



24 – 28 WARNER STREET, LONDON

CONTENTS

- 1.0 Introduction**
- 2.0 Outline Method Statement**
- 3.0 Commencement of Construction / Completion of Works**
- 4.0 Proposed hours in which vehicles will arrive and depart**
- 5.0 Access arrangements for Vehicles**
- 6.0 Size of Vehicles**
- 7.0 Parking and Loading Arrangements**
- 8.0 Parking bay suspension and Temporary traffic management orders**
- 9.0 Proposed overhang of the Public Highway**
- 10.0 Details of any Hoardings**
- 11.0 Details of how pedestrian and cyclist safety will be maintained**
- 12.0 Management of traffic to reduce congestion**
- 13.0 Control of dirt and dust on the public highway**
- 14.0 Details of consultation with local businesses or neighbours**
- 15.0 Working Group and other measures to reduce the impact of the site**
- 16.0 Targeting zero non-hazardous waste to landfill**
- 17.0 Energy usage**
- 18.0 Fuel consumption**
- 19.0 Waste Management**

CONSTRUCTION MANAGEMENT PLAN

This Construction Management Plan has been produced by Thorne Hiley Limited for the part demolition, and the reconstruction and refurbishment of 24-28 Warner Street, London, EC1R 5EX.

1.0 Introduction

This is a proposal for the site known as 24-28 Warner Street, London EC1R 5EX. The proposed works include heavy and light refurbishment to existing buildings as well as the demolition of certain elements of the existing building and new build construction to create 12 self-contained contemporary residential flat units. The site which is currently trading as a timber merchants will close fully prior to the commencement of construction works and remain closed throughout the construction process. The works will be undertaken in one phase to minimise the disruption to immediate neighbours and local residents.

The contents of this Construction Management Plan will be complied with where ever reasonably possible unless otherwise agreed with the Council. The Contractor and Project Manager shall work with the council to review the Construction Management Plan should any problems arise in relation to the construction of the development. Any future revised plan must be approved by the council and complied with thereafter.

2.0 Outline Method Statement

Site set up - Upon the grant of planning permission and the engagement of a contractor, site set up works will commence comprising, but not limited to, the following activities

- Establishment of site accommodation and facilities;
- Further investigation and surveys to identify existing service routes / below ground conditions;
- Confirmation of surveys carried out for defining works in relation to existing adjoining structures and foundations;
- Setting out and surveys in relation to the proposed works;
- Establishment of designated access routes, site hoarding, barriers, safety and directional signs, etc.

3.0 Commencement of Construction / Completion of Works

Exact dates for the commencement of construction and the completion of works are not known at this time however the following dates are best projections, based upon the information available at this time:

Construction works - Commence: 2011 (Duration projected at 18 months).

As soon as the Project Manager is aware of the project timescale this information will be passed on the Council for their records.

CONSTRUCTION MANAGEMENT PLAN

4.0 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 to be 8.00am to 6.00pm in the evening. However there may be occasions when heavy/wide loads will need to be delivered and removed from site outside of these hours in order to minimise disruption to the local highway network. Such deliveries would be for piling rigs, tower crane, and so on and a responsible member of staff of the main contractor will be in attendance at all times. On such occasions the local neighbours will be notified at least 2 weeks in advance where ever possible. Any parking bays that may need to be closed off will be carried out by the main contractor with full consultation with Camden/appropriate neighbours.

5.0 Access arrangements for Vehicles

24-28 Warner Street can be accessed directly from Warner Street and as such all works vehicles and / or deliveries will arrive to the site directly from Warner Street itself.

6.0 Size of Vehicles

Several types of delivery vehicles may be used to bring materials to and from the site. These include:

- Skip lorries. These will include roll on/roll off skips for demolition works (approx size 7.5m long and 2.4m wide) and / or 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, joinery etc. (approx size 8.5m long and 2.45m wide).
- Articulated Lorries, for delivery of pre cast concrete units and other cladding components.

7.0 Parking and Loading Arrangements

A strict delivery procedure will be implemented to ensure that Warner Street is not overrun with site and delivery vehicles at any time. Contractor staff will ensure that traffic flow down the street is maintained at all times. All subcontractors and suppliers will be required to give notice of deliveries.

The movement of materials will also be controlled by the Main contractors staff. The main contractor will be responsible for the control and coordination of all aspects of material deliveries and movement. Vehicles will pull up directly outside the site for unloading wherever possible. A crane will be provided to facilitate easy and quick unloading of delivery vehicles where appropriate.

Materials will be stored within the boundary of the site where ever possible. No parking will be permitted on site and all sub contractors will be informed at the pre order meeting to minimise the impact on Warner Street. All subcontractors will be encouraged to use public transport where ever possible.

8.0 Parking bay suspension and Temporary traffic management orders

Suspension of any parking bays will be kept to an absolute minimum in the unlikely event this is required at all.

9.0 Proposed overhang of the Public Highway

Scaffolding will be erected around the new Warner Street façade and around the site into Warner Yard. Where ever possible the scaffolding will be erected within the site boundary however it is possible that it will either overhang the Warner Street footpath at first floor and above or encroach onto the footpath itself for a period of time, subject to agreement with Camden Council in order to facilitate a safe method of demolition and construction of the new building.

The scaffolding would be enclosed with a hoarding and the contractor will ensure that a minimum of 1.3m of clear footpath remains open to the public. It is likely that scaffold will extend onto the footpath during construction of the new building and again every effort will be made to maintain the minimum width of footway required.

It is proposed that the contractor will utilise a crane with a luffing jib, thereby eliminating the need for oversailing, except for unloading/loading directly from Warner Street.

10.0 Details of any Hoardings

The site area and the contractors compound, will be enclosed with a 2.4m high hoarding. This will be adapted as necessary, and will be painted as agreed with the Council. Vision panels will be provided in the hoardings as necessary. We will ensure that hoarding panels are maintained and kept clean for the duration of the project.

The hoarding will generally be fixed to the scaffolding and where the building sets back, scaffolding will be fixed to an independent scaffold framework where appropriate.

11.0 Details of how pedestrian and cyclist safety will be maintained

Where vehicle are unloading in Warner Street, this will be supervised by an appropriately skilled member of the contractor's team. The general public/pedestrians will have right of way along the pathways that run alongside the site. Assuming there are construction site gates, these will be kept closed and monitored, only when deliveries are made to the site will they be opened to allow vehicles / materials onto the site. All delivery vehicles will be supervised / controlled by a member of the contractors team.

When unloading via crane(s) in Warner Street the footpath will be closed off and pedestrians will be requested to use the pavement on the opposite side of the road.

The appointed Contractor will also ensure that the external perimeter of the site is regularly patrolled (twice a day) to ensure that any debris is kept clear of the pavements. With regard to cyclist safety any delivery vehicle parked within the loading area will be coned off to direct the cyclist around the lorry. Should there be any complaints arising from the works, local residents will be able to call personally to the site offices.

Any residents visiting site to raise a complaint will be requested to sign-in and will be escorted to the site offices. The contractor will deal with comments or complaints from the public or neighbours and will ensure that they are resolved swiftly. A record will be kept of all comments and complaints.

12.0 Management of traffic to reduce congestion

The Contractors site manager will be responsible for the day to day management of all deliveries to the site. These will be booked in using a Delivery Schedule so as to prevent lorry congestion to the road network that surrounds the site. Should a lorry/vehicle arrive that has not been booked in, that lorry may be turned away.

Wherever possible lorries will be parked directly outside the site on the side of the road keeping the road free for general traffic movement. All contractors and sub contractors will be encouraged to use public transport to travel to and from site. Potential subcontractors will also be informed that parking is very restricted in the local area.

13.0 Control of dirt and dust on the public highway

Mud and debris on the road is one of the main environmental nuisance and safety problems arising from construction sites. This issue is not expected to be a major one for this site due to its size and location however any debris will be kept to an absolute minimum.

During the early stages of the project when demolition and ground works are being carried out, every care will be taken to wash down vehicles that may get debris on them from the construction site. If it becomes apparent that debris from the site is becoming an issue then the contractor will be required to clean the road by an approved road sweeper. The contractor will be asked to consider spraying a fine spray to suppress dust on the following:

- Structures and building during demolition.
- Unpaved areas that are subject to traffic or wind.
- Sand, spoil and aggregate stockpiles.
- During loading/unloading of dust generating materials.

14.0 Details of consultation with local businesses or neighbours

As individual citizens, as a company and in partnership with London Borough of Camden and our supply chain, the contractor will take due care of the community and environment within which we will be working. The contractor will have direct responsibility for fostering good community relations with all neighbouring residents and businesses. From the start of this project an individual directly involved in the management of the site will be identified as being specifically responsible for community relations. A single point of contact will be established for all liaison with the general public.

The contractor will initiate early and honest communications to establish a good rapport with the community which will help reduce problems that may arise during the construction process. The contractor will ensure that any particularly sensitive works or issues are dealt with in a professional and accountable manner, with the public and local community kept informed at all times. This may include things like out of hours delivery of large items of plant such as piling rigs etc.

Information boards may be displayed on the site hoarding which will highlight the key personnel on site including their contact details. The regular newsletters will also highlight the key personnel and their contact details. In the event of a complaint the Contractor will respond by return or as soon as they can.

CONSTRUCTION MANAGEMENT PLAN

complaints will be logged, all actions tracked and each item closed out to the 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.

15.0 Working Group and other measures to reduce the impact of the site

The communication process with the local community has already started and a series of discussions have been had with local residents / landlords. Before work commences the freehold owners will send out letters to the neighbours informing them of what will be happening and giving them the contractors contact name and telephone number. This will include a 24hr emergency hotline where possible. This will also be published to the Council.

Communication will also be maintained with affected neighbours regarding site activity, deliveries and traffic where ever appropriate. Should there be any complaints, as has been stated above, local residents will be able to call personally to the site office. A record will be kept of all comments / complaints. Other points that will be actioned:

- Ensure that site lighting does not affect neighbours.
- Provide viewing apertures in the hoardings.
- Ensure that the workforce maintain a respectable standard of dress code.
- Encourage operatives not to leave site in their dirty work clothes.
- Register the project with the Considerate Constructors Scheme.
- Provide ID cards/badges for all operatives.

16.0 Targeting zero non-hazardous waste to landfill

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

17.0 Energy usage

Where practicable, the contractor will seek to source green energy providers for the construction phase. It is intended that meters will be supplied for the site enabling energy consumption levels to be monitored.

18.0 Fuel consumption

The contractor will strive to procure local contractors for the project therefore minimising transport costs and impact on the local environment (in line with the requirements of Camden Council).

19.0 Waste Management

The proposed approach to the treatment of waste is to employ a contractor who will deal with the waste management as a trade package (assuming it is viable to do so at this site). The contractor will be responsible for:

- Ensuring the site is kept clean and safe.
- The collection of waste from a central point.
- Segregation of waste on site.

The contractor will ensure that all access routes, fire escapes and staircases are swept and kept clear of debris on a regular basis to maintain high standards of health and safety on the project. All general areas of the project will be swept clean on a weekly basis. Sub contractors will be responsible for removing any waste emanating from their works to a central point on site.