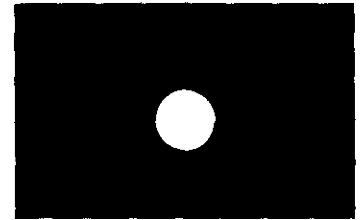


Hallmark Property Group

**CONSTRUCTION MANAGEMENT
PLAN**

FOR 55-57 HOLMES ROAD

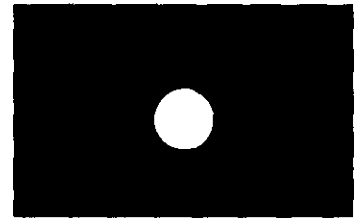
CONSTRUCTION MANAGEMENT PLAN
FOR 55-57 HOLMES ROAD



Hallmark Property Group

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

Any future unforeseen activities that will need to take place on the public footway is subject to written permission being granted by the Council.



Hallmark Property Group

TRAFFIC AND ACCESS MANAGMENT

General Provisions

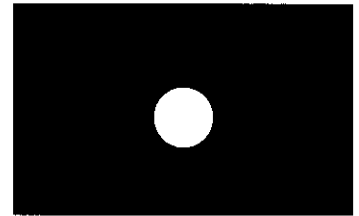
- None of the pay and display parking spaces on Holmes Road around the property will be lost during the construction process.
- No bus stops will be affected during the construction process.
- Suppliers making deliveries to site will be making their drops between 10am and 3pm. This will avoid peak traffic flows and any deliveries that are estimated to arrive after that time will be postponed until the following morning. Due to the timing of deliveries minimal disruption shall be caused.

Lorry Routing and Numbers

- All construction traffic to and from site will follow the main routes to site as shown on the enclosed map in Appendix A.
- Doherty Haulage will be the company used to transport waste material from the site. Pick ups will be made between 10am and 1pm otherwise the collection will wait until the following day. All waste shall be bagged with a max. weight of 20 kilos and also collection vehicles will be sheeted.
- A schedule will be kept for deliveries/collections so that the processes can be achieved between 10am and 1pm each day.
- Hallmark Property Group own a large basement, currently empty and security sectioned off from the existing car-parking within the building which will be used for construction workers and only for 2 vehicles. Appendix B shows the location of the basement area

Maintaining Access to existing Properties

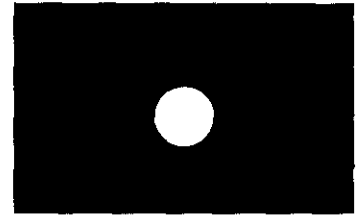
- Due to the work occurring on top of the existing roof, with full construction access through an independent scaffold tower from street level no residents or access to surrounding properties will be affected by the construction process.



Hallmark Property Group

ACCESS MANAGEMENT

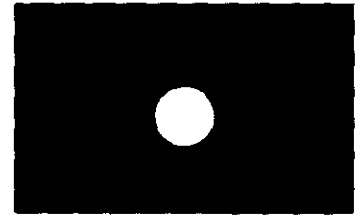
- Suppliers and waste collection company will be given copies of the Construction Management Plan, which will enclose the approved routes to and from site. Due to the development being of a small nature deliveries and collections will not be a daily occurrence and therefore route maps will be provided but temporary directional signage leading to the site will not be necessary.
- Schedule to be kept on supplier's vehicle sizes to ensure that larger vehicles than necessary do not deliver to site but also environmentally that the full capacity of the vehicle is utilised.
- All access to the development by construction staff will be via the external temporary scaffold tower stairs and lift/hoist, the existing stairs leading to the existing roof space through the building will only be used as an emergency fire escape.



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SITE SECURITY

- As the proposed development is above the existing roof space of the 55-57 Holmes Road, no hoarding is proposed.
- The existing metal railing edge protection would be used to safeguard all movement above the roof during construction, and this will be strengthened as and when needed.
- The proposed temporary scaffold tower leading to the roof space from street level, will be covered with mono-flex sheeting and alarmed at all times, to prevent entrance to site by unauthorised persons and prevent removals of materials or goods from the side. The security alarm will be linked to mobile telephone number of the site manager and the project manager for 24 hour monitoring.
- The scaffold tower on the roof edge protection railings will be adequately signed with relevant warning signs. These signs will be regularly inspected on a daily basis and maintained at all times. A record of signage inspection is to be kept in the site office diary.
- A record of all visitors to the site, together with a patrol log will be kept.
- The use of physical security patrols will be considered during later stages of the construction, should this measure be deemed necessary.



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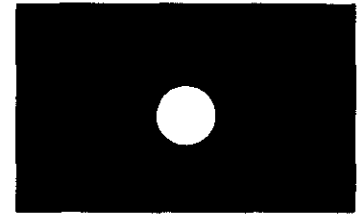
MANAGEMENT OF CONTRACTORS AND COMMUNICATION

To ensure that the measures within this Construction Management Plan and the conditions are understood by the contractors, the Construction Management Plan will be incorporated into the sub contractors pre-order and induction meeting.

Also, each supplier will be provided with a copy of the Construction Management Plan, which will form part of the contract with Hallmark Property Group, including any sub-contracting.

The potential to enforce the measures proposed will be at Hallmark Property Group discretion. Hallmark Property Group will act diligently at all stages to ensure that contractors are respecting the requirements of the Construction Management and will take action as necessary.

The Construction Management is to be agreed in writing with the London Borough of Camden as part of the requirement of the planning conditions and contact details will be on display for any interested parties to contact Hallmark Property Group if problems arise.



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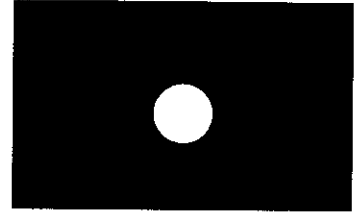
MATERIALS STORAGE

Wherever possible, a policy of delivering materials direct to their place of use will be adopted. Where this is not possible, or a stock of materials is required, clearly designated storage areas within the building enclosure will be established, secured and signed accordingly, these could be on top of roof space, or within the existing empty space in the building basement.

In reference to potentially harmful liquids such as fuels and lubricants, a secure storage area within the existing retained roofspace of the building will be established. They will be stored within this area in either bunded tanks, on drip trays or with residue collection sumps with a minimum capacity of 110% of the contents of the vessel.

Spill kits, drip trays and other emergency equipment shall be maintained on site as long as potentially harmful liquids are present.

Bunding will be regularly inspected and emptied as required. Inspections and emptying shall be recorded in the site's diary.



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NOISE AND VIBRATION

During Construction works it is recognised that the following operations will impact (will be able to be heard) on neighbouring properties:

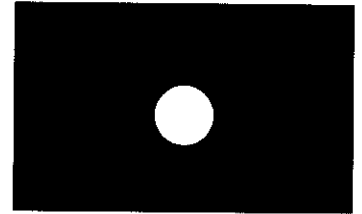
1. Site preparation, including the removal of the existing plant structure.
2. Delivery of pre-fabricated steels will involve the use of mobile crane and access platform.
3. Concrete delivered by ready mixed concrete trucks.
4. Cladding and glass framed panel fixing will involve the use of localised scaffolding sections and mobile cranes.

However disruption due to construction is a localised phenomenon and temporary in nature. In general, only properties surrounding the site boundary are likely to be affected by construction noise. It is predicted that noise levels to the surrounding premises are likely to moderate.

Reference will be made to the following safeguards to minimise the effects of construction noise and vibration:

- The various EC Directives and UK Statutory Instruments that limit the noise emissions of a variety of construction plant
- The guidance set out in BS 5228: 1997: Part 1, which covers noise and vibration control on construction sites.
- The powers that exist for local authorities under Section 60 and 61 of the Control of Pollution Act 1974 and Section 80 of the Environmentally Protection Act 1990 to control environmental noise and pollution on construction sites.
- Procedures for ensuring that all works are carried out according to the principle of "Best Practicable Means" as defined in the Control of Pollution Act 1974.
- General induction training for site operatives and specific training for staff having responsibility for particular aspects of controlling noise and/or vibration from the site.
- A monitoring/audit programme.

Every sub-contractor will be issued with a copy of the Construction Management Plan. Each sub-contractor must ensure that the relevant parts are communicated to their management supervisors and employees. Each sub-contractor will be required to appoint a competent person to manage the works and instigate control measures.



Hallmark Property Group

AIR AND DUST MANAGEMENT

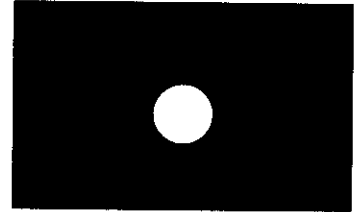
During the construction works there will be construction activities undertaken which will have the potential to generate dust. However, this will be minimal due to the proposed use of steel frames and composite panels rather than a masonry structure. The main sources of possible dust during construction activities include:

- Construction traffic.
- Materials handling, storage, spillage and disposal. (Minimised by all materials being bagged on delivery).
- Site preparation
- Demolition (Minimal as existing plantroom is of steel and structure to be demolished)
- Internal finishing

In general the impact of dust is likely to be minimal and localised due to the fact that dust is relatively heavy and falls from suspension in the atmosphere within a short period of time following release. Also due to the fact that most of the lower level structure will be erected within the existing plant room enclosure so any dust would be contained within.

Also, the upper floor would involve mostly steel frame, glazed and composite panels and therefore would generate very minimal level of dust. It is also important to notice that waste collection is controlled and disruption is kept to minimum.

The precise behaviour of the dust, its residence time in the atmosphere and the distance it may travel before being deposited will depend on wind direction and strength. The prevailing wind being from the southwest, the properties northeast of the site may suffer some minor nuisance.



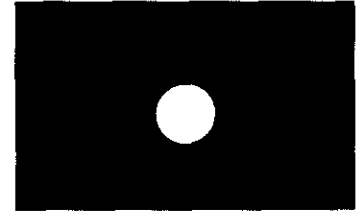
Hallmark Property Group

Mitigation Measures

Throughout the construction works mitigation measures will be employed to minimise the generation of dust and prevent adverse impacts including;

- Vehicles leaving the site will go through a wheel wash process if required, however this will be very unlikely due to construction site above roof level.
- Use of appropriately designed vehicles for materials handling.
- Minimise areas of stockpiles to reduce area of surfaces exposed to wind pick up.
- Storage of fine/dry materials with appropriate containers.
- Use of dust suppressed tools for all operations.
- Ensuring that all construction plant and equipment is maintained in good working order and not left running when not in use.
- Provision of sheeting to external scaffolding.
- Employ of good site housekeeping practices.

Dust needs to be monitored consistently throughout the day, in light of site operations and weather conditions.

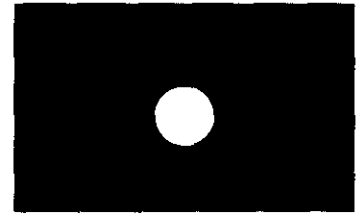


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SUSTAINABILITY

The project will be undertaken with a high regard to sustainability. In particular the following objectives will be set in place.

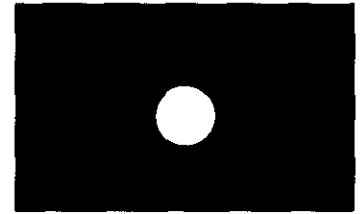
- Minimisation of vehicle movements to/from the site
- Promotion of shared transport arrangements for site operatives, including the use of public transport
- Use of modern plant with fuel-efficient engines
- Reduce the amount of aggregates usage on site by means of alternative constructional techniques
- Apply a reduce-reuse-recycle philosophy to all waste procession activities



Hallmark Property Group

SITE LIGHTING

Appropriate lighting will be installed on site to ensure that access/egress points are clearly visible during operational hours. Care will be taken to ensure that lighting does not cause a nuisance to neighbouring properties or distract traffic on Chalk Farm Road.



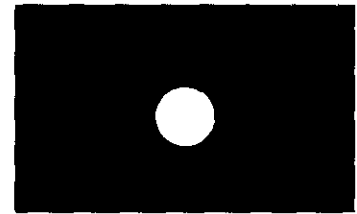
Hallmark Property Group

WASTE MANAGEMENT

Waste will be managed onsite with objectives to deliver the following.

- To minimise the creation of waste wherever possible.
- To remove rubbish, debris and surplus material and keep the site clean and tidy. Rubbish will be bagged to prevent any spillages.
- To ensure that waste disposal is managed in a controlled way.
- To ensure that surplus material is minimised and any non-usable surplus is recycled.

The site will be maintained in a cleanly, litter free condition throughout the works. Measures will be put in place to control pests or scavengers should they be noted during site inspections



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IN THE EVENT OF AN EMERGENCY

Emergency Contact Details

Emergency Services	-999
Local police	- Holborn Police Station - 0300 1231212 - West Hampstead Police - 0300 1231212
Whittington Hospital	- 020 7272 3070
Environment Agency	- Emergency Number - 0800 807060

Company Contacts

Hallmark Property Group

Project Director	- Dyar Lally	020 7494 9000
Project Manager	- Simon Hikmet	020 7494 9000
Site Manager	- Dennis Enright	07831 665752

Planning and Building Control

Development Control Planning Services Cassie Plumridge	020 7278 4444
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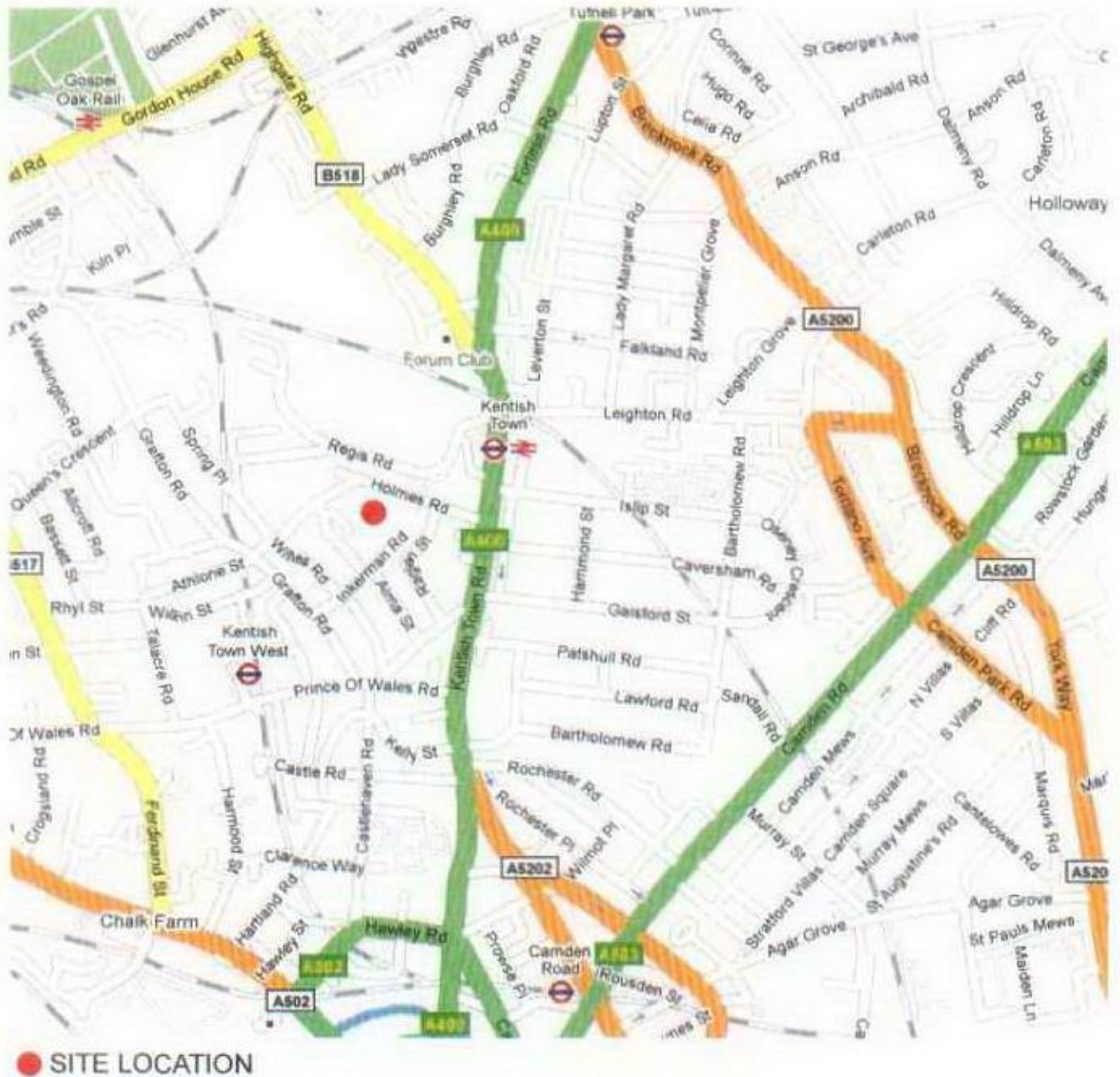
BBS Approved Building Control Inspectors Paul Putney	01892 891 280
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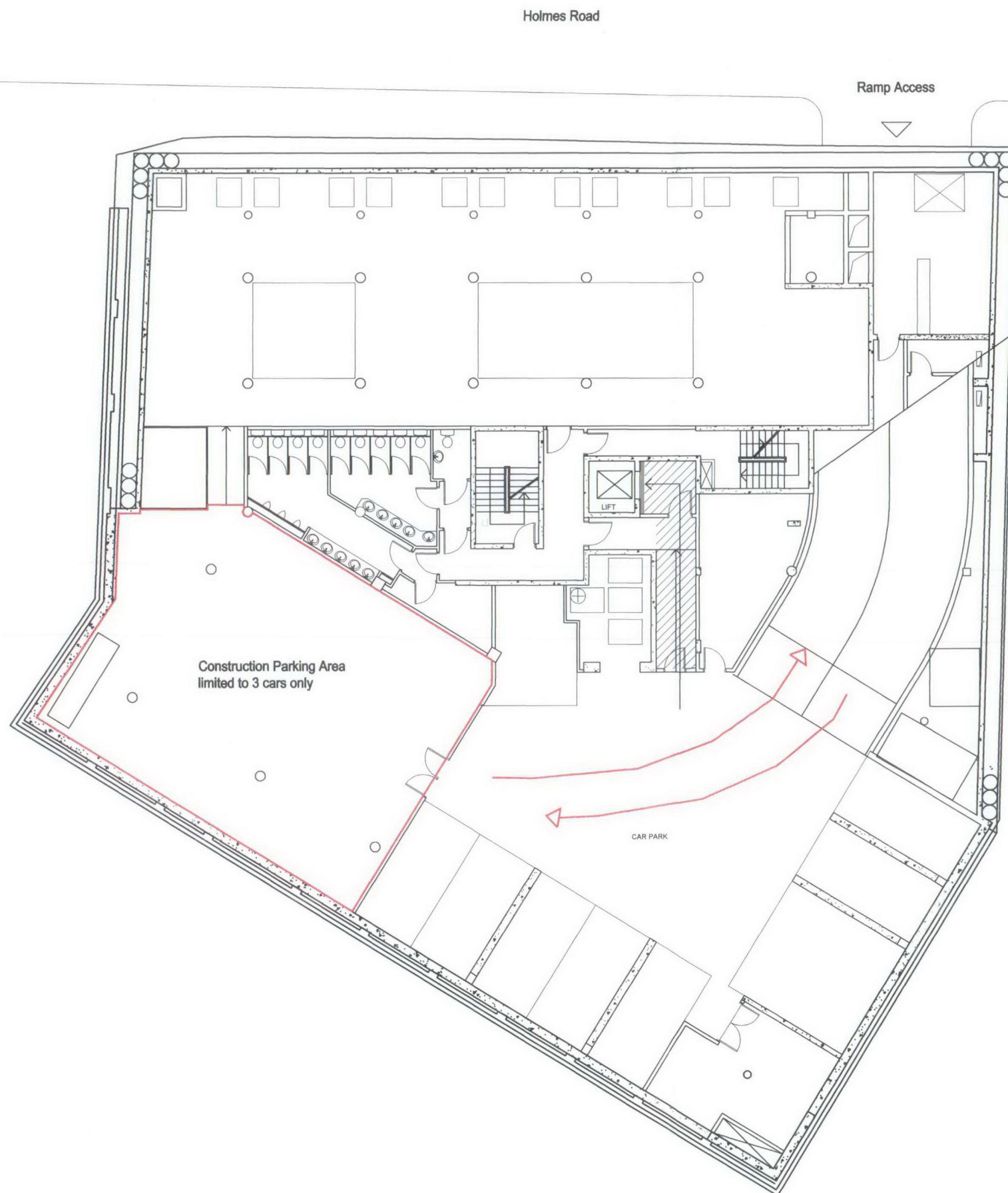


Hallmark Property Group

APPENDIX A

PROPOSED CONSTRUCTION TRAFFIC ROUTES





Contemporary Design Solutions



46 Great Marlborough Street
London
W1F 7JW
Telephone: 020 7494 9000 Fax: 020 7494 4944

Client

HALLMARK PROPERTY GROUP

Project Title

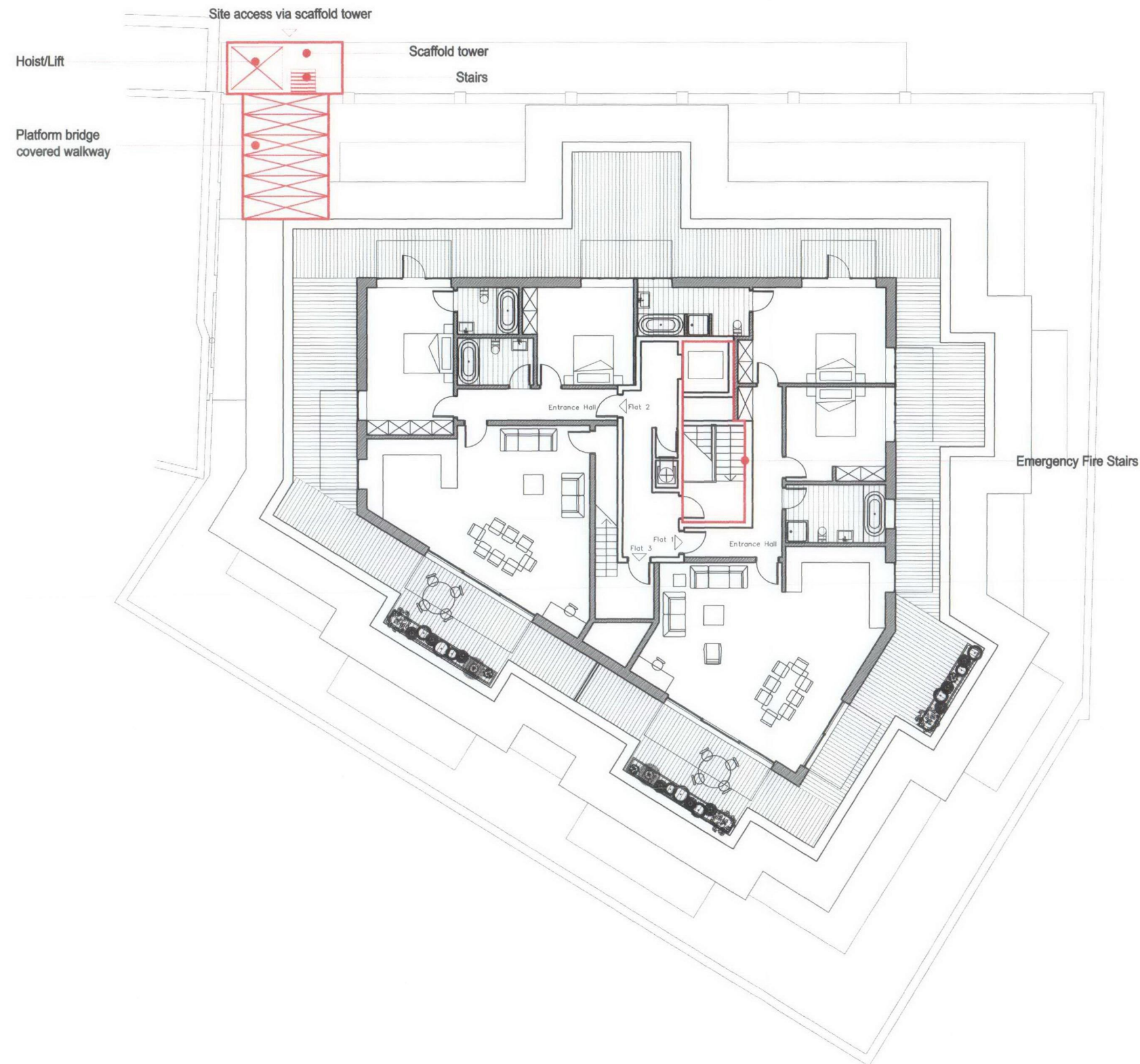
55-57 HOLMES ROAD

Drawing Title

Construction Parking Area

Scale	1: 200	Date	09/02/10
Drawn	SS	Checked	JS
Drawing No.		Rev.	

095



Contemporary Design Solutions



46 Great Marlborough Street
London
W1F 7JW
Telephone: 020 7494 9000 Fax: 020 7494 4944

Client

HALLMARK PROPERTY GROUP

Project Title

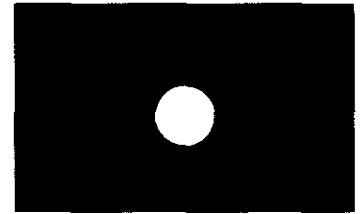
55-57 HOLMES ROAD

Drawing Title

Construction Site Access & Fire escape

Scale	1: 200	Date	09/02/10
Drawn	SS	Checked	JS
Drawing No.	Rev.		

096



Hallmark Property Group

APPENDIX D

STEELWORK SUPPLIERS METHOD FOR UNLOADING AND TRANSPORTING THE STEEL WITHIN THE EXISTING ENCLOSURE

L.G. WELDING FABRICATIONS

15 Aston Road
Bedford, Beds
MK42 0LW

Telephone: (01234) 360187
Fax: (01234) 360187

Structural Steel Work, Fire Escapes, General Metal Fabrication, Gates

Reg: Method Statement for the delivery and installation of structural steelworks at 55-57 Holmes Road, Kentish Town

Manufacturer and delivery to Site:

All steel works are manufactured in our factory in Bedford, under a controlled environment in compliance with all government guidance for working with steel legislation and Health & Safety.

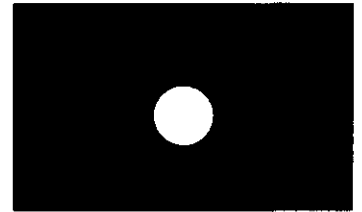
The necessary steel work then delivered to site, loaded on to our suitably sized lorry to drive into Central London areas using a fork lift truck attached to lorry, and then using a mobile crane all steel will be lifted and placed on designated areas on the flat concrete roof of the existing building identified by structural engineers.

Once on the roof specially designed flat trolleys used to wheel steel sections to relevant part of the development, then using "Genie Lift" to lift in all steel plate and fit in place.

L.G. Welding Fabrications

B.S. Dhillon

CONSTRUCTION MANAGEMENT PLAN
FOR 55-57 HOLMES ROAD

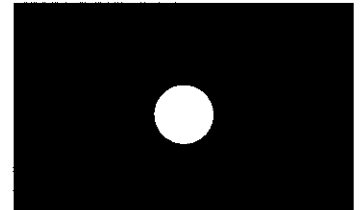


Hallmark Property Group

APPENDIX E

Proposed Scaffolding Plan and Method Statement

CONSTRUCTION MANAGEMENT PLAN
FOR 55-57 HOLMES ROAD



Hallmark Property Group

Scaffolding Method Statement

Objective

To provide temporary scaffolding works for the site requirements.

General

This method statement is set out for the erection and dismantling of access scaffolding and temporary edge protection.

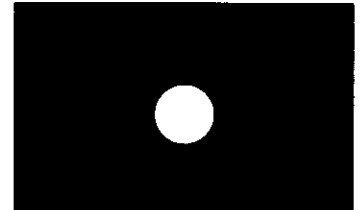
Materials

Materials to be traditional tube and fitting. Decking to be timber board 225mm wide to BS 1193, board thickness as set out below:

Nominal Thickness mm	Max. Span m	Min. Overhang mm	Max. Overhang mm
38	1.5	50	150
50	2.6	50	200
63	3.25	50	250

Operatives

All operatives working on site will be deemed competent to carry out works of this nature and will have been briefed on the use of all arrest equipment for works on scaffolding



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Scaffold Requirements

- Safe access to and from the working platform during construction and use
- A suitable guard rail at the working platform
- Scaffolding to be built off 8ft long Youngman boards either side of the rooflight to the flat roof of No. 49 Wilton Crescent to spread the weight. Scaffolding is then tied into party wall on No. 50 Wilton Crescent's side with the tower rising from the Holmes Road frontage then extended onto the flat roof of the existing 55-57 Holmes Road building.
- Install reinforced mono-flex sheeting to the exterior elevations of the scaffolding properly lapped and secured to prevent the adjoining property being affected by dust and cement splashes.
- Do not place on the Adjoining Owner's land or buildings any builders materials or equipment.
- The scaffold is to be alarmed to provide security.
- Scaffolding to be solely used for access by construction staff and construction materials.
- Not allow operatives or other persons to gain access to the Adjoining Owner's land or buildings via the scaffolding or during the erection/dislantling of the scaffolding.
- Not at any time to overload the scaffolding with materials and equipment which may cause it to collapse or cause any damage to the adjoining property, any more than specified by the scaffold designer.
- Take all necessary and proper precautions to maintaining the existing security to the Adjoining Owner's property.
- Immediately upon completion of all the work remove the scaffolding, debris, builder's materials and protection, the light area to be swept clean where applicable and left in no worse consideration than they were when the Schedule of Condition was taken and agreed.
- A copy of these conditions shall be the subject of a written instruction issued to the contractor carrying out the work.
- We would propose that the scaffolding be erected for the duration of the construction approximately 6 months to allow construction completion.