

PRINCIPLE PRIMARY DEVELOPMENT CONTROL OBJECTIVES:

- 1- **Security;** 6' perimeter fencing with vehicular and pedestrian access gates. Perimeter fencing extended to 'East Wing' Gable to facilitate 'Safe Working Zone'
- 2- **Access;** via single entry/egress point, incorporating internal site 'turning head' No vehicular reversing from site.
- 3- **Gates;** Site access gates secured & kept closed during operational times;
- 4- **Traffic;** all movements to be via A264 Holtye Road; no access or egress from College Lane/Estcots Drive, past children's playground.
- 5- **Parking;** All cars/vans to park 'on-site' in dedicated parking bays; separate allocation for permanent staff & visitors.
- 6- **Segregation;** dedicated pedestrian walkways with 'crossing points.
- 7- **Management;** Fixed compound location incorporating Office, Canteen & Toilets. Demolition Phase [8 weeks] to use temporary 'Oasis' style welfare accommodation.
- 8- **Demolition;** The primary control objective will be to incorporate all waste & material segregation for disposal, to be undertaken within the 'inner site courtyard'; Where necessary works will be 'By Hand strip', especially to the adjoining 'Day Nursey' elevation.
- 9- **Construction;** continuation of principle Phase 1 [Demolition] controls, enhanced with dedicated Material allocation areas. Area 1; primary storage and distribution for masonry initially, then plasterboard & build timbers. Area 2; sundry materials store & distribution. Dedicated Silo & Roll-a-long skip positions.

CONTROL OBJECTIVE DETAILS:

- 1- **Security;** The perimeter fencing will be secured and maintained and reviewed throughout the development process, to ensure segregation between planned build operations and members of the public.
- 2- **Access;** All vehicular arrivals will be driven into the development area, no reversing in will be permitted. All delivery's will be 'turned around' on site to allow safe egress.
- 3- **Gates;** The site entrance gates will be kept closed during the development process, opened to allow for planed access & egress of staff, visitors, sub-contractors, plant & material movements. Larger Material deliveries [trusses] will be pre-planned in coordination with adjoining premises.
- 4- **Traffic:** All material delivery company's & sub-contractors will be instructed via their purchase orders, of the designated access & egress route from A264 Holtye Road. Signage will be placed at the College Lane / Escots Drive Park entrance; affirming 'No Construction Traffic Permitted'. Additional warning signage [Beware Construction Vehicles] will be placed along the prescribed access/egress route. Initially only limited vehicular movements & temporary material deliveries [5/6 number] of security fencing and scaffold. This will gradually increase during the demolition phase with 'waste' material vehicular movements; predominantly '8-leg' waste carrier lorries to circa [8/10] per day, these will restricted to between 9-30am & 3-00pm. When the development reverts to 'new build/refurbishment project, vehicular movements will increase. Sub-contractor cars/vans circa 20 Number,

predominantly at the start and end of each day. This will be added to with separate material delivery lorries, circa 6/8 per day, all on ridged fixed bed lorries. Arctic deliveries will not be permitted. A dedicated wheel wash facility will be incorporated at the site entrance to manage trafficked wheel waste.

- 5- **Parking;** All staff, visitors and sub-contractors will be required to only 'park on site' within the defined site parking areas. The existing development parking arrangements allows for this element to be implemented at the initial pre-start works.
- 6- **Segregation;** defined pedestrian walkways will be incorporated within all Phases of the development. These will be altered and positioned to facilitate each required stage of the development process. All staff, sub-contractors and visitors will be 'inducted' on the prevailing 'Risks' and 'Site Rules' prior to be allowed onto the construction site by the Site Manager.
- 7- **Management;** The demolition Phase will be controlled & managed by a specialist Demolition Contractor who will be appointed as 'Principal Contractor' under the CDM Regulations 2015. Following the Phase 1 Demolition stage, A dedicated Site Manager will assume responsibility for the development, and will plan and execute the Phase 2 construction site development process, in coordination with senior support management. Full Public liaison with neighbouring properties and operational premises will be a key Management element during the construction Phase. This will include operating delivery times, noise & dust nuisance, and any prevailing Health & Safety requirements. The development will incorporate a 'fixed' permanent compound, encompassing a 'site office [9 x 3m] canteen welfare unit [9 x 3m] and Toilet block WC, with dedicated sperate Female facility. [6 x 3m]
- 8- **Demolition;** The primary control objective will be to incorporate all waste & material segregation for disposal, to be undertaken within the 'inner site courtyard'; This will ensure for a compacted operational area, which will significantly assist in maintaining the environmental and immediate amenity of neighbouring premises. Together with where necessary works will be 'By Hand strip', especially to the adjoining 'Day Nursey' elevation. The Phase 1 demolition element of the redevelopment will use comprehensive 'dust' suppression methods 'watering down' to limit 'air blown' dust.
- 9- **Construction;** continuation of the principal Phase 1 [Demolition] controls. Scaffold will be used to assist with the demolition process, removed & re-erected as required to assist the 'new build' elements. The dedicated Material allocation areas. Area 1; primary storage and distribution for masonry initially, then plasterboard & build timbers. Area 2; sundry materials store & distribution, these areas will provide a controlled delivery, distribution & usage of required materials, incorporating a dedicated Silo & Roll-a-long skip position.