Construction Management Plan



7 – 9 Albion Street

Southwick, West Sussex BN42 4DN

Issue	Description	Approved By	Signed	Date
001	Pre – Contract Issue			03.08.2021
002	Rev A			20.10.2021

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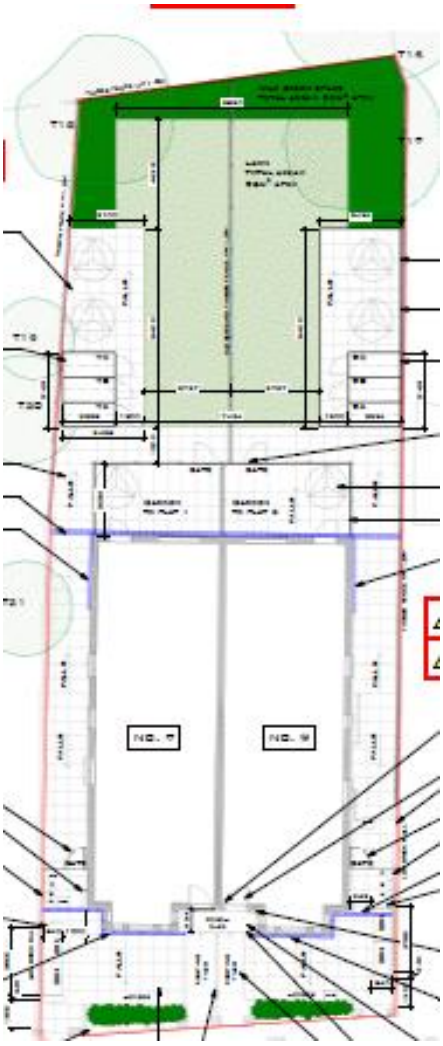
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1	Site Address
7 – 9 Albion Street, Southwick, West Sussex. BN42 4DN	

2	Working hours
Monday to Friday - 8am to 6pm Saturday - 9am to 1pm Sunday and bank holidays – No working permitted	

3	Planning permission
Adur District Council – Application number AWDM/0954/18 Decision notice 5th May 2020	

4	Description of works
Refurbishment and conversion of two existing residential properties into 6nr flats including minor demolition works	



5	Client Details

Client
Adur District Council, Worthing Town Hall, Chapel Road, Worthing, West Sussex. BN11 1HA (Contact Jackie Strube) 01903 239999

Contract administrator, project manager and principal designer

RLF, 5th floor, 98-99 Queens Road, Brighton. BN1 3XF
Contacts – Kier White and Alan Prodger

Principal Contractor

Cheesmur Building Contractors, Cobbe Barns, Beddingham, Lewes, East Sussex. BN8 6JU
Contact – Jeremy Snelling 01273 858600

6	Noise, Dust and Vibration

The site will operate within the specified hours and be surrounded by a secure boundary to offer protection from noise, dust and vibration and minimise disturbance.

Tools and methods will be selected to minimise impact and generate the lowest noise, dust and vibration levels possible

Dust suppression techniques will be adopted at all times in accordance with task specific method statements. Water suppression will be used when cutting masonry and concrete products, dampening down will be employed externally if vehicles are causing dust to be drawn from external surfaces or in high winds and extraction will be used when cutting timber and the like during construction.

7	Construction vehicle routes

A traffic management plan will be in place and sent to all those expected to make deliveries and collections from the site and vehicles will be encouraged to approach from the West via the A259 or Kingston Lane. Deliveries and collections are to be managed between the hours of 8am and 6pm Monday to Friday.

See markup in appendix A and below



8	Deliveries and collections, loading and unloading

The access around the existing building is limited to the South elevation which closely boarders the A259 coast road which is heavily used by residents, commuters and vehicles accessing the nearby heavy industrial areas. The owners of the derelict land to the East have been approached to negotiate access but this has been denied.

A traffic management plan will be in place and sent to all those expected to make deliveries and collections from the site and vehicles will be encouraged to approach from the West via the A259 or Kingston Lane. Deliveries and collections are to be managed outside of the peak traffic volume times of 08.00 – 09.00 and 16.00 – 1700. Suppliers are requested to call ahead to ensure the situation can be managed and that time slots are adhered to.

The main road adjacent to the site (A259) is very busy and there is insufficient room to stop a vehicle for loading / unloading without causing disruption. The intention is to close the pavement footpath by agreement with West Sussex Highways and allow delivery or collection vehicles to cross the protected pavement and onto the area prepared in the front gardens of the existing houses for unloading and loading.

This process will be management by the site manager and / or traffic marshal and drivers will be encouraged to call ahead to give warning. Vehicles will be loaded and unloaded

with mechanical means where possible and by hand if safe to do so. On completion, the vehicle exit will be safely managed and the site re-secured.

9	Wheel washing
Should it become necessary, vehicle wheels will be washed using hoses and water as required.	

10	Pedestrian diversions
An application is being made to West Sussex Highways for the closure of the footpath / pavement in front of 7-9 Albion Street to reduce the risk to members of the public passing by.	

11	Material storage and waste removal
Due to the nature of the site and restricted access, materials will be unloaded and stored inside or at the rear of the properties Arisings from demolition, groundworks and waste materials will be managed so that waste removal is minimised. Consideration has been given to using a small crushing machine for concrete and masonry products that could be used as fill material externally. Hardcore material and waste material will be removed from site as necessary using a grab lorry, metal skips or small tipper trucks.	

12	Scaffolding
Scaffolding is required to the full perimeter of the building for access to the roof, external envelope and to provide stair access when the existing stairs are temporarily removed. No licences are required but careful consideration is required during the installation of the south elevation to maximise space for access	

13	Site Parking
There is no option for parking on site. Vehicles will pull up temporarily to unload materials and tools and leave site to park using the local on road parking or car park to the West of the site. During the site induction, information will be provided on the location of on street parking and local car parks and the need to give due consideration to residents and business users who share the local facilities and staff will be encouraged to be courteous.	

14	Public engagement
A letter will be delivered to nearby properties and businesses to introduce the main contractor and provide contact details and a brief project description. Updates will be issued as required and the public will be encouraged to contact site with any queries or concerns.	

15	Implementation of plan
This plan will be implemented by the main contractors' Contracts Manager and Site Manager and adopted by all site staff, visitors and suppliers.	

Appendix A

- Planned vehicle route mark up