

OUTLINE CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

21-57 WILLOW WAY, SYDENHAM, SE26 4AR

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1 INTRODUCTION

This Outline Construction and Environmental Management Plan (CEMP) has been prepared by Kitewood Estates Ltd ('Kitewood') in relation a full planning application for an employment led mixed-use redevelopment at the application site ('the site'), known as 21-57 Willow Way, Sydenham, SE26 4QP.

The description of development is as follows:

Demolition of existing buildings and redevelopment to provide employment floorspace (Use classes E(g)(i)(ii)(iii)) and residential dwellings including 50% affordable housing and amenity space.

The site extends 0.24 hectares and comprises a collection of single storey, double storey buildings shipping containers, yard and parking areas. The existing buildings on the site contain a mixture of garage / vehicle repair, office and warehousing space as well as one residential apartment. The existing uses (including the residential unit) comprise a total of 1,341 sqm of floorspace.

Structure

This Outline CEMP has been prepared to provide an indication of the structure and contents of the Detailed CEMP that would be submitted pursuant to the relevant planning condition prior to the commencement of any works. The detailed CEMP would be prepared in line with this document and other approved documents once the Demolition and Construction Contractors have been appointed and the relevant site specific details are known.

2 PROJECT DETAILS

This section of the report will set out the details of the site, the redevelopment proposals, key stakeholder and summarise the key scope of works including the programme and how the construction process will be managed.

This section will be structured as follows:

- 2.1 Location of the site
- 2.2 The Client
- 2.3 The Principal Designer
- 2.4 Kitewood Estates Ltd
- 2.5 The Local Authority
- 2.6 The Design Teams
- 2.7 Scope of Works
- 2.8 Working Hours
- 2.9 Programme
- 2.10 Management of the works (Principle Contractor)

3 THE EXISTING ENVIRONMENT AND ASSOCIATED HAZARDS

This section of the report will set out the existing condition of the site, surrounding constraints in the local environment and associated hazards.

This section will be structured as follows:

- 3.1 Previous Land Use
- 3.2 Surrounding Area
- 3.3 Existing Services
- 3.4 Existing Structures
- 3.5 Ground Conditions
- 3.6 Network Rail

4 DESIGN

This section will set out the design arrangement for the demolition and construction activities including how the site will be arranged to enable the demolition activities, but also the arrangement for how the boundary treatments will work and interface with the surrounding environment.

This section will be structured as follows:

- 4.1 Enabling Works
- 4.2 Traffic Arrangements
- 4.3 Hoarding and Fencing
- 4.4 Demolition and Site Clearance
- 4.5 Structural Arrangements

5 HAZARDS AND RISK ASSESSMENT CONSIDERATIONS

This section will set out the potential hazards and risks present on-site and identify appropriate mitigation and management to ensure the relevant risks are addressed for the demolition and construction programme.

This section will be structured as follows:

- 5.1 Risk Identification
- 5.2 Foreseeable risks and considerations
- 5.3 Risk Management Plan

6 DEMOLITION ARISING

This section will set out the demolition works required, how the demolition works will be undertaken and managed. The detailed CEMP will set out how dust related to demolition activities will be monitored and managed to ensure no adverse impacts on neighbouring properties.

This section will be structured as follows:

- 6.1 Scope of demolition works
- 6.2 Demolition Process
- 6.3 Demolition Management Plan
- 6.4 Demolition Dust monitoring and management plan

7 SITE LAYOUT AND CONSTRAINTS

This section will set out how the site will be arranged during demolition and also during construction. The Site Layout details will take into account the on-site constraints, neighbouring properties and how they will be sensitively managed during the process.

This section will be structured as follows:

- 7.1 Site Access/Egress
- 7.2 Accommodation
- 7.3 Unloading/Storage Areas
- 7.4 Traffic management Plan
- 7.5 Site Set-up Plan

8 SITE REQUIREMENTS

This section will set out the site specific requirements in terms of ensuring safety, appropriate procedures and best practice measures are followed during the demolition and construction programme. This will include physical and non-physical interventions such as on-site first aid and safety measures as well as appropriate safety briefings and training for all on-site operatives.

This section will be structured as follows:

- 8.1 Health and Safety Legislation
- 8.2 Method Statements
- 8.3 Safety Training
- 8.4 Site Security
- 8.5 First Aid
- 8.6 Considerate Constructors Scheme

9 CONSTRUCTION HEALTH & SAFETY PLAN

This section will set out the construction health and safety plan that will be implemented during the demolition and construction programme.

This section will be structured as follows:

- 9.1 Introduction
- 9.2 First Aid
- 9.3 Risk Assessments
- 9.4 Site Access
- 9.5 Parking
- 9.6 Method Statements
- 9.7 Safety Training
- 9.8 Welfare Arrangements
- 9.9 Emergency Procedures
- 9.10 Site Rules
- 9.11 Noise
- 9.12 COSHH Arrangements
- 9.13 Lifting Arrangements
- 9.14 Permits to work
- 9.15 Safety Inspections
- 9.16 Safety Meetings
- 9.17 Protection of the Public
- 9.18 Environmental Matters
- 9.19 Existing Statutory Services
- 9.20 General

10 FIRE ACTION PLAN

This section will set out the fire action plan that will be implemented during the demolition and construction programme. This will be provided to all on-site operatives whilst the site is operational.

This section will be structured as follows:

- 10.1 Fire Action
- 10.2 Evacuation Procedure
- 10.3 Fire Warden
- 10.4 Fire Points
- 10.5 Training
- 10.6 Site Plans
- 10.7 Temporary Accommodation
- 10.8 Disposal of Combustible Waste
- 10.9 Storage of LPG's/Flammable Materials
- 10.10 Smoking Restrictions

11 TRAFFIC MANAGEMENT PLAN

A Construction Traffic Management Plan will be appended to the CEMP that sets out the construction routes for ingress and egress to wider road network. It will set out the delivery, loading and unloading procedures that will be in place for all vehicles entering and exiting the site and measures that will be on-site to ensure they safely enter and exit the site without causing any adverse impact to neighbouring properties, pedestrians, cyclists and other road users.