



CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

**New Care Home
At Pound Place,
Roundstone Lane
Angmering.
BN16 4AL**



Brief Description of the Contract

The Contract provides for the demolition of A substantial detached property and associated outbuildings at Pound Place Angmering which will clear the site to enable the construction of a High-quality care Home in a 3 storey traditionally built, principally brick clad structure on a mainly flat, narrow rectangular site within and amongst a largely residential Housing Estate.

As part of the enabling works whilst demolition takes place, we will create the car parks at the front of the site as well as begin the site wide drainage.

Programme

The entire project is likely to take in the region of 21 months.

This document is intended to describe the measures we propose taking to ensure the smooth and efficient running of the Contract whilst minimising the impact on the environment and residents of the surrounding area.

Vehicle movements

It is anticipated that at the start of each working day there will be the workforce accessing the site from around 7am to 8 am and egressing between 4 and 6pm.

During the working day there will be a number of deliveries comprising articulated vehicles (perhaps on average 1 or 2 per day) as well as a number of smaller wagons comprising delivery vans, skip lorries, muck away lorries, concrete wagons and material deliveries lorries and vans. These tend to be spread throughout the working day but will be more concentrated at the start of the project and then towards the end will be a flurry of vehicles delivering furniture into the home as well as the large items of equipment such as kitchens, laundry and large items of plant (air conditioning units for example)

This is almost impossible to quantify but within the confines of the site we have created a great deal of space to park up and wait as well as offload and many areas in which we can store materials so as to ensure vehicles may wait to offload without snarling up the surrounding roads.(please refer to site set up drawing at the rear of this document)

Parking

- One of the first activities on site would be the construction up to base course of the new car parks and access roads together with the associated drainage. It is anticipated this should be achieved during the demolition of the existing house and outbuildings thus ensuring all site vehicles going forward will have a hard roadway to use and a place to park for trades and visitors.
- We will also provide an area for **wheel washing** within the site to use thus reducing dramatically the potential for mud getting onto the Highway and providing a much better surface from which to operate. This will also help with deliveries throughout the project.
- Access to the site will be through the existing entrance on Roundstone lane. The driveway will be re-profiled as will the entrance itself together with a new retaining wall to support the layout of the new scheme.
- Signage depicting construction traffic turning will be erected approaching the site entrance in all directions, with the site entrance also clearly signed.
- Company name boards will be erected to identify the site clearly.
- Trades and visitor cars will be prohibited from parking outside the site in the surrounding neighbourhood.
- All loading and unloading of vehicles will take place within the confines of our site.

Site Access note for deliveries

All vehicles(especially the larger ones) will be directed to access the site via the A259 then Roundstone Lane to avoid the need for traffic to go through the High Street and negotiate the one or two tight corners that exist coming in that direction.

Regarding all purchase orders for materials and all trades, contractors will be told to ring ahead to site to ensure access is available to them before accessing Roundstone lane and if necessary they will be asked to hold at the services at the body shop roundabout about a mile away on the A259 until they are called to site.



Perimeter fencing

Solid hoardings will be erected to the Roundstone Lane boundary displaying all necessary site safety signage as well as being cloaked with Savista branded graphics providing details of the scheme. The balance of the site will have a 2.1m high close boarded fence that will be reduced to 1.8m at the conclusion of the build to provide the fencing as approved in the Planning permission. There will also be large solid access gates to allow vehicle access as well as separate pedestrian gates as indicated on the site layout.

Flood lighting

We will not be using any flood lighting on our site. However, we will have some external lighting to enhance security. Notwithstanding our CCTV system has night vision cameras, there may be a small number of occasions when task lighting will need to be used but it will always be discreet and directed and stay within the working area and not pollute any properties that surround the site.

In the event of trespass, we have the ability to remotely enable this perimeter security lighting but only whilst we deal with intruders. We will be aware of their presence (via the CCTV) and maybe need to light the area as and when police and security operatives are on site. All will be controlled and managed by the site team or visiting security.

Waste management

We always use skip companies who endeavour to recycle 100% of the waste that we place into segregated skips, including individual skips for wood, plastics, cardboard and building materials sorted for recycling where possible.

As a business our current re-cycling rate is currently approximately 95% overall this is backed by monthly statistics provided by our skip company.

Enclosed is a copy of typical skip report from our site in Hutton to illustrate this fact and help demonstrate the statement above in graphic format.

Furthermore, the implementation of a Site Waste Management Plan will help to promote recycling, and to monitor waste arising from the project.

Dust Control Measures

- A road sweeping contractor will be employed to visit site when required to provide extra level of cleaning to the road, pavement, kerbs etc and at the reasonable request of the Local Highway Authority.



- All rubbish disposal will be to skips with dust controlled by controlled damping or covers.
- In periods of dry weather, Savista will carry out additional dust control measures including wheel washing and damping down. Any stockpiles of materials which are likely to give rise to windblown dust, shall be sheeted, wetted or so located as to minimise any potential nuisance.

Construction Operation restrictions (noise and vibration)

Throughout the entire project the use of heavy plant, noisy equipment or operations that create undue vibration will be kept to minimum and will never be used outside the hours dictated by the Planning permission.

Noisy activities such as disc cutting, angle grinding, and the use of heavy plant and equipment will be avoided before 8.00 and after 17.00.

All plant and equipment will be suitably chosen, sited, operated and serviced so as to minimise noise, vibration, fumes and dust. Best practical means will be employed to minimise potential nuisance to neighbouring properties, and all plant not in use will be turned off. Whilst Pneumatic tools are unlikely to be used onsite, should they be required, all tools will be fitted with an integral silencer and/or purpose made muffler, and maintained in good repair.

Other matters.

Considerate Constructor

The site will be registered with the Considerate Constructors scheme which will monitor the site and it will be inspected at least twice during the Contract for compliance with their rules and mark us on our performance. It will also give neighbours the opportunity of contacting an independent body if they have a grievance with anything we are doing (or perhaps not doing) in a professional manner.

Security

A Remotely monitored CCTV system (with a loud hailer facility to challenge intruders and notify them of that the Police have been called and security operatives are on their way) will be installed upon commencement, and monitored outside of work hours, seven days a week.

Pedestrian and vehicle gates will be locked outside of normal working hours



Site offices

In the early stages of the Contract we plan to utilise the existing house on the site until our site offices and welfare facilities can be established at the front of the site for the duration of the Construction period.

Mud Control Measures

- Site will be equipped with a wheel washing area as shown on the site plan as well as a pressure washer to clean vehicle wheels as and when required. Vehicles will be checked before leaving site to ensure that mud and debris have been removed from the wheels before entering the highway. An operative will be employed to carry-out “house-keeping” duties. This will include wheel cleaning, general road sweeping, damping down dust etc. Any residual mud/water will be channelled to a sump which will be cleaned/pumped as necessary.
- A road sweeping contractor will also be employed to visit site when required to provide an extra level of cleaning to the main road, pavements, kerbs etc.

Parking Arrangements

- Site car parking will be established at commencement of the works for key staff and visitors to the site.
- Contractors will also have parking on site but will be encouraged to travel to site together rather than individual cars so that we ensure there's space for all. It is also our intention to explore the use of parking facilities of land owners in the vicinity.
- It is acknowledged that street parking is restricted, and all vehicle drivers will be required to sign in with their registration numbers, so that they are immediately identifiable should their vehicle be subject to complaint from neighbouring properties. As previously noted, all neighbouring properties will be sent an information letter with Savista telephone numbers so that any complaints can be resolved. Subject to planning constraints there will be limited site activity outside of those hours.

Public Transport

- Site operatives will be advised of local Bus stops to the site, which can be found on Roundstone Lane the No, 9 passing directly in front of the site going to most of the nearby urban centres.



Materials storage

- Space and suitable facilities for the storage of small valuable materials will be allocated in a segregated site compound. Larger material storage will be provided around the site as indicated on the attached 'Site Layout'.
- The storage of small plant will be located in the compound however, larger equipment such as excavators will be locked and secured in the location of work.
- Refer to the attached site plan marked 'Site Layout'

Neighbourhood

- Local residents will be issued with a monthly Savista newsletter, notifying them of works being carried out in the forthcoming period. Each letter will contain the details of the community support team member within the organisation, along with an address and telephone number for any complaints they may have.
- At no point during the construction period will onsite bonfires be permitted.



Site Layout

Care Home Angmering - Site set up



Sample waste management figures



Site Waste Management Plan : Detail

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Customer Account/Name : **HALL01**

Hallmark Care Homes Developments

Job No.	Date	Site	Job Type	Container	Order No.	EWC	EWC Description	Weight %	Recycle	WB Ticket
43152	03/09/2019	Rayleigh Close	Exchange	12 CU YD	HU-DEV-13	17 09 04	Mixed Construction	4.06	100	106466
						17 01 01	Concrete	25 %	100 %	
						17 05 04	Soil and Stone	15 %	100 %	
						17 02 03	Plastic	20 %	100 %	
						20 01 01	Paper and Cardboard	20 %	100 %	
						15 01 06	Mixed Packaging	20 %	100 %	
43333	07/09/2019	Rayleigh Close	Exchange	12 CU YD	HU-DEV-13	17 09 04	Mixed Construction	4.5	100	106737
						17 01 01	Concrete	25 %	100 %	
						17 05 04	Soil and Stone	20 %	100 %	
						17 02 03	Plastic	20 %	100 %	
						15 01 06	Mixed Packaging	20 %	100 %	
						20 01 01	Paper and Cardboard	15 %	100 %	
43334	07/09/2019	Rayleigh Close	Exchange	12 CU YD	HU-DEV-13	17 02 01	Wood	1	100	106740
						17 02 01	Wood	100 %	100 %	
43485	11/09/2019	Rayleigh Close	Exchange	12 CU YD	HU-DEV-13	17 09 04	Mixed Construction	1.9	100	106685
						17 01 01	Concrete	15 %	100 %	
						17 02 03	Plastic	20 %	100 %	
						15 01 06	Mixed Packaging	30 %	100 %	
						20 01 01	Paper and Cardboard	30 %	100 %	
						17 02 01	Wood	5 %	100 %	
43453	11/09/2019	Rayleigh Close	Exchange	12 CU YD	HU-DEV-13	17 02 01	Wood	1.64	100	106563
						17 02 01	Wood	100 %	100 %	
43726	18/09/2019	Rayleigh Close	Exchange	12 CU YD	HU-DEV-13	17 02 01	Wood	1.18	100	106625
						17 02 01	Wood	100 %	100 %	
43782	20/09/2019	Rayleigh Close	Exchange	12 CU YD	HU-DEV-13	17 02 01	Wood	0.6	100	105319
						17 02 01	Wood	100 %	100 %	
43922	24/09/2019	Rayleigh Close	Exchange	12 CU YD	HU-DEV-13	17 09 04	Mixed Construction	1.9	100	105264
						17 01 01	Concrete	15 %	100 %	
						17 02 03	Plastic	20 %	100 %	
						15 01 06	Mixed Packaging	25 %	100 %	
						20 01 01	Paper and Cardboard	35 %	100 %	
						17 02 01	Wood	5 %	100 %	

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