



S2e



Construction Management Plan Manor High School

Date: 11/01/2024

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DOCUMENT CONTROL SHEET

REVISION HISTORY		REF		
REV	AUTHOR	CHECKED	DATE	COMMENTS/STATUS
001	EH	WT	11/01/2024	FOR COMMENT
002	EH	WT	24/01/2024	PLANNING ISSUE
003	EH	WT	15/02/2024	PLANNING ISSUE
004	PM	EH	13/03/2024	FINAL COMPOUND LOCATIONS
005	EH	WT	23/03/24	SATURDAY WORKING AMENDED. REVERTED TO ORIGINAL COMPOUND LOCATIONS

1.0) OVERVIEW

Surveyors to Education (S2e) have prepared a Construction Management Plan to discharge condition 4 of Planning Permission 23/01068 for the classroom block at Redmoor Academy. The proposals were granted permission on 9th January 2024.

The proposals include the construction of a two storey classroom block and associated works following the demolition of the existing temporary classroom block.

2.0) SITE COMPOUND LOCATION

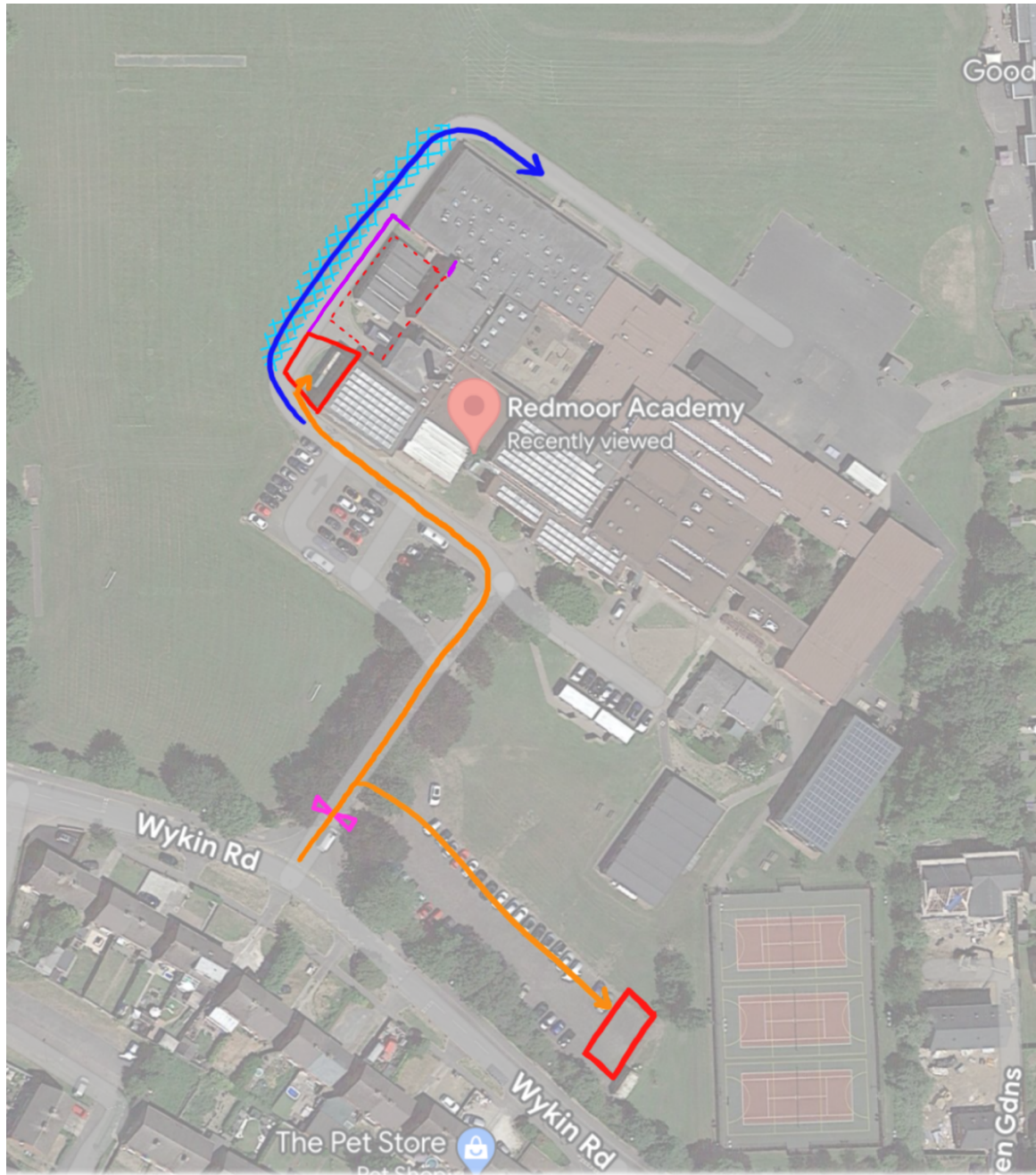
The site compound shall be located on the grassed area north of the existing car park and beside the existing temporary classroom block, as demarcated on plan in Figure 1.

This area will be secured with hoarding. It shall be accessed via an existing secure gate from the existing roadway to the west of the site. This route from the existing car park onwards will be used only for construction access and deliveries and kept clear for fire engine access at all other times. The route will be altered as proposed and these works will be part of the site enabling works.

Heras fencing, is proposed to enclose the site to the west and north sides of the proposed building and no access will be allowed through the existing school exits during the works. See Figure 1 for fence locations.

The site compound will consist of a Contractor's mobile welfare unit and limited Contractor parking. All material storage will also be within the site compound. Materials will be delivered on a just in time basis to minimise material storage on site.

All plant shall be stored within the compound. The site compound will be completely secured with locked gates and robust hoarding. Students will not be able to access the compound.



- | | | | |
|---|------------------------------------|---|--|
|  | Construction Access Route |  | Maintained access for fire service |
|  | Site Compound / Contractor Parking |  | Existing entrance gates |
|  | Heras fencing |  | New tarmac (installed in enabling works) |

Figure 1: Indicative Construction Site Plan

3.0) PROGRAMME AND HOURS OF OPERATION

The majority of the works will take place during the school holidays. It is proposed that demolition of the existing block and the start of the ground works will begin in April, the start of the school Easter holidays. The project will look to be completed by the start of the new term in September 2024.

The development site will operate from 08:00 to 18:00hrs Monday – Friday and 08:00 to 13:00hrs Saturday and no work will be carried out on Sundays.

All deliveries to site will be at times agreed in advance with the school and to take place when pupils are in class. Deliveries will not take place during break times or at the start and end of the school day. Key times and dates are as follows;

Normal school day

School starts: 8.40am

Breaks: 10am & 11am for 20mins

Lunch: 12.20pm & 1.20pm for 40mins

School ends: 3pm

Please avoid deliveries between 8.15 - 8.45am and 2.45 - 3.15pm

Exam Period (29th April - 14th June)

School starts: 8.40am

Breaks: 10.45am - 11am and at 11-11.20am

Lunch: 12 - 1pm

School ends: 3pm

Key dates

Easter break: Mon 25th March - Fri 5th April

May break: Mon 27th May - Fri 31st May

Mon 17th June: Music exam: 9-11am

Weds 19th June: Further Maths exam: 9-11am

Subject to development of the Construction Works Programme, as much of the construction works will be carried out during school holidays in order to minimise disruption.

4.0) LOADING AND UNLOADING

The site will be accessed via the main school entrance and car park from Wykin Road. All deliveries will take place through this existing school entrance and brought around the existing and altered route to the north-west. The loading and unloading of plant and materials shall be within the site compound or construction site only.

The proposed construction method is modular construction therefore the construction programme on site is minimised and limited deliveries to site. The modules will be delivered over the course of a couple of weeks and craned into place, thus minimising construction traffic considerably compared with a traditionally built block.

Wheel washing facilities shall be provided beside the altered roadway before entering the existing car park as indicated in Figure 1.

5.0) PARKING

The parking of contractors vehicles for site operatives will be available within the site compound. Parking will be limited. Additional Contractor parking may be available on the existing overflow car park on an adhoc basis to be agreed with the School. See plan in Figure 1 for location.

Site visitors will park in the main school car park and will all be required to sign in at the main school reception prior to accessing the construction site.

6.0) REMOVAL OF SITE COMPOUND

The mobile welfare unit will be removed from site and site compound on existing hard standing cleared of all excess materials and debris. Grassed area to be made good where necessary and the access route shall be washed down. Contractor to make good any damage to existing tarmac on route or in existing car park.

7.0) OTHER WORKS ON SITE

There are proposals for a new sports hall also on the school site and it is anticipated that these two construction projects may overlap. Therefore, the site compound location and access arrangements shall be strictly adhered to to ensure separation between the projects. The Contractors for the respective projects are required to coordinate with regular meetings and works programme updates.

8.0) SUMMARY

A construction management plan has been prepared to support the construction of the new classroom block at Redmoor Academy.

We have met with the school to discuss and agree location for site compound, working hours and restrictions, delivery routes, and parking for the works.