

# Construction Management Plan

for

Land adjacent to Brookhurst

Furze Lane

Felbridge

RH19 2BQ

January 2021

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## Introduction

This document is provided as a control document for the development of the Land adjacent to Brookhurst, Furze Lane, Felbridge, RH19 2BQ

The site is located to the east of Felbridge Town Centre and North West of East Grinstead along Furze Lane. The site itself sits behind a row of existing houses and is accessed by the driveway that currently serves Brookhurst. It is bounded to the north and east by working farmland, and immediately to the west by Brookhurst and a medium sized hotel as well as the A22 and Felbridge Town Centre beyond that. To the south is residential use along with a small industrial estate. The site itself consists of large open garden lawns and is bordered by an established treeline.

The general principle of the development is to construct 7 residential units with no affordable housing on the site with all associated road access, drainage, and utility infrastructure.

## Programme of Works

### Timetable

Commencement of the works is planned for June 2021.

Being as the commencement of the development is dependent on the approval of certain pre-commencement planning conditions these dates are subject to change.

Completion of the development construction works are currently planned to be in late 2022 with sales of the new units continuing for a period of approximately 3 months thereafter.

We are endeavouring to complete the show house in early/mid-summer 2022 and sell all dwellings by end of 2022.

### Sequence

Following site set up, it is planned that infrastructure including roadways, drainage and hard standings relevant to each phase of development are identified and progressed ahead of the construction in order to provide a clear and safe working environment for the development works.

The aim is to construct from plot 1 to plot 7, but given the small number of dwellings, all plots will be in various stages of construction at the same time.

## Description of Works

### Site Set Up

The site boundary will be identified and demarked to prevent access on to the site by the public and to provide a safe working environment for groundworkers.

A site office, welfare facilities and the like will be set up on site including temporary service connections in the locations as shown on the logistics plan as included within the construction phase health and safety file.

Contractor parking will be accommodated on site and will be on the site logistics layout.

The two planters at the Furze Lane entrance to the estate will be paired back each side, to enable wider load vehicles to pass through. The existing entrance signs to remain. Traffic flow onto the site would be controlled by the installation of temporary barriers to retain the existing width between the planters which could be removed when larger vehicles required access but will be returned to original positions once heavy construction phase is complete.

Two further barriers be placed further up Furze Lane beyond the speed hump with signs indicating no access for construction traffic and no left turn out of the site into Furze Lane.

Heavy duty plastic sheeting will be utilised to provide protection to grass verges adjacent and opposite the site from construction traffic.

Overhanging foliage on the hotel side of the lane would be cut back by approximately three feet to ensure adequate space for vehicle access.

### Earthworks & Site Preparation

The site will be set out to identify the locations of underground services, drainage and the like as well as setting out the footprints of the proposed buildings.

Based on the ground conditions encountered it is considered that trench fill foundations are most likely suitable for use site wide. All footings would need to be extended through any soft natural soils to found within underlying firm / stiff clay or medium strength chalk deposits.

Drainage, roadways and foundations will then be constructed, and the footprint of the building brought up to and including the ground floor structure.

Where possible all excavated material will remain on site to mitigate traffic movements.

Deliveries to be kept to a minimum by organising bulk orders.

## Envelope Construction

Generally, the building will be of a traditional construction comprising of block and brick walls. Roofs will be constructed from trussed rafters and covered in roof tiles to colours and specifications as agreed with the local authority planning department.

Suitably constructed bases will be provided for the erection of scaffolding as works proceed and internal scaffolding and/or crash decks will be provided to ensure safe working.

It is intended that mortar silos will be utilised to provide continuity of mix colour as well as allowing the safe monitoring of the distribution and mixing processes. A two way, single file traffic flow system would be put in place during the period of the works. Fit Out

The overall sequence for the fit-out works has been designed to provide continuity of work and to ensure that individual trades are able to work in a safe and efficient manner. Internal finishes will be painted plasterboard with some ceramic tiling to bathrooms and kitchens.

Mechanical and electrical installations will be carried out on a design and install basis within the units and monitored to a developer provided performance specification.

## Key Risk Factors and Mitigation Measures

### Removal of Earth from Site

- Vehicles Inc. skips removing waste from site will be covered to minimise material loss.
- Materials loss during site access / egress will be immediately cleared by the banksman.

### Details of Wheel Water Spraying Facilities

- Wheel and vehicle chassis cleaning measures will be located at the site vehicle entrance.
- The length of road between the wheel washing facility and site entrance/exit will be hard surfaced and kept clean.
- Accidental spills of building waste will be managed by the banksman and cleared from public roads adjacent to the site.

### Locations for the Storage of Building Materials

- Building materials will be securely stored within the site boundary.
- No materials will be stored on the public roads / footpaths adjacent to the site.

- Flammable materials e.g. adhesives & fuel will be stored within a Flamstor or similar steel container.
- Bulk fuel will not be stored on-site

#### Locations for the Storage of Construction Debris

- Construction debris will be stored within the site boundary.
- No materials will be stored on the public roads / footpaths adjacent to the site.

#### Locations for Contractors Offices

- Contractors' office and welfare facilities will be located on site as shown on the site logistics plan and will be reviewed as construction progresses.

#### Construction methods

- Construction Methods will be to industry standards for traditional construction.
- Construction Method Statements is the responsibility of the site manager. Method Statements will be managed and stored on-site and Head Office.

#### Noise & Vibration Mitigation Measures

- All noise and vibration mitigation measures will be carried out in accordance with BS-5228 'Code of Practice for Noise and Vibration Control on Construction and Open Sites'
- Note, piling operations are not anticipated.
- All on site works will be contained within the permitted working hours.
- Revving and idling of large vehicle engines will be actively managed and minimised in order to control noise and exhaust pollution.
- An onsite speed limit of 5mph will be imposed to limit the vibration of moving vehicles and
- The type, extent, and location of onsite plant will be carefully considered to minimise the noise pollution caused to the local area.
- The number of noise or vibration incurring operations occurring on site will be limited to the minimal extent possible.
- Any process or operation that may give rise to elevated levels of vibration and/or noise will be closely monitored and halted if levels become excessive.

#### Dust Mitigation and Suppression Measures

- Wheel washing facilities will be provided by the use of jet washers at the entrance.

- During periods of sustained dry weather, all areas of exposed dirt will be damped at regular intervals throughout the day to minimise dust disturbance and suppress transmission of dust to neighbouring properties.
- No dry sweeping is to take place.
- Storage of granular / power-form materials will be actively managed to minimise dust. Management includes active damping, covered storage and minimising quantities of materials stored on-site, and only exposing materials as and when needed.
- All cutting and grinding on site must be done away from nearby residences (at least 10 meters) and in conjunction with the use of suppression measures such as dampening of materials prior and during cutting.
- All dry materials being deposited by diggers, excavators, hoppers, chutes etc. will have a minimal drop height and will be dampened if deemed appropriate.
- Any other activities on site that may require additional dust mitigation will be done in accordance with the IAQM 'Guidance on the assessment of dust from demolition and construction'.

#### Site Security

- Full height hoarding / fencing will form the site boundary.
- The site gate will be locked / barricaded outside of working hours.
- The contractor may deploy CCTV monitoring / 24hr monitoring as required.
- Site access and egress will be managed by a Banksman
- Outside of working hours, site vehicles will be isolated and keys removed.



## Site logistics

A site logistics plan is included within the Construction Phase Health and Safety Plan.

Furze Lane is narrow and leads out on to a busy road (A22) and access to the site for both deliveries and personnel will need to be carefully managed.

Appropriate signage will be erected to ensure contractors access the development from the hotel end of Furze Lane not via other parts of the estate.

Within the site rules provided to all supplier and subcontractors the site working hours will be clearly stated to restrict traffic movements which may impact on local residents and this will be stringently monitored. The site working hours are Monday – Friday 8AM – 6PM and Saturday 9AM – 1PM (not Sundays or Bank holidays).

Generally, the site rules are as follows;

- The Site will be managed by our full-time site manager.
- The Logistics Plan will detail arrangements for site access.
- Site access and egress will be managed by a Banksman.
- All visitors will be required to sign-in and out of the site.
- Parking on site will be monitored and managed to avoid any parking on the surrounding roads.
- All contractors' vehicles to be parked in a designated area on site and not on Furze Lane.
- Protection will be provided to Furze Lane if unusually heavy loads are accessing the site, particularly affected properties at Treetops, Woodfords, Ramblers and Conifers.
- We will make good any damage if so caused to Furze Lane or the grass verges, trees and shrubs during the construction period.
- We will ensure that all contractor's vehicles only use Furze Lane to access the site, adjacent to the hotel entrance.
- In terms of future maintenance, we will ensure that the new homeowners join in existing Furpine Residents Association and contribute to the future maintenance of the road and verges and any other matters that are currently collectively managed by the local residents.
- Following an initial site setup period, site traffic will include around 10 commercial vehicles per day.
- All vehicles accessing/egressing the site will be required to follow a prescribed route (detailed in the Site Logistics Plan) through local residential areas.
- Signage will be placed at Pine Grove/Yew Tree Lane prohibiting access for construction vehicles.
- All vehicles will be banked when accessing & egressing the site.
- All drop-offs and collections will be undertaken within the site boundary.
- The sounding of vehicle horns to attract the Banksman attention will not be permitted. All communications will be by radio or mobile phone.

- Revving and idling of vehicle engines will be actively managed to minimise noise and exhaust pollution.

## Environmental Mitigation Measures

A Construction Environmental Management Plan (CEMP) has been prepared as a control document the contents of which are constantly monitored and updated to remain appropriate to the site conditions.

Waste will be segregated and recycled where possible in accordance with local authority guidelines and industry good practice.

Appropriate noise and dust suppression systems will be in place and site management will ensure compliance with site rules in this respect.

## Covid-19

The site will be subject to strict Covid-19 regulations which have been set out by the Government and are updated at county level. As such the site will respond to and update these rules to suit.

Generally, the site rules for Covid-19 include but are not limited to;

- Maintain social distancing to a level deemed appropriate by the site manager (generally 2 meters)
- Gloves and masks are to be worn at all times
- Use of welfare facilities will be limited to two people at any one time.
- Regular and thorough washing of hands and wiping down of frequently used surfaces i.e., door handles, tools, handrails, toilets, kitchen appliances, etc.