’’ models fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use, and all ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of a type recommended by the manufacturers.
- Machines in intermittent use shall be shut down in the intervening periods between work or, where this is impractical, shall be throttled to a minimum.
- All plant and machinery shall be maintained in good and efficient working order.
- No plant shall be left running when not in use.
- Daily checks will be carried out by our site management team to ensure compliance.

Example of an Acoustic Screen utilised for a specific task if noise action levels are such that there is a requirement.

7.0 Construction traffic management measures:

We note peak traffic times are approximately 08.00 – 09.30 and 16.30 – 18.30 hrs

All major deliveries will be planned and scheduled outside of the peak traffic times.

The site location and surrounding area together with provisions below will form part of our subcontractors and suppliers’ orders as a strict condition of contract.

As part of our site weekly delivery coordination meeting deliveries will be planned and agreed over a rolling fortnightly period in order to avoid congestion; the agreed information will be recorded in our site delivery schedule and issued to all subcontractors and suppliers.

We will also liaise with the college and where appropriate with neighbours for any major deliveries such as the steel frame.

Also, a key factor in site traffic management is the provision of a **separate compound** (Please see Appendix - 3) where parking and ample materials storage will be provided along with sufficient turning areas for all vehicles.

A **Traffic Marshall** will used in order to ensure vehicle movements to and from the site compound to the site are safely marshalled in and out of site keeping via the shared access on the campus and impact on traffic to a minimum and paying attention to passing pedestrians and road users.

It will be made a condition of contract that our site team will be contacted by phone and / or text by any large vehicles in order to provide an update as to their time of arrival on site.

In general deliveries will be made to the compound and moved to site using a road going forklift, however waste materials will be removed directly from site. Also, there will be several large deliveries necessary for the structural steel frame which will be planned and received directly into site (Please see Appendix - 5)

Should a driver fail to comply he will be sent away and called back once the onsite unloading area is free. If this re-occurs the vehicle will be sent away from site and delivery not accepted on that day. Given that this is a condition of their supply order this will act as a deterrent. In the first instance positive cooperation will be encouraged.

8.0 Wheel Washing (Prevention of mud from vehicles leaving the site)

The site is located within the college campus and has tarmac access road, it also has a further entrance directly out onto Bereweeke Road.

It is our intention to retain the hard surfaces where possible which provide clean and dust free access.

In addition, a jet wash station will be positioned inside the entrance of the site to clean and dampen down any dust or remove materials from vehicles leaving the site compound.

We will also place an order with a Road cleaning hire provider so a call off facility is in place in the unlikely event that mud travels onto the campus access road or Bereweeke Road.

Wheel Cleaning Prior To Leaving Site

9.0 Site Lighting & Control

Background / Safety Lighting will be provided throughout the building, including emergency lighting where necessary.

Lighting to the external site entrance will be provided for safety and security during the winter months and only in mornings and late afternoons.

However, consideration will be given to the effect of this lighting on the neighbours to this end we will only use lighting within permissible working hours. Site Lighting will be switched off by our site management.

The location of site lighting and the direction will be such that no lighting will shine directly into the neighbours' windows, roof lights and passing traffic.

10.0 Pest Control

The site is split into two areas the construction site within the college grounds and the site compound located within the sports pitch on the opposite side of the of Bereweeke Road.

The following steps will be taken in order to minimise and prevent pests.

Site Inspections – As part of their daily and weekly site inspections our site management will check there is no build up of waste products likely to attract pest and for areas where pests may congregate.

If any form of infestation is found, we will call in and use a regulated pest control company in order to devise and implement the best strategy for removal and prevention.

Food Waste – Food to only be consumed within the site welfare facilities and not on site. Waste to be stored within lidded bins.

Operatives will be informed at their site induction as to this requirement and the general site rules. They will also be encouraged to report any signs of pests to our site management so action can be taken.

Food waste collected by a licenced waste carrier on a regular basis.

Site management will also ensure the following are managed.

Wood and Debris is not allowed to build up but to be skipped or collected in wheelie bins

Water and Drainage – Drainage pipework will be capped and water pooling and build up prevented or cleared away if this accidentally occurs.

Pigeons – If it is found these are attracted to the site and we are unable to prevent entry then a regulated pest control company will be used to devise and implement steps for prevention and removal.

Appendix – 1 Draft Example of Newsletter

Music Block
PROJECT UPDATE

We have been engaged by Peter Symonds College to demolish Wyke Lodge and construct a new Music Block and will be your neighbour for most of the following year.

Our aim will be to keep disruption to you too a minimum and will keep you updated regarding progress on a monthly basis.

Please feel free to contact us should you have any concerns now or through the project.
Feel free to visit our site office or contact us by phone or email and we will

Contacts for our Site Team are as follows.

Alan Statham
Site Manager
Email: alanstatham@asciaconstruction.co.uk
Tel: 07742 808934

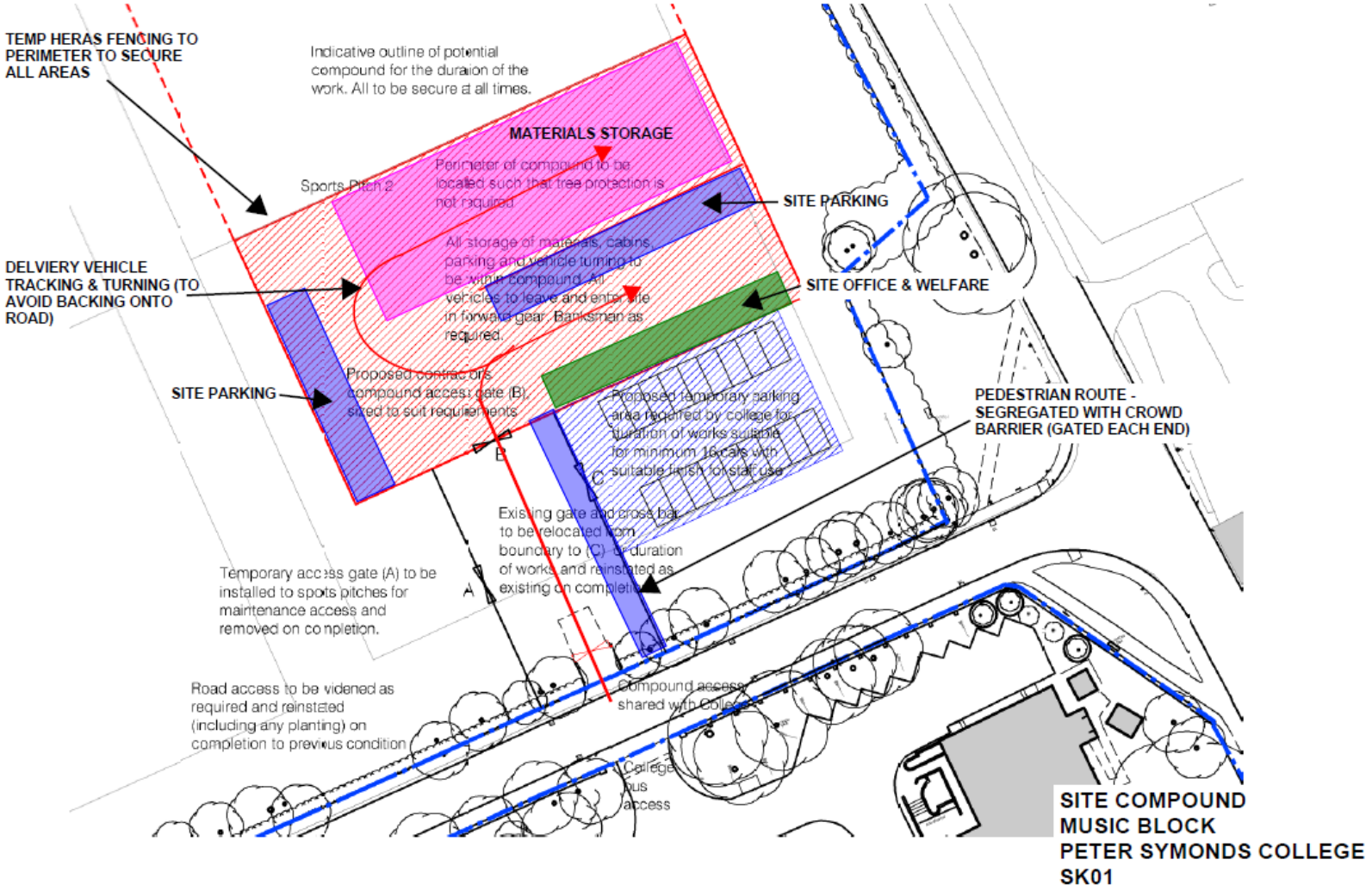
Dean Kelly
Project Manager
Email: deankelly@asciaconstruction.co.uk

' DRAFT EXAMPLE '

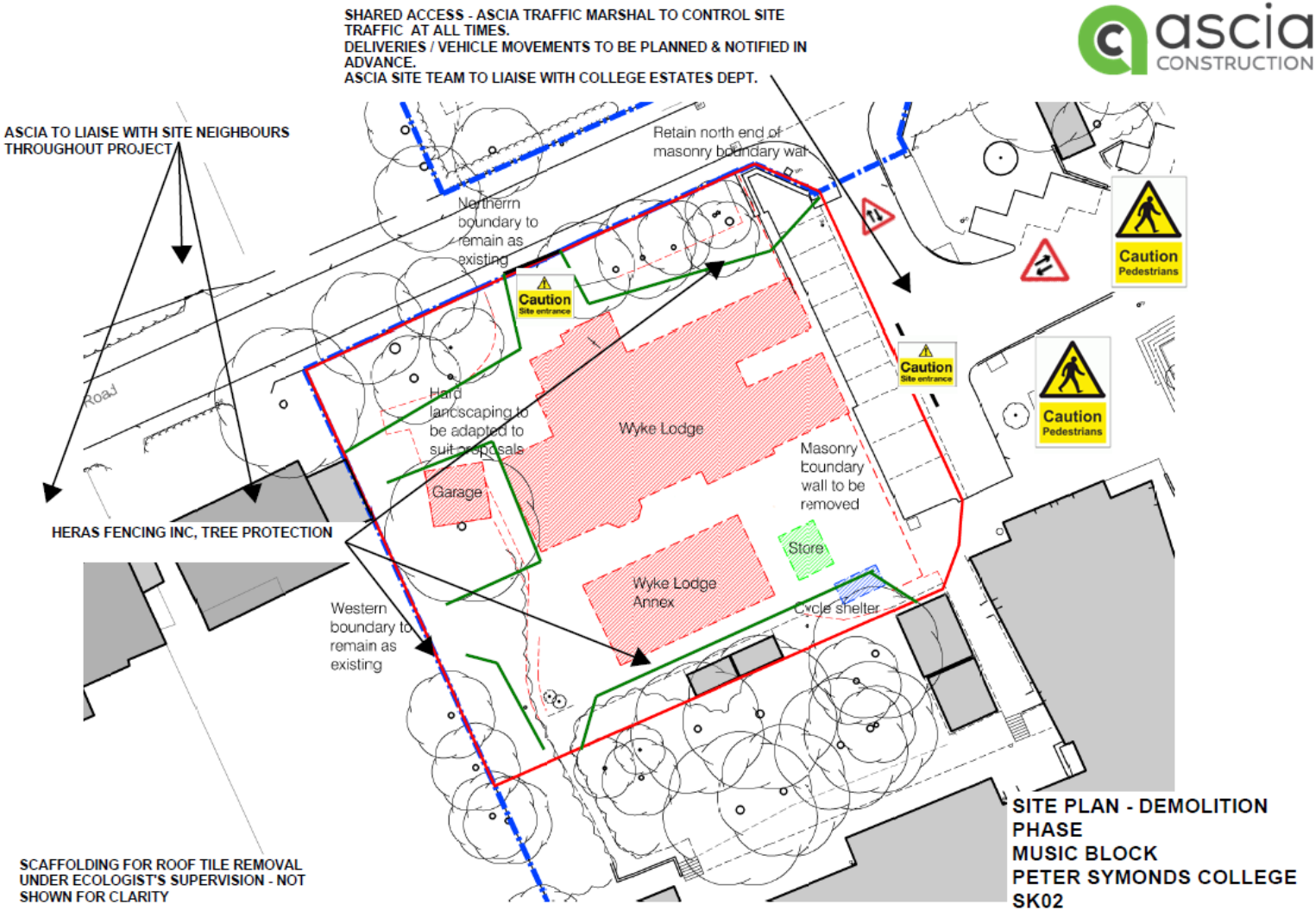
Appendix 2 – Project Directory

Name	Role	Organisation	Contact Details
Alan Statham	Site Manager	Ascia Construction – Principal Contractor	Email: alanstatham@asciaconstruction.co.uk Tel: 07742 808934
Dean Kelly	Project Manager	Ascia Construction – Principal Contractor	Email: deankelly@asciaconstruction.co.uk Tel: 07496 385067
Pete Russell	Contracts Manager	Ascia Construction – Principal Contractor	Email: peterussell@asciaconstruction.co.uk M: 07871 735698 Tel: 02392 006344
Ascia Construction	Head Office	Principle Contractor	Tel: 02392 006344 Email: info@asciaconstruction.co.uk Web: https://asciaconstruction.co.uk/
Jeremy Broyd	Estates Manager	Peter Symonds College	Email: Email: jbroyd@psc.ac.uk Tel: 01962 857568
Irfan Khan	Director of Finance	Peter Symonds College	Email: ikhan@psc.ac.uk Tel: 01962 857500

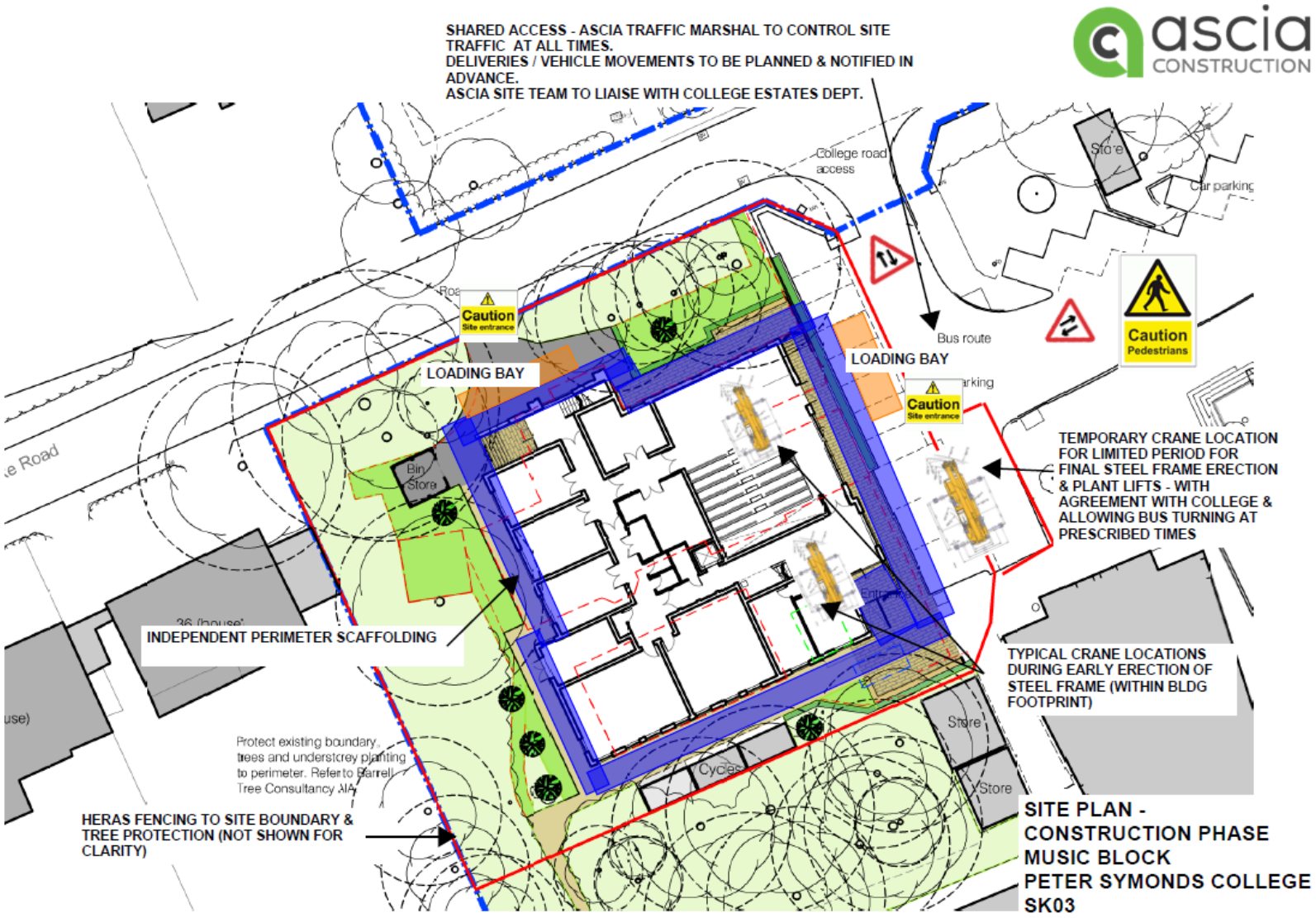
Appendix 3 – Site Compound (Located on Sports Field Opposite the College)



Appendix 4 – Site Plan (Demolition Phase)



Appendix 5 – Site Plan (Construction Phase)



Appendix 6 – Location of Compound and Construction Site