



Construction Management Plan - Woodside

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Construction Management Plan

1. Introduction

This Construction Management Plan (CMP) outlines the processes and controls for constructing a single-storey, timber-framed building on screw pile foundations in Sussex. The site is accessed via a shared-use bridleway, which means that careful coordination is required to maintain safe and unobstructed passage for all bridleway users (including walkers, cyclists, and horse riders). The plan addresses:

- **Health and Safety:** Compliance with the Construction (Design and Management) Regulations (CDM 2015).
 - **Environmental Protection:** Minimising dust, noise, and waste, in line with local authority requirements.
 - **Community Engagement:** Managing deliveries and large vehicles on the bridleway to avoid hazards or excessive disruption.
 - **Quality Assurance:** Ensuring the building meets design specifications and Building Regulations.
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2. Project Overview

2.1 Project Description

- **Building Type:** A single-storey, lightweight, timber-framed building.
- **Foundations:** Screw piles (helical piles) to minimise ground disturbance and speed up foundation work.
- **Structural System:** Prefabricated timber panels for walls, floor (if applicable), and roof, reducing on-site construction time.

2.2 Site Constraints

- **Shared-Use Bridleway:** The primary site access is a right-of-way used by horse riders, cyclists, and pedestrians.
- **Local Environment:** Wooded area for construction and existing building site to traverse
- **Access & Deliveries:** Large delivery vehicles must navigate the bridleway slowly and carefully, respecting other users and preventing damage.

2.3 Key Objectives

1. **Safety:** Implement robust traffic management on the bridleway and protect all road users.

2. **Environment:** Avoid undue noise, dust, or environmental harm.
 3. **Quality & Schedule:** Adhere to design standards and programme milestones.
 4. **Community & Stakeholders:** Maintain positive relations with local residents and bridleway users.
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3. Roles and Responsibilities

1. Client
 - Provides project requirements, oversees budgeting and funding.
 - Liaises with local authorities or landowners regarding bridleway permissions.
 2. Principal Contractor / Main Contractor
 - Overall responsibility for site safety and compliance with CDM 2015.
 - Coordinates all subcontractors and handles bridleway traffic management plans.
 3. Site Manager / Project Manager
 - Day-to-day site coordination, ensuring deliveries are scheduled to minimise bridleway disruption.
 - Oversees the safe movement of large vehicles onto and off the site.
 4. Health & Safety Officer
 - Ensures adherence to RAMS (Risk Assessments & Method Statements).
 - Conducts regular inspections for hazards, including potential bridleway conflicts.
 5. Environmental / Community Liaison Officer
 - Manages local concerns, ensures minimal environmental impact, and communicates with bridleway users if needed.
 6. Subcontractors
 - Screw Piling Contractor: Installs helical piles as specified.
 - Timber Frame Manufacturer & Erection Crew: Prefabricates, delivers, and erects the timber structure.
 - M&E Contractors: Manages mechanical, electrical, and plumbing installations.
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4. Programme of Works (High-Level)

1. Pre-Construction Phase
 - Finalise building design, place orders for prefabricated timber elements, and confirm piling layout.
 - Seek any required local authority approvals for bridleway usage (temporary traffic management, signage).
2. Site Establishment
 - Install fencing, welfare facilities, and site signage.
 - Implement bridleway safety measures (speed limits, warning signs, banksman if required).

3. Foundations (Screw Piles)
 - Screw pile installation, including necessary surveys to confirm load-bearing requirements.
 - Monitor and record pile depths and torque readings.
4. Timber Frame Erection
 - Offsite manufacture, timed delivery of panels.
 - On-site assembly of prefabricated panels, roof structure, and bracing.
5. Building Envelope
 - Cladding and roofing, installation of windows, doors, and finishing external details.
6. Internal Fit-Out
 - First fix M&E, insulation, plasterboard or other internal linings, second fix joinery, final decorations.
7. Testing, Commissioning, and Handover
 - Test services (electric, water, heating).
 - Handover to client upon Building Control sign-off.
8. Landscaping and Site Decommissioning
 - Remove temporary works, reinstate landscaping, ensure bridleway is clear of any construction debris.

5. Site Logistics and Setup

5.1 Site Boundaries & Security

- Fencing: Heras or similar fencing around the work zone to prevent unauthorised access.
- Signage: “Construction Site—No Unauthorised Access” and “Keep Clear” notices.

5.2 Shared-Use Bridleway Access

- Coordination: Consult local rights-of-way officers to confirm permitted vehicle sizes and maximum speeds.
- Speed Limit: Adopt a strict low-speed limit (e.g., 10 mph) for construction traffic on the bridleway.
- Warning Signs: Erect temporary signs at bridleway access points—“Caution: Construction Traffic,” “Slow—Horses & Pedestrians.”

5.3 Material Storage & Handling

- On-Site Storage: Minimise storage volumes by using just-in-time deliveries of prefabricated panels.
- Weather Protection: Store timber components off the ground and covered with waterproof sheeting.

5.4 Welfare Facilities

- Location: Within the fenced site boundary, away from the main bridleway path.
- Provisions: Toilets, potable water, rest areas, and first-aid station.
- Maintenance: Regular cleaning to prevent odours or fly-tipping near the bridleway.

5.5 Parking & Traffic Flow

- Parking: Provide limited on-site parking for key staff; encourage car-sharing or off-site parking if feasible.
- Vehicle Movement: Schedule deliveries to avoid peak bridleway use times (e.g., weekends if it's heavily used by riders).

6. Health & Safety Management

6.1 Regulatory Compliance

- CDM 2015: Principal Contractor fulfills all legal duties.
- HSE Guidance: Refer to manual handling, lifting operations, and bridleway safety best practices.

6.2 RAMS (Risk Assessments & Method Statements)

- Site-Specific: Document potential conflicts with bridleway users and define control measures (signage, banksmen).
- Review & Update: Update as the project progresses, especially if bridleway usage changes seasonally.

6.3 Inductions & Toolbox Talks

- Site Induction: All personnel to understand bridleway constraints, speed limits, and right-of-way etiquette.
- Toolbox Talks: Frequent short briefings on traffic management, manual handling, work at height, etc.

6.4 PPE Requirements

- Mandatory: Hard hat, hi-visibility vests, safety boots, gloves.
- Additional: Ear defenders if noise levels exceed thresholds, goggles for cutting or drilling tasks.

6.5 Emergency Preparedness

- First Aid: At least one trained first-aider on site at all times.
- Spill Response: Kits for oil, fuel, and chemical spills (though less critical than in proximity to watercourses, still mandatory under environmental regs).

- Accident Reporting: Document all near-misses or incidents involving site traffic and bridleway users.

6.6 Working at Height

- **Scaffolding:** Erected and inspected in accordance with TG20:13 (Scaffold Guidance) and relevant standards.
- **Roof Work:** Use harnesses, guardrails, or safety nets as appropriate for timber frame assembly.

7. Environmental Management

7.1 Local Ecology and Landscaping

- **Protection of Vegetation:** Fence off any trees or hedgerows that must remain undisturbed.
- **Minimal Ground Disturbance:** Screw piles inherently reduce excavation and soil displacement.

7.2 Pollution Prevention

- **Fuel & Chemical Storage:** Store in bunded areas with drip trays, away from any drainage ditches or soakaways.
- **Dust Control:** Water sprays or damping down for cutting or dry conditions.
- **Noise Mitigation:** Use modern, well-maintained plant; observe local authority working hours to limit disturbance.

7.3 Waste Management

- **Segregated Bins:** Wood, metal, general, hazardous waste.
- **Licensed Carriers:** Maintain waste transfer notes for compliance.
- **Offsite Prefabrication:** Reduces timber offcuts and general site waste.

8. Construction Methodology & Sequencing

8.1 Pre-Construction Phase

- **Surveys & Design:** Confirm ground-bearing capacity for screw piles. Finalise timber frame design to suit site and local authority planning.
- **Permissions:** Secure any additional consents for bridleway usage (e.g., signage, partial closures if required).

8.2 Foundations (Screw Piles)

- Setting Out: Survey pile positions.
- Installation: Screw in piles to required depth/torque.
- Verification: Record final torque and embedment depth; engineer sign-off before loading.

8.3 Timber Frame Erection

- Offsite Manufacturing: Factory QA ensures consistent panel dimensions and minimal on-site cutting.
- Delivery: Schedule lorries to travel on the bridleway at quieter times, use banksmen for tight turns.
- Erection Sequence:
 1. Wall Panels: Installed onto prepared foundation brackets, secured and braced.
 2. Floor Cassettes / Joists (if applicable): Provide a level platform if a raised floor is part of the design.
 3. Roof: Trusses or panels placed once walls are stable; use safe access and harnesses for work at height.
 4. Connections: Fixings per structural engineer's instructions (straps, ties, bolts).

8.4 Building Envelope

- External Cladding & Roofing: Install weatherproof membranes, insulation, and finish materials.
- Doors & Windows: Coordinate deliveries to align with the build schedule, ensuring immediate fitting to secure the structure.

8.5 Internal Fit-Out

- First-Fix M&E: Electrical conduits, plumbing runs, and any HVAC ducting.
- Insulation & Lining: Fit insulation (if not already integrated in panels) and plasterboard or other wall linings.
- Second-Fix & Finishes: Skirting, architraves, electrical sockets, final decorations.

9. Quality Assurance and Control

9.1 Design Compliance

- Engineer Inspections: Verify load capacities, panel fixings, and bracing.
- Building Control: Interim checks for foundations, structural elements, insulation, etc.

9.2 Inspection & Testing

- Piling: Record torque, embedment, and any load testing results.
- Frame Erection: Check verticality, alignment, and connections as panels go up.
- Services: Electrical testing (Part P), pressure testing for plumbing, and final commissioning.

9.3 Documentation

- Site Diary: Daily logs of workforce, deliveries, weather, and issues.
- As-Built Drawings: Update if panel layouts or service runs change significantly.

10. Communication and Stakeholder Liaison

10.1 Community Engagement

- Bridleway Notices: Post updates about major delivery days or any potential partial closures.
- Complaints Handling: Provide a single site contact to address bridleway user concerns promptly.

10.2 Authorities and Regulators

- Local Rights-of-Way Officers: Ongoing liaison if bridleway modifications or closures are needed.
- Local Planning Authority: Adhere to any planning conditions (working hours, noise limits).

10.3 Project Meetings

- Weekly Coordination: Review bridleway access plan, site safety, and progress.
- Subcontractor Briefings: Align deliveries and labour schedules to avoid clashes.

11. Handover and Close-Out

1. Commissioning
 - Test mechanical, electrical, and plumbing systems.
 - Ensure compliance with Building Regulations.
2. Snagging & Defects
 - Address any cosmetic or functional defects.
 - Prepare for final Building Control inspection.
3. Documentation & Certification
 - O&M manuals, warranties, certifications (e.g., electrical) provided to client.
 - Collate all safety file documents as required under CDM 2015.
4. Site Decommissioning
 - Clear away temporary fencing, storage units, welfare cabins.

- Reinstate the bridleway to original condition if any surfacing was temporarily modified.
 - 5. Post-Construction Evaluation
 - Gather lessons learned on managing a construction site adjacent to a public bridleway.
 - Feedback from local community and bridleway users to inform future projects.
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12. Conclusion

This Construction Management Plan outlines how the project team will deliver a screw-pile-supported, single-storey timber building, with primary access via a shared-use bridleway. By focusing on well-planned deliveries, speed restrictions, robust communication, and high standards of on-site health & safety, the project aims to minimise disruption to bridleway users and the local community. Prefabrication of timber panels offsite will reduce on-site operations, expedite the build, and further limit the project's overall impact.

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Date:

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