

Construction Management Plan

150 Southampton Row London

March 2012

Updated July 2012

Updated November 2012

The following document has been updated to reflect comments received
by London Borough of Camden

Statement:

The agreed contents of the construction management plan must be complied with unless otherwise agreed with Council. The Project Manager shall work with the Council to review the Construction Management Plan if problems arise in relation to the construction of the development. Any future revised plans must be approved by the Council and complied with thereafter.

The Construction Management Plan is secured via a Section 106 agreement with Council

Overview

The intent of this plan is to identify and manage the construction impact associated with the proposed renovation to the existing property referred to as the 'New Premier House' located at 150 Southampton Row Camden , London. Inherent with the construction of any project are issues involving the delivery of materials, hours of operations, traffic routes, site cleanliness, public safety and general project phasing. This plan addresses the specifics associated with these construction management issues.

It is the intent of this plan to comply with the principles specified in CPG6 Amenity, specifically those contained within pages 39 to 44.

Project Summary:

The project involves the renovation of the 'New Premier House' at 150 Southampton Row, Camden London. The property is occupied at the Ground floor level with existing restaurants and retail spaces that will remain in full operations during the renovations. The balance of the building will be renovated to student Accommodation.

Access & Delivery Statement:

All designed works will be accessed from the existing rear access to the property, (please refer to attached site plan indicating access route) via the existing Public Highway Footway. This is existing, clearly marked, and leads to rear of the property. **No Deliveries will be made via Southampton Row. Southampton Row will not be impacted by the proposed scope of Works and thus the Southampton Row Footway adjacent to the site will not be impacted by the works.**

Delivery Process

Materials will be delivered and hand transported in. Debris will be hand carried and will be brought to live load vehicle via sacs and or small controllable quantities in accordance with the SWMP that is implemented in accordance with the BREEAM standards. The renovation does not require the use of any cranes, does not involve earth moving equipment, has no proposed new masonry, has limited minor floor concrete repairs, and is specifically designed with only materials that can be hand delivered to site. All new plant will be hand delivered and will be hoisted via the proposed Goods/Passenger Hoist (please refer to attached section illustrating access for hoisting and goods).

The proposed design provides that the exterior façade along Southampton Row is retained as is thus there is no external works, nor external scaffolding along Southampton Row.

The proposed design provided that the rear exterior façade is retained as is (save for the addition balcony landscaping and decorating) thus there is no need for rear scaffolding.

The roof covering material is a liquid applied material that is hand transported. The subsequent green roof materials will be designed in small roll materials that are hand transported.

The renovation of similar use building along the very busy section of Guilford Street was conducted in the same manner proposed above and proved to be very successful. The scope of this renovation is less than that of the Guilford Street project therefore should have even less impact.

The overall intent is for an internal renovation while substantially retaining the balance of the building as is. All designed and specified materials are specifically chosen with ease of hand delivery in mind.

Mitigation of Impacts from Demolition through Construction

During the construction process, the following items shall be considered and mitigated:

#1 Dust / Noise / Vibration on and off site:

All demolition is internal, thus there will be no external dust or debris. The internal demolition generally includes office partitions, acoustical ceilings, and floor coverings. There are no large, heavy structural components or demolition. Noise levels will be predominantly contained within the existing building. There is no proposed external masonry works. The noisiest operations will occur with the coring of holes in the existing concrete floors which will be mitigated by performing wet when possible. The drilling and placing of anchors will cause some vibration, however it is believed to be contained within the structure. The project team will monitor the proposed operations and modify the techniques if required.

#2 Traffic management / highway safety and highway congestion

It is clearly recognized that Southampton Row is a major artery and as stated by Council, part of the Strategic Road Network. The proposed plan is intended to demonstrate that the works have been specifically designed to stay completely off Southampton Row, and that no deliveries, scaffolding or staging is proposed. The area illustrated for construction loading and unloading has been used over the past 3+ years by similar projects in the adjoining buildings successfully and provides safe and “an out of the way” approach to deliveries and management.

#3 Protection of listed buildings

150 Southampton Row, whilst within the Bloomsbury Conservation District, is not a listed property. The key element to the structure is the Southampton Façade and this remains as is.

#4 *Stability of adjacent properties*

The 150 Southampton Row structure stays as is. The work within the building and the adjoining existing light wells is designed as a light weight jumbo stud construction with sheathing and stucco finish. There is no excavation planned. There are no structural implications to 150 Southampton row or adjoining properties thus the stability of adjacent properties are not in question.

#5 *Protection of any off-site features that may be damaged due to works.*

The works proposed are all curtailed within the demise of 150 Southampton Row. There are no excavations involved in the works. There are no works proposed along the pavement on Southampton Row thus there are no features that maybe subject to damage.

#6 *Protection of biodiversity and trees*

The works proposed are all curtailed within the demise of 150 Southampton Row. There are no excavations involved in the works. There are no existing trees on the site. Biodiversity will be substantially improved with the addition of green roof and reinstatement of landscaping and garden.

#7 *Preservation of the amenity of surrounding residential and other sensitive uses*

The works proposed are all curtailed within the demise of 150 Southampton Row. The sensitive adjoining users are identified as the following:

a. *residence in the adjoining existing apartment flats,*

Proposed Mitigation: work hour are limited to those stated above. Building owner of adjoining property will have site supervisors direct phone number for immediate action and response to any issues that may arise. Site Supervisors number will also be posted for access. After hour security is provided and available for immediate action. Site Supervisor to monitor and insure that site remains in a clean state and to appropriate standards.

b. *residence and business in the adjoin rear of the property*

Proposed Mitigation: similar to a. above.

c. *the two (2) existing restaurants.*

Proposed Mitigation: work hour are limited to those stated above. Additional “quiet hours” as may be needed will be agreed upon and operators will have site supervisors direct phone number for immediate action and response to any issues that may arise. Site Supervisors number will also be posted for access. Site Supervisor will meet with operators on a regular basis for coordination of works. After hour security is provided and available for immediate action. Site Supervisor to monitor and insure that site remains in a clean state and to appropriate standards.

d. the two (2) existing shops.

Proposed Mitigation: similar to c. above.

e. the adjoining school

Proposed Mitigation: work hour are limited to those stated above. Building owner of adjoining property will have site supervisors direct phone number for immediate action and response to any issues that may arise. Site Supervisors number will also be posted for access. After hour security is provided and available for immediate action. Site Supervisor to monitor and insure that site remains in a clean state and to appropriate standards

f. the pavement and traffic flow along Southampton Row

Proposed Mitigation: there are no works proposed on Southampton Row. Site Supervisor will insure that that workers pass freely to and from the entrance to Southampton Row and that they do not congregate on the pavement.

Plan Execution and Accountability:

The site Supervisor / Project Manager, Mr. Gary MacDonald (07831 504 533) (PLANVIEWLTD@aol.com) will have responsibility for all matters pertaining to the implementation of the Construction Management Plan. Mr. MacDonald will be identified to Council and all those states in #7 above, as the contact person for the project. Mr. MacDonald will be the on-site coordinator and shall be responsible for safety, scheduling deliveries, spotting delivery vehicles, and equipment on the site, ensuring the site is maintained in a clean and respectable manner, and that all conditions of this plan and related permissions are fulfilled.

Proposed Employee Routing:

Construction employees **will not** be allowed to drive to the site. The site is a 'car-free site'. All employees will be required to commute to the site by public transport. All employees will enter the site from main entrance off Southampton Row and exit the same way. All employees will be required to sign in and out from site. The employee routing plan has sought to minimize the impact on the neighborhood, both visually and acoustically. All employees are provided with a Health and Welfare internal changing rooms, thereby allowing them to change to and from their dress street clothes and safely store tools on site.

Deliveries and Site Storage

All deliveries will be scheduled to arrive on site after 8:00 am through 3:00pm and will be scheduled to avoid conflict with adjoining properties and general neighborhood traffic. All deliveries will be ordered and scheduled and also to allow for 1 delivery at a time. Access is described above. All materials will be stored internal to the building and the site will maintained in a tidy state.

Hours of Operations: In accordance with London Borough Camden Rules, the site will only operate in the following hours:

| | |
|--|----------------------------------|
| <u>Monday through Friday</u> | <u>8:00 am to 6:00 PM</u> |
| <u>Saturday</u> | <u>8:00 am to 1:00 PM</u> |
| <u>Sundays and public bank Holidays</u> | <u>No Works</u> |

Construction Traffic:

| | |
|---|-------------------|
| Workers arrive by foot/ prepare for the day | 7:45 am – 8:00 am |
| General Deliveries | 8:00 am – 3:00 pm |
| Workers leave Site | 5:00 pm – 6:00 pm |

After hours, the site will have full time security.

Work Force Levels

It is anticipated that the project will have an average workforce of +/- 20 persons on any given day throughout the course of the project. This average will stay relatively consistent through the course of the project with trades finishing and new subsequent trades starting. The work force will be contained within the boundaries of the existing building.

Noise Levels and Consideration of Existing Tenants

It is understood, as described in #7 above, that the existing tenants will remain in full occupation during the course of the construction. The renovations will substantially improve many of their ancillary areas of operations and help make their operations safer and more efficient. The Construction Management Team will meet with the four (4) existing tenants, provide a full description of the proposed works, take on board any feedback or special needs from the tenants regarding conflict in time or noise, agree any additional “quiet periods” and find ways to accommodate the works. Based on the designed renovations, the proposed works will substantially occur around the existing tenants and will not interfere with their ongoing operations.

Proposed on Site Storage of Equipment, Materials and Debris

The existing structure allows for all materials to be stored within the building and no temporary external storage is required.

The project supervisor will ensure the site is maintained in an organized and clean manner at all times and all debris is properly disposed of. All construction trash will be live loaded out of the building and will be properly maintained. The supervisor will check the site and clean around the perimeter of the site at least once a week, and more often if necessary. All of the above is an effort to limit off-site tracking of debris and maintain a high quality of presentation to the neighborhood.

Project Safety

ZVI / Planview have an aggressive and effective safety program. The strength of our program lies in the clear communications of our goals to employees, vendors and subcontractors and the strict enforcement of proper procedure. Our Company Safety Officer duties including spot inspection, on-site training, seminars and keeping abreast of all safety regulations. The supervisor hold weekly “toolbox” safety meetings and our subcontractors review a checklist of items from these meetings with their crews. We clearly post and maintain a “Zero Tolerance” drug and alcohol policy on all jobsites. All employees and subcontractors are aware that the use of any alcohol or drugs, as well as the use of inappropriate language, will be grounds for immediate termination and/or dismissal from site. All employees ‘respect our neighbors’ and the work zone.

Evacuation Plan

It is the policy of ZVI / Planview that two means of egress be maintained at all times. All egress routes will be marked appropriately and egress plans will be maintained throughout construction. In the event of an emergency, workers will be instructed to precede to the ground level, where they will convene at a predetermined destination, Personnel counts will be maintained through the sign in logs and these records will be used for accountability during an emergency.

Emergency Services Department

ZVI / Planview maintain a 24-hour, 7 day-per-week service enabling immediate response to any service through our network of on-call emergency contractors. It is activated through simply dialing the main number, 01501 745999 and speaking to the on-call-person who will promptly assist in addressing any concern. The on-call person will make the appropriate response, ensuring the required personnel remedy the situation. This information will be provided to Council for their emergency use, as well as being posted on the construction entrance. Security is provided on site during all none working hours.