



CONSTRUCTION PHASE MANAGEMENT PLAN

Huggens College



5th February 2024

Preconstruction – First Draft

Developed By;	Signature	Date
Pete Williamson	<i>P. Williamson</i>	5 th February 2024
Checked By:		Date
Will Robinson		



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Revisions

Revised by:	Signature	Date	Revision No.



Introduction

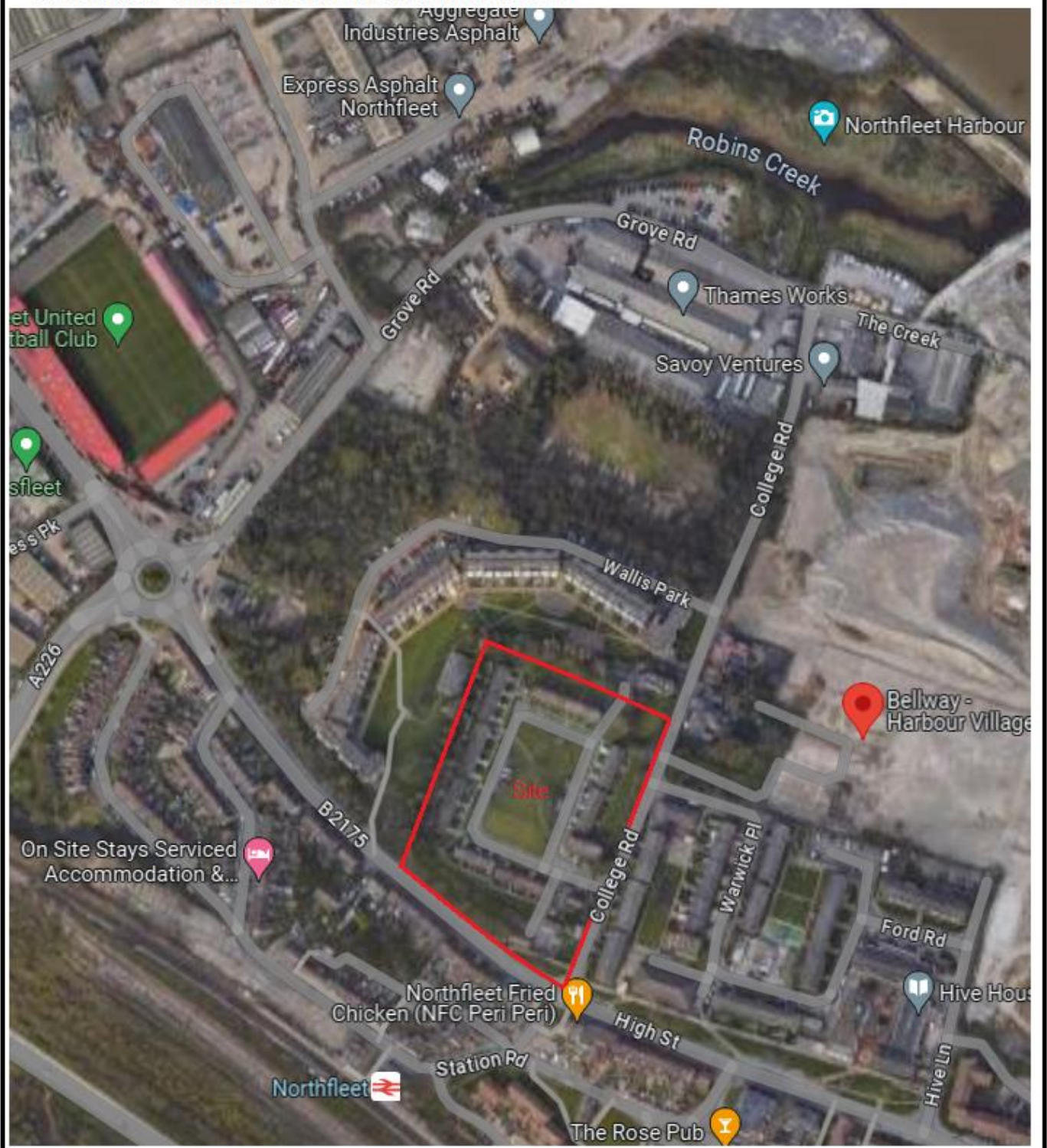
This document provides the construction management principles that are expected to be followed to mitigate or minimise potential impacts on the existing residents on site or near to the site.

A full Construction Phase Plan will be submitted for agreement with Gravesham Borough Council and Kent Highways prior to the commencement of development through the discharge of the relevant planning condition.

1. Location

College Rd, Northfleet, Gravesend DA11 9DL

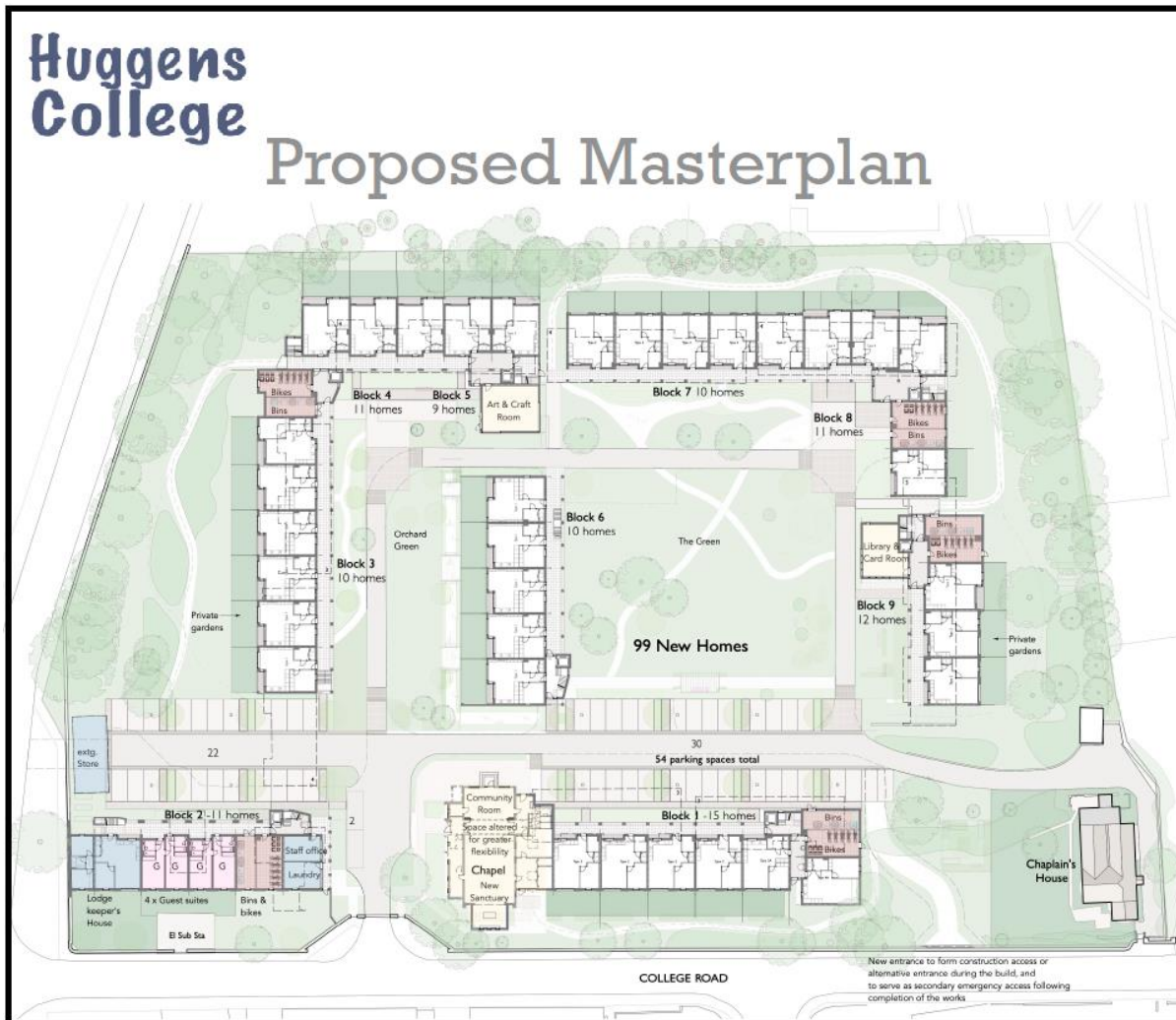
Site Location - College Rd, Northfleet, Gravesend DA11 9DL



2. Project Details

The works comprise of new road/pedestrian access points, demolition of existing buildings and construction of new homes, lodgekeepers house, laundry and staff offices phased over a period, yet to be determined.

To be updated when plan finalised



The works are to include the following:

- S184 temporary road crossing (Licenced works S184 Agreement- Phase 2)
- 278 Highways works (Phase 1.)
- Cast in-situ concrete foundations.
- Incoming services, drainage and associated external works.
- Structural frame Brickwork/blockwork, cladded timber frame, SFS Wall system with traditional brickwork) tba
- Precast concrete
- Roofing and cladding.
- Plumbing & electrical services.
- Metal stud partitions & suspended ceilings.
- Staircase balustrades.
- Timber door-sets, kitchens & general carpentry.
- Decorations & Floor finishes
- External works and Landscaping



3. Site Set Up

Traffic Management

- Traffic management principles will be provided within a full Construction Management Plan that will be submitted through a pre-commencement condition.

Construction operatives

- Construction operatives will access the site via College Road
- The welfare strategy for this project is to stack our cabins, to maximise use of space and erect fencing to the site boundary with gated vehicle and pedestrian entrances as indicated on the attached RGC Site Layout Plan

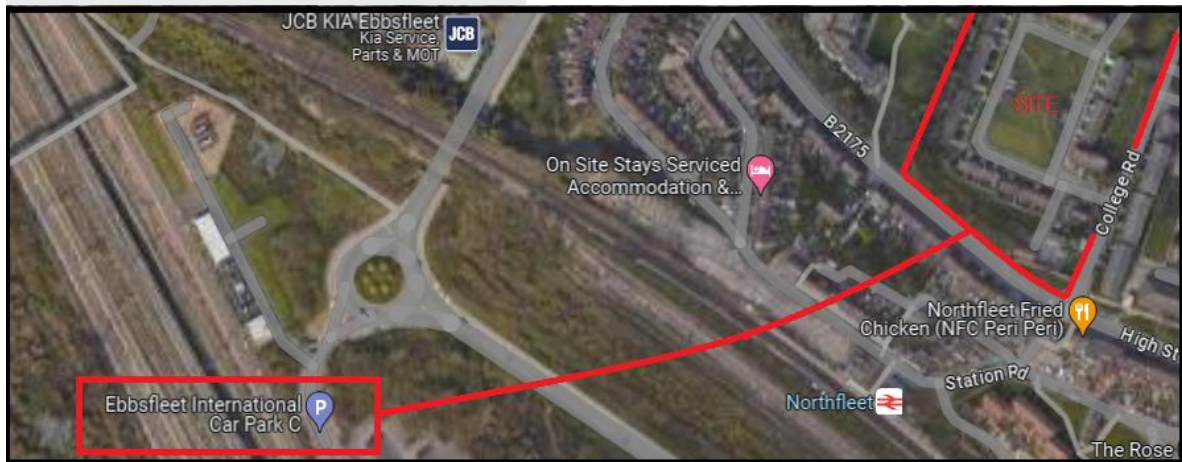
The accommodation will consist of:

- 1.nr Site Managers Office
- 1nr. Canteen/Mess facilities including drying room.
- 1nr. Male /Female toilet block
- 1nr Storage container

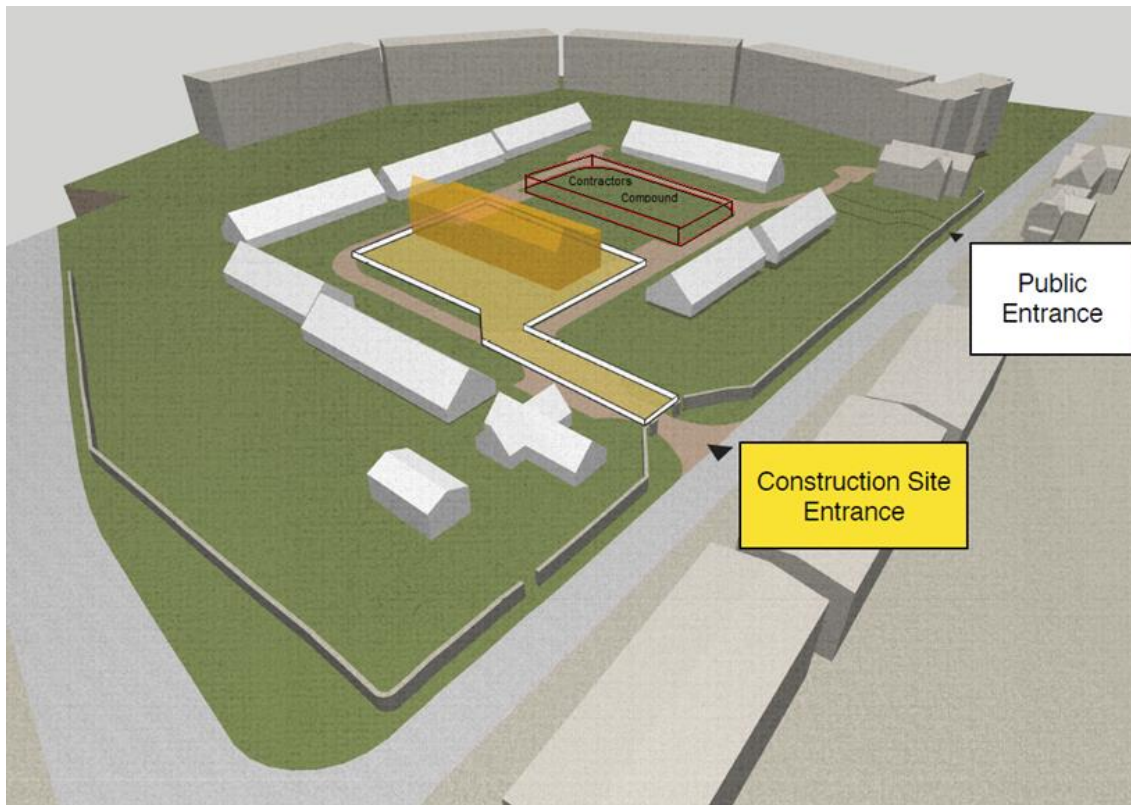
Temporary Services

- Power – Temp Builders supply to be fed from existing building.
- Water – Temp Builders supply to be taken from existing building.
- Foul Water – temporary connection to existing foul drainage tbc
- Contractor vehicle parking – Where possible within provided contractors parking area, however contingency will be made utilising the nearest public use car park.

CARTER



Site Compound Location to feed all phases



4. Site Establishment

Construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between the hours of:

- 07:30 and 1800 weekdays,
- 09:00-1300 on Saturdays.
- No work allowed on Sundays and Bank/Public Holidays unless otherwise agreed in writing by the Local Planning Authority.



5. Site Security Measures

- Security of the construction area will be the responsibility of the R G Carter. All persons entering the site will be required to sign in and out, using RGC facial recognition system.
- Gates and site accommodation facilities will be kept closed and locked whilst not in use to avoid accidental incursion onto site by members of the public.
- CCTV Security Camera System will be in operation across the construction site, with "Audio Challenge" when site is closed.

6. Site and Highway Safety Signage

- Site signage will developed in line with the approved Traffic management Plan

7. Prevention of Mud on Highway

To prevent the deposit of mud and other deleterious materials on the public highway, we shall operate a dig and load system to prevent need for road vehicles to access the construction site.

- On site plant will be cleaned between movements and loading.
- Daily checks will be carried out to ensure compliance with the above.
- Jetwash will be always onsite



8. Management of Construction Traffic

All construction traffic/plant movements must be conducted strictly in accordance with the site traffic management plan. This will be made clear to supply chain during procurement and written into all sub-contract orders. Individuals will be made clear of their duty within our Site-specific induction. It will be stated on our Hazard Board and reminded through Toolbox talks as work commences.

- A full construction traffic management plan, detailing the offsite routing of construction traffic, will be provided via agreement with Local Planning Authority
- Weekly site lookahead/coordination meetings with all construction project and key parties working across the project.
- Blue light Priority - No blocking of the supply road or entrance by deliveries and no stopping on any of the roads near this entrance.
- Size of vehicle to be considered. Absolutely no articulated vehicles at any time.
- All personnel are to strictly adhere to the reduced speed limit of 5mph.
- All vehicle movements around site must strictly utilise the designated route.
- All deliveries are to be notified/planned with the Site Manager 48 hours in advance.
- All deliveries to avoid peak times.
- A banksman is to be used for all reversing plant and large delivery movements. personnel entering site by foot must use the designated walkway to the Site Compound and to their respective work areas.
- Designated site parking is limited, Supply chain to use pay to park system.
- A dedicated site Banksman will supervise all traffic management from offsite on College Road, Onsite to which ever phase is being constructed and back out onto College Road, so that vehicles are banked and managed at all times during construction hours.
- All deliveries will be booked on a 48-hour notice system. Drivers will be advised to call site when 2 miles out, to inform site/bankman so as site team can be ready to assist traffic on arrival on College Road

Vehicle Swept Paths to follow:



9. Managing Disruption to Residents During Construction

Consideration has been given by Huggens College and their consultant team to ensure that disruption to residents is mitigated wherever possible during the construction phase of works. Such consideration includes:

- Residents will only move once – careful planning of construction phases has been undertaken to ensure that residents will only need to move once (no temporary moves)
- Residents have been involved in the process – since RIBA Stage 2, residents have been consulted and engaged with to keep them abreast of the proposed works
- Early involvement of a consulting contractor – engagement with a contractor in a consulting capacity has enabled designs to be progressed to ensure phasing proposals are achievable in practice
- Segregation of access routes – throughout the construction works, segregated entrance/exits to the site will be maintained, to safeguard residents



10. Environmental Management

In a project of this scale and nature it is recognised that noise, vibration and dust will be important issues which could arise and cause local disturbances to the existing residents living onsite. These impacts are an inevitable consequence of the works, site traffic, ground excavations, and other construction activities. However, site- specific best practise measures will be implemented to minimise or eliminate where possible these environmental issues.

The following best practice measures will be followed. Please refer to the accompanying note for details of how the College will manage and engage proactively with existing residents on site to further minimise disturbance.

Noise and Vibration

- Letters will be sent to the neighbouring residents of the site prior to commencing of works, informing them of the upcoming works and potential of noise.
- Regular look ahead coordination meetings onsite
- No demolition or construction works shall be undertaken before the working hours.
- Noisy activities to be with 0800 & 1600 hours as per Employers Requirements, approval required outside of this.
- In hearing protection zones, the correct hearing protection PPE must be worn.
- Plan deliveries. Arrange routes and times to minimise potential nuisance to the local Community. To be discussed prior to placing the order.
- Where possible, keep noisy plant away from public areas.
- Minimise drop heights into lorries and other plant.
- Use local screening where necessary.
- Keep acoustic doors and hoods on plant closed.
- Review construction techniques/materials where possible.

Dust/Air Control

- Keep surfaces clean and damp down with water at regular intervals.
- Minimise drop heights into haulage vehicles.
- Ensure cutting and grinding operations are carried out utilising appropriate extraction or wet cutting techniques.
- Sheet lorries carrying dry materials off site.
- Keep to site speed limits to minimise dust generation.
- Store fine, dry materials within buildings or provide adequate protection from the wind.
- Position stockpiles away from residential areas or watercourses.
- Clean up or damp down any spillage of dry dusty materials.
- Use of Air Cubes when working internally
- Fitting all equipment (e.g. for cutting, grinding, crushing) with dust control measures
- Ensuring that all plant and vehicles are well maintained



11. Storage and Use of Fuels

Site fuel will be kept to a minimum, within a bunded fuel cube. Fuel Tank to be stored away from occupied buildings and combustible materials. The location and requirement will be monitored by a Fire Risk Assessment during the project.

Any environmentally hazardous substances will be suitably stored in lockable containers and recorded within the sites COSHH Register. The relevant documentation relating to these substances will be present on site.

The following best practise measures will be carried out on site:

Storage

- Store bulk petrol, diesel and oil in bunded tanks and store smaller containers on drip trays that have 110 % capacity of the largest container.
- Keep a spill kit near to fuel and oil storage areas.
- Store petrol, diesel and oil away from drains or surface watercourses.
- Always put lids on any containers after use.
- Ensure that all containers are undamaged.
- Fire Fighting Equipment to be located in the vicinity of all oils/fuels

Use

- Use the automatic shut off "pistol grip" delivery systems when refuelling from tanks or mobile bowser do not tamper with the shut off system at any time.
- Return spare fuels and oils to proper storage areas.
- Ensure that all refuelling is constantly attended and only undertaken at least 10m away from watercourses and drains.
- Lock the mobile bowser or storage tank after use.
- Use drip trays under all static plant and during refuelling from mobile plant.
- Clean up any minor spillages.
- Use funnels when refuelling small plant and equipment to avoid spillages.



12. Disposal of Materials

A Site Waste Management Plan will be implemented on the project. This plan will be reviewed monthly and updated as the project progresses. The site will be registered with the EA for the removal of potential contaminated waste.

- Where possible we will endeavour to segregate waste on site, ensuring skips are clearly labelled to avoid contamination of materials. and stored away from existing residences wherever possible.
- The segregation and disposal of all construction waste, spoils and surplus materials will be discussed with each Subcontractor and included within their order.
- All operatives attending site will be subject to our online Site Induction. This includes a section on our environmental procedures.
- 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: Plasterboard, Paper and cardboard (bagged up).
- The site will be registered, on the Company Smartwaste Platform and all waste and energy use will be recorded.

Note: Burning of waste and other materials is not permitted at any time

13. Logistics

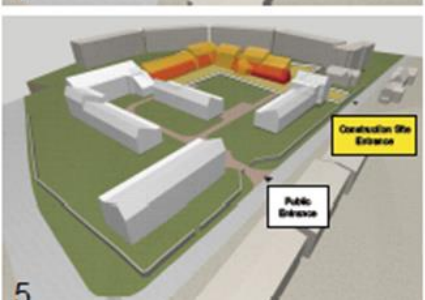
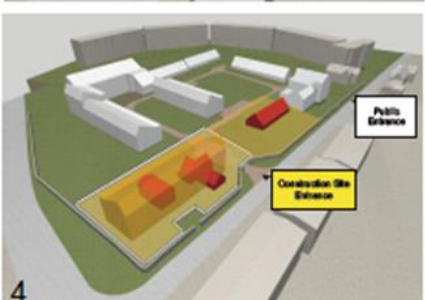
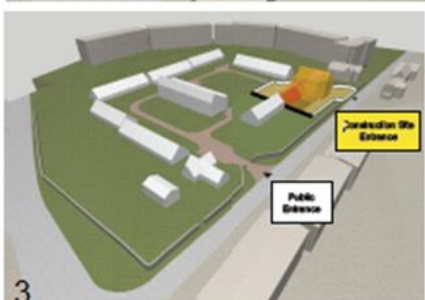
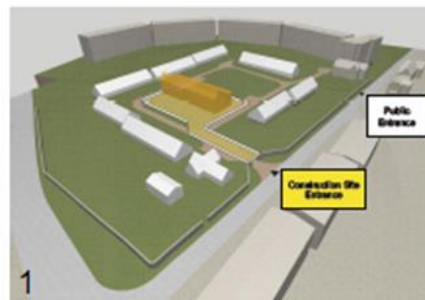
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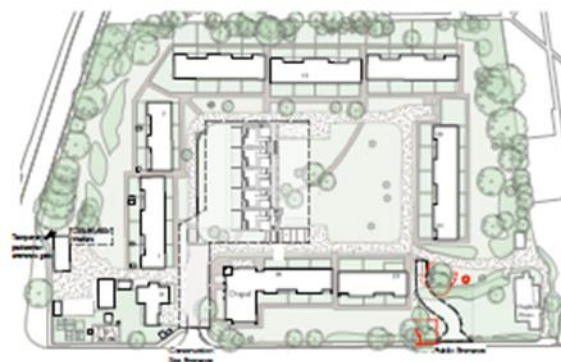
14. Phasing

Phasing Plans

Under construction

Phase complete



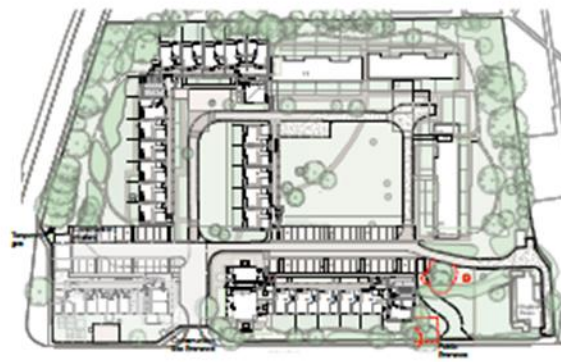


PHASE 1

Form new second access point through boundary wall along College Road to serve as public entrance.

Construct 10 new homes on the green. Part of the central green to be separated off as temporary construction compound. Construction traffic to arrive and leave through existing site entrance.

Construction period 9-12 months
start 2025
completion 2025



Further Phase

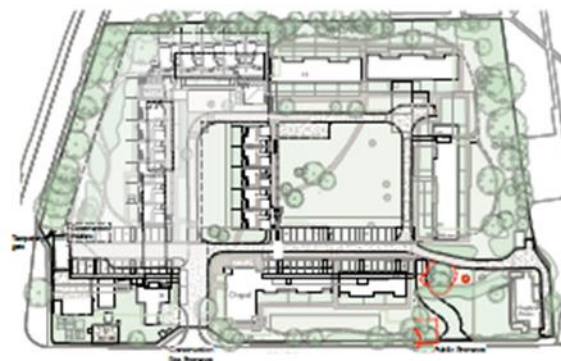
Demolish the existing Lodgekeeper's house, and laundry.

Construct 5 new homes plus new Lodgekeeper's house, guest accommodation, laundry and staff offices. Construction traffic through existing site entrance.

Construction timescales TBC

The original entrance will revert to being the site construction entrance.

The existing lodgekeeper's house and laundry to be replaced. Temporary laundry could be set up in art space.



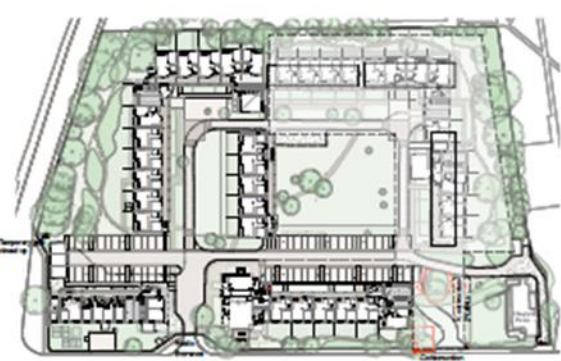
PHASE 2

Demolish 11 existing bungalows around the south side of the green.

Construct 30 new homes. Construction traffic through existing site entrance.

Construction timescales TBC

The remaining site entrance will continue to serve as the site construction entrance. Staff accommodation and laundry will be out of by construction entrance to access to these spaces will need to be carefully managed.



Further Phase

Demolish the remaining 13 existing bungalows

Construct 33 new homes. Construction traffic through the new entrance.

Construction timescales TBC

All the remaining existing bungalows to be vacated and colleagues move across into the newly completed homes from earlier phases.

The Chaplain's House will be cut off from the College and access will need to be via College Road



Further Phase

Demolish 6 existing bungalows adjacent the newly formed entrance. Refurbish and extend the Chapel.

Construct 15 new homes. Construction traffic through the new entrance.

Construction timescales TBC

The original entrance will revert to being the public entrance and the site entrance will be through the new entrance formed in Phase 1

Works to Chapel and new community facilities will reflect growing community

Notes
1. The drawing is not to be used for construction purposes.
2. The drawing is not to be used for planning purposes.
3. The drawing is not to be used for any other purpose.
4. The drawing is not to be used for any other purpose.
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Scale 1:1000 at A2
1:2000 at A4

HaysonWardMiller Architects

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www.haysonwardmiller.co.uk

Project

Huggins College Accommodation
Huggins College

Scale

1:100 at A3

PHASING PLAN

Job no. 23.709
Drawing no. C 30
Revision no. A



15. Emergency Services

Fire:

The nearest Fire Station to the Huggens College project is:

Kent Fire and Rescue Service, Thames Side Fire Station on Coldharbour Road.

Contractor will inform Fire Service of intending start date and details of project prior to start.



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Nearest Police Station



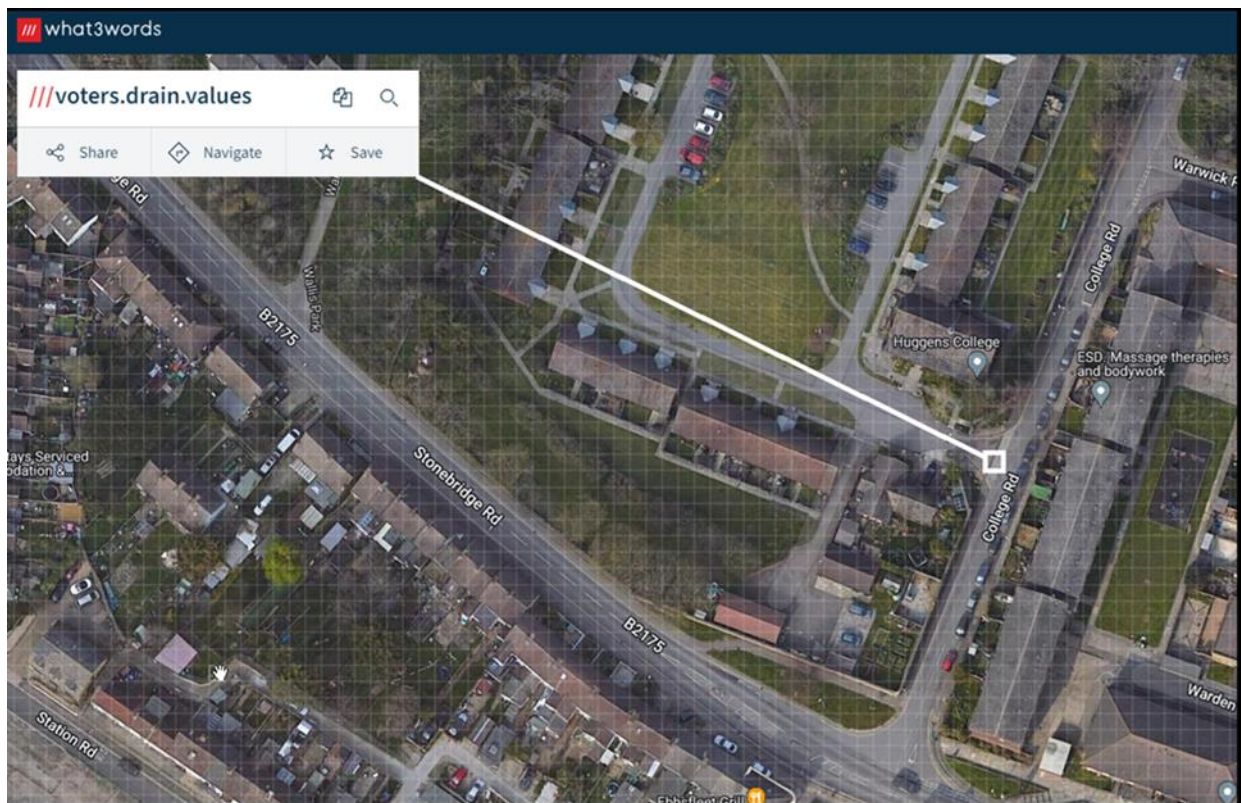
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Nearest A&E is Gravesham Community Hospital Bath Street, Gravesend DA11 0DG



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Site will be registered what3words



In an emergency, caller to quote what3words

voters.drains.values