

Eastleigh Court

Draft Construction Management Plan

Client: Kindred Living Project

Job No: 088

Date: March 2026

Version: 03

Introduction and Purpose

This Outline Construction Management Plan (CMP) has been prepared by Studioshaw to support the planning application for the proposed refurbishment, extension and associated works at Eastleigh Court, Bishopstrow. A Construction Environmental Management Plan (CEMP) will be produced prior to commencement. This will be led by the ecologist with input from both architect and contractor.

The purpose of this CMP is to set out the high level details and measures that will be adopted during the construction phase to minimise potential impacts on neighbouring residents, the local highway network, and the sensitive historic and environmental setting of the site. Given the site's location within the Bishopstrow Conservation Area and the presence of a Grade II listed building, particular emphasis will be placed on managing noise, traffic, dust and general disturbance as well as the protection of trees as set out in the Arboricultural Impact Assessment & Tree Protection Plan. This document is intended to demonstrate that construction impacts can be appropriately controlled and provides a robust framework for a more detailed CMP to be approved by condition prior to commencement.

Site Context and Sensitivities

Eastleigh Court is a substantial historic property set within landscaped grounds on the western edge of Bishopstrow. Transparent communication with the adjacent neighbours will be prioritised so that the local community are kept informed about the construction

programme. A phone number will be provided to give residents a clear line of communication throughout the construction period. The site lies within the Bishopstrow Conservation Area and the principal building is Grade II listed. The site contains many high quality trees and tree protection fencing is proposed to be in place for the duration of construction. In accordance with the recommendation of the tree consultant and ecologist, the site compounds and material storage will be located to ensure these fences are not impacted.

The surrounding area is predominantly residential and rural in character, with neighbouring dwellings located along Bishopstrow Road. Consultation undertaken to date has highlighted that local residents are particularly concerned about noise and construction traffic.

Scope of Construction Works

The construction works will comprise of refurbishment and internal alterations to Eastleigh Court, demolition of the existing 1990s single-storey extension, construction of a replacement single-storey extension, construction of a new Pavilion building, and associated landscaping, access and infrastructure works including a new sub-station located in the south east corner of the site. Works will be carefully sequenced to limit simultaneous disruptive activities where practicable.

Construction Programme and Phasing

The construction programme will be structured to minimise impacts on neighbouring occupiers. Noisy or disruptive activities will be programmed for the middle of the working day where possible, avoiding early mornings and late afternoons. The detailed programme, including phasing of demolition, structural works and external operations, will be confirmed following contractor appointment and agreed with the Local Planning Authority as part of a detailed CMP.

Construction Access, Routing and Traffic Management

All construction vehicles will enter the site via the existing northern access and exit via the southern access, operating a one-way system to reduce conflict and minimise impacts on Bishopstrow Road. Construction traffic will use agreed primary routes and will avoid unnecessary routing through Bishopstrow village. At no time will construction vehicles park, wait, load or unload on the public highway. As can be seen from site plan appended to this report, there is sufficient space within the site for multiple vehicles to unload and reload simultaneously. All contractor parking, turning and manoeuvring will take place wholly within the site boundary.

Site Health & Safety

The project is subject to the CDM 2015 regulations. Both Principal Designer and Principal Contractor will be appointed. The Principal Contractor (PC) will prepare and maintain a Construction Phase Plan (CPP) before the construction site opens, detailing health and safety arrangements, site rules, welfare provisions, and risk management strategies.

Deliveries, HGV Management and Banksman Provision

Deliveries will be planned and managed to reduce inconvenience to local residents. Where practicable, deliveries will be scheduled outside local peak traffic periods. A booking system will be used to prevent multiple deliveries arriving simultaneously. A trained banksman will be present to supervise the movement of large vehicles entering and exiting the site and during on-site manoeuvring where required.

Wheel Washing and Highway Cleanliness

Measures will be implemented to prevent mud and debris being deposited on the public highway. If required, a temporary wheel-washing facility will be installed at the site exit. The site access and adjoining sections of Bishopstrow Road will be inspected regularly, and any mud or debris arising from construction activities will be promptly removed.

Working Hours

Noisy construction work audible at the site boundary is generally permitted between 8am and 6pm, Monday to Friday, and 8am to 1pm on Saturdays, with no noisy work allowed on Sundays or Bank Holidays.

Noise and Vibration Control

Noise and vibration will be carefully managed throughout the construction period. Plant and equipment will be modern, well maintained and fitted with appropriate silencers. Noisy activities will be time-limited where practicable, and multiple noisy operations will not be undertaken concurrently unless unavoidable. Engines will not be left idling when not in use, and vibration-generating activities close to the listed building will be carefully controlled.

Dust and Air Quality Management

Dust generation will be minimised through the use of appropriate control measures, including damping down during dry or windy conditions. Stockpiles of loose material will be kept to a minimum and covered where necessary. Vehicle speeds within the site will be controlled to reduce dust generation.

Site Compound, Storage and Security

All site compounds, welfare facilities and material storage areas will be located within the site boundary. Temporary fencing or hoarding will be installed where necessary to secure the site and ensure public safety. No hoarding will be along the road facing boundary and the site will be kept tidy and well organised at all times. See site plan appended to this report for more details.

Protection of Heritage Assets, Trees and Landscape

The Grade II listed building and its setting will be protected throughout the construction period. Materials will not be stored against historic fabric, and protective measures will be installed where required. Tree protection fencing will be erected prior to commencement of works in

accordance with approved arboricultural recommendations, and no construction activity will take place within protected areas. See Appendix 3 for more details. A qualified ecologist will inspect the site during construction. Tree surveys will be undertaken to ensure bats and nesting birds are not impacted by any approved tree removal. See requirements and recommendations in tree and ecology report.

Waste Management

Construction waste will be managed responsibly within the site boundary. Materials will be segregated where practicable to facilitate recycling. All waste will be removed by licensed contractors, and no waste will be burned on site.

Community Liaison and Complaints Procedure

A named site contact will be appointed prior to commencement and their details made available to local residents. Advance notice will be provided to neighbours ahead of particularly disruptive phases of work where practicable. Any complaints received will be logged, investigated and responded to promptly, with corrective action taken where necessary.

Review and Future Detailed CMP

This Outline CMP will be reviewed as the project progresses. A detailed Construction Management Plan will be submitted to and approved by the Local Planning Authority prior to commencement of development, building upon the principles and mitigation measures set out in this document.

Appendix 1

Outline Site Layout

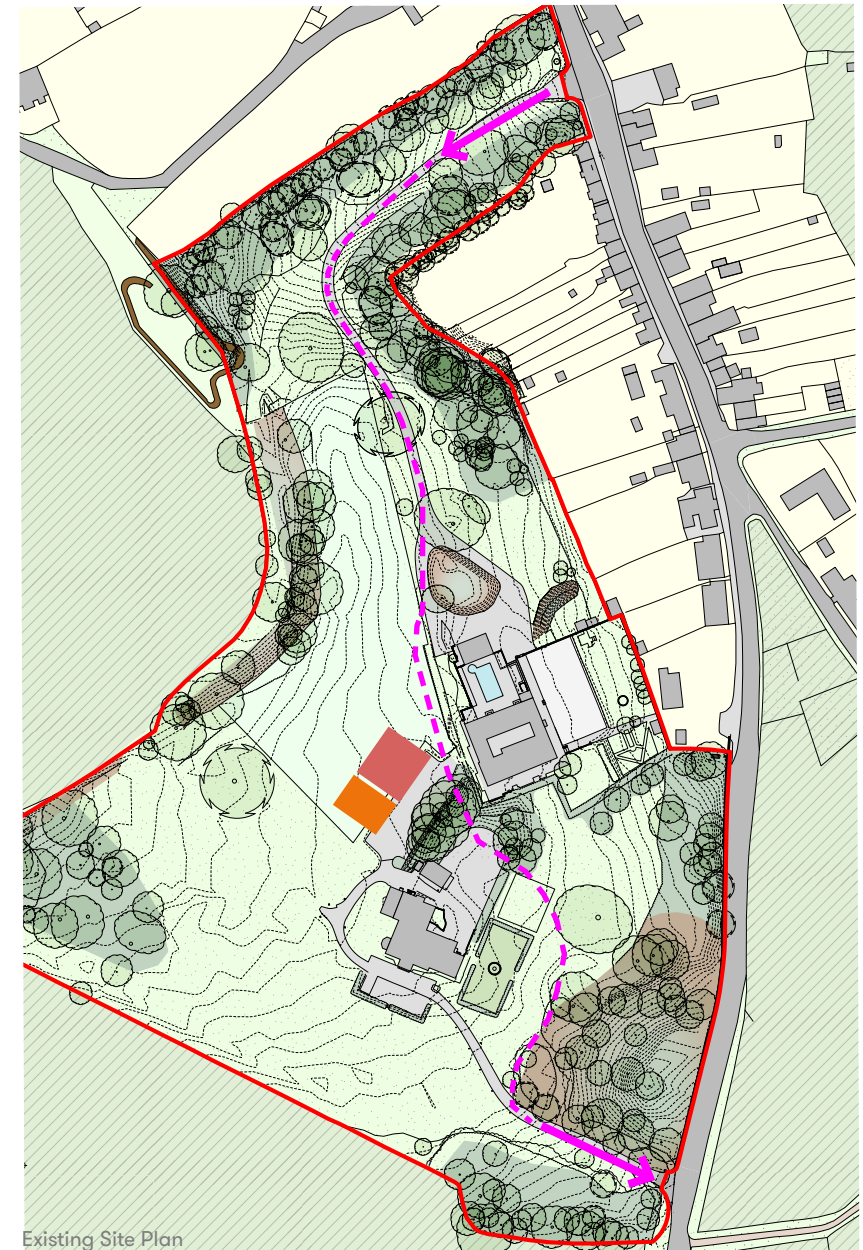
The site compound, including welfare facilities and secure storage, will be modest in scale and proportionate to the works and the size of the site. It is anticipated that the compound will occupy an area broadly in the order of approximately 400–700 square metres, sufficient to accommodate site offices, welfare facilities, secure storage containers, skips and limited staff parking, while remaining contained within the wider estate and well separated from neighbouring residential boundaries. This could be located in the centre of the site, on an existing area of hard landscaping away from any existing trees and adjacent to the main vehicle route through the site. This location would also allow enough space for parking and construction vehicle manoeuvring.

Welfare accommodation will be provided within the site compound and is expected to comprise a small number of temporary cabins with a combined footprint of approximately 100–150 square metres, stacked where practicable to minimise land take. All welfare facilities will be located away from the listed building and outside tree root protection areas.

Bulk materials storage will be located within or adjacent to the site compound and will typically occupy an area of approximately 200–400 square metres. Storage areas will be clearly defined and managed to avoid impacts on neighbouring boundaries, protected trees and historic fabric. Temporary, short-term materials storage may be required near active work areas. This will be limited in scale and duration and removed once no longer required.

Key

-  Construction vehicle movements through site (subject to phasing)
-  Welfare facility approximate size and location
-  Bulk material store approximate size



Appendix 2

Outline Site Layout

Here the site strategy can be seen with the proposed site plan, showing the proximity of welfare and material storage in relationship to Eastleigh Court, the Former Eastleigh Stables and the proposed new buildings.

Key

-  Construction vehicle movements through site
-  Welfare facility approximate size and location
-  Bulk material store approximate size



Proposed Site Plan

Appendix 3

Outline Site Layout

This tree protection plan which forms part of the Arboricultural Impact Assessment report shows the proposed location of tree protection fencing which will be in place for the duration of the construction phase. The proposed locations for welfare and material storage site comfortably outside of these fenced areas, ensuring existing trees remain protected throughout the construction phase.

Key

-  Construction vehicle movements through site
-  Welfare facility approximate size and location
-  Bulk material store approximate size
-  Type 1 Tree Protection Fencing
-  Type 2 Tree Protection Fencing
-  Phase 2 Position Tree Protection Fencing

