

4-bed extension to existing Care Home

(C2 Use)

Braemar Lodge, 18-20 Stratford Road, Salisbury, Wiltshire, SP1 3JH

Construction Environmental Management Plan (CEMP)



April 2026

Ref: 215 /01

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1 Introduction

Address: Braemar Lodge Care Home, 18-20 Stratford Road, Salisbury, Wiltshire, SP1 3JH

Client Team:

- Client Colten Care
- Employer's Agent Colten Developments
- Principal Designer Colten Care

Site Location: The site is located on the south side of Stratford Road near the junction with Castle Road. It is directly opposite Victoria Park and the Community Tennis Courts. Braemar Lodge is a 93-bedroom Care Home, that has had 2 previous extensions in recent years to both update and extend the current home and its facilities. The property is situated on a sloped site with 3-storeys seen from Stratford Road side of the building, but with an additional storey at lower ground floor level from the rear.

Directly behind the site are the Butts Allotment site and the large School playing field/Athletics field. To the western boundary there are purpose build blocks of flats at Warwick Close, and to the eastern boundary there are a number of large plots with detached residential properties.

The site has both staff parking and visitor parking at the front of the site from Stratford Road, with large gardens that wrap around the sides and rear of the property. Secure gates are situated at both sides with footpaths that link the whole site.

This Construction Environmental Management Plan has been prepared to comply with the planning condition approved for this site.



Aerial View of Braemar Lodge (during recent construction works)

2 Programme

The programme assumes a commencement in Spring 2026 and completion by Autumn 2026.

3 Ecology

Ensure this CEMP is read in conjunction with the recommendations detailed within Appendix A provided by EcoSupport, together with the approved elevation drawing (No.5849-WLA-ZZ-XX-DR-A-2211-H) produced by Williams Lester, that formed part of the planning application.

4 Site Organisation

The location of the site compound for all contractors working on the site are highlighted on the site setup plan in Appendix B. The site will continue to be kept secure at all times and will be maintained in as clean and orderly fashion.

A trained banksman will be on site to control for access and egress from the site compound as and when required.

Loading and unloading of Lorries will be carried out within the curtilage of the site.

Transporting material around the site will generally be carried out by fork lift truck and pallet truck.

The provision of a power jet washer will be available for the manual cleaning of wheels prior to lorries leaving the site boundary, as and when required, although there are no earthworks required.

Statutory signage and company signage will be displayed on the heras fencing to the front boundary of the site.

5 Working Hours

To minimise disturbance to local residents and residents within the care home itself, all construction activities will take place between:

Monday to Friday: 08:00 to 18:00 (Site will be unlocked at 07:30 to allow for quiet paperwork and preparation)

Saturday: 08:00 to 13:00 (Site will be unlocked at 07:30 to allow for quiet paperwork and preparation)

Sundays, Public/bank holidays: NO WORKING

There will be no continuous activities outside of these hours except in an emergency which will be agreed in advance with the Local Planning Authority wherever possible.

Contact details of the Site Manager will be made available to the neighbouring properties so that they can quickly raise any concerns for Colten Development attention, to be dealt with as and where necessary.

6 Site Parking - operatives and visitors

The Site Setup plan within Appendix B highlights the proposed location and extent of parking that will be maintained as a minimum.

7 Loading/unloading of plant, materials including storage

The location of materials storage is shown on the Site Setup plan.

All large deliveries will be supervised by a trained banksman for access and egress from site.

Loading and unloading of Lorries will be carried out within the curtilage of the site.

Transporting material around the site will generally be carried out by fork lift truck and pallet truck.

The provision of a power jet washer will be available for the manual cleaning of wheels prior to lorries leaving the site boundary, as and when required, although there are no earthworks required.

8 Noise and vibration

On site activities are expected to represent typical construction measures and operations on this site. To aid / mitigate the perception of noise and disturbance from regular activities site fencing is proposed as shown.

The hours of operation proposed are also not unusual and prevent unsocial working.

All contractors will be required to control and limit noise and vibration levels so that current legislative standards are not exceeded.

All materials will be handled, stored and used in a manner that minimises noise.

Plant and equipment utilised during construction will conform to current legislation on noise and vibration levels and will be examined on a regular basis for defects prior to the start of works. Under no circumstances will defective plant be used.

All complaints received about noise or vibration will be investigated immediately and where necessary action taken to minimise this.

9 Protective Fencing

Protective fencing will be erected around all local construction areas prior to site work commencing and subsequently will be maintained in good condition.

10 Access phasing, Traffic Management and Public Access

Due to the small scale of the construction works, there will be NO phasing to the works.

A banksman will be in attendance on the access point to manage the construction traffic, deliveries and visitors.

All suppliers will be notified on their orders regarding any specific delivery arrangements.

Local residents will be provided with the Site Manager's contact details should any problems arise.

11 Dust and Odour Control

Best practicable means will be used to control dust and airborne pollutants at the site including the occurrence of smoke and fume emissions.

All plant and equipment will be checked prior to use to ensure that it is in good working order and repair and conforms to manufactures or statutory emissions standards. Any defective items of plant shall not be used.

All cutting operations will be carried out using water suppression at source.

During very dry periods where dust spray is evident then the ground will be water mist sprayed to keep dust down to a minimum.

No materials will be burnt on site.

The provision of a power jet washer will be available for the manual cleaning of wheels prior to lorries leaving the site boundary, as and when required, although there are no earthworks required.

12 Dealing with Emergencies

Contact details of the Site Manager will be made available to the neighbouring properties so that they can quickly raise any concerns for Colten Development attention, to be dealt with as and where necessary.

Health and safety controls will be established in accordance with relevant health and safety procedures.

Personal protective equipment (PPE) will be worn by all construction personnel including, where necessary, hard hats, high visibility clothing and protective footwear.

13 Communication with Local Authority and Local Residents

Following commencement, the LPA and local residents will be kept updated. Neighbours will be provided with the contact details of the Site Manager so that they have quickly raise any concerns for Colten Developments attention.

Details including a contact name, telephone number and address will also be made available on the site boundary fencing, for further information or complaint purposes.

APPENDIX A: Ecology Recommendations & Approved Elevation details

Site Operation

Impacts to Nocturnal Wildlife

The development will not result in an increase in lighting within the general area from external lighting associated with the development due to the pre-existing wing of the care home. An increase in lighting can affect the behaviour, particularly foraging, of nocturnal wildlife such as Badgers and bats. In conclusion, ***no impact is possible*** at a likely ***local level***.

Recommendations and Enhancements

Protection of Retained Habitats

The existing line of trees will be retained and will be protected from damage during the works. They will be fenced using Heras fencing or similar to prevent damage from machinery. This will also protect any species that may inhabit the trees such as nesting birds, should they be present.

Bats

Sensitive lighting during construction

In order to avoid any disturbance to bats (and other potential nocturnal wildlife) construction works should be limited to daylight hours and should not be undertaken 30 minutes prior to dusk through to dawn. All lighting should be sensitive to the use of the site by nocturnal wildlife, for example by including low-level downward-facing / hooded lights that are sensor-operated where possible.

Enhancement

To act as biodiversity enhancement, one bat brick will be incorporated into the new extension. The Ibstock bat brick 'B' (Fig 6) is considered suitable, which can be integrated within the external brick work. These features are entirely self-contained and available in a variety of different colours to match different construction materials. They should ideally be placed on an elevation which will benefit from some degree of sunlight exposure (south elevation recommended) and be located away from windows or sources of artificial light.

Figure 6. Ibstock bat brick 'B' to be integrated into the new building



REVISION NOTES					
Rev	Date	Description	Drw	Chk	
A	14/12/2023	NMA Draft	LS	LS	
B	20/12/2023	NMA Draft	HJ	LS	
C	19/01/2024	Non material amendments	HJ	LS	
D	12/12/2024	NMA Draft	HJ	LS	
E	08/01/2024	NMA Application	HJ	LS	
F	23/04/2025	NMA Application	HJ	LS	
G	17/09/2025	Extended Pitched Roof	HJ	LS	
H	15/01/2026	Windows on extension omitted	HJ	LS	



1 Braemar Lodge - South East Elevation
1 : 100



2 Braemar Lodge - North West Elevation
1 : 100

0m 5m 10m 15m
1:100

--- Approved extensions to existing care home
--- Proposed amendments to approval

Project
Braemar Lodge
Stratford Road, Salisbury

Client

Colten Care



WLAWilliamsLester.

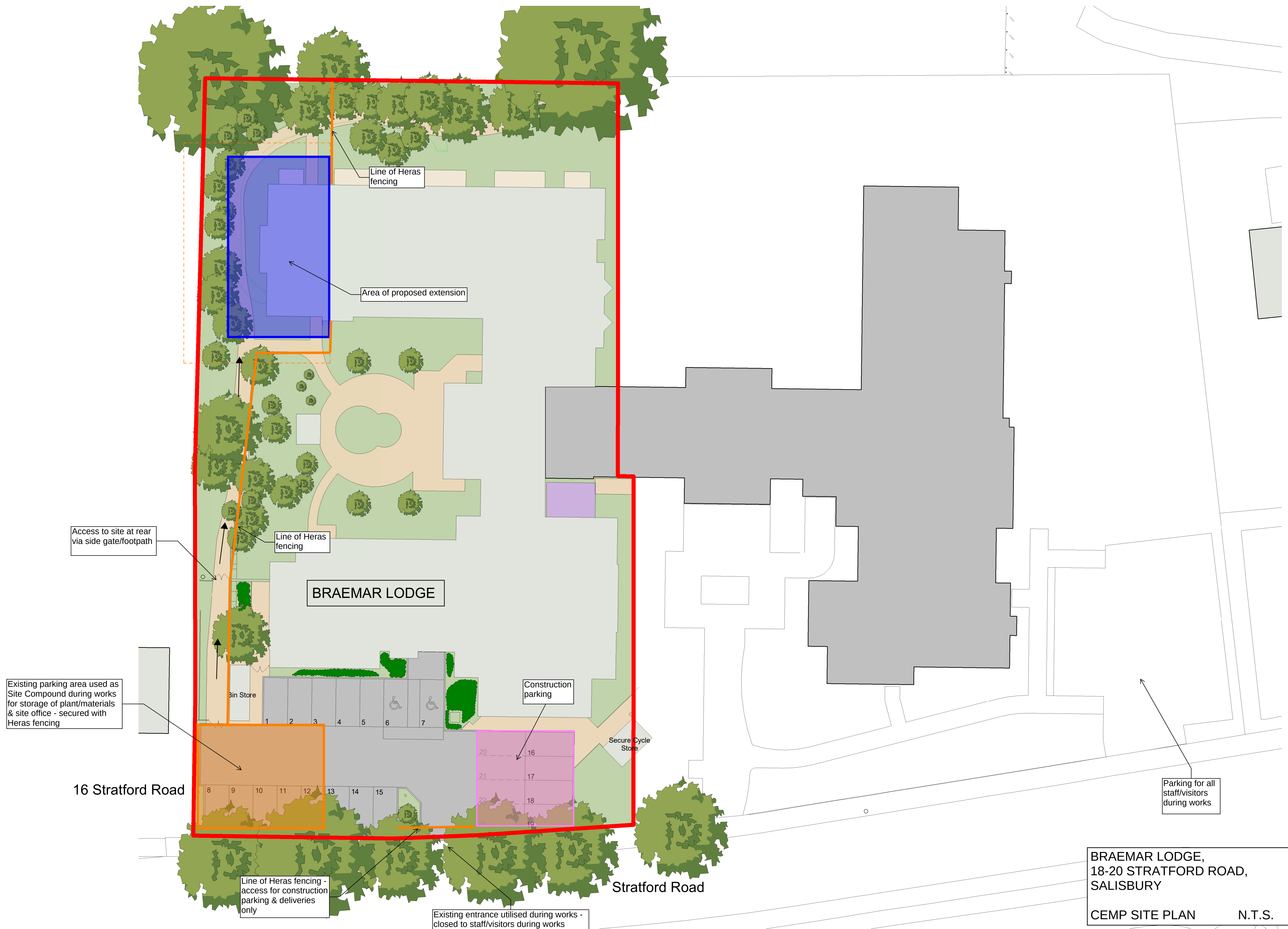
1 Star Lane, Ringwood, Hampshire, BH24 1AL
www.williamslester.com 01425 485234 mail@williamslester.com

Braemar Lodge - Proposed Elevations Sheet 1

Scale A1 @ 1 : 100
Revision H Drawing Status Developed Design
Suitability Suitability Description

Drawing No.
5849-WLA-ZZ-XX-DR-A-2211

APPENDIX B: Site Set-Up Plan



BRAEMAR LODGE,
18-20 STRATFORD ROAD,
SALISBURY

CEMP SITE PLAN

N.T.S.