

154 Loudoun
Road



154 LOUDOUN ROAD

CONSTRUCTION MANAGEMENT PLAN (DRAFT)

This Construction Management Plan has been prepared in draft, to set out some key issues that the successful contractor will need to consider in managing the works. The final Construction Management Plan will be prepared by the successful contractor and will be submitted by them to the Planning Authority for Approval prior to the commencement of works on site.

Considerate Constructors Scheme

The Tenderers' approach to the management of the proposed works will be part of the considerations in the selection process.

Registration

The successful contractor will be required to register with the Considerate Constructors Scheme.

The Environment

The contractor will be required to do all they can to reduce any negative effect they have on the environment. They will be required to work in an environmentally conscious and sustainable manner.

Site Waste Management Plan (SWMP)

The contractor will develop the Site Waste Management Plan initiated by the Client setting out how they propose to organise the procurement, handling and installation of materials and fittings to minimise waste emanating from the construction process.

Construction Traffic

Work on adjacent sites (Conversion of All Souls Church and the site at SW corner of Loudoun Road/Belsize Road junction) should be complete by the time that the works to 154 Loudoun Road commence. This should ensure that this development does not increase the burden of construction traffic on the local road system.

Deliveries of construction materials are most likely to come via the A41 Finchley Road. Vehicles will be routed via Hillgrove Road and Alexandra Road to avoid the schools located on Boundary Road.

Deliveries will be timed to avoid the peak flows of pedestrian movements – see item below on Pedestrian Routes.

Site Access is currently on Alexandra Road. There will be no vehicle access onto the site in the final scheme. It is likely that the contractor will want to use the existing access in the early stages of construction. It is likely that the contractor compound will be located in stacked cabins along Alexandra Road.

Construction Noise

The contractor will be required to abide by London Borough of Camden's permitted working hours set by the Environmental Health Officer.

Piling will be by augured rather than driven piles to limit nuisance to adjacent properties and prevent damage to the adjacent railway or any of its structures.

Construction Nuisance

Demolition works are limited in extent as the site currently is only occupied by one small single storey lightweight building. The roof of the building may have asbestos containing materials. This is being checked and, depending on the results of these tests, appropriate measures will be taken to remove and dispose of the material.

Dust creating activities during construction will be minimised and locally controlled to minimise any nuisance.

Contractor's vehicles will be parked on the site. With such good public transport links to the site it is likely that most of the workforce will arrive by Underground or Bus.

Site Rules will prevent the use of radios or the playing of loud music on site and will also impose a strict code of behaviour on the contractor's staff.

The Workforce

The contractor will provide clean and appropriate facilities for those who work on site in accordance with the Construction (Design & Management) Regulations 2007. Facilities will be comparable to those provided in any other working environment.

Welfare Facilities

In addition to the on site welfare facilities contractor's staff are likely to make use of the nearby cafes and shops both on Langtry Walk and Fairfax Road. This will provide a boost to the local economy for the duration of the works.

The General Public

The contractor will do all they can to reduce any negative impact on anyone affected by the site. The site will aim to leave a positive impression on its neighbours.

Site Security

The site is located in a predominantly residential area and on the route for school children attending the local primary and secondary schools. The site will be secured with a solid hoarding to prevent unauthorised access by children in accordance with HSE Guidance Note HSG151 'Protecting the Public'

Pedestrian Routes

Langtry Walk is a major pedestrian thoroughfare giving access to South Hampstead London Overground Station and to buses and Underground Stations on the Finchley Road. Significant numbers of people cross Loudoun Road in front of the site.

The contractor will be required to make delivery drivers aware of the crossing point at the end of Langtry Walk and to be especially careful in controlling vehicles entering and leaving the site.

Loudoun Road is also a busy traffic thoroughfare and the contractor will need to manage vehicle deliveries so that Loudoun Road does not become blocked by vehicles waiting to be unloaded.

Adjacent Properties

The dwellings 12 – 18 Alexandra Road are immediately adjacent to the site and are, therefore, most likely to be affected by the proposed works. The contractor's proposals for the protection of these properties from noise, dust and physical damage will be particularly scrutinised before the contractor is allowed to commence work.

The West Coast Main Line

The West Coast Mainline Railway runs in a cutting on the Northern boundary of the site. The railway is electrified with 25KV overhead power lines. The London Overground also runs past the site with electrified third rail.

Site Access.

The contractor will seek prior agreement with and keep informed Network Rail of their progress is as far as it affects the reserved access areas to the railway bridge and the green strip along the railway embankment.

Site Safety

The contractor will be required to agree their method of working with Network Rail to avoid any danger to operatives working on the site from the overhead power cables.

The contractor will also be required to agree their method of working with Network Rail to avoid the possibility of the construction work causing damage or interruption to rail services, or worse causing a major accident/incident.