A Construction Management Plan (CMP) is a comprehensive document that outlines the details and procedures for managing a construction project from start to finish.
It typically includes information on project organization, safety measures, scheduling, environmental protection, and communication protocols.

Location: ***9 St. Cross Street, London , EC1N 8UB***

Current Building: The existing building has basement, ground, first, second and third floors. The ground floor is designated for **A1** retail use, while the rest of the building is used for **B1** office purposes.

Proposed Development: The current building layout doesn't efficiently utilize the available space at the rear of the property. The proposal suggests extending the existing rear outrigger to increase office space and provide necessary ancillary facilities like WCs, meeting space, and a roof terrace.

Constriction Proposal

Site Access and Egress:

Primary access will be from St Cross Street, with no secondary access routes.

Vehicles will pull in from St Cross Street for unloading, and paving in front of the site may be suspended for public safety when necessary.

Site access gates will be established and used for construction access and egress.

Construction Travel Plan:

A construction travel plan will be created at the project's start, detailing travel aspects including deliveries, personnel, and visitors.

Since the site lacks vehicular access, no parking provision will be available for site staff, subcontractors, or visitors.

Site induction will communicate the project travel plan, with an emphasis on public transport usage.

Initial use of vehicles for transporting work tools and large equipment will be permitted, but public transport is encouraged.

Deliveries:

Strict monitoring and control of vehicles on St Cross Street will minimize congestion during demolition and construction.

All on-site construction deliveries will be pre-booked and pre-arranged to ensure efficient operation.

Delivery schedules will be produced during the detailed design stage to regulate deliveries and avoid bottlenecks.

Contractors will be issued a project route map for delivery drivers and suppliers, with specific times allocated for crane and hoist usage.

Construction delivery routes will be pre-agreed with and approved by relevant authorities to minimize impact on surrounding residential areas.

Constriction Management Plan Objectives

Supporting Policies and Procedures:

The plan aims to align with national, regional, and local policies to support sustainable development.

Safe and Environmentally-Friendly Material Deliveries and Waste Management:

Construction materials will be delivered and waste removed in a safe, efficient, and environmentally-friendly manner.

Strategies will be implemented to reduce, re-time, or consolidate deliveries, particularly during peak periods.

Congestion on local roads will be minimized, and measures will be taken to improve delivery reliability.

Operation/Site Hours:

Anticipated core working hours will be between 08:00 – 17:00 on weekdays and 08:00 – 13:00 on Saturdays, with occasional work outside these hours subject to approval.

Health and Safety:

Detailed strategies for managing health and safety will be developed in accordance with Construction Design & Management Regulations (2015).

Procurement Strategy:

The procurement process will consider vehicle activity impacts and aim to contract operators registered with schemes like FORS for safer, more efficient, and environmentally friendly distribution.

Materials and Storage:

Accurate design information and material specifications will be provided to minimize wastage and reworking.

Contractors will be encouraged to source materials locally to reduce deliveries, and minimal on-site storage will be optimized for efficiency.

Supply Chain Management:

The supply chain will be encouraged to provide efficient service, including sharing delivery operations and promoting local employment and economic stimulation.

Freight Operator Recognition Schemes (FORS):

FORS members or those meeting FORS standards will be preferred as suppliers and haulage companies.

Waste Management:

The plan emphasizes waste reduction, reuse, and recycling, in accordance with the waste hierarchy.

Site Waste Management Plans (SWMP) will be required, containing measures to minimize waste generation and ensure proper disposal.

Various strategies will be employed to minimize waste, including agreements with suppliers, just-in-time delivery, reuse of materials, and off-site recycling.

Delivery and Servicing Management Measures

Code of Practice for Construction Sites

London Borough of Camden of Construction Practice will be referred to in terms of construction vehicle routes and parking.

Traffic Management Plan:

St Cross Street will serve as the main approach for construction delivery vehicles.

Demolition and construction deliveries will be carefully planned with a load booking and management system.

A nearby holding area will control the number of construction vehicles entering the site.

Weekly delivery programmes will be produced and discussed at project progress meetings to ensure alignment with project requirements.

Suppliers will be allocated specific delivery times, and vehicles arriving outside their allocated time may be turned away.

Notices and traffic management proposals will be agreed upon with relevant authorities to minimize impacts on the surrounding area.

Road Closures and Diversions:

Road closures, if needed, will be agreed upon with local authorities before commencement.

Notices of planned closures and diversions will be provided to relevant authorities and emergency services in advance.

Pedestrian Routing:

Pedestrians will be kept separate from construction activities at all times.

Existing pedestrian routes and footpaths will be maintained as much as possible.

Temporary closures or diversions of pedestrian paths will be managed with appropriate permissions and agreements with local authorities.

Neighbour and Community Liaison:

Contact will be established with landowners, residents, businesses, and local representatives to inform them of the construction project.

The construction team will address queries and issues raised by the community promptly.

The site will be screened, and hoardings will be maintained to a high standard.

A community liaison officer will be appointed to maintain active dialogue with residents and ensure minimal disruption to the neighbourhood.

Construction Environmental Management Plan

Construction Environmental Management Plan (CEMP):

Phase-specific CEMPs will be developed to minimize environmental impacts, including strategies to reduce carbon emissions.

These plans will incorporate resource efficiency principles like locally sourcing materials, auditing materials for environmental performance, and exploring options for supply reuse.

Neighbouring Sites:

An audit of existing or anticipated construction sites in the local area will be conducted to mitigate cumulative impacts.

CLOCS Considerations:

The Principal Contractor will ensure compliance with the CLOCS Standard, including subcontractors.

Measures for contractual compliance and site compliance will be implemented, including compliance checks on vehicles attending the site.

Delivery Management:

Delivery and collection arrangements will be made during off-peak hours to reduce risk, with an approved Traffic Routing plan issued to suppliers.

Noise, Vibration, Dust, and Emissions:

Assessments of potential impacts on air quality, noise, and vibration will be conducted during the detailed design phase.

The nearest potential receptors likely to be affected will be identified, and measures will be taken to mitigate impacts.

Monitoring and Review:

Continuous monitoring and review of the Construction Management Plan (CMP) will be carried out to assess construction operations and implement new management measures if needed.

Biodiversity:

Since it's an existing developed site, there will be no impact on biodiversity or trees.

Overall, these measures aim to ensure that construction activities are carried out with minimal environmental impact and in compliance with relevant standards and regulations.

EnvironmentalIssues

Storage of Hazardous Materials

The contractor will undertake COSHH assessments of all controlled materials prior to their use on site.

Existing Services

All work will be carried out in accordance with HSE booklet HSG47, 'Avoiding Danger from Underground Services'.

Design and Constriction Hazards

Site Security: Implement measures such as fencing, security patrols, and CCTV surveillance to prevent unauthorized access to the site.

Construction Traffic and Traffic Management: Develop a comprehensive traffic management plan to minimize the risk of accidents involving construction vehicles. This may include designated routes, speed limits, signage, and the provision of separate pedestrian walkways.

Excavation to Rear of Property: Prioritize proper shoring and trenching techniques to prevent collapses, and ensure adequate barriers and warning signs are in place to prevent access to excavation areas.

External Wall Construction: Ensure workers are properly trained in safe construction practices, including the use of fall protection equipment when working at height, and implement measures to prevent falling objects.

High Level and Roofing Works: Use appropriate fall protection systems such as guardrails, safety nets, or personal fall arrest systems when working at heights, and ensure proper training and supervision of workers.

Installation of Mechanical and Electrical Services: Follow relevant safety standards and guidelines for the installation of mechanical and electrical equipment, including proper insulation, grounding, and lockout/tagout procedures to prevent electrical hazards.

Works Within the Vicinity of Existing Services: Conduct thorough surveys to identify existing services and implement measures to prevent accidental damage, such as using ground-penetrating radar, hand-digging, or contacting utility companies for location information.

Works to Boundary and Party Walls: Ensure compliance with relevant regulations and obtain any necessary permits or permissions before carrying out works on boundary or party walls. Implement measures to mitigate noise, vibration, and dust, and communicate with neighbouring properties to minimize disruptions.

During the detailed design stage, the Design Team should aim to eliminate or mitigate these hazards as much as possible through design solutions. This may involve redesigning elements of the project, specifying safer materials or construction methods, or incorporating additional safety features into the design.

The final list of design and construction hazards should be included in the pre-construction Health and Safety plan by the Principal Contractor, along with detailed mitigation measures and responsibilities for implementation. Regular review and updating of the plan throughout the project will help ensure that safety remains a priority at all times.

Risk Assessments:

Ground Conditions: Conduct thorough site investigations to assess ground conditions and implement appropriate foundation design and ground stabilization measures.

Contaminated Land: Identify and assess potential sources of contamination, and implement remediation measures as necessary to ensure worker safety and environmental protection.

Underground Services: Use non-destructive techniques to locate underground services and implement safe excavation practices to avoid damage.

Excavation and Filling: Follow safe excavation and filling procedures, including proper shoring and trenching techniques, to prevent collapses and ensure worker safety.

Location and Isolation of Existing Services: Clearly mark the location of existing services and implement measures to isolate them during construction activities to prevent damage.

Ladder Work: Provide proper training and equipment for working at height, and implement measures to prevent ladder-related accidents, such as using alternative access methods when possible.

Working at Height and Protection from falls: Implement fall protection systems such as guardrails, safety nets, or personal fall arrest systems to prevent falls from height.

Falling Objects: Secure tools and materials to prevent them from falling, and use barriers or exclusion zones to protect workers and the public below.

Works to Mains Services and Protection from Shocks and Gas and Water Leaks: Follow safe procedures for working with mains services, including proper isolation and testing, to prevent shocks and leaks.

Means of Escape in Case of Fire: Ensure adequate means of escape are provided and maintained throughout the construction site, and conduct fire drills to familiarize workers with emergency procedures.

Hot Works: Implement a permit-to-work system for hot works, provide fire-resistant barriers and extinguishing equipment, and ensure workers are properly trained in safe hot work practices.

Contamination by Hazardous Substances: Implement measures to control and mitigate the spread of hazardous substances, including proper storage, handling, and disposal procedures.

Public Interface with Construction Activities: Implement measures to protect the public from construction activities, such as barriers, signage, and safe pedestrian routes.

Noise and Dust Levels: Monitor and control noise and dust levels to minimize impacts on workers and the surrounding environment, using measures such as sound barriers and dust suppression systems.

Access and Egress for the Public Around the Site: Provide safe and clearly marked access and egress routes for the public, separate from construction activities.

Lifting and Transporting of Materials Including Manual Handling: Provide proper training and equipment for lifting and transporting materials, and implement safe manual handling techniques to prevent injuries.

Plant Activities Including Small Tools: Ensure plant and equipment are properly maintained and operated by trained personnel, and provide adequate supervision to prevent accidents.

Storage of Materials and Safe Loading: Store materials securely and follow safe loading procedures to prevent accidents and injuries.

Entry into Confined Spaces: Implement a permit-to-work system for entry into confined spaces, and provide proper ventilation, monitoring, and rescue procedures.

Welfare and First Aid: Provide adequate welfare facilities for workers, including toilets, washing facilities, and rest areas, and ensure sufficient first aid provision and training.

Site Housekeeping: Maintain a clean and tidy site to reduce the risk of slips, trips, and falls, and prevent the accumulation of hazardous materials.

Detailed risk assessments for these common risks, as well as any exceptional risks identified during the design stage, should be prepared and regularly reviewed by the Principal Contractor and the rest of the Design Team to ensure that appropriate control measures are in place and effective throughout the project.

On behalf of arkluta architects

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