

Construction Management Plan

Prior Approval Application under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Applicant: Mr & Mrs Tennison

Site Address: 33 Kite Way, Letchworth, Hertfordshire SG6 4YQ

Proposal: Enlargement of a dwellinghouse by construction of an additional storey

Date: 2nd March 2026

Prepared by: Room-by-Room (UK) Ltd

1. Introduction

This Construction Management Plan has been prepared in support of the application for Prior Approval relating to the proposed enlargement of the existing dwellinghouse by the construction of an additional storey at 33 Kite Way, Letchworth, Hertfordshire, pursuant to Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The purpose of this document is to demonstrate that the proposed construction works can be undertaken in a safe, orderly and considerate manner, with appropriate regard to the amenities of neighbouring occupiers and the operation of the local highway network. The Plan identifies the principal construction characteristics of the scheme and sets out the measures that will be adopted to control working hours, noise, dust, vibration, traffic, site safety, waste and communication with neighbours during the development.

The proposed development has been designed with buildability and impact minimisation in mind from the outset. In particular, the additional storey is intended to be formed using timber stud wall construction over a new engineered joist floor. This form of construction has been selected because it enables a quicker and more efficient build programme than traditional masonry construction and materially reduces the extent of noise, dust and general disturbance arising from brick cutting, block cutting, drilling and other wet trade operations.

It is therefore considered that, subject to the measures set out in this Plan, the proposed works can be undertaken without giving rise to unacceptable construction-related impacts and in a manner appropriate to the site's established residential context.

2. Project Description

The proposal comprises the enlargement of the existing dwellinghouse through the construction of an additional storey above the existing bungalow to provide additional residential accommodation.

The principal construction operations are anticipated to include:

- erection of scaffold and associated temporary access equipment.
- controlled removal of the existing roof structure.

- installation of a new engineered joist floor structure where required.
- erection of lightweight timber stud external and internal wall construction.
- installation of the new roof structure, insulation, windows, doors and external finishes;
and
- completion of internal first floor fit out and associated ancillary works.

The use of engineered joists and timber stud framing has been deliberately chosen as a modern method of construction that offers clear practical and environmental benefits in a residential setting. These include:

- a reduced construction period through off-site preparation and faster on-site assembly.
- reduced reliance upon masonry and wet trades.
- lower levels of noise from cutting, drilling and heavy impact works.
- reduced dust generation associated with brick and block cutting.
- lighter weight construction, reducing structural loading and simplifying on-site handling;
and
- a more efficient and less disruptive construction sequence overall.

The development remains domestic in scale and character, and the works will be undertaken as a residential building project with all operations managed to minimise disruption to neighbouring occupiers so far as reasonably practicable.

3. Hours of Work

Construction activities will be limited to reasonable daytime hours to protect residential amenity.

The intended hours of work are as follows:

- **Monday to Friday:** 08:00 to 17:30
- **Saturday:** 08:00 to 13:00
- **Sundays and Bank Holidays:** No construction works

No particularly noisy activities, deliveries, loading or unloading will take place outside these hours.

All contractors will be instructed to arrive and depart in a considerate manner and to avoid unnecessary disturbance, including loud conversations, shouting, radios or amplified music, engine idling and the slamming of vehicle doors.

In the event that any activity is exceptionally required outside these hours for reasons of safety or technical necessity, it would be kept to an absolute minimum and appropriately managed.

4. Noise

The construction works will be undertaken in such a way as to minimise noise impacts on neighbouring residential properties.

A number of mitigation measures will be adopted, including:

- the use of a timber stud wall system and engineered joist floor construction to reduce the need for brick cutting block cutting and heavy drilling operations.
- the use of hand-held and small-scale equipment appropriate to a domestic construction project.
- ensuring that plant, tools and equipment are maintained in good working order and fitted with effective silencers where applicable.
- switching off machinery, tools and vehicle engines when not in use.
- programming works to avoid prolonged periods of excessive noise wherever reasonably practicable; and
- locating particularly noisy operations away from site boundaries where possible.

The project is modest in scale and does not involve large-scale industrial processes or continuous heavy plant use. The adoption of lightweight prefabricated or semi-prefabricated elements will materially reduce both the intensity and the duration of noisy operations.

Contractors will be made expressly aware of the residential nature of the area and will be expected to conduct operations in a courteous and considerate manner throughout the duration of the works.

5. Dust

The works will be carried out with appropriate controls to prevent, or where that is not reasonably practicable, minimise the generation and spread of dust.

Dust suppression and control measures will include:

- the use of timber stud construction in place of traditional masonry, thereby significantly reducing dust associated with brick and block cutting.
- keeping any cutting of materials to the minimum necessary and undertaking such work in a controlled manner.
- damping down dusty areas or materials where necessary during dry weather.
- covering or securing loose materials during storage and transport where appropriate.
- maintaining good site housekeeping to prevent the build-up of dust and debris.
- ensuring the prompt removal of waste materials from the site, or their storage in suitable containers or skips; and

- keeping adjoining roads and footways free of mud, dust and debris arising from the development.

No burning of waste materials will take place on site.

The overall construction methodology has been intentionally selected to reduce the extent of wet trades and site-based cutting operations, thereby limiting airborne dust and contributing to a cleaner and better managed site environment.

6. Vibration

The proposed development is not expected to give rise to significant levels of vibration by reason of the nature of the works and the choice of lightweight construction methods.

In contrast to a traditional masonry build, the timber stud and engineered joist approach substantially reduces the need for extensive percussive operations, heavy demolition or prolonged mechanical breaking out. Any vibration arising from localised drilling, fixing or alteration works will be temporary, intermittent and limited in extent.

In order to minimise vibration impacts, the following measures will be adopted:

- the use of construction techniques that avoid unnecessary heavy impact operations.
- careful selection of tools and equipment proportionate to the task being undertaken.
- limiting the duration of vibration-generating activities; and
- monitoring site practices to ensure a measured and considerate approach.

Having regard to the domestic scale of the proposal, vibration effects are anticipated to be low in magnitude and short in duration.

7. Traffic

The site lies within an established residential area and construction traffic will be managed to minimise inconvenience to neighbouring residents and the local highway network.

Traffic management measures will include:

- arranging deliveries during normal working hours only.
- avoiding delivery peaks at sensitive times, including school run periods, where reasonably practicable.
- using vehicles of a size appropriate to the surrounding residential road network and the scale of the project.
- coordinating deliveries to avoid unnecessary queuing, waiting or repeated visits.
- ensuring that contractor parking is managed responsibly and does not obstruct neighbouring accesses, footways or the public highway.

- instructing contractors and delivery drivers to switch off engines when stationary and not to idle outside the site; and
- ensuring that loading and unloading operations are undertaken in a controlled and safe manner.

The proposal relates to a domestic-scale form of development and is not expected to generate significant volumes of heavy goods vehicle traffic. Furthermore, the use of lightweight construction materials should reduce the number of deliveries associated with heavy masonry products when compared with a traditional form of construction. This will assist in reducing traffic movements and unloading activity in the vicinity of the property.

Should any skip or temporary storage arrangement be required, it will be positioned so as not to give rise to unnecessary obstruction or hazard, and any relevant licence or permission for occupation of the public highway would be obtained where necessary.

8. Site Safety

Site safety will be appropriately managed throughout the construction process in order to ensure that the works are undertaken in a safe and orderly manner for contractors, occupants, visitors and neighbouring residents.

The following principles will apply during the development:

- the site will be kept secure and always organised so far as reasonably practicable.
- contractors will be expected to comply with all relevant health and safety legislation and recognised good construction practice.
- materials, tools and equipment will be stored safely and tidily to avoid unnecessary hazards.
- access routes to and within the site will be kept clear where possible.
- scaffolding, temporary works and access equipment will be erected, inspected and used in accordance with appropriate safety requirements.
- hazardous activities will be properly supervised and controlled; and
- the sequencing of the construction process will seek to minimise risks to the existing occupants of the dwelling and adjoining properties.

Any contractor appointed to carry out the works will remain responsible for implementing safe systems of work and for ensuring that the site is operated in a manner appropriate to its residential setting.

9. Waste Management

Construction waste arising from the development will be managed responsibly and in a manner that maintains a tidy site and minimises environmental effects.

Waste management measures will include:

- ordering materials carefully to reduce unnecessary surplus, packaging and off cuts.
- segregating waste materials where practicable to facilitate reuse or recycling.
- storing waste in suitable containers or skips to prevent it from spreading across the site.
- removing waste from the site at appropriate intervals to avoid undue accumulation.
- ensuring that waste is removed by appropriately authorised carriers; and
- preventing lightweight waste and packaging from becoming windblown.

The use of timber stud wall construction and engineered joist floor elements is also expected to reduce waste generation relative to more traditional forms of construction, particularly by reducing the extent of site-based cutting, wet trades and heavy material use.

No waste materials will be burned on site.

10. Neighbour Liaison

The development will be undertaken with proper regard to the residential character of the area and the reasonable expectations of neighbouring occupiers.

A considerate approach to neighbour liaison will be maintained throughout the construction period, including:

- providing advance notice of the intended commencement of works where appropriate.
- maintaining a courteous and respectful approach throughout the build period.
- ensuring that contractors are made aware that the site is situated within an established residential environment.
- responding appropriately to any reasonable concerns raised during the works; and
- seeking to keep any particularly disruptive operations as brief as reasonably practicable.

The use of a lightweight timber based construction system forms an important part of the neighbour consideration strategy, as it will assist in shortening the overall build programme and in reducing noise, dust and general disturbance when compared with a traditional masonry build.

11. Conclusion

This Construction Management Plan demonstrates that the proposed additional storey at 33 Kite Way, Letchworth can be undertaken in a controlled, safe and considerate manner that appropriately safeguards the amenities of neighbouring occupiers and limits impacts on the surrounding area.

The proposed use of a timber stud wall system over a new engineered joist floor offers a clear construction management benefit, enabling a quicker and more efficient build process while materially reducing the levels of noise, dust and vibration commonly associated with traditional masonry construction.

Having regard to the domestic scale of the development, the residential context of the site, and the mitigation measures set out in this plan, it is considered that the proposed works can proceed without giving rise to unacceptable construction related effects. The development is therefore capable of being undertaken in a manner consistent with the expectations of the prior approval process under Class AA.

Prepared in support of a Prior Approval application under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).