

Chichester House, 278 – 282 High Holborn, London WC1

Construction Management Plan (Draft)

This document has been compiled to provide guidance for Camden Council as to how the developer intends to ensure that works undertaken at Chichester House are executed in an organised and considerate manner. The contents of this report will be developed with the design team, main contractor and specialist trade contractors as the scheme is developed and contractors appointed.

The redevelopment comprises the demolition of the existing building down to basement level followed by the installation of new piling, localised basement deepening and construction of the new structure comprising basement, ground and seven upper floors to provide commercial office and retail space along with six residential units.

1.0 Programme

It is anticipated, subject to planning approval and vacant possession that demolition of the existing structure will commence in October/November 2007 and complete during April/May 2008. This will be followed by construction of the new development from May 2008 through to October 2009.

A detailed programme of works will be issued by the Main Contractor once appointed.

The proposed working hours on site are:

Monday to Friday	8.00 am . 6.00 pm
Saturday	8.00 am . 1.00 pm
(No working on Sunday or Bank Holidays).	

If it becomes apparent that due to noise and vibration issues some works would be better undertaken outside these hours then approval would be sought prior to these commencing.

2.0 Neighbours

Prior to appointment of the demolition and main contractors The developer and their team will be liaising directly with the neighbouring building owner and occupiers.

Once appointed, the demolition and main contractor will maintain operational contact with the local neighbours by way of continuous personal contact and regular news letters. Additional liaison will be undertaken by the developer and their project manager, particularly with the residential neighbours.

Any complaints raised by adjoining residents will be firstly directed at the main contractor but if they are not dealt with satisfactorily they will then be directed to the developers project manager for resolution.

3.0 Site Perimeter and Access

It is important that this scheme projects the right image to local residents and businesses; this message will be passed onto the contractors employed on site to ensure that the overall site appearance is one of a well organised and tidy site.

The site perimeter will be clearly and safety demarked with a well constructed and maintained timber hoarding constructed in line with Camden's requirements and agreement. This hoarding will be decorated and display all relevant signage in respect to health and

safety notices, directional signage and contact telephone numbers etc. The site hoardings will be well maintained throughout the project and regularly cleaned.

Perimeter access scaffold will be located in agreement with Camden Highways Dept and be boxed in and decorated as required, whilst maintaining suitable pedestrian widths and access to any statutory services access points within the pavement.

Lockable gates will be located within the hoarding to allow access for vehicles and pedestrians during the site opening hours. Direct lockable access will also be provided on Great Turnstile to provide direct access to the existing basement switchroom.

4.0 Highways and Pedestrian Routes

Once scaffolds have been erected along High Holborn access will be maintained within a protective boarded pedestrian tunnel offering access onto the highway at intermediate locations. Pedestrian access widths will be maintained in line with Camden guidelines.

Protected pedestrian access will also be maintained along Great Turnstile in a similar manner to High Holborn but specifically erected in an arrangement that maintains security for the adjacent residential properties. These adjacent residents will be consulted when planning the access along Great Turnstile to ensure they are satisfied with the proposed arrangements.

All hoarding will be adequately lit in order to maintain safe passage of pedestrians and will be arranged to maximise pedestrian eye lines and thereby discourage petty crime.

During the demolition and substructure phases of the programme regular road cleaning will be undertaken to Whetstone Park, this will be supplemented by a wheel washing regime located within the site boundary.

5.0 Deliveries and Storage

General site deliveries will be made to the rear elevation along Whetstone Park via access from Newman Row; it is proposed that vehicular access will be made direct onto site at this point where deliveries can be directly and quickly off loaded.

Large components will be offloaded by tower crane directly from the delivery vehicle located along High Holborn; all statutory safety measures will be adhered to in respect to signage, barriers and banksmen to ensure public safety is maintained. Deliveries along High Holborn will be made outside peak hours if necessary following agreement with Camden Highway Dept.

6.0 Waste Disposal

Site waste will be regularly collected from the Whetstone Park site access point and cleared from the site. Waste will be separated into recyclable, landfill and hazardous materials to minimise the use of landfill sites, ensure hazardous material are correctly disposed of and to maximise the recycling of materials.

Waste collection times will be standardised so that it can be assembled within the site confines prior to collection, thereby ensuring that the removal operation is completed in the minimal of time.

All waste will be removed by licensed carriers and certificates collected to demonstrate the same.

7.0 Dust and Noise Nuisance

It is acknowledged that projects of this nature will generate a degree of dust, noise and vibration within the local area and that this must be addressed to minimise any effect on neighbouring occupants.

Dust will be controlled by the use of screens and damping down within the site perimeter and will be addressed by the contractor within their method statements.

Operations on site that are likely to generate unacceptable levels of noise and vibration will be undertaken in a manner that minimises this nuisance and agreed with the trade contractors; method and risk assessments will be agreed to ensure these works are carried in an acceptable manner.

If it is impracticable to incorporate satisfactory measures to adequately suppress noise and/or vibration nuisance then these elements of works will be undertaken during restricted working hours to minimise the effect on adjacent residents.

8.0 Site Accommodation

It is proposed that all site office and welfare accommodation be located within the site boundary although the practicalities of this will need to be finalised with the main contractor. If this is not a workable solution then we will seek to locate these facilities within an adjacent building or on gantry mounted temporary offices located at high level on the High Holborn frontage.

If it is necessary to gantry mount these facilities, they will be fire rated and the exact location agreed with Camden Highways Dept. We will also ensure that facilities are moved back within the site boundary once construction has sufficiently advanced.

9.0 Major Site Plant

It is anticipated that the following major site plant will be utilised on this development:

- Piling Rig and Associated Mobile Crane.
- Tower Crane(s).
- Mast Hoist.

Piling rigs and associated cranes will access the building from Whetstone Park and operate within the site boundary; additional access for spoil removal will also be via a ramp up into Whetstone Park.

It is anticipated that up to two tower cranes will be employed on this project, dependant upon main contractor advice. The crane(s) will be located within the site boundary and will be of a ~~luffing~~ jib type; thereby avoiding unauthorised over-sail of adjacent properties. It is likely that the crane(s) will be erected and dismantled from High Holborn and will necessitate the need for a mobile crane during pre agreed road closures.

As the superstructure progresses a mast hoist will be located within the site boundary; deliveries for which will access directly onto the site from Whetstone Park.