

CONSTRUCTION MANAGEMENT PLAN

**Land adjoining Kentish Town Sports Centre,
Grafton Road/Willes Road,
London, NW5**

**Development Opportunity
with planning consent for
4 new-build residential townhouses**



1. INTRODUCTION

This Construction Management Plan has been produced for Kutner Associates Limited for the construction of three storey town houses on Willes Road (3 units) and Grafton Road (1 unit).

The site is located on land adjoining Kentish Town Sports Centre, Grafton Road/ Willes Road, London NW5 in the London Borough of Camden and lies within the Inkerman Conservation Area.

The proposal is upon land between Willes Road and Grafton Road which has lain undeveloped since the construction of the Kentish Town Sports Centre on the adjacent land. The scheme was granted planning consent in September 2010 (for 4 town houses as part of The Sports Centre application).

The proposed new buildings will be 3 storeys above ground level and consist of mainly brick elevations with stone features and balconies to the Willes Road elevation. Construction is of loadbearing masonry on piled foundations.

The contents within this Construction Management Plan will be complied with, unless otherwise agreed with the council. The person responsible for implementing the Construction Management Plan shall work with the council to review this Construction Management Plan should any problems arise in relation to the construction of the development. Any future revised plan will be approved by the council and complied with thereafter.

2. PROPOSED PROGRAMME

Works are intended to be carried out in two phases. The single unit on Grafton Road will be constructed first followed on completion by the three units on Willes Road.

Phase 1

- Works due to commence: May 2012
- Works due to complete: Aug 2012

Phase 2

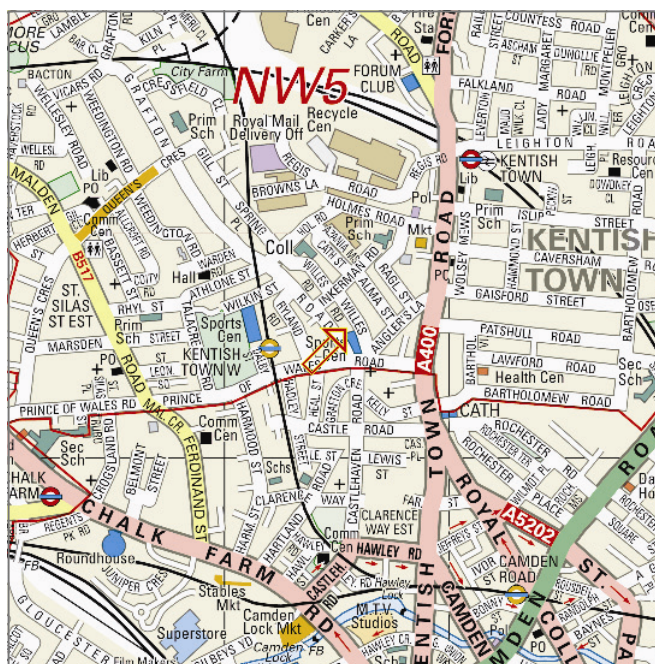
- Works due to commence: September 2012
- Works due to complete: March 2013

3. PROPOSED HOURS IN WHICH VEHICLES WILL ARRIVE AND DEPART

In general the hours in which vehicles will arrive and depart will coincide with site hours which are 8.00am to 5.00pm in the evening Monday - Friday, 8.00am to 1.00pm Saturday. However there will be occasions when heavy/wide loads will need to be delivered and removed from site outside of these hours. Such deliveries would be for piling rigs and a Kutner Associates member of staff would be in attendance at all times. On such occasions the local neighbours will be notified some weeks earlier via a Newsletter. Any parking bays that may need to be closed off have already been agreed with Camden/appropriate neighbours (see appendices).

4. SITE ACCESS ARRANGEMENTS ROUTES FOR VEHICLES

Access to the site will be via Willes Road. One of the first operations on site will be to construct a crossover into the site from Willes Road. The crossover will involve constructing dropped kerbs to the footway edge and will allow for adjusting any areas within the existing footway. The crossover will be sited so as to prevent any damage to the existing trees on Willes Road by vehicles entering or exiting the site.



The crossover will allow access to the site for skips and plant and machinery. Access for delivery and removal of materials will be planned, scheduled and coordinated by our site manager.

During Phase 1 deliveries etc will be brought onto site. Wherever possible entry and exit to the site will be made in a forward gear. Where this is not possible personnel from Kutner Associates will ensure that vehicles reverse onto site and exit in a forward gear. A banksman will always be used for vehicles entering and leaving the site.

At Phase 2 limited site area will be available. Materials will be brought to site and delivered via the suspended parking bay. Deliveries will be carefully co-ordinated to ensure that waiting time is kept to a minimum and that the loading area only has one vehicle in at a time. A banksman will always be used to co-ordinate site deliveries. When a second delivery arrives on site and the loading area is occupied the second delivery will be redirected to a holding area on Willes Road to avoid local traffic congestion.

Should the need arise for materials to be transported onto site across the public footpath, two site operatives will be positioned on either side of the site entrance to prevent pedestrians from walking across (we will make use of temporary barriers if necessary).

Access for emergency vehicles will be maintained at all times.

See Appendix A for:

Site Layout Plan

Phasing Plans

Temporary Crossover Licence

Site compounds, parking, construction access points, security cabins, hoardings

5. SITE OFFICES AND WELFARE

Welfare facilities for all site operatives will be provided on site. If space does not allow level cabins, then double stacked cabins will be used.

6. SIZE OF VEHICLES ON SITE

The type of types of delivery vehicles for bringing materials to and from site will include:

- Skip lorries - standard 8 yard skips for waste (approx. size 7m long and 2.4m wide)
- Ready mix concrete lorries (approx. size 8.25m long and 2.45m wide)
- Flat bed delivery vehicles for the delivery of various materials including scaffolding, steelwork, reinforcement, bricks/blocks, timber, roofing materials, plaster and joinery (approx size 8.5m long and 2.45m wide).

The largest vehicle required will be a piling rig. Should the need arise for heavy/wide loads to be delivered outside site hours a member of staff would be available at all times. There will be full consultation with Camden and neighbours in advance.

7. DETAILS OF ANY HIGHWAY WORKS NECESSARY TO ENABLE CONSTRUCTION TO TAKE PLACE

This will be limited to forming the pavement crossover in Willes Road. This shall be reinstated on completion.

8. PARKING & LOADING ARRANGEMENTS

Hours of working are 8.00am to 5.00pm Monday to Friday and 8.00am to 1.00pm Saturday. Vehicles will arrive and depart during these hours only. A strict delivery procedure will be implemented to ensure traffic flow is maintained along Willes Road and Grafton Road at all times. All suppliers will be required to give 48

hours notice of deliveries and vehicles will pull into the site for unloading wherever possible.

Site operatives and sub-contractors will be encouraged to use public transport as no parking will be permitted on site. All will be informed that the surrounding area is for resident parking only.

Materials will be stored within the boundary of the site.

9. TEMPORARY TRAFFIC MANAGEMENT AND PARKING BAY SUSPENSION

Suspension of resident parking bays will be kept to an absolute minimum. Parking suspension for 1 bay only has been arranged with the London Borough of Camden from 12th March 2012.

10. OVERHANG OF PUBLIC HIGHWAY

There will be no scaffold overhang to any public footpath on Willes Road or Grafton Road.

11. HOARDINGS

The existing perimeter fence to the site will be retained for the execution of the works for the protection of the public and the occupants of the adjoining premises. This will be adjusted as the works progress.

12. PEDESTRIAN & CYCLIST SAFETY

All vehicles entering or leaving the site will be supervised by a banksman.

The general public/pedestrians will have right of way along the pathways surrounding the site. The site gates will remain closed and monitored by site security, only when deliveries are made to the site will they be opened to allow vehicles onto the site. The Site Manager will also ensure that the external

perimeter of the site is regularly patrolled (twice a day) to ensure the pavements are kept clear of any debris for the safety of pedestrians and cyclists.

Pavement crossovers are being constructed on 12th March 2012 by a Camden approved contractor.

Should the need arise for materials to be transported onto site across the public footpath, two site operatives will be positioned on either side of the site entrance to prevent pedestrians from walking across (we will make use of temporary barriers if necessary).

With regard to cyclist safety any delivery vehicle parked within the loading area will be coned off to direct the cyclist around the lorry.

13. CONTROL OF DIRT & DUST ON THE PUBLIC HIGHWAY

Provision will be made each day to minimise the mud and debris on the road. Wheel washers will be used if necessary to wash down all vehicles that enter/leave the site when ground works are being carried out. We will insist that all muck away lorries be fully sheeted to minimise the risk of any mud over-spilling onto the highway. We will make provision for cleaning of the road if required by an approved road sweeper.

14. COMMUNITY WORKING GROUP

We will take due care of the community and environment in which we will be working. We accept responsibility for ensuring that good community relations are fostered from the start of this project until completion. We will set up regular meetings/briefings to liaise with neighbours and local businesses to advise them of the proposed programme of works and letters will be distributed to keep them up to date. A working group will be established to conduct these meetings. Where practical these meetings will be held on site. If this is not possible then a local

venue will be sought. From the start of this project the point of contact for all liaison with the general public will be: D. Slavov (Mobile: 07818 422 483).

We will initiate honest communications with the community which will help to reduce any problems that may arise during the construction process. We will inform the public and local community of the planned programme, including dates and times of any out of hours delivery of large items of plant if necessary.

Any complaints, should the need arise, will be directed to D. Slavov and will be logged. Appropriate actions will be taken to ensure the swift and satisfactory agreement of all parties.

Prior to any person being allowed on site they have to go through a Health, Safety and Environment Project Induction which, amongst others, will highlight the requirements set out in the Considerate Constructors Scheme and in our own project procedures.

Other points that we will action:

- Ensure that site lighting does not affect neighbours
- Ensure early notice of any interruption of utility services will be given to the residents/business owners of affected properties
- Provide viewing apertures in the hoardings
- We will ensure that our workforce maintain a respectable standard of dress code
- Register the project with the Considerate Constructors Scheme
- Provide ID cards/badges for all site operatives

15. INFORMATION BOARDS

These will be displayed at site entrance, listing contact information, emergency out of hours contacts: D. Slavov (Mobile: 07818 422483) and D. Kutner (Mobile: 07881 822111, Office: 0207 724 6677).

16. HEALTH & SAFETY

All works to be carried out in accordance with our Construction Phase Health & Safety Plan. Prior to any person being allowed on site they have to go through a Health, Safety and Environment Project Induction which, amongst others, will highlight the requirements set out in the Considerate Constructors Scheme and in our own project procedures.

17. OTHER CONSTRUCTION SITES IN LOCAL AREA

No other construction sites are known that will impact on this management plan.

18. WASTE MANAGEMENT

As part of our environmental approach we will seek to source materials from local companies provided that specification requirements and costs are met.

We will ensure the site is kept clean and safe and strive to reuse or recycle any waste where appropriate. Any waste to be collected will be from a central point on site. We will aim to target zero non-hazardous waste to landfill.

We will produce a Site Waste Management Plan.

19. ENERGY USE

Where practicable, we will seek to source green energy providers for the construction phase.

20. FUEL CONSUMPTION

We will endeavour to use local sub-contractors for the project to minimise transport costs and impact on the local environment.

21. TREE PROTECTION

One of the first operations on site will be to construct a crossover into the site from Willes Road. The crossover will involve constructing dropped kerbs to the footway edge and will allow for adjusting any areas within the existing footway. The crossover will be sited so as to prevent any damage to the existing trees on Willes Road by vehicles entering or existing the site. If additional protection is required this will be put in place before works commence.

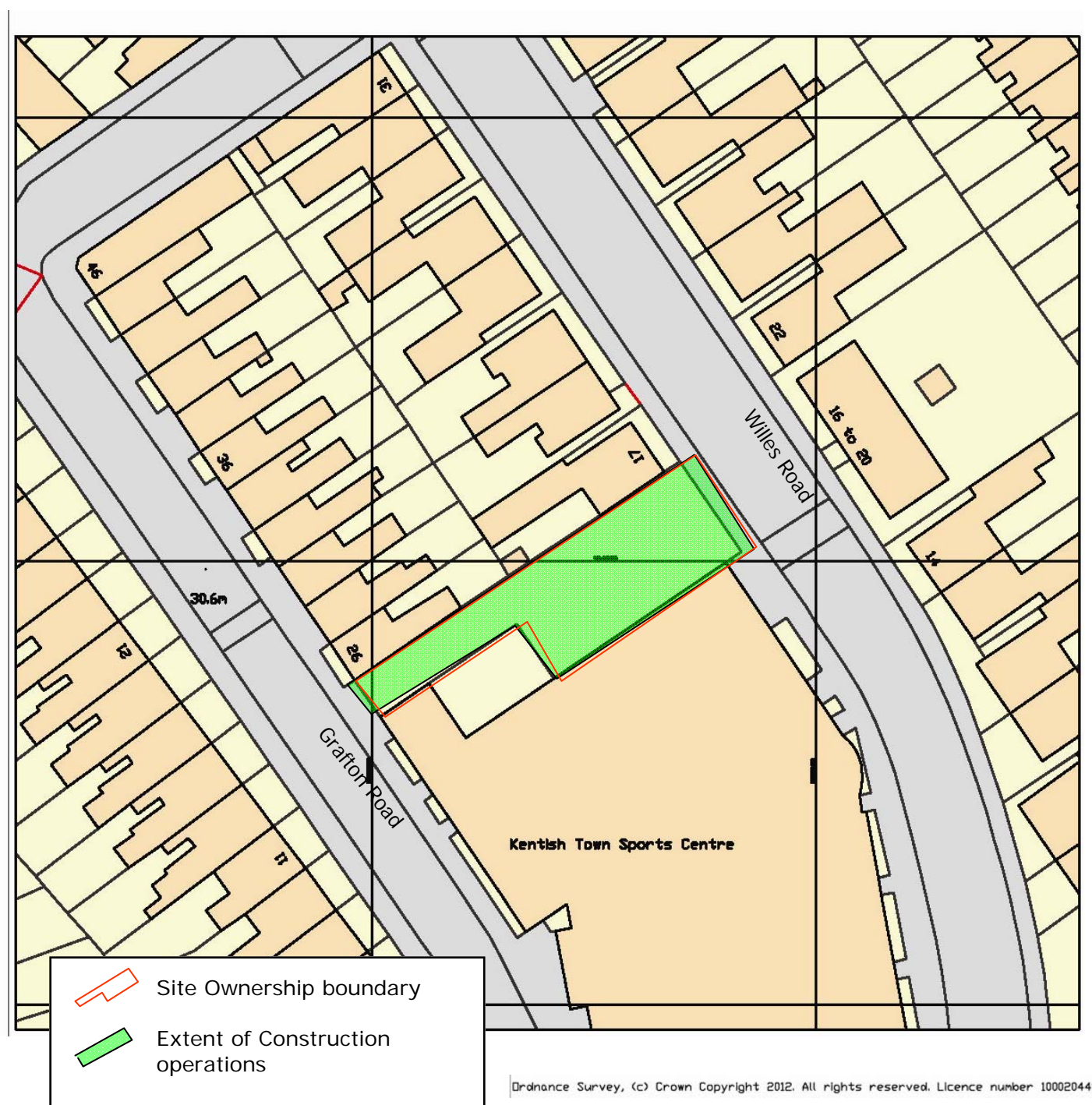
22. PROTECTION OF THIRD PARTIES

Procedures will be put in place to ensure the safety of traffic or pedestrians. Where there is any risk of falling materials, debris netting will be installed as a safety precaution.

23. VISITORS AND OPERATIVES TO SIGN IN/OUT OF SITE

All visitors entering or leaving the site will be required to sign in and out in the main site office as a health and safety precaution.

APPENDIX A



SITE LOCATION PLAN





PROPOSED SITE SET UP, PHASE 2



SITE ACCESS PLAN



Temporary Crossover Licence
GLC (General Powers) Act 1970 , Part V, Section 15
Highways Act 1971-1980, Section 172
Health & Safety At Work Act 1974

This licence must be displayed clearly in a prominent position on the structure

This licence is not transferable. This licence is issued to:

Kutner Associates Limited
56D Upper Montague Street
London
W1H 1SN



Engineering Service
London Borough of Camden
4th Floor Town Hall Extension
Agyle Street
London WC1H 8EQ
Tel: 020 7974 5960

Licencee Contact Details

Contact: **Kutner Associates Limited**
Email:
Telephone: **2077246677**

Licence Details

Licence No: **32979/T61874**
Licence Type: **Temporary Crossover Licence**
Location of Structure: **WILLES ROAD, next to 17**
Licence Start Date: **12/03/2012**
Licence Expiry Date: **12/09/2012**

Dimensions and Parking Restrictions

The size of the structure must not exceed the dimensions given below. Clear and safe access for pedestrians must be maintained at all times.

Width of footway (m)	
Footway excavation dimensions - width (m)	4.00
Footway excavation dimensions - length (m)	2.00
Parking restrictions	Pay & display bay
Parking suspension number	CUS020885A
Part of Building Licence	Disabled Bay
Associated licences	

This licence is issued subject to the standard conditions enclosed with this licence and to any special conditions attached to this consent.

On completion of works and/or removal of any structure erected, please contact the Highways Management Team in writing, contact details as above. A full refund of the deposit will be made less any reinstatement cost

Signed: _____

Date: _____

23 February 2012

For Director, Culture and Environment Directorate(Duly authorised by the Council for this purpose)