

**Proposed development at
159-167 Prince of Wales Road**

Construction Management Plan

1. Introduction

This document aims to outline how the construction of the proposed development at 159-167 Prince of Wales will be managed, including:

- How on-site impact of the construction works on the local area is to be minimised.
- How construction traffic will be controlled.
- How dust, noise & vibration arising from the works will be monitored & controlled.
- How the existing structures adjacent to the site will be maintained.
- How any affected off-site features will be protected from damage.

This document is prepared in support of planning application 2012/5566. At time of writing, the works have not been tendered and no contractor for the works has been selected.

The appointed contractor & sub-contractors will use their specialist knowledge to develop the construction management plan. Local residents, ward councillors & other parties as relevant will be consulted on the developed plan prior to commencement of the works.

2. Scope of the works

The scope of the works is the construction of a new 5 storey residential building. The works shall include

- Establishing site set up and welfare facilities
- Hoardings/Fencing to isolate the site area
- Site clearance
- Excavation for a half level basement, including;
- Stabilisation / protection of existing structures at the perimeter of the basement excavation, including underpinning, retaining walls etc
- Construction of a concrete basement structure
- Erection of a steel frame support off the basement construction
- Installation of floors, from pre-cast concrete units (planks)
- Construction of the external walls of the building, including windows ; external finish is to be brick with decorative render features
- Construction of a mansard roof, including dormer windows.
- Erection of internal non-structural division walls.
- Construction of external walkways, ramps & landscaping
- All associated services

The scope & specification of the project, and the works entailed, will be developed with the appointed main contractor.

3. Programme

The works programme, including work phases, will be developed by the appointed contractor. Consideration will be given to the possible impact of any other significant construction works occurring in the vicinity of the site.

4. Management of the works

Overall management responsibility for the project will be placed with the appointed main contractor.

The main contractor will be registered with the Considerate Constructors scheme, and will manage their works with reference to the guidance offered in the council's "Guide for Contractors Working In Camden"

In order to manage the project on a day to day basis, the following roles will be appointed directly by the main contractor:

- Site manager: Responsible for day to day management of the project and all sub-contractors for its duration, including health & safety matters.
- Emergency Co-ordinator: With responsibility to ensure the emergency arrangements in place are up to date and reflective of the site arrangements.
- Site safety inspectors: To complete inspections on a fortnightly basis (or more often as site operations dictate), review of health and safety documentation and provide guidance as required.
- Community liaison officer: To respond to queries received from members of the local community affected by the works, and to liaise with the local authority regarding the impact of the works

5. Minimisation of the impact on the local area due to the proposed works.

Management strategies developed to minimise the impact of the works will be proposed by the appointed main contractor, for agreement with the relevant parties including representatives of the borough council. Documented strategies shall include;

- Means of separating & securing the site area; specification for hoardings / fencing / lighting / security
- Stipulated pedestrian & vehicle entry points, including means to log movements of vehicle & operatives on site
- Stipulated working hours, including restricted hours for noisy works
- Process of advance notification for specific operations
- Methods of management of plant & equipment, including maintenance.
- Methods to control dust & dirt, including regimes for cleaning & wetting down of all dusty areas
- Methods for the control of noise, including;
 - adequate muffling of machinery
 - selection of construction methods to limit impact noise & vibration
 - noise monitoring
 - all works will be conducted in compliance with the requirements of the Control of Noise at Work Regulations 2005
- Waste management
- Smoking, alcohol & drugs policies; The site will remain a no smoking area throughout the works. There will be a zero tolerance policy to persons being under the influence at or attempting to enter the site.
- Processes related to the handling & storage of hazardous substances

6. Traffic Management

A traffic management plan will be developed by the appointed main contractor, and submitted to the local authority for comment, agreement & approval. The plan shall outline

- Principal traffic routes to & from the site
- Hours of construction traffic movement

- Arrangements for the control of traffic movement, including the marshalling of all vehicles serving the site
- Processes to ensure the wheels of vehicles leaving site are washed down and cleared of mud.
- Processes to limit dust generated by vehicle movements

All construction traffic would enter and depart from a site entrance of Craddock Street.

Construction traffic would be limited to a agreed defined periods of the working day

All deliveries to & removals from site would be programmed and have a timed delivery slot to minimise any backlog of vehicles.

Vehicles will not be permitted to stand outside the site

Vehicles will not be permitted to inhibit traffic flow on Prince of Wales Road for any significant period.

No highway works are envisaged as necessary to undertake the works.

7. Protection of adjacent structures

Solutions for underpinning, retaining structures, temporary propping & similar will be developed by the consultant structural engineer as part of the design development. The main contractor or selected sub-contractor will be expected to prepare method & work sequence statements related to the proposed operations, for approval by the consultant structural engineer prior to works commencing.

All structural works proposals will be submitted to the appointed building control body for approval.

All notifiable works at party boundaries will be detailed by the design team & agreed as part of the party wall award process, undertaken by appointed surveyors.

All structures to be retained shall be sufficiently protected from the works, and that protection shall be maintained & remain in place for the works duration

The public realm immediately outside the site will be surveyed & photographed prior to the works commencing. This record will form the basis of periodic reviews of the ongoing status of the surveyed area during the works.

Where works at height may be near the perimeter of the site, the affected area will be suitably marshalled, by extending the hoarded area onto the public pavement, subject to provision of relevant licenses. No works shall oversail the public realm unless agreed otherwise with local authority.

Where scaffolding required by the works is to extend beyond the site area, the relevant licenses & approvals will be achieved prior to erection of the scaffolding.

8. Protection of bio-diversity & trees

The proposed development area is a 'brownfield' site, being the site of a former school building which was demolished <10 years ago. There are no trees on the site. There is no significant established vegetation on the site.

A prepared Tree statement (separate document) details how tree adjacent to the site will be accommodated by the proposed development