

## Construction Management Plan

Proposed residential development of five dwellinghouses through conversion, extension and new-build at Saxondown Farm, Kingston nr Lewes.

Saxondown Farm Limited

November 2019

## 1. Site & Project

### Project Location

Land at Saxondown Farm, Church Lane, Kingston nr Lewes, BN7 3LN

### Project Scope

The conversion and extension of two existing detached farm buildings to form four cottages, the demolition of an existing barn and construction of one new build detached dwelling in its place, together with associated services installations and hard and soft landscaping.

### Key Dates

Date of site possession: To be advised

Project Completion: To be advised

Anticipated No. of Operatives on Site Simultaneously: 15

### Project Directory

Client: Saxondown Farm Ltd

Contractor: To be advised

Lead Consultant/Project Manager: Dwell Architecture & Design Ltd

Architects: Dwell Architecture & Design Ltd / Ecotects

Structural Engineers: HT Partnership

## 2. Community Liaison

### Accommodating Neighbours

Construction operations will be carried out in a manner to minimise the impact on nearby properties and due consideration will be given to those occupying nearby or adjacent properties.

### Liaison with Kingston Parish Council, the Public and Neighbours

The Site Manager will be the nominated person responsible for liaising with Kingston Parish Council, neighbours and the public on a day-to-day basis on all aspects regarding the implementation & construction of the development and compliance with the provisions of this Construction Management Plan.

Contact details are as follows:

Email: [liaison@saxondownfarm.co.uk](mailto:liaison@saxondownfarm.co.uk)

Telephone: 01273 805210

### Advance Notice of Disruptive Operations

Wherever possible, the contractor will provide advance notice of events or operations which may affect local residents, neighbours and the public, such as the opening of the road surface to lay new services.

This will be communicated by the contractor through a combination of signage, letters or letterbox leaflets as needs and timescales dictate.

### 3. Transport, Site Access & Egress

The Site Manager will ensure that all traffic management proposals minimise risks to health and safety, and method statements will be produced and carefully adhered to at all times by contractors to ensure no unnecessary risks are taken.

A site organisation plan detailing proposed arrangements is included in Appendix A of this document.

#### Traffic Routes

Construction traffic and delivery vehicles will be instructed to enter and exit the construction site using the Lockitt Way and St Pancras Green route through the village.

Beyond Kingston, construction and delivery traffic will be instructed to enter and exit the village via the Ashcombe Hollow and A27 route.

Construction traffic and delivery vehicles will be restricted to using only that part of Church Lane covered by the easement, in accordance with the conditions of the easement.

#### Signage

Signage will be erected on the junction of:

1. Ashcombe Lane and The Avenue, and
2. The Avenue and Lockitt Way

The signage will be fixed on existing signage posts at these junctions, to read "Saxondown Construction Traffic" with appropriate direction indicator.

Signage will be inspected regularly and maintained by the contractor for the duration of the works, with damaged or missing signs replaced promptly as required.

#### Vehicle Weights and Dimensions

In respect of the construction site, the maximum weight and size of vehicles to be used for deliveries (including of on-site plant and equipment) and construction will be 38 tonnes across 4 axles.

#### Parking

An area is to be set aside within the confines of the site and dedicated to parking for contractors' and site operatives' vehicles, and those of visitors. No parking will be permitted on road verges. Contractors, subcontractors and visitors will be briefed in this respect, and signage at the site entrance will direct traffic accordingly.

#### On Site Vehicle Movements

Construction traffic and delivery vehicles will be prohibited from turning around at the junction of Church Lane and St Pancras Green, in accordance with the conditions of the easement.

A turning head for construction traffic and delivery vehicles will be provided within the bounds of the construction site, in accordance with the site set up plan. This is located towards the rear of the site since the juxtaposition of existing buildings precludes locating it more conveniently adjacent the site entrance.

Delivery vehicles are to first be unloaded in the loading zone, turning only before they leave in order to re-join the highway in a forward gear. Space is provided to hold a second delivery vehicle within the site in the instance that efforts to control the arrival of delivery vehicles to one at a time are compromised.

The loading and unloading of plant, materials, and waste will be restricted to the construction site in accordance with the site establishment plan included with this document.

The site speed limit is to be restricted to 5mph and signage declaring this mandatory limit will be provided at the site entrance and throughout the site.

### Segregation of Vehicles & Pedestrians

For the safety of all parties, efforts shall be made to ensure that personnel and vehicles are segregated. Dedicated footways for access through the site shall be maintained wherever possible.

No lorry shall reverse unless supervised, and signs will be erected at site access and egress points stating such. A Banksman will be provided to take control of reversing vehicles.

All lorries are to be equipped with audible reversing alarms. Sweepers are to be equipped with reversing cameras.

### Highway Cleanliness & Wheel Washing

Measures to prevent the spread of mud and dirt onto the highway will be implemented throughout the contract duration. Vehicles leaving the site will have their tyres and chassis inspected for detritus, which will be removed by pressure washer prior to departure.

During the demolition and excavation phase associated with the new build works, and the opening of the road to install services, muck-away vehicles will be instructed to employ their rollover sheet cover mechanisms to retain their loads. Mechanised road sweepers will be retained to regularly clean any debris borne from the works.

Mechanised sweepers will be called-upon on an ad-hoc basis at other times to prevent the accumulation of mud or other material on local roads.

### Delivery of Materials and Equipment

Materials will be delivered wherever possible to the location where they are to be used. Where they are not used immediately, materials will be placed and stored in identified locations within the site so as not to interfere with works operations or site traffic movement.

Deliveries are to be on a 'just in time' basis in order to limit the volume of materials stockpiled on site at any one time. Where possible, materials will be moved around site mechanically to avoid the need to manually handle so far as is reasonably practicable. However, the confines of the site restrict fully-utilising mechanical lifting appliances at all times. All manual handling activities will be risk assessed to determine the appropriate controls required to ensure the safety of persons involved.

**The Manual Handling Operations Regulations 1992** do not set a specific weight limit. However, guidance suggests 20kg as a guideline lifting weight where materials can be carried close to the body for no more than 10m. Therefore manual handling assessments will be prepared by those involved with manual handling to ensure that the lifting of materials etc manually has been considered and the appropriate control measures have been taken.

Care will be taken to ensure proposed pedestrian routes are clear of trip hazards before materials are moved by hand.

The designers' risk assessments will be consulted to gain further information on how the designer has actively considered lighter materials where possible to reduce risk to persons on site during the construction phase through design. During demolition this will be assessed by the contractor on material being manually lifted.

### Plant and Materials Storage

For the avoidance of doubt, the contractors' plant and materials used in the construction of the development shall be stored on the construction site at all times, in the above identified locations.

### Waste Management & Waste Removal

Dedicated areas within the site will be provided for the separation and storage of waste materials into appropriate vessels to facilitate safe removal from site for disposal or recycling at an appropriately licenced off-site depot.

Construction waste will be regularly removed from site in a safe and controlled manner. The waste quantities and types will be recorded in the Site Waste Management plan and the waste transfer consignment notices will be kept on site for inspection.

## 4. Working Restrictions

All site operatives will work in accordance with the site induction and site rules.

### Working Hours

Hours of working will be limited to those defined in the planning approvals. Work will be carried out within normal working hours i.e. 8.00am to 6pm

Work may be carried out on Saturdays between the hours of 8.30am to 1.00pm

No work will take place on Sundays or Bank Holiday Mondays.

### Timing of Deliveries

No deliveries shall be made to or from the site between the hours of 0830 and 0930 and between 1500 and 1600 on weekdays to avoid clashing with school drop off and pick up times. No deliveries shall be made to or from the site on Saturdays, Sundays, or Bank Holidays.

### Smoking

Smoking will only be permitted in a designated area defined by the site manager. Smoking is prohibited within any building or site accommodation.

## 5. Environment

### Site Security

Suitable and sufficient measures will be taken to exclude unauthorised visitors from the site and to regulate and control all site visitors in accordance with Regulation 22 (I) of CDM Regulations 2015. Site specific risk assessment will determine the most appropriate measures required.

Heras fencing of the anti-climb type will form the site perimeter fencing and will incorporate lockable gates restricting unauthorised access to site. The fencing will be adequately secured to ensure that it does not become unstable. Where solid hoarding is not employed, debris type netting will be fixed to the Heras fencing where it is necessary to prevent dust or small particles being ejected beyond the site boundaries.

The site will have a single pedestrian entrance for visitors and staff, operatives and visitors will be recorded in and out of the site boundaries. The delivery gate will remain closed when not in use.

Site access gates will always remain closed, except for authorised access and deliveries, to reduce the likelihood of unauthorised persons gaining access to site. The Site Manager will be responsible for checking the perimeter fence daily and securing the site at the end of the working day.

Where any hedging is removed to provide access to the site it will be replaced not later than the first planting season following completion of the construction works, in accordance with planning condition number 2 annexed to approval SDNP/14/04787/FUL.

### Reducing Noise & Vibration

Noise and vibration will be reduced to the lowest practicable level. Where site and task conditions allow the lowest noise and vibration producing plant and equipment will be employed. The noise and vibration levels of all equipment will be documented and used to establish optimum exposure levels for operatives.

The site is located in a residential neighbourhood with the likelihood of children living in the area. The village school, recreation ground and pavilion are also in close proximity. In preparing the Construction Phase Health and Safety Plan, reference should be made by the contractor to HSE 151 for guidance on public protection.

The use of portable radios or personal stereos will not be permitted on site. Equipment and plant will be fitted with appropriate silencers that are properly used and maintained. Plant will not be left idling unnecessarily. Where necessary for warming up purposes the plant will be situated to minimise nuisance from noise.

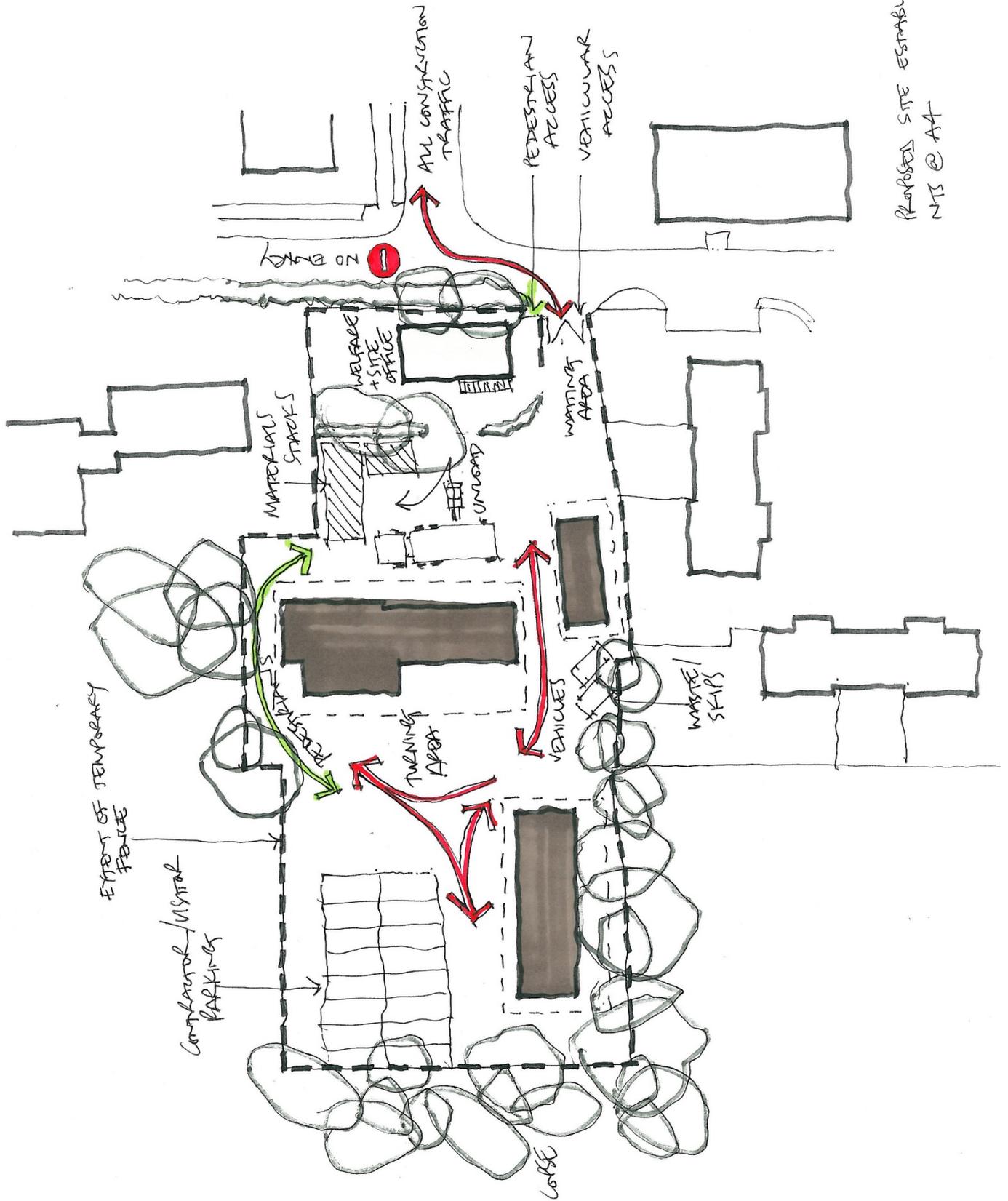
### Suppression of Dust

During the demolition phase of works the contractor will be employing the use of mobile dust suppression equipment that will be positioned between the boundary of adjoining owners and the works areas to create a water mist screen which will hold back dust and odours.

Please see attached the specification sheet for the Dust Boss DB-30, which is 110v unit, water connection in via a garden hose, consumption is approx. 5 litres of water per minute. The unit is capable of throwing water droplets 100 feet (30 meters) which covers the entire working area. The unit will also oscillate horizontally by 70 degrees and vertically by 50 degrees to give full coverage.

# 6. Appendix A

## Proposed Site Establishment Plan



Proposed Site Establishment  
NTS @ A4