



S2e



# Construction Management Plan Redmoor Academy

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## DOCUMENT CONTROL SHEET

| REVISION HISTORY |        | REF     |            |                                  |
|------------------|--------|---------|------------|----------------------------------|
| REV              | AUTHOR | CHECKED | DATE       | COMMENTS/STATUS                  |
| 001              | PM     | EH      | 01/03/2024 | DRAFT                            |
| 002              | PM     | EH      | 12/03/2024 | TO INCORPORATE PLANNING COMMENTS |
|                  |        |         |            |                                  |
|                  |        |         |            |                                  |

## 1.0) OVERVIEW

Surveyors to Education (S2e) have prepared a Construction Management Plan to discharge conditions 4 & 5 of Planning Permission Application 23/01164/FUL for the New Sports Hall and Car Park Works at Redmoor Academy.

The proposals include the construction of a two storey building to include:-

- four-court sports hall with changing facilities to the ground floor
- four teaching classrooms to the first floor

The new building shall be located on the grassed area south of the existing staff/visitor car park. The extension and resurfacing works to the existing car park is adjacent to the new building, over the main access road, as demarcated on plan in Figure 1.

## 2.0) SITE COMPOUND LOCATION

Owing to the presence of established trees along the access road, the main site compound shall be accessed via the existing access road and one way system; onto the new temporary road as indicated on Figure 2. Smaller vehicles will follow the existing one way system. Heavy goods vehicles will follow a diverted route under supervision by a banksman. On exiting site, vehicles shall pass over a wheel wash area and continue to follow the existing one way routing.

The contractors compound shall be segregated by use of heras fencing, in accordance with the red line on Location Plan (Drw No: 01 rev P2) in Figure 1, to protect persons, and to ensure that playing fields may remain in use during works. Heras fencing shall be subject to periodic inspection by the Principal Contractor. Pedestrian pathways will remain in use, and access for emergency services will be unaffected.

The site compound will consist of a tanked mobile welfare unit, an area to store materials and plant, and contractor parking. Materials will be delivered on a just in time basis to minimise material storage on site.

Figure 1: Site Plan including Heras fence location

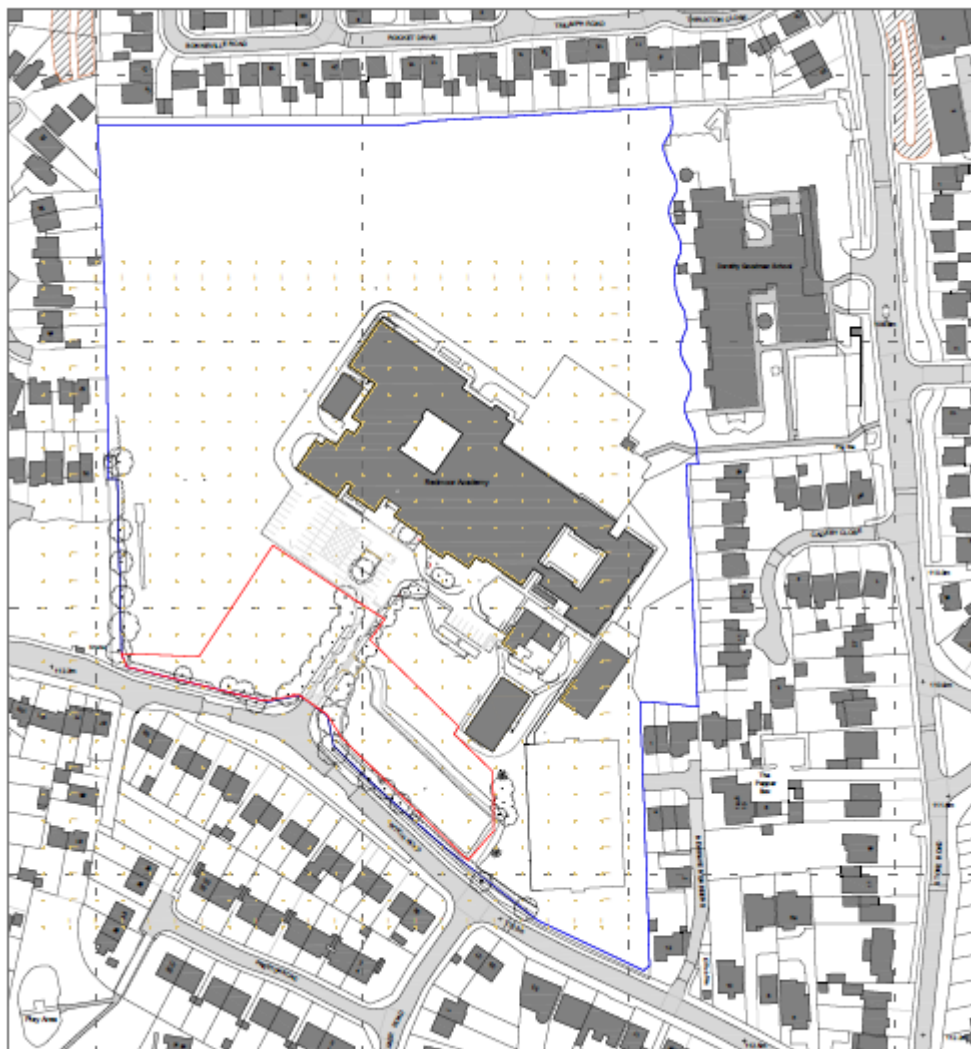
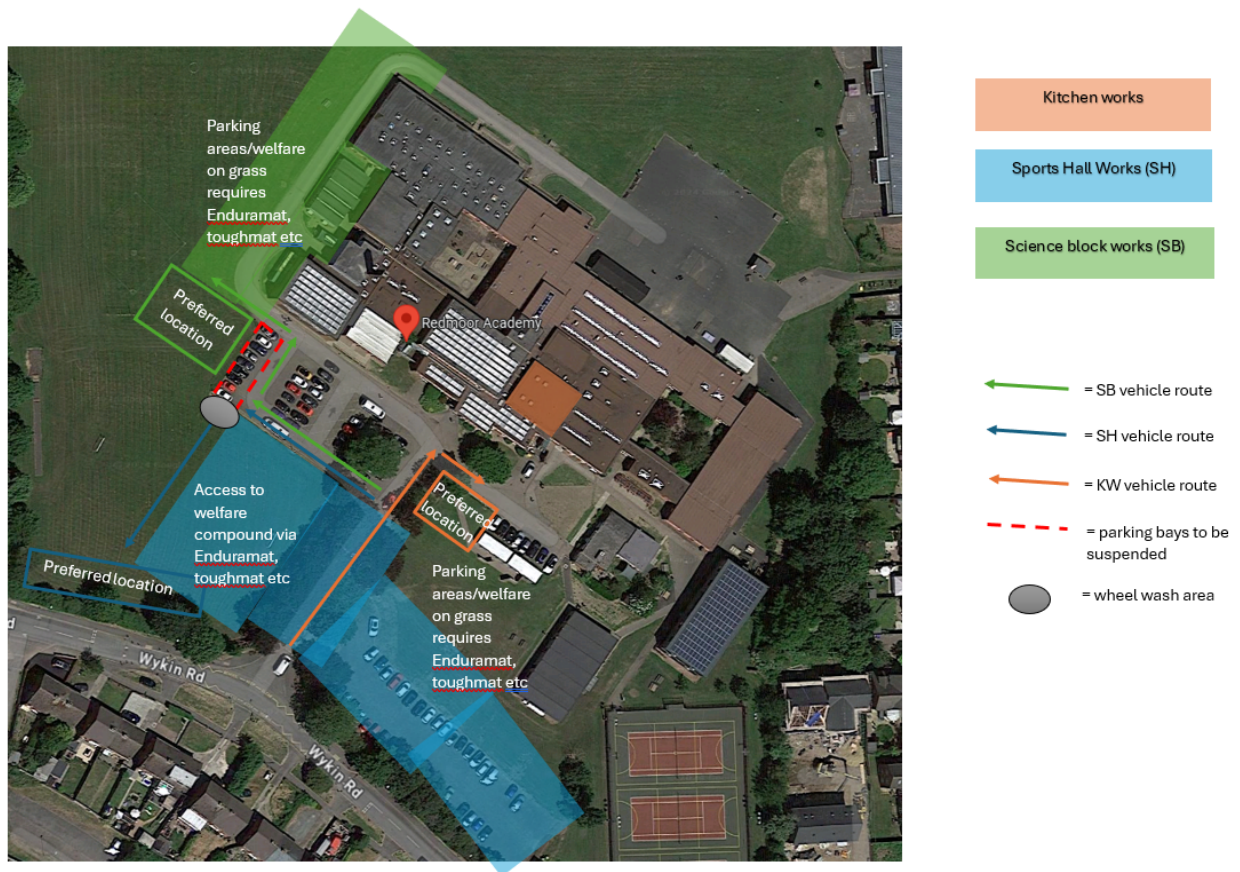


Figure 2: Contractor Compound and Access Routes



### 3.0) PROGRAMME AND HOURS OF OPERATION

It is proposed that ground works and building construction will start June 2024, with the project completing in March 2025. The construction programme of works shall be phased so that the more disruptive elements such as car park works, and crane lifting activities shall be undertaken during the school holidays.

All HGV deliveries will be planned in advance to take place when pupils are in class. No deliveries (**of any size**) shall 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: 11am for 20mins

Lunch: 13.20pm for 40mins

School ends: 3pm

#### **Summer Term**

Schools closes: Friday 12 July 2024

#### **Autumn Term**

INSET Day 1: Tuesday 27 August 2024

Schools opens: Wednesday 28 August 2024 – Years 7 & 11

Thursday 29 August 2024 – Years 8, 9 & 10

Half term break: Monday 21 to Friday 25 October 2024

INSET Day 2: Friday 15 November 2024

Schools closes: Friday 20 December 2024

#### **Spring Term**

INSET Day 3: Monday 6 January 2025

Schools opens: Tuesday 7 January 2025 – all year groups

Half term break: Monday 17 to Friday 21 February 2025

Schools closes: Friday 11 April 2025

#### **4.0) LOADING AND UNLOADING**

The loading and unloading of plant and materials shall be within the site compound or construction site only.

A new temporary road surface shall provide safe access/egress to the compound area. Wheel washing facilities shall be provided before entering the existing staff/visitor car park as indicated in Figure 2.

#### **5.0) PARKING**

The parking of contractors vehicles for site operatives will be available within the site compound in Figure 2. Additional Contractor parking may be available in other car parking spaces, as and when school occupancy is low. This is on an adhoc basis to be agreed with the School.

Construction 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 contractors welfare unit will be removed from the site compound and cleared of all excess materials and debris. Any grassed areas are to be made good where necessary and if required, 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**

Other planned works on the school site include a new modular science block and refurbishment of the existing kitchen. As it is anticipated that these two construction projects may overlap, the site compound location and access arrangements identified in Figure 2 shall be strictly adhered to to ensure separation between the projects.

The Principal Contractors for the respective projects are required to coordinate on a daily and weekly basis; any planned HGV deliveries and waste collection, and key activities such as cranes, re-surfacing and lining works.

## 8.0) SUMMARY

A construction management plan has been prepared to support the construction of the new sports hall and car park works at Redmoor Academy.

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