

**Construction Management Plan  
Rev 'A'**

**Bridge Hall  
Cuckfield Road  
Burgess Hill  
West Sussex  
RH15 8RE**

Brookworth Homes Limited

Brookworth House, 99 Bell Street, Reigate, Surrey RH2 7AN

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Registered in England and Wales: No 07731151

## **1.0 Scope of Construction Work**

- 1.1** The development of 40 new homes with associated infrastructure including driveways, garages, service provision, foul and surface water disposal and landscaping.
- 1.2** The properties are of traditional construction with masonry walls, slated/tiled pitched and flat roofs. Strip foundations are proposed.
- 1.3** Some work will be required at the junction of the access driveway to tie the new road into the existing road in accordance with highways drawings and permissions in accordance with approved drawings.

## **2.0 Construction Activities and Sequence**

- 2.1** Site Planning – Appoint Designers, Principal Contractor and CDM Co-Ordinator. Consider development phasing and construction programme. Commission specialist site investigation work. Plan construction work.
- 2.2** Site set up – Secure the site boundaries set-up welfare and administrative facilities, set-up temporary service connections for electricity and water, set-up material storage space.
- 2.3** Site Clearance including demolition.
- 2.4** Groundwork's – Carry out an earth moving/ground levelling.
- 2.5** Construction of Drive way and vehicle hard standing.
- 2.6** Foundations – Pile and construct foundations.
- 2.7** Services – lay service ducts and drainage pipes, install package sewage treatment plant, and construct drainage field/mound and soakaways.
- 2.8** Construct Buildings – Construct ground floor, walls, first floor, roof structure and coverings.
- 2.9** Fit out buildings – First fix plastering, second fix and finishing.
- 2.10** Landscaping – Landscape gardens, lay paving, and landscape public areas.

### **3.0 Construction Method Statement**

#### **3.1 Site Set-up**

- 3.1.1 Secure site hoarding will be erected to the boundary of the development, the design will be in accordance with temporary works design considering land and wind conditions.
- 3.1.2 Adequate signs will be erected to warn the public and to identify the construction site and the contractor.
- 3.1.3 Access for all operations will be from Cuckfield Road only.
- 3.1.4 A temporary turning head will be provided within the site to enable all vehicles to enter and exit the site in a forward direction.
- 3.1.5 All vehicles entering and leaving the site will be controlled where necessary by a banksman.
- 3.1.6 A temporary site compound will be set up on the site.
- 3.1.7 The site compound will contain welfare and administrative facilities with a storage area for materials.
- 3.1.8 Bulk material will be stored in neat safe stacks. Higher value material and small plant equipment will be stored in secure storage.
- 3.1.9 During the construction, there will be up to 8 different trade contractors at any one time. This will equate to approximately 35 = 40 persons on site.
- 3.1.10 Any refuelling that occurs will be in a designated area utilising double bunded tanks for storage to prevent pollution of the ground with spill kits available at all times.
- 3.1.11 We will incorporate a remotely monitored IR CCTV system to monitor out of hours to help prevent unauthorised trespass.

### **3.2 Site Clearance**

- 3.2.1 Tree protection will be erected and maintained in accordance with the approved drawing.

### **3.3 Groundwork's**

- 3.3.1 Earth moving/ground levelling will be carried out using appropriate plant with competent and qualified drivers.
- 3.3.2 All excavations will be supported as necessary.
- 3.3.3 All excavations will be fenced off to prevent people or plant from falling in and where necessary sides will be battered to prevent collapse.

### **3.4 Disposal**

- 3.4.1 Where possible, any waste material to be reused on site rather than carted away for recycling.

### **3.5 Construction of Driveways**

The driveways will be constructed in two stages

- 3.5.1 The road will be constructed up to base course level. This will include the construction of service trenches, drainage and ducting.
- 3.5.2 This road will then be used to give access to and within the site.
- 3.5.3 The final surface treatment will be added towards the end of construction when heavy vehicles no longer need access.
- 3.5.4 Any works at the junction of this new access road will be carried out in accordance with the requirements of the Highway Authority, including traffic control to minimise disruption where required.

### **3.6 Foundations**

- 3.6.1 The foundations are proposed to be Piled foundations following soil report results.
- 3.6.2 The concrete will be delivered to site ready mixed and pumped to plots as the programme allows.

### **3.7 Construction of Buildings**

#### 3.7.1 All Homes

- The ground floor will be constructed using a block and beam floor slab.
- The walls will be traditional masonry construction with blockwork inner skin and brick outer skin, or concrete retaining walls.
- Houses, the first floor will be constructed using metal webbed joists.
- Apartments will be constructed using PCC floors.
- Roofs will be timber structures with approved coverings.

### **3.8 Landscaping**

- 3.8.1 The final operation will be to landscape the development. This will involve planting of trees, turfing or grass seeding private gardens and landscaping public areas, in accordance with The Approved Design.

## **4.0 Construction Constraints**

### **4.1 Hours of work**

- 4.1.1 It is anticipated the working hours will be as follows in accordance with the approved planning document:-  
08.00 - 18.00hrs weekdays  
Saturday 09.00 – 13.00hrs where required  
This will be in accordance with the local authority regulations and will be monitored and maintained on site
- 4.1.2 Sunday working is not permitted nor bank holidays.

## **4.2 Deliveries**

- 4.2.1 Deliveries will be limited to the hours of work listed above, no delivery vehicles will be permitted to unload prior to 08.00 and deliveries will be outside times of peak traffic volume between 08.00-09.00 am and 16.00 to 17.00 pm.
- 4.2.2 All vehicles will turn on the site and enter and leave the site in a forward direction using the turning head shown.
- 4.2.3 Operators of all vehicles will be fully briefed regarding the safe movement of their vehicles, and to ensure that adjacent premises are not affected.
- 4.2.4 A banksman will be provided for all vehicle movement to and from the site if required.
- 4.2.5 The size of delivery vehicles will be monitored, and only small to medium vehicles will be permitted on site.
- 4.2.6 No loading or unloading on public roads unless absolutely necessary. This will only be carried out with a trained banksman in this instance.
- 4.2.7 Delivery drivers will be given note of directions to approach and leave the site, this will be placed on all orders with signage displayed at the entrance to direct traffic away.

## **4.3 Storage**

- 4.3.1 Secure plant and material storage will be provided.
- 4.3.2 There will be separate secure storage for flammable liquids and LPG.
- 4.3.3 No material will be stored outside the site boundary.
- 4.3.4 Plant will be secured to reduce the risk of vandalism/theft and will be covered by a tracker to deter site theft.
- 4.3.5 Materials will be ordered and managed so that sufficient are available on site to continue construction but not too many as to cause congestion at the site entrance.

## **4.4 Parking**

- 4.4.1 Parking for plant and cars will be provided on site where possible.
- 4.4.2 Contractors may use local roads when site parking is full and will be encouraged to use public transport where possible during the

construction phase. They will keep all vehicles taxed and insured for use on a public highway.

## **5.0 Environmental Factors**

### **5.1 Dust**

- 5.1.1 Dust from construction activities will be minimised by keeping the cutting and grinding of material on site to a minimum and will be in accordance with Control on Construction and Open Sites and the Control of Dust from Construction Sites (BRE DTi Feb 2003).
- 5.1.2 Where cutting and grinding is unavoidable equipment and techniques to minimise dust will be used this includes, but is not limited to water suppression and extraction.
- 5.1.3 Groundwork's dusty work will be dampened down to prevent air pollution.
- 5.1.4 Loaded lorries and skips where carrying dusty loads, will be sheeted before leaving site.
- 5.1.5 Wheels of all vehicles leaving the site will be cleaned if necessary so that mud and detritus is not spread onto Cuckfield Road. Jet wash to be available for this purpose.
- 5.1.6 Site road to be regularly cleaned to prevent spread of dust.

### **5.2 Public Access & Engagement**

- 5.2.1 Before works start, there will be a letter drop to affected residents, this will have the name and number of the site contact.
- 5.2.2 Adequate signs will be erected to forbid entry to the public and to identify the construction site and the contractor.
- 5.2.3 Any public requiring access will be able to call the Site Manager whose details will be displayed at the site entrance.
- 5.2.4 There will be a letter box in the hoarding for the postman to deliver post without the need to go onto site.

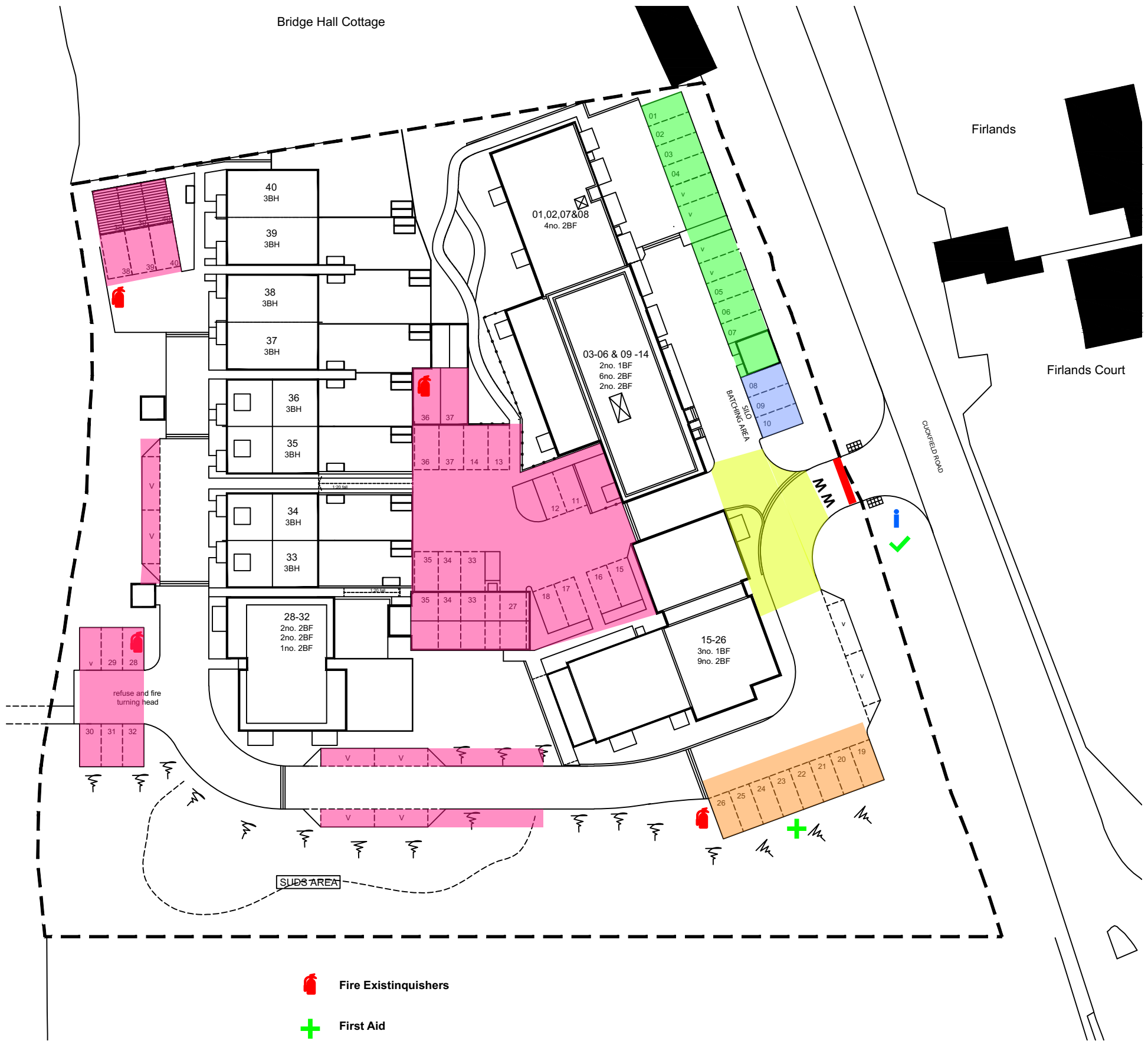
### **5.3 Noise and Vibration**

- 5.3.1 Noise from construction activities will be minimised, using the latest machines and will be monitored regularly. This will be in accordance with latest best practise guides.
- 5.3.2 Shouting and swearing on site will not be tolerated.










**5.4 Pollution**

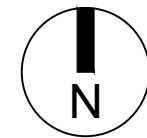
- 5.4.1 Appropriate precautions will be taken to prevent pollution from fuel spills or spillages of other hazardous materials.
- 5.4.2 Any spillages will be swiftly cleared up to prevent contamination of the groundwater and dealt with in the appropriate manner, subject to the RA and COSHH controls in place at the time.
- 5.4.3 Precautions will be taken to prevent mud or any other material being deposited on the public highway.
- 5.4.4 There will be no overnight lighting on site causing pollution to neighbouring properties.





Accommodation Schedule	
<b>Open Market Accommodation (70%)</b>	
2no.	1-Bed 2 person
17no.	2-Bed 4 person
1no.	2-Bedroom FOG
8no.	3-Bedroom Houses
<b>Total;</b>	<b>28 Dwellings</b>
<b>Affordable Accommodation (Block B) (30%)</b>	
3no.	1-Bedroom Flats
9no.	2-Bedroom Flats
<b>Total;</b>	<b>12 Dwellings</b>
<b>Overall Total; 40 Dwellings [0.80 Ha - 50 Dw/Ha]</b>	
Car Parking;	1 space per flat 2 spaces (incl. car ports) per house 13 visitor spaces within lay-bys (1 per 3.08 dwellings)
Cycle Parking;	1 space per flat / 2 spaces per house within shared stores or garden sheds
Refuse Storage;	Houses - within rear gardens to be brought to property fronts on collection days only Flats - within shared stores

-  Fire Extinguishers
-  First Aid
-  Information Board
-  Assembly Point
-  Gate
- W W** Wheel Wash
-  Turning Head
-  Material Storage
-  Parking
-  Site Welfare, Canteen, Toilets  
Sign-in Point & Fire Point

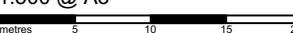


Client's Name  
**Brookworth Homes Limited**

Job Title  
**Bridge Hall, Cuckfield Road,  
 Burgess Hill, West Sussex, RH15  
 8RE**

Drawing Title  
**Construction Management Plan**

Scale  
**1:500 @ A3**



Drawn \_\_\_\_\_ Checked \_\_\_\_\_ Date **14/01/2020**

Job No \_\_\_\_\_ Drawing No \_\_\_\_\_ Rev \_\_\_\_\_

Status  
**INFORMATION**

Rev	Date	Revision Details	Dr	Ch