BOUTIQUE MODERN

Boutique Modern

P.133 Daniel Close & Gravelly Crescent

Construction Environmental Management Plan

Document Title	P.133. – Construction Environment Management Plan
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Authors Job Title	Operations Director
Project Name	P.133 Daniel Close & Gravelly Cresent
Revision & Date	Rev A – Issued: 05/10/2023
	Rev B – Issued:

BOPAS Buildoffsite Property Assurance Scheme

ISO 9001 QUALITY ASSURANCE MANAGEMENT

ISO 14001 ENVIRONMENTAL MANAGEMENT

Certified B Corporation

This company meets the highest standards of social and environmental impact



Project/Contract	Daniel Close and Gravelly Crescent
Contractor Details	Boutique Modern Ltd.
Client Details	Adur District Council
Site Addresses	Gravelly Crescent, Lancing, BN15 9EG Daniel Close, Lancing, BN15 9EH
Project Start Date	November 2023
Projected Completion Date	December 2024
Value of project	£5,570,000

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Description of Works

Boutique Modern have been contracted by Adur District Council the for the work listed below as two garage sites located:

- Demolition of existing structure and hard standing.
- Preparation of the ground works, civils and foundations.
- Offsite modular construction and installation of 16no houses
- Completion of roofing, façade and landscaping works.

Schedules of Accommodation

Gravelly Crescent

Plot Number	House Type	Disabled	Tenure	GF-GIA (m²)	FF-GIA (m²)	Total GIA (m²)
01	3B5P_GC	N		52.88	52.88	105.76
02	3B5P_GC	N		52.88	52.88	105.76
03	3B5P_GC	N		52.88	52.88	105.76
04	3B5P_GC	N		52.88	52.88	105.76
05	2B4P_DC	N		42.51	42.51	85.01
06	2B4P_DC	N		42.51	42.51	85.01
07	1B2P_GC	Y		56.05		56.05
TOTAL			**Total**			**649.14**

Daniel Close

Plot Number	House Type	Disabled	Tenure	GF-GIA (m²)	FF-GIA (m²)	Total GIA (m²)
01	3B5P_DC	Y		71.71	46.01	117.72
02	2B4P_DC	N		42.51	42.51	85.01
03	2B4P_DC	N		42.51	42.51	85.01
04	2B4P_DC	N		42.51	42.51	85.01
05	2B4P_DC	N		42.51	42.51	85.01
06	2B4P_DC	N		42.51	42.51	85.01
07	2B4P_DC	N		42.51	42.51	85.01
08	2B4P_DC	N		42.51	42.51	85.01
09	3B5P_DC	Y		71.71	46.01	117.72
TOTAL			**Total**			**830.53**

Specific Activities

- Install a secure site hoarding
- Letter drop and introduction to local residents.
- Site demolition and de-bouldering
- Bring in services and drainage laterals and form temporary accesses.
- Set up on-going welfare
- Install temporary parking area on site for workers to avoid workers parking on nearby roads.
- Complete drainage diversion and permanent drainage, inground services distribution and build up to formation
- Form oversites and connect to services.
- Module delivery and installation
- Firestopping / protection of modular units and facade during the construction and installation process.
- Connection of Telecoms, Mechanical and Electrical services.
- Internal finishing works.
- Facade finishes to modular units and in-situ structures.
- Construction of roof structure and installation of roof finishes.
- Completion of hard and soft landscaping.
- Testing and commissioning of all services and systems.
- Pavement and roadway outside the site to be kept clean and clear of any waste / soil / mud/ material arising from site.

Contractor Details

Name	Position	Company	Contact Num.	Email
George Palmer	Operations Director	Boutique Modern	01273 911076 07896 428278	george@boutiquemodern.co.uk
Niki Fisher	Construction Design Manager	Boutique Modern	01273 911076 07832383771	niki@boutiquemodern.co.uk
Sophie Okten	Commercial Manager	Boutique Modern	01273 911076 07342 630898	sophie@boutiquemodern.co.uk
Jeanne Faustino	Lead Designer Morgan Carn	Morgan Carn	01273 55777	markadams@morgancarn.com
Enar Chouse	Structural Engineer	BuDC	01277314455	enar.chouse@buildingdesignconsultants.co
Pedro Lourenco	Civil Engineer	BDC	01277314455	pedro.lourenco@buildingdesignconsultants.co
Jim Mason	Quality Control Manager	Boutique Modern	01273 911076 07495 928395	jim@boutiquemodern.co.uk
Denver McElwaine	Production Manager	Boutique Modern	01273 911076	allen@boutiquemodern.co.uk

About Boutique Modern

Boutique Modern is an experienced modular buildings manufacturer based in Newhaven, East Sussex. We specialise in delivering affordable housing schemes for Local Authorities and Housing Associations. It is our company-wide ambition to provide truly sustainable housing products that maximise value for money for our partners and clients. We pride ourselves on quality and design, ensuring our products create happy end-users and beautiful places to live. Our local-scale delivery model is focussed on maximising social value and generating people-focussed community wealth. Boutique Modern is the only modular housing manufacturer in Sussex with full BOPAS, ISO9001 and ISO14001 certification."

Boutique Modern is located at Newhaven Industrial Park, Newhaven, East Sussex – The office and factory are in the same building. Our business model is designed to maximise social value and community wealth, focussing on local projects (Sussex, Surrey, Kent) for local customers, generating high quality employment opportunities and maximising spend with local supply chains to maximise our positive impact in the community in which we are based.

Boutique Modern is the only certified B Corporation in the UK Modular Construction Industry. (https://www.bcorporation.net/en-us/certification) B Corporation is a global accreditation to certify companies that meet the highest standard of verified environmental performance. The B Corp certification addresses the entirety of a business' operations across 5 key impact areas of Governance, Workers, Community, Environment and Customers. The certification process is rigorous and requires evidence at every stage of responsible practices relating to business management, design, manufacturing, construction, energy use, waste management and supply chain management.

Complaints & Community Engagement

Boutique Modern take community relations very seriously. All construction staff are briefed to be approachable and proactively engage members of the public. If any there are any issue of complaints from members of the public, the Site Manager will attempt to resolve this problem. If unable this issue will be escalated to the Contracts Manager or Operations Director.
A Suggestions / Complaints Box will be fixed to the site hoarding to allow anonymous complaints, this will be checked daily by the Site Manager.

Our Pledges

#1 / #2 / #3 / #4 / #5

We pledge to be Carbon Neutral across our organisation by 2025.

#1 / **#2** / #3 / #4 / #5

We pledge to build over 1500 new affordable homes across the South of England between 2020 and 2030

#1 / #2 / **#3** / #4 / #5

We pledge to generate over 1500 new employment opportunities by 2030

#1 / #2 / #3 / **#4** / #5

We pledge to provide over 1.5m kWh of micro generated renewable electricity to the UK national grid by 2030

#1 / #2 / #3 / #4 / **#5**

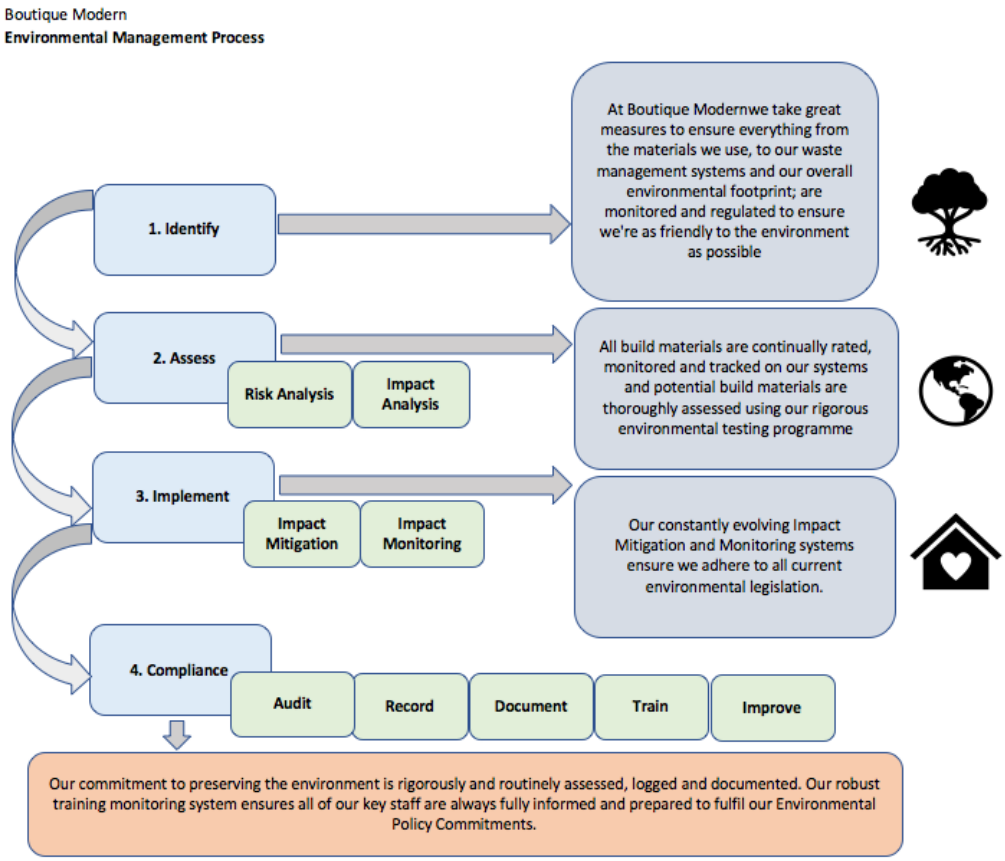
We pledge to reduce material waste from the factory to below 3% by 2025

Environment Policy

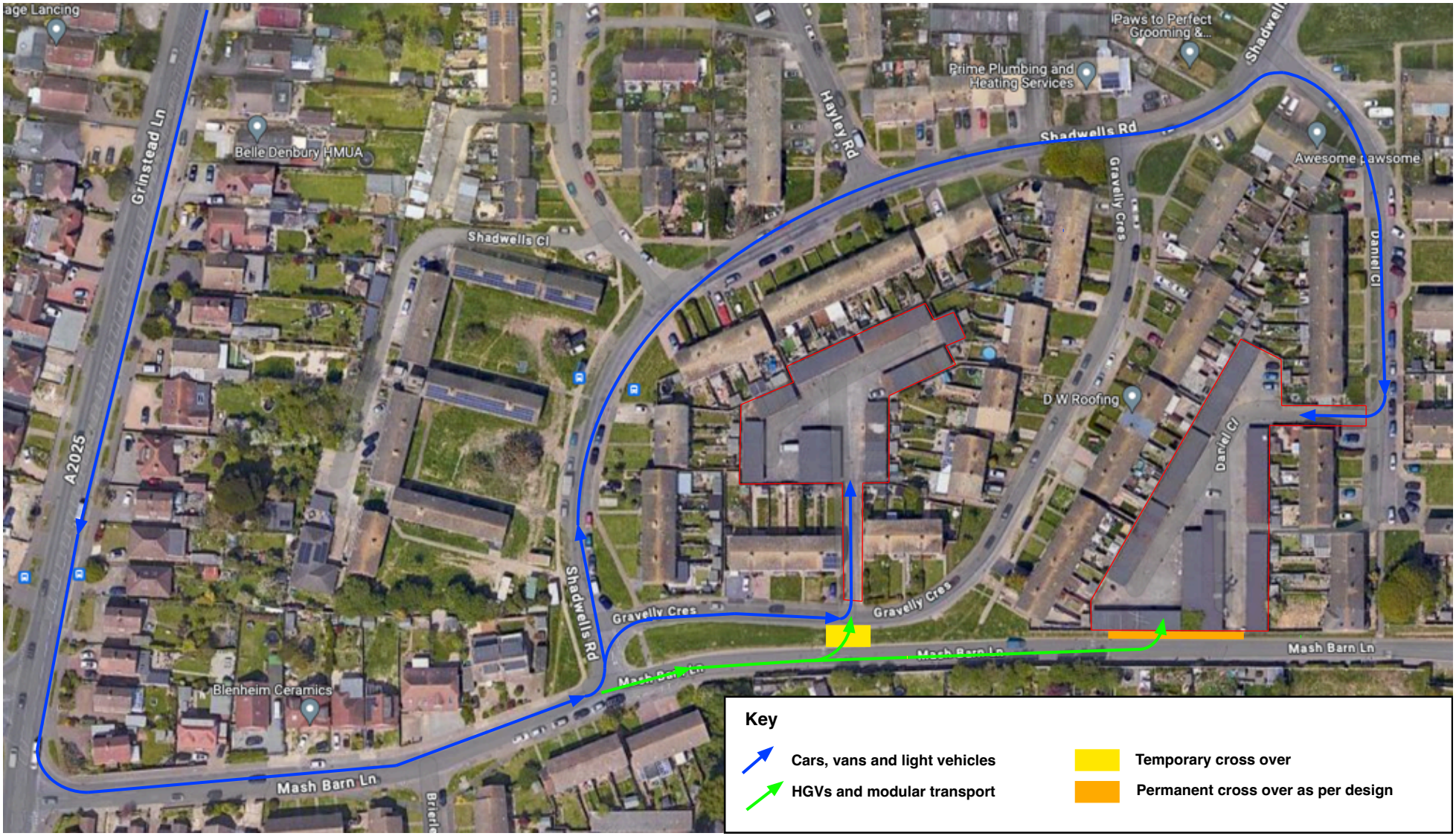
Boutique Modern Ltd is committed to leading the industry in minimising the impact of its activities on the environment.

The key points of its strategy to achieve this are:

- **Minimise waste by evaluating operations and ensuring they are as efficient as possible.**
- **Minimise toxic emissions through the selection and use of its operations and the source of its power requirement.**
- **Employ an environmental monitoring and records system in relation to all materials used in production.**
- **Actively promote recycling both internally and amongst its customers and suppliers.**
- **Source and promote a product range to minimise the environmental impact of both production and distribution.**
- **Meet or exceed all the environmental legislation that relates to the Company.**



Access & Traffic Plan



Plant, Deliveries and Vehicles

Due to Boutique Modern's build process, 45% of the works will take place offsite in a local factory in Newhaven. As such the plant on site is greatly reduced but required traffic will take the routes detailed below.

The proposed plan is to use the BLUE route for cars, vans and ligth construction traffic. Demolition traffic will use route to access the site and will use the GREEN route to remove material from site.

The green route will be used for larger construction traffic and the delivery the of the modular units by escorted wide loads.

Danial Close
Access layby to Daniel Close site will be formed over an in the location and to the design and specification of the proposed new crossover approved under the planning permission for private parking off Marsh Barn Lane.

The Daniel Close site will also be accessed off Daniel Close for light vehicles and site visitors to the main site office.

Gravelly Close
For larger construction traffic a temporary cross over will require road plates over the grass verge, all to be made good prior to Practical Completion of the project.
Light traffic and small deliveries will use the existing car park and road network.

Deliveries

Item	**Number of Deliveries**
Hoarding materials	2no. deliveries
Delivery of plant	3no. deliveries
Site welfare units	4no. deliveries
Muck away	30no. collections
Modular unit deliveries	64no. deliveries
Roof trusses	4no. deliveries
Roofing materials	8no. deliveries
Façade materials	12no. deliveries
Landscaping materials	12.no deliveries
General building materials	15.no deliveries

Plant on Site

Item	**Weight**	**Quantity**
Excavator (Demolition)	13 tonne	2
Dumper truck	5 tonne	**4**
Excavator (Groundworks)	7 tonne	**2**
Telehandler	13 tonne	1
Mobile Crane (for module and roof truss installation)	100 tonne	1

Contractor, Subcontractor & Visitor Vehicles

All contractor & visitor vehicle (cars & vans) will access the site via Daniel Close to the main site office and drive tools and small materials over as necessary to Gravelly Crescent. \It is the intent that Daniel Close being the larger site will start before and complete after Gravelly Crescent.

Highway Condition

A comprehensive survey and photolog of the surrounding roads will be taken immediately before works commence on-site.

Any defects that arise from the contractor traffic will be rectified.

Pedestrian Safeguarding & Segregation

- Segregated pedestrian walkways will be established throughout both sites.

Parking

- Contractor and visitor parking will be provided on site in the areas shaded grey on the above site plans. Either with temporary hard standing during Demolition and Groundworks phases of work. These parking bays will be formed to base course during the Construction phase
- Car sharing and use of public transport will also be encouraged where possible.
- Contractor parking on the highway will be prohibited.

Site Working Hours

- No noisy works will take place before 8am on working days, the hours of such works will take place from 8am - 5.30pm Monday - Friday and from 8am to 1pm on a Saturday.
- External works will not take place outside of daylight hours, some works may continue inside the units after dark by before 5.30pm.
- No work planned on Sundays or public holidays.
- Any noisy works will be kept to a minimum to avoid disturbance where possible to the local area.

Site Security

- Site gates will remain closed and secure at all times.
- Monitored CCTV will be established on both sites.

Site Setup Plans

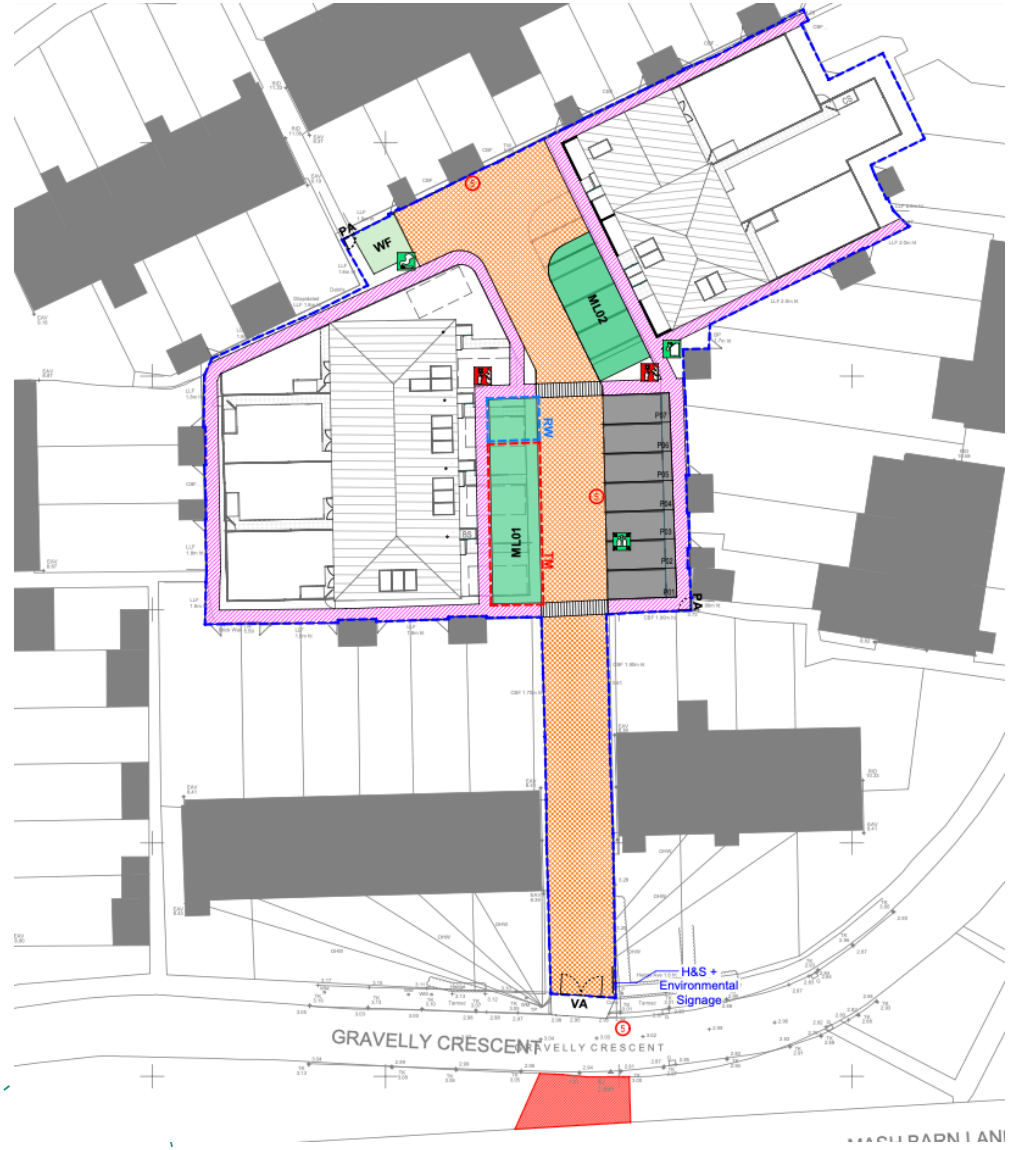
Danial Close



LEGEND

- Site Security Hoarding
- Vehicle **ONLY**
- Personel **ONLY**
- Personel Access
- Vehicle Access
- Parking for Contractors + Visitors
- Temporary Layby + Module Drop-off
- Materials Laydown
- Refuse Waste
- Welfare + First aid
- Personel Crossing Point
- 5-M/ph Speed Limit
- Fire Assembly Point
- Fire Point
- Designated Smoking Area
- Fuel Bund+Spill kit

Gravelly Crescent



LEGEND

- Site Security Hoarding
- Personel **ONLY**
- Vehicle **ONLY**
- Personel Access
- Vehicle Access
- Parking for Contractors + Visitors
- Temporary Layby + Module Drop-off
- Materials Laydown*
- Refuse Waste
- Welfare + First aid
- Personel Crossing Point
- 5-M/ph Speed Limit
- Fire Assembly Point
- Fire Point
- Designated Smoking Area
- Fuel Bund+Spill kit
- Temporary Road Plate

NOTES

* **ML01** - Can be designated for use of **'Temporary Layby+Module Drop-off'** and **'Refuse Waste'**

Site Specific Environmental Issues

Erosion and Sediment Control

Objective	To manage construction activities with the potential to cause erosion and the release of sediment		
Actions	Requirements	Responsibility	Timing
	Secure hoarding to prevent run off from site	Site Manager	Pre-Construction
	Aggregate stock piles stored to prevent run off	Site Manager	Throughout Construction
	Implementation of a phased earthworks strategy with sumps at low spots to capture surface water run-off.	Site Manager	During earthworks phase.
	Sumps to be introduced monitored until completion of surface water drainage system.	Site Manager	Throughout construction.
	Potentially bunding the eastern site boundary (low side) during construction to prevent direct run off to Landport Road	Site Manager	Throughout construction
	Fuel storage and filling areas to be appropriately bunded to prevent fuel drips etc being washed off site	Site Manager	Throughout construction
Performance Indicators	No mud or sediment on roads outside and adjacent to site	Site Manager	Throughout Construction
	No water run-off from site	Site Manager	Throughout Construction
	Drainage adjacent to site has unimpeded flow	Site Manager	Throughout Construction
Monitoring	Visual checks every day and as deemed necessary during inclement weather	Site Manager	Throughout Construction
	Weekly check by lifting manhole covers on drainage runs adjacent to site	Site Manager	Throughout Construction
Reporting	Results of monitoring to be included in weekly Project Report.	Site Manager	Throughout Construction

	Environmental Agency in event of contamination to ground, drainage systems or waterways	Site Manager	Throughout Construction
Corrective Actions	Clean Roads, stop run off from site, clear any drainage blockage	Site Manager	Throughout Construction
	All corrective actions to be immediate and to be used as a learning experience and relevant toolbox talks given	Site Manager Subcontractor	Throughout Construction

Water Quality

Objective	To appropriately manage stormwater and groundwater quality during construction activities		
Actions	Requirements	Responsibility	Timing
	All refuelling to take place in a designated area using bunded fuel storage and spill kits to be available	Site Manager Subcontractor	Throughout Construction
	All plant to be correctly serviced and tested and monitored daily to avoid contaminants leeching into the water table or storm drains	Site Manager Subcontractors	Throughout Construction
	Wheel wash stations to be placed at each site exit ensure site mud is not tracked onto the highway.	Site Manager	Throughout Construction
	Storm water to be collected for dust suppression	Site Manager	Throughout Construction
Performance Indicators	No untreated stormwater leaving site	Site Manager	Throughout Construction
Monitoring	Monitoring daily	Site Manager	Throughout Construction
Reporting	Reporting to site manager	All staff and Subcontractors	Throughout Construction
	Reporting to Environment Agency	Site Manager	Throughout Construction
Corrective Actions	All corrective actions to be immediate and to be used as a learning experience and relevant toolbox talks given	Site Manager Subcontractors	Throughout Construction

Air Quality

Objective	To manage construction activities with the potential to impact on air quality		
Actions	Requirements	Responsibility	Timing
	Water suppression of stockpiles as required	Site Manager	Throughout Construction
	All plant to be checked and compliant to emission controls	Site Manager	Throughout Construction
	All machine cutting to be water suppressed	Site Manager	Throughout Construction
	All Muck Away leaving site to be sheeted	Site Manager	Throughout Construction
	Site access road to be damped down as required	Site Manager	Throughout Construction
Performance Indicators	No complaints regarding dust from workers/neighbours/community members	Site Manager	Throughout Construction
Monitoring	Air quality monitoring program and complaint based monitoring	Site Manager	Throughout Construction
Reporting	Reporting to site manager	All staff and Subcontractors	Throughout Construction
	Any reporting to Environmental Agency	Site manager Contracts Manager	Throughout Construction
Corrective Actions	To be immediate	Site Manager	Throughout Construction
	All corrective actions to be immediate and to be used as a learning experience and relevant tool box talk given	Site Manager Subcontractors	

Noise

Objective	To appropriately manage noise during construction activities to minimise impact to workers, neighbours and community members.		
Actions	Requirements	Responsibility	Timing
	Use Modular Construction off-site to keep noise generating activities to a minimum	Operations Director Production Manager Contracts Manager	Throughout production of modular units works
	No Plant to be operated or started before 8 am or after 5pm	Site Manager	Throughout Construction
	All noise generating activities to be completed between 8am and 5pm	Site Manager	Throughout Construction
Performance Indicators	No complaints regarding noise from workers or/neighbours / community members	Site Manager	Throughout Construction
Monitoring	Noise monitoring programme and complaint based monitoring	Site Manager	Throughout Construction
Reporting	Reporting to site manager	All staff and subcontractors	Throughout Construction
	Any reporting to statutory authorities	Contracts Manager	Throughout Construction
Corrective Actions	To be immediate and used as a learning experience relevant tool box talk to be given	Site Manager Subcontractors	Throughout Construction

Hazardous Substances

Objective	To manage construction activities with the potential to contaminate		
Actions	Requirements	Responsibility	Timing
	Establish a secure COSHH store clearly with safety signage	Site Manager	Throughout Construction
	Ensure subcontractor RAMS have COSHH information	Site Manager	Throughout Construction
Performance Indicators	No soil or water contamination	Site Manager	Throughout Construction
	No COSHH material left on site after work ends	Site Manager	Throughout Construction
Monitoring	Daily	Site Manager	Throughout Construction
Reporting	To Site Manager	All staff and Subcontractors	Throughout Construction
	To Statutory Authorities	Site Manager Construction Manager	Throughout Construction
Corrective Actions	To be immediate and used as a learning experience relevant tool box talk to be given	Site Manager Subcontractors	Throughout Construction

Contaminated Soil

Objective	To manage construction activities with the potential to cause or disturb contaminated soil.		
Actions	Requirements	Responsibility	Timing
	Soil testing for contamination Environmental management Register check Contaminated Land Register Check	Contracts Manager	Pre-construction
	Any fill materials to be certified contaminate free	Site Manager	Throughout Construction
Performance Indicators	Soil free of contamination	Site Manager	Throughout Construction
Monitoring	Contamination sampling	Site Manager Consultant	Throughout construction
	Check source and supply documentation for infill materials	Site Manager	Throughout Construction
Reporting	Reporting to site manager	All staff and Subcontractors	Throughout construction
	Reporting to statutory authorities	Site Manager Construction Manager	Throughout construction
Corrective Actions	To be immediate and used as a learning experience relevant tool box talk to be given	Site Manager Subcontractors	Throughout construction

Waste Management

Objective	To appropriately manage waste during construction activities.		
Actions	Requirements	Responsibility	Timing
	Skips to be provided for all site waste	Site Manager	Throughout construction
	Waste stream sot be split out in to separate bins / skips.	Site Manager	Throughout construction
	All timber waste to be collected by Boutique Modern's offtake partner.	Site Manager	Throughout construction
	Waste on site to be minimised by modular construction off site	Site Manager	Throughout construction
	Welfare facilities to have adequate waste bins	Site Manager	Throughout construction
	Smoking shelters to have sand bins for cigarette buts	Site Manager	Throughout construction
	Site induction mentions correct waste disposal	Site Manager	Throughout construction
Performance Indicators	No waste deliberately or unintentionally released	Site Manager	Throughout construction
Monitoring	Waste receptacles will be inspected daily and emptied as required	Site Manager	Throughout construction
Reporting	Reporting to site manager	All staff and subcontractors	Throughout construction
Corrective Actions	To be immediate and used as a learning experience relevant tool box talk to be given	Site Manager Subcontractors	Throughout Construction