11th August 2023

St Mary's View Developments Ltd - Construction Management Plan - 26/27 East Street and 3-9 New Road

The Construction Management Plan provides information for those delivering and with responsibility for some or all of the works submitted and approved under planning application AWDM/1419/23.

1 Description of Project

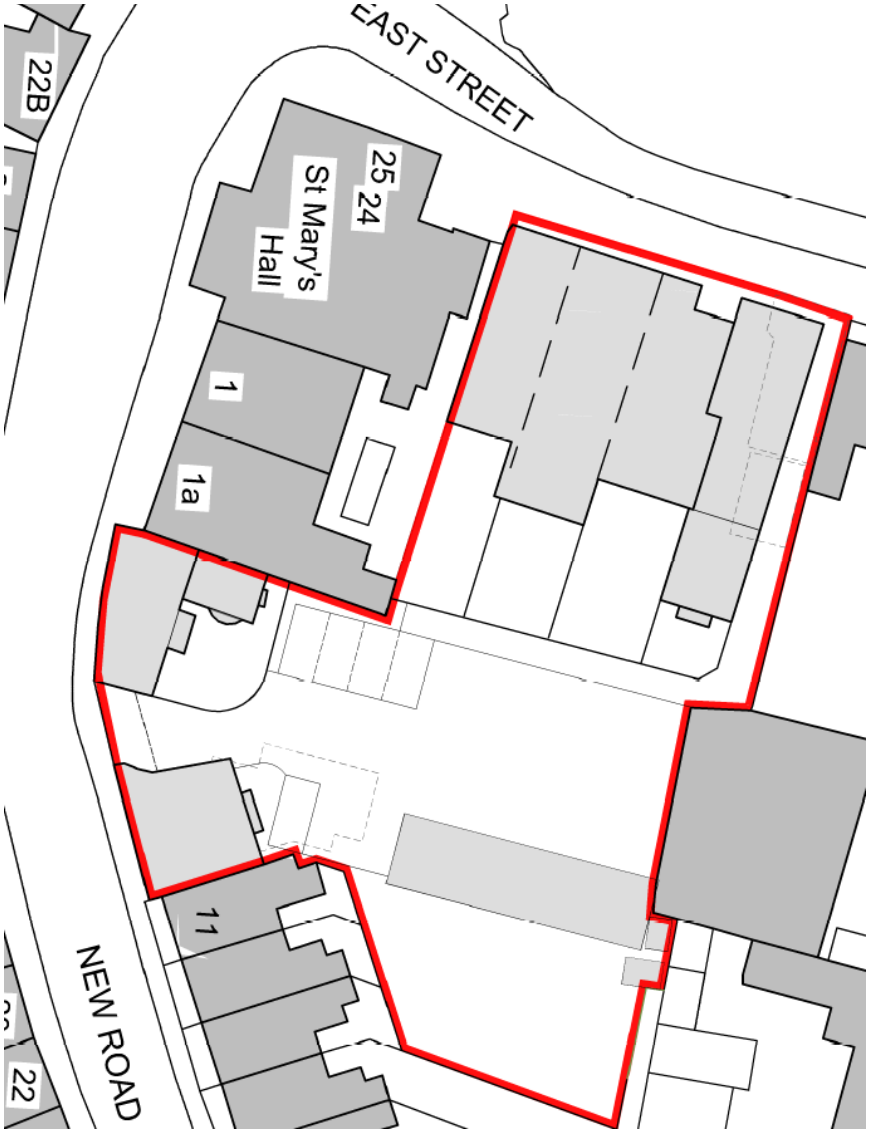
(a) *Project description and programme details:*

The works are located in the center of Shoreham-by Sea at 26-28 East Street and 3-9 New Road and the area to the rear of these premises currently comprising ad hoc parking hard standing, garaging and grass areas.

The works comprise:

PARTIAL REDEVELOPMENT AND ALTERATIONS TO INCLUDE CONVERSION OF THE FORMER BANK PREMISES AND FLAT TO FORM 3NO HOUSES; REPLACEMENT OF GARAGE AND OUTBUILDINGS TO NORTH OF BANK WITH SHOP AND MAISONETTE; PARTIAL DEMOLITION OF 7/9 NEW ROAD WITH FIRST FLOOR EXTENSION TO FORM A ONE BED FLAT, RETAINING GROUND FLOOR COMMERCIAL PREMISES AND SHOPFRONT; ALTERATIONS AND REAR EXTENSION OF 3 NEW ROAD TO FORM A 3-BEDROOM HOUSE WITH GARDEN.

References to 'the site' refer to the area bounded in red below:



References to individual units to be constructed and/or refurbished are as follows:



In addition this construction management plan seeks to cater for future new build elements R5,R6,R7:



(i) *Key dates and contacts (including start and finish of the construction phase):*

Conversion works are due to commence on 15th January 2024 with buildings R1-R3 internal layout complete after 12 weeks.

Refurbishment and remedial works to weatherproof and safeguard existing structures have commenced.

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Principal contractor:
DSM Building Solutions
Tel: 07808277232
Email: dsmbuildingsolutions@gmail.com

Principal Designer/ Architect/ QS:
Turner Associates Architects Tel: 01273 203230
Email: info@taassociates

Electrical Engineer:
Greenleaf Electrical
Tel: 07785911530
Email: greenleafsolar@yahoo.co.uk

Structural Engineer:
Stephen Wilson Partnership SWP
Tel:01323 412020
Email: mark.gibb@swpeast.co.uk

Chalvington Barn, Unit C Dittons Business Park, Dittons Road
Polegate, East Sussex. BN26 6HY

c) *Whether or not the structure will be used as a workplace (in which case the finished design will need to take account of the relevant requirements of the Workplace (Health, Safety, Welfare) Regulations 1992):*

Some parts of the structure (C1,C2, C3) will be used as a workplace.

d) *Extent and location of existing records and plans:*

Available record information held by the Client can be viewed at the site offices.

2 Client's Consideration and Management Requirements

(a) *Arrangements for:*

(i) *Planning for and managing the construction work, including any health and safety goals for the project:*

The work will be managed by the Principal Contractor.

The health and safety objective is to carry out the construction works with due regard to the health, safety and welfare of all workmen engaged on the project, and other members of the public without putting anybody's health and safety at risk.

(ii) *Communication and liaison between client and others:*

Communication is generally site based with face-to-face meetings between the client and the Principal contractor, telephone, email and Teams meetings are also in frequent use. Daily briefings will be delivered by the Principal contractor to the client at 8:00 am on site.

(iii) *Security of the site:*

The Premises Manager is responsible for the security of the school building.

The Principal Contractor is to secure his site compound area to deter trespass by unauthorized persons. Procedures for securing the building and site outside normal hours are:
Lock gate to East street entrance and secure any temporary hoarding across East street entrance.
Ensure that any open excavation is securely fenced off with suitable warning signage. If possible backfill any open excavation before close of business each day.

(iv) *Welfare provision:*

The Principal Contractor must provide suitable and sufficient welfare facilities for site personnel in accordance with the appropriate standard laid down in the Construction (Design and Management) Regulations 2015.
Toilet and kitchen facilities at 3 New road are available, if these facilities are unavailable (during the final project phase to refurbish 3-9 New Road) then temporary welfare facilities including chemical toilets shall be provided on site.

(b) *Requirements relating to the health and safety of the client's employees or customers or those involved in the project such as:*

(i) *Site hoarding:*

The Principal Contractor must make suitable arrangements for securing the site compound to exclude all non-authorised personnel from entry to any area under his control. This will consist of solid hoarding and/or Heras fencing.

During the contract period, certain work may be required outside of the designated boundary of the site – agree times with the neighbours and client in advance of the work and ensure suitable segregation is in place.

(ii) *Site transport arrangements or vehicle movement restrictions:*

The Principal Contractor is to note that even though most of the works will be undertaken within the site ownership, special consideration shall be given at all times to passing members of public.

Refer to Appendix E for relevant school term and holiday dates.

Normal work hours are 8:00 – 17:00 Monday to Friday and
Saturdays as required.

There are to be strictly no deliveries or vehicular movement permitted on the site or in the vicinity of the site at unsociable hours, i.e. before 8:00am and after 6:00pm.

The Principal Contractor will access the site off East street via temporary access gates and via the New road entrance.

At peak times these roads are not normally congested, however, should traffic be held up by a delivery vehicle the delivery vehicle shall 'go around' the block to release traffic.

The below is indicative of light (cars, vans) and medium (grab/hiab) movements and frequency:

	Building	Activity 1	Activity 2	Activity 3	Activity 4	Light vehicle movements/day	Medium vehicle / week (e.g grab)	Key Sub-contractors
Oct-23	All	Conveyancing, completion	Order kitchen / bathrooms			4		Dixon Hurst, Turner Associates, Radley associates
Nov-23	3 NR	New road strip out	First fix plumbing / electrical	New en - suite floor, new window	Order windows/doors. Sash restoration	4		Blatchington elec, MT Plumbing
Dec-23	3 NR	Plastering	Second fix	Roofing repairs		4		Anyon groundworks
Jan-24	3 NR	New road kitchen	New road second fix	New road drainage / sewerage		4		Blatchington elec, MT Plumbing
Feb-24	26-27 ES, 3 NR	Strip out false ceilings etc East Street	New Road decorating, flooring	New Road Landscaping		8		
Mar-24	26-27 ES, 3 NR, R4	East street party walls	East Street first fix electrical / plumbing	New road finishing	R4 Ground works	9	2	Pope brickwork, Blatchington Electrical
Apr-24	26-27 ES,	East street windows	East street stud work		R4 Ground Works, R4 superstructure	9	3	
May-24	26-27 ES	East street kitchens, bathrooms	Sash restoration work			8		
Jun-24	26-27 ES	East street landscaping	East street plastering, micro cement etc	Second fix carpentry, salvaged railings/balconies	Sash restoration	8		Anyon Ground works
Jul-24	26-27 ES, R5,6,7	East street decorating	East street new metre	Extrenal rendering, decorating	R5,6,7 Ground works?	8	4	
Aug-24	26-27 ES	East street decorating	Sliders		R5,6,7 superstructure	6	5	Anglian. Pope brickwork
Sep-24	26-27 ES	Landscaping	Planting		R5,6,7 superstructure	4	5	Laurie Gardner, Pope brickwork.
Oct-24	26-27 ES							

NB – A 3.5 tonne tipper (transit based) will take segregated materials away from site on a weekly basis, these shall be separated between timber, plasterboard, metals, plastic and mixed waste and good hard core. All waste away shall be by a certified waste management contractor with receipts available on request.

(iii) *Client permit-to-work systems and/or client site rules or other restrictions:*

Items which are to be included in the site rules to be developed by the Principal Contractor are as follows:

- *All visitors must report to the Principal Contractor's site manager before entering the site and must sign the site register on entry and on leaving the site.*
- *Noise should be kept to a minimum.*
- *A suitable and appropriate dress code (shirts to be worn at all times) is to apply to the site area. When operatives are outside of the compound area, and machinery is in operation, they should wear a high visibility top.*
- *No offensive language, swearing, singing or shouting is to be allowed.*
- *No alcohol or drugs are to be consumed or be present on site.*
- *The site is to be kept tidy as far as is reasonably practical. All rubbish is to be removed frequently and disposed of off-site in a safe and competent manner. Any hazardous material is to be removed as directed by the Waste Regulation Authority and in accordance with the relevant regulations.*
- *Burning of rubbish on site will not be permitted.*
- *The storage of plant and materials will only be permitted within the Principal Contractor's site compound.*
- *Movement between the site compound and other site work areas are to be restricted to avoid excessive vehicle movements around the town centre.*

(iv) *Fire precautions:*

All hot works shall be carried out by a competent sub-contractor.

(v) *Emergency procedures and means of escape:*

The Principal Contractor is to liaise with the client to develop and implement a jointly agreed Emergency Evacuation Plan based upon the existing Site Plan. An updated escape plan shall be displayed at 3 New Road at all times and all site personnel shall be briefed every time this is revised to reflect the evolving site layout. The Principal Contractor must maintain all the existing means of escape routes unless otherwise agreed.

(vi) *"No-go" areas or other authorisation requirements for those involved in the project:*

The Principal Contractor, his sub-contractors, suppliers, visitors etc. will be restricted to the agreed site compound. Other areas of the building will be out of bounds, unless prior authorisation has been granted. Agree in advance with the client any instances when work needs to be undertaken outside of the agreed site compound. Agree all necessary temporary works to protect and segregate those undertaking the task from members of the public, contractors working in other areas and visitors.

(vii) *Any areas the client has defined as confined spaces:*

None known.

(viii) *Smoking, parking and noise restrictions:*

Smoking is strictly not permitted on the site or on/directly outside the grounds.

The number of site personnel vehicles parking on site is restricted in numbers during term time and is to be confirmed with the school. There is off-street parking in the centre of the site accessible from New road or East Street. On street parking shall generally be avoided.

Noise levels are to be kept to a minimum at all times. See Client site rules for information about the use of radios, language etc.

(c) *Arrangements for construction materials storage*

i) At 26-27 East street (R1-4) construction materials shall be stored inside with the exception of R4 packs of bricks and blocks and bulk materials such as sand which shall be stored in the proposed R4 garden area (see proposed site layout below)

e) Arrangements for wheel washing facilities:
A suitable water supply, brushes and drainage shall be implemented at the New road entrance within the site boundary when excavation works commence.

3 Environmental Restrictions and Existing On-site Risks

(a) *Safety hazards, including:*

(i) *Boundaries and access, including temporary access – for example narrow streets, lack of parking, turning or storage space:*

Access to the site is from a residential road at New road and a mixed commercial relatively narrow road at East street. Storage space is only available in the contractors site compound.

Interaction of amenity users, visitors etc. with site traffic will need to be carefully managed by the Principal Contractor to avoid risks to pedestrians and vehicles from construction traffic.

Any medium vehicles shall be closely monitored by a dedicated banksman at all times during deliveries, concrete pours etc

(ii) *Any restrictions on deliveries or waste collection or storage:*

Delivery restrictions are covered in section 2 (b) (ii) & 3 (a) (i) above.

(iii) *Adjacent land uses – for example schools, railway lines or busy roads:*

The surrounding land use is residential and commercial.

(iv) *Existing storage of hazardous materials:*

None known.

(b) Location of existing services particularly those that are concealed – water, electricity, gas etc:

The Principal Contractor is to verify the position and condition of all services on or in the vicinity of the site prior to the commencement of the works.

The client has provided full services searches to he principal contractor via SWP.

(i) *Ground conditions, underground structures or water courses where this might affect the safe use of plant, for example cranes or the safety of ground works:*

Further county archeological input and advice required before excavation of R5,6,7 (should planning permission for these new build elements be granted).

(ii) *Information about existing structures – stability, structural form, fragile or hazardous materials, anchorage points for fall arrest systems (particularly where demolition is involved):*

The asbestos management survey report can be viewed at the site office.

(iii) *Previous structural modifications, including weakening or strengthening of the structure (particularly where demolition is involved):*

The structural engineer Stephen Wilson Partnersahip (SWP) have assessed all existing structures and will provide structural details prior to the commencement of any demolition or structural works.

(iv) *Fire damage, ground shrinkage, movement or poor maintenance which may have adversely affected the structure:*

Not known.

(v) *Any difficulties relating to plant and equipment in the premises, such as overhead gantries whose height restricts access:*

None known.

(vi) *Health and safety information contained in earlier design, construction or "as-built" drawings, such as details of pre-stressed or post-tensioned structures:*
None.

(c) *Health hazards, including:*

(i) *Asbestos, including results of surveys (particularly where demolition is involved):*

Covered in section 3 (a) (vii) above.

(ii) *Existing storage of hazardous materials:*

Covered in section 3 (a) (iv) above.

(iii) *Contaminated land, including results of surveys:*

A full Groundsure emapsite survey and report have been completed and are available to check and review at the site offices. Groundsure has not identified any significant contaminated land issues at the site

(iv) *Existing structures containing hazardous materials:*

See asbestos management survey report.

(v) *Health risks arising from client's activities:*

None known.

(vi) *Safety risks arising from client's activities:*
The Principal Contractor is to assume that visitors for example from the ADCG will be present throughout the contract period.

4 Significant Design and Construction Hazards

(a) *Significant design assumptions and suggested work methods, sequences or other control measures:*

See table of vehicle movements in section 2 b (ii) above.

(b) *Arrangements for co-ordination of ongoing design work and handling design changes:*

Liaison with the Principal Designer.

(c) *Information on significant risks identified during design:*

- *Construction vehicle movements around, accessing and leaving the site.*
- *Segregation between the public, residents, local commercial users, visitors and the construction work and workforce.*
- *Asbestos based materials.*