



# KNAPP HICKS & PARTNERS LTD

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## CONSTRUCTION MANAGEMENT PLAN

FOR

DEVELOPMENT SITE

AT

22 TOWER STREET,  
LONDON  
WC2H 9TW

FOR

LEITH PLANNING

## INDEX

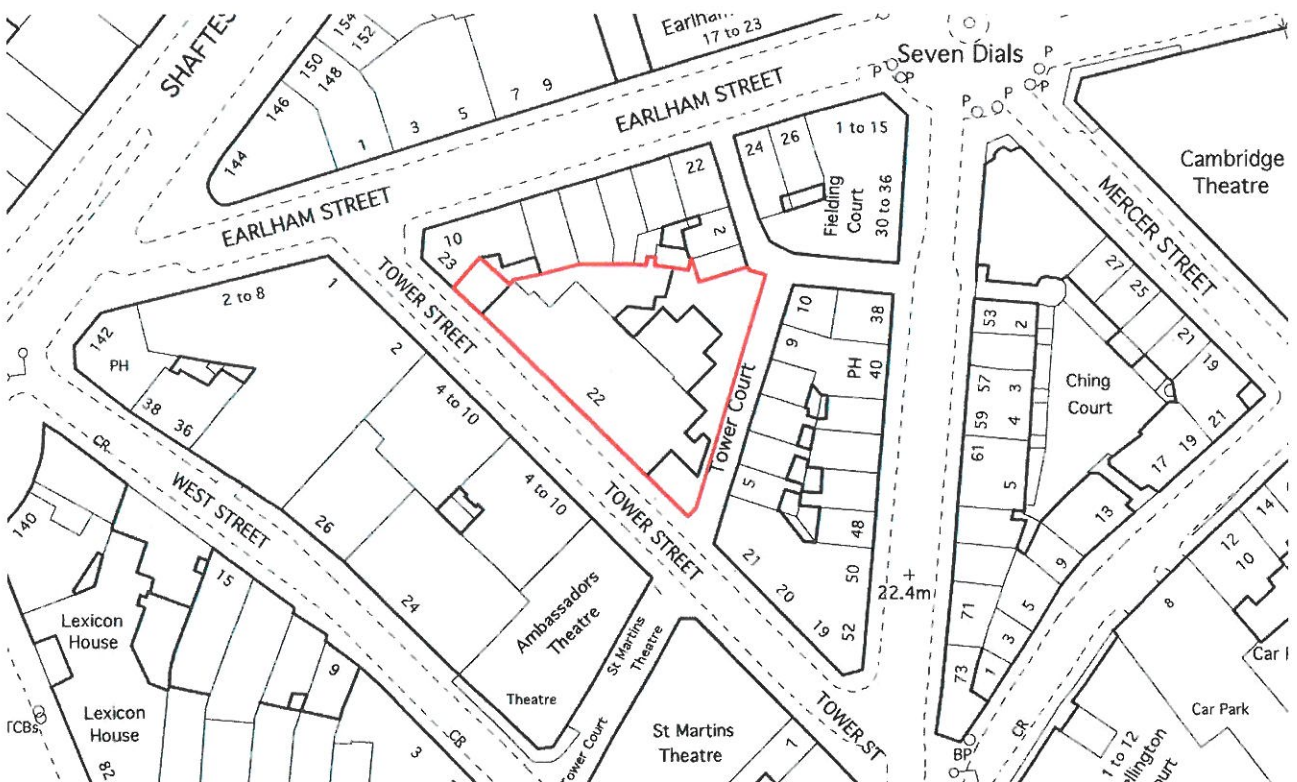
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## PROJECT DESCRIPTION

The project is to convert the existing B1 offices into residential apartments. This will be carried out within the confines of the grade II listing. A detailed description can be found in the project Design and Access Statement produced by Claridge Architects as part of this application. All references in this document to the 'appointed contractor' refer to a contractor to be appointed at some future time.

## SITE LOCATION

The site is located at 22 Tower Street in the London Borough of Camden and is outlined in red on the plan below.



The site is bordered by:

- North        Shops and commercial properties
- East        Tower Court
- Southwest   Tower Street

## **Description of Development**

The development comprises the conversion of a listed office building (originally an Edwardian school) into 22 residential apartments including a number allocated to affordable housing. More detailed information on the development proposal can be found in the Design and Access Statement.

Two disabled parking spaces will be provided together with 23 cycle spaces as part of the proposals.

## **Site Working Hours**

In accordance with The London Borough of Camden's 'Control of Construction Site Noise' the hours during which noisy operations can be carried out will be restricted to 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays. No noisy operations will be permitted outside of these hours or on Sundays or Bank Holidays.

Any exception to these restrictions will only be permitted after consultation in writing with The London Borough of Camden and may include (but is not limited to) Sunday working to enable road closures for specific deliveries or operations which would otherwise cause a nuisance if carried out during normal hours. Health and safety issues and emergencies excepted for which a full report will be required for submission to detail the precise reasons for the out of hours working.

## **Health & Safety**

Health and safety risk assessments will be provided at detail design stage followed by a Construction Phase Health & Safety Plan which will be prepared by the appointed contractor prior to the start of the construction phase.

## **Project Waste Strategy**

It is the intention that the appointed contractor endeavours to recycle wherever possible using the philosophy:



The appointed contractor will be expected to ensure that all sub-contractors adopt the same philosophy. The appointed contractor will be expected to provide site inductions and toolbox talks to ensure compliance and understanding of the waste strategy.

Construction materials will be selected to minimise their impact on the environment and wherever possible from sustainable and/or renewable resources.

### **Storage and Security**

Materials are to be stored on site in a way to prevent the likelihood of damage which might otherwise become waste. Due to the very limited storage space the appointed contractor and his sub-contractors should be encouraged to use a 'just in time' delivery basis. This will limit the amount of materials stored on site. The appointed contractor should ensure that sufficient space has been allocated to store newly delivered materials before they arrive so that off-loading can be carried out immediately the delivery vehicle arrives thus avoiding standing time and the likelihood of parking tickets.

Separate and secure storage is to be provided for hazardous materials, for example, acetylene, oxygen, LPG etc.

Adequate lighting of the site boundary is to be provided but without intruding on adjacent properties. It should provide sufficient lighting to allow the passing public and site personnel to pass safely around the perimeter of the site.

Site security is paramount. Site hoardings will be installed where appropriate and external apertures of the existing structure adequately secured. The layout of the hoarding should be such that no blind spots or dead zones are created so as to avoid loitering and places of seclusion. Site security measures are to be reviewed on a regular basis.

### **Noise, dust and air pollution control**

The amount of noise, dust and air pollution generated during the construction is to be kept to a minimum to avoid causing nuisance and disturbance to the surrounding building users and passing public in accordance with the relevant code of practice.

Air and water pollution policies must be adopted by the appointed contractor in line with current best practice. Sub-contractors must be made aware of these policies and their compliance monitored.

Prolonged dry weather and strong winds are known to produce the ideal conditions for dust nuisance to occur. Prevention is always better than cure. To this end the following measures are to be considered by the appointed contractor:

- Minimise the amount of stockpiled debris on site.
- Locate stockpiles to minimise the risk of dust nuisance.
- Ensure vehicles carrying debris are sheeted at all times.
- Damp down regularly during dry weather and as necessary at other times.

- Construction plant and equipment will be kept in good working order and not left running when not in use.
- Properties within the immediate vicinity should be notified well in advance of any unavoidable nuisance that might arise giving the anticipated start date and approximate duration.
- Vibration during the course of the works is to be kept to a minimum and the use of dampers is to be considered and implemented whenever appropriate.

### **Protection of the existing listed building**

The Design and Access Statement details the permanent works which affect the listed elements of the building.

During the construction process the appointed contractor is to ensure that the façade of the building and the internal architectural features which are to remain are adequately protected at all times. Regular checks should be carried out and recorded to ensure the protection measures are fit for purpose and any repairs/alterations to the protection actioned immediately.

### **Adjacent properties**

The proposals do not currently impact on the stability of the adjoining properties.

### **Protection of bio-diversity**

An ecological survey has been carried out by United Environmental Services Limited and their report is attached to the application. No further action during the construction phase has been recommended by the report with respect to bats or breeding/nesting birds.

There is only one tree within the curtilage of the site and this is to be preserved. Adequate protection must be provided by the appointed contractor to ensure it's protection.

### **Travel and parking**

There is very limited parking on site and this will be reserved for senior site staff. Parking in the area is very limited and construction personnel will be expected to use public transport whenever possible. The site is within a short distance of both Leicester Square and Tottenham Court Road underground stations. The area is also well served by bus



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routes. If the use of cars/small vans is absolutely necessary then there is a car park in Newport Street in Chinatown within easy reach of the site.

**Access routes**

The main routes into the area will be:

- From the west via the M4/A4 and A40
- From the North via the M1 and A1
- From the southeast via the A2
- From the southwest via the M3 and A3

Deliveries should be arranged to avoid peak hours and minimise disruption to traffic, ideally between the hours of 9:30am and 3:30pm.

When the appointed contractor is preparing his method statements for the construction phase he should include liaising with adjacent building sites and wherever possible arranging deliveries to avoid clashing with deliveries to nearby sites. This will benefit all sites in the vicinity and reduce the impact on the general public using the adjacent roads. This is of particular importance where large delivery vehicles are involved.

**Monitoring**

These procedures are to be monitored on a regular basis by all parties involved in the construction process and its management. Any changes required should be noted and an updated version of the plan issued to all concerned parties with a clear set of revision notes to highlight the changes.

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