

## Condition 2 (Construction Management Plan) pursuant to Planning Permission 24/04065/F

Site Address: Christchurch Studios, 38 Portland Street, Clifton, Bristol, BS8 4JB

### Applicant: Crossman (Portland Street) Ltd

1.1 Crossman Acquisitions Ltd has submitted a Construction Management Plan (CMP) in order to discharge condition 2 of planning permission 24/04065/F. The CMP aims to guide the execution of the conversion of Christchurch Hall Studios from start to finish, ensuring it is completed to the desired quality. This CMP seeks to outline how the project construction phase will be managed, controlled and monitored.

#### **1. 24-Hour Emergency Contact number**

1.2 Crossman Office: 01225 471116

1.3 Tom Sanders (Site Contact): 07522 194735

#### **2. Hours of Operation**

1.4 Monday to Friday: 8:00 AM – 5:00 PM

1.5 Saturday: 8:00 AM – 12:00 Noon

1.6 Sunday and Bank Holidays: No work permitted

#### **3. Parking of Vehicles for Site Operatives and Visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction)**

1.7 Onsite Parking: No onsite parking available (this will be advised in the pre-contract information to contractors and during site induction – see below).

1.8 Contractor Instructions:

- Information provided in pre-contract documentation and site induction.

- Contractors encouraged to use public transport, car share, or cycle.

1.9 Cycle Storage: Provided onsite for contractor use.

1.10 Visitor Parking: Normal public parking rules apply to surrounding streets. Pay and Display parking is available in zones not controlled by the Residents Parking Scheme.

1.11 Neighbour Access: This will be ensured via strict adherence to parking and loading instructions.

#### 4. Routes for Construction Traffic

1.12 Delivery Protocol:

- Pre-booked deliveries only.
- No deliveries before 8:00 AM or after 4:00 PM.

1.13 Route: Construction traffic will approach the site via 'The Mall' turning right onto 'Portland Street' (dead-end, no through road). Deliveries will be managed by a banksman.

1.14 Unloading: Outside Christchurch Studios or designated parking spaces opposite the site.

#### 5. Locations for Loading/Unloading and Storage of plant, waste and construction materials

1.15 Materials Storage: In designated parking spaces on the opposite side of Portland Street. These parking spaces are owned and managed by the Crossman Group.

1.16 Waste Storage: Dedicated skip location provided.

1.17 Delivery Method: Smaller deliveries unloaded directly into the building; no articulated vehicles permitted.

1.18 Vehicles: Delivery via HIAB or Moffatt vehicles only.

#### 6. Method of preventing mud being carried onto the highway

1.19 Groundworks: No groundworks are planned — not applicable.

#### 7. Measures to protect vulnerable road users (cyclists and pedestrians)

1.20 Measures:

- Temporary fencing and cones to section off the footpath during unloading operations.

- Minimal risk due to Portland Street being a no-through road with low traffic volumes.

### **8. Temporary Traffic Management Measures**

1.21 Measures: As outlined above — temporary coning/fencing during loading/unloading where necessary.

### **9. Arrangements for Turning Vehicles**

1.22 Options for Vehicles:

- Delivery vehicles to turn around at the bottom of Portland Street.
- Alternatively, reverse into Portland Street from 'The Mall'.

1.23 Safety: All manoeuvres to be supervised by site personnel/banksman.

### **10. Arrangements to receive Abnormal Loads or Unusually Large Vehicles**

1.24 Restrictions: No articulated vehicles will be accepted.

1.25 Protocol:

- Abnormal load deliveries to follow methods proposed above.
- Contact site 1 hour prior to arrival to ensure safe preparation and access.

### **11. Methods to protect Cobblestones and slabs on the neighbouring streets and pavement during the construction period.**

1.26 Method: Temporary protection with polyethylene sheets covered by OSB boards to safeguard surfaces throughout the construction period.

### **12. Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.**

1.27 Contractors: CMP details included in pre-contract documentation and site inductions.

1.28 Neighbours and Businesses:

- Monthly newsletters issued to neighbouring residents and businesses with updates and key contact details of site personnel managing the conversion.

### **Summary**

1.29 This CMP ensures that the construction process will operate safely and responsibly, minimizing disruption to the surrounding area and maintaining the integrity of the Conservation Area as required by the condition.