



13 & 15 John's Mews, WC1N 2PA

Construction and Traffic Management Plan

Date: May 2014

CONTACT DETAILS

Q1. Please provide contact details for the person responsible for submitting the CTMP.

Name: FT Architects Ltd

Address: Hamilton House, Mabledon Place, London WC1H 9BB

Tel: 020 7953 0388

Email: louise@ftarchitects.co.uk

SITE ADDRESS

Q2. What is the full postal address of the site?

13 & 15 John's Mews, London WC1N 2PA

Q3. Please give a very brief description of the work.

Excavation to form basement beneath existing properties, together with the construction of a mansard roof extension and refurbishment of the building above ground.

WORK PROGRAMME

Q4. Please supply a broad-brush work programme and total timescale for the project, giving the duration of each major phase of the construction and the anticipated start date if known.

It is proposed to start approximately 6 months after submission of the planning application.

It is expected that the contractor will mobilise the site over two weeks, erecting hoardings etc., then carry out the superstructure works.

Underpinning will take place throughout the basement excavation process, so fit-out and completion should take 12 weeks after that, all in all a 5-6month project.

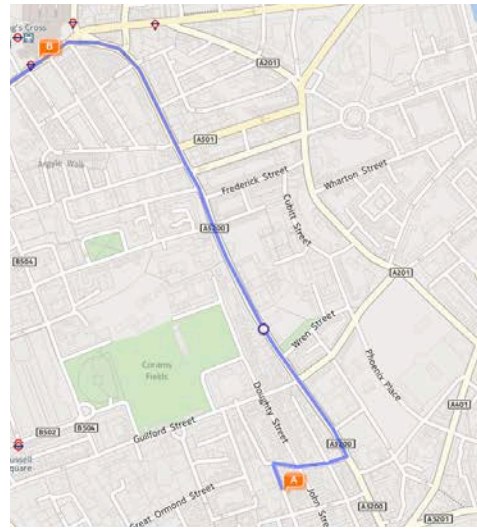
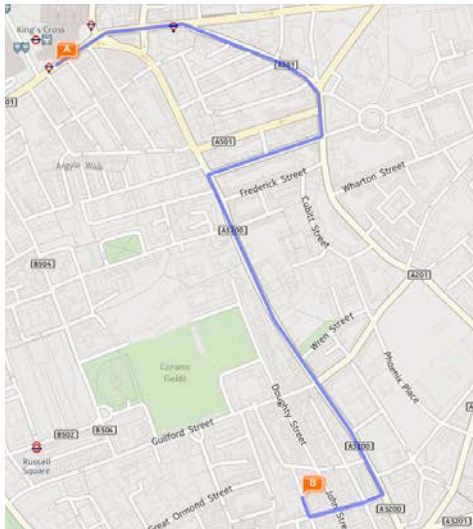
The contractor will liaise with any other construction companies within the immediate environs in order to coordinate traffic flow and hours of maximum impact.

Q5. What are the days and hours of site operation?

During the week, site operation times will be within the permitted hours of 8.00am and 17.00pm, with work on Saturdays between 8.00am and 13.00pm where necessary. The contractor will endeavour not to work on Saturdays unless essential, in order to minimise impact on neighbours.

ROUTING OF DEMOLITION, EXCAVATION AND CONSTRUCTION VEHICLES

Q6. The map below details the proposed route of construction traffic to and from the site.



HGV's arriving to the site (see map above) from Euston Road (A501) will take a right onto King's Cross Road, followed by a right onto Acton Street and then turn left at the end onto Gray's Inn Road. From there they take a right down Northington Street and John's Mews is then the third permitted right-hand turning.

HGV's departing the site (see map above) can continue up John's Mews in the same direction, turning right onto Roger Street. At the end they will turn left onto Gray's Inn Road, which will lead them back onto Euston Road (A501).

Q7. How will contractors, delivery companies and visitors be made aware of the route (to and from the site) and of on-site restrictions, prior to undertaking the journey?

The contractor will endeavour to use the same haulage company throughout the programme, so the drivers become familiar with their methodology and Foremen. They should abide by this Construction Traffic Management Program; stacking will be avoided by maintaining a minimum 15-minute call-up. No workmen will be allowed to park in the vicinity, and are expected to use public transport. Visitors are also encouraged to use public transport.

The contractor's Foremen will post a Banksman at the beginning of the street to welcome the vehicle and warn traffic following on of any possible delay, with a request that the delivery vehicle goes 'round the block' again should any emergency vehicle or neighbour need to get past in a hurry.

There will be no contractors vehicles parked on John's Mews. Those requiring all day parking will use the Farringdon, Camden Town or Bloomsbury Square car parks. Those visiting the site by car for a short time will use the pay and display parking spaces within the surrounding CPZ. (1 pay and display bay on Northington Street Mon-Fri 8.30-18.30, 7 pay and display bays on John Street Mon-Fri 8.30-18.30).

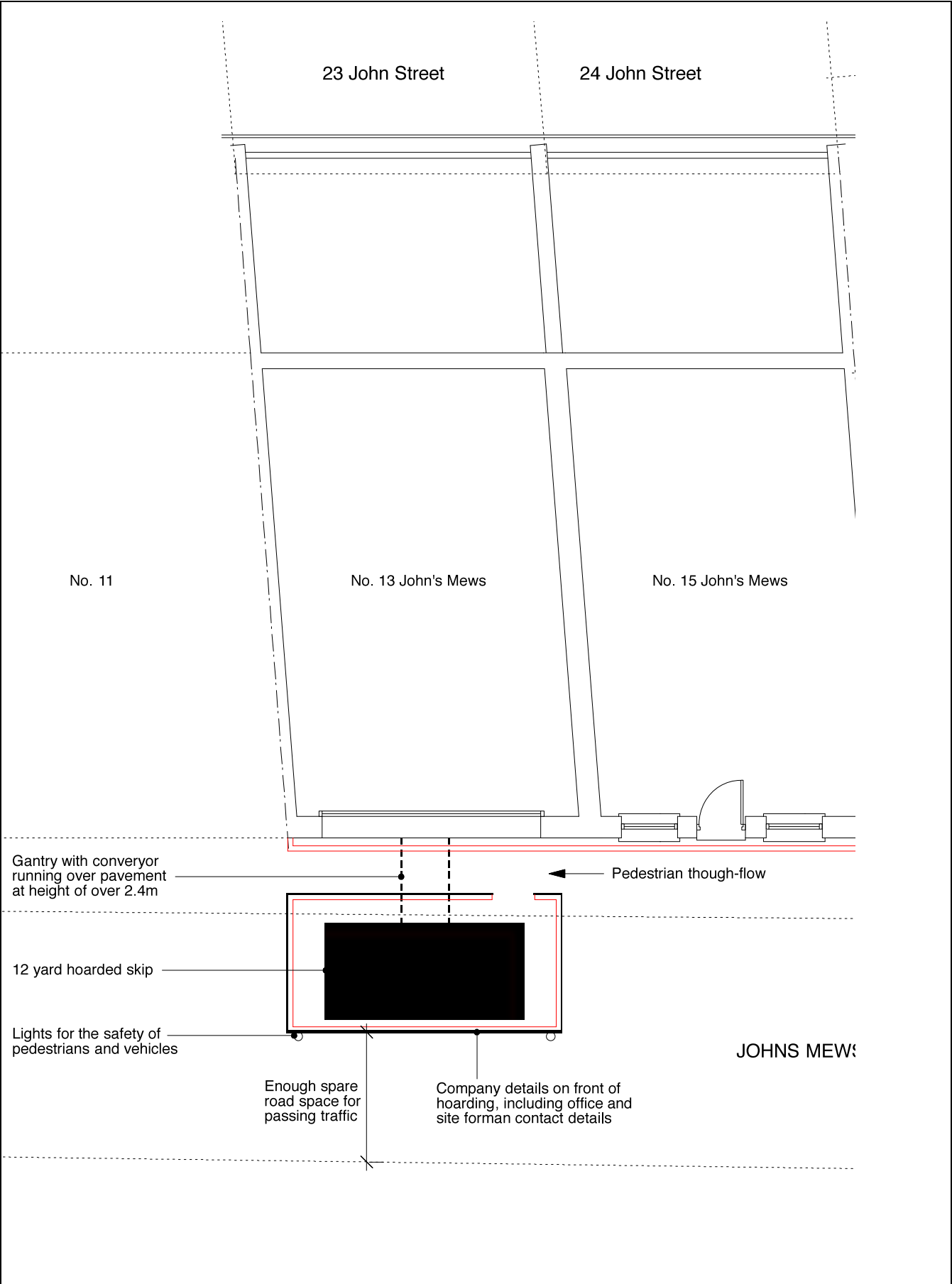
SITE ACCESS

- Q8. Please supply an accurate (to scale) site plan showing all points of access and where materials, skips and plant will be stored, and how vehicles will access the site.

The contractor is expected to place a hoarded, 12 yard skip at the front of the house, no wider than the parking bay nearby. From the garage of the house a gantry with conveyor will run over the pavement at a height of over 2.4m. This gantry and the hoarding will be lit appropriately for footpath users and road vehicles alike. Loading and unloading from within this structure will be supervised by qualified banksmen, who will attend to the needs of pedestrians and motorists. To remove spoil, a skip-lorry will pull in front of the temporary structure so as to allow the removal and replacement of the laden skip, again supervised by banksmen.



Should emergency vehicles or neighbours require immediate access, the driver of the lorry will be instructed to please 'go round the block' if necessary. However this is unlikely to occur because drivers will be instructed not to obstruct the highway or double-park alongside the temp structure.



Q9. How will vehicles enter and leave the site?

All delivery and waste removal traffic (Skip Lorries) will be called in by the Foreman and managed by Lantra qualified banksmen; vehicles will cause minimal delay to through traffic by either pulling in to the space in front of the temporary structure where there is a single-yellow line.

Q10. If delivery vehicles cannot access the site where will they wait to load/unload?

No traffic stacking will be allowed in the locale. Lorries will be called in from outside of the area once the site is clear. The Foreman will be in telephone contact with the Lorry Drivers through central control.

VEHICLES ACCESSING THE SITE PER DAY/WEEK

Q11. Provide a breakdown of the number, type, size and weight of vehicles accessing the site.

- An estimate of approx. 8/9 Skip Lorries a week are likely to be used during the basement construction phase for approx. 12 weeks. Alternatively, if a Grab Lorry can be used without double parking then there will probably be only 4/5 vehicles per week.
- The contractor will liaise and ensure that deliveries and spoil removal will not happen on the domestic waste collection times and local businesses are not affected by the on-going construction works.
- An estimate of approx. 50 heavy Lorries to be used over the duration of the basement works. (Grab-lorries and deliveries) over the 6 month period.
- As part of the contractor's awareness on projects, they will submit a condensed traffic plan to all suppliers to ensure that our suppliers closely follow our submitted CTMP.

Q12. Deliveries and collections should generally be restricted to between 9.30am and 4.30pm. Please confirm your acceptance to this condition and describe how it will be enforced.

Heavy Lorries will be restricted to visit site only within rush hour times – thus 9.30 through to 4.00pm.

Q13. Will vehicle wheel wash facilities be provided?

Each site visit will be accompanied by an inspection by the Foreman to ensure that the site and vehicles remain clear and clean. High-pressure wheel clean and pavement/road sweeping will be completed within 5 minutes of any delivery or waste removal.

Q14. Please describe how you will protect the public highway from damage arising from construction related activity?

Surfaces will be swept after each delivery and removal.

There will be no heavy machinery utilised across the highway without steel protection to the surface where any risk of damage may occur.

VEHICLE CALL UP PROCEDURE

Q15. What are the arrangements for co-ordinating and controlling delivery vehicles?

As above, all delivery and waste material drivers will be in constant contact with the Foreman of the site and to his Lantra qualified Banksman. Particular attention is paid to ensure pedestrians are protected with stewards in high viz, ensuring safe passage where deliveries are underway.

Q16. Who has responsibility for supervising, controlling and monitoring vehicle movements' to/from the site?

The site manager/Foreman will be in complete control of vehicle delivery and waste management. He will call up heavy lorries when required and ensure correct supervision at time of arrival and departure.

Q17. What are the arrangements to ensure that the loading/collection area is clear of vehicles and materials before the next lorry arrives?

The contractor will allow a minimum of 15 minutes between vehicle's departure and another's arrival.

Q18. Where will the contractors' own vehicles park?

There will be no contractor vehicles parked on John's Mews. Those requiring all day parking will use the Farringdon, Camden Town or Bloomsbury Square car parks. Those visiting the site by car for a short time will use the pay and display parking spaces within the surrounding CPZ. (1 pay and display bay on Northington Street Mon-Fri 8.30-18.30, 7 pay and display bays on John Street Mon-Fri 8.30-18.30).

EXISTING WAITING AND LOADING RESTRICTIONS

Q19. Please supply details of any waiting/loading restrictions or parking bays that you will apply to have suspended.

The contractor will apply for a temporary structure licence to facilitate the hoarding to allow the lorry to remove the spoil waste from the hoarded skip without causing any problems for passing pedestrians. Load and unloading will be supervised by qualified Banksmen.

IMPACT ON OTHER HIGHWAY USERS

Q20. If site constraints mean that it is necessary to store plant or materials on an area of public highway other than immediately outside the proposed development site, you are required to provide evidence that you have liaised with affected frontages and must summarise the outcome below.

The need to store any plant or materials on any area of the highway outside the proposed site is not anticipated.

Q21. How will you protect pedestrians from the construction works, particularly vulnerable users?

**Disturbance to pedestrian movement is anticipated; personnel in high-viz will be provided to supervise loading and unloading at all times during the works.
Any cables will be covered and protected and the hoarding and gantry will have temporary structure licence in place, with suitable lighting and signage.
Any waste material will be swept free from the footpath if any debris is left behind.**

Q22. Do you intend to apply for a licence to use the public highway for construction activity or for the storage of materials and will this include the diversion of an existing footpath?

It is intended to use the highway for storage. Please see photograph above of proposed hoarding and skip placement.

Q23. Do you propose to install a traffic diversion during the construction period?

The need to divert traffic through this project is not anticipated, however, trained Banksmen will be on hand at times of spoil removal and deliveries.

Q24. What is your proposed method of spoil removal (wait & load, conveyor, grab, skip swap, etc.) and what is the anticipated dwell time of spoil removal vehicles?

A temporary structure licence will need to be applied for. The contractor is likely to use skip-replacement for each load of spoil unless the use of grab lorries proves possible without enhanced risk. They will review this process on a weekly basis to check.

Q25. How will concrete be supplied to the site, where will the delivery lorries be located and for how long?

The contractor is likely to use concrete will be 40% site-batched and all materials for this batching will be stored within the building in ballast and cement bags delivered prior.

All remaining concrete will be delivered in a ready mix truck and be poured into a collection unit within the holding bay located within the site. This holding bay will hold 3 cubic meters of concrete.

Constant contact will be maintained between the Foreman and the delivery company to ensure correct call-up procedure and no stacking/waiting at all.

Q26. Do you intend to erect scaffolding on, over or adjacent to the public highway?

Temporary structure, scaffolding and gantry licences will be applied for by the contractor.

UTILITY WORKS

Q27. Will you be applying to install new or modified utility services to the site that involve work to the public highway? If so, which companies are involved?

Not applicable.

GENERAL MANAGEMENT ISSUES

Q28. The Construction Traffic Management Plan should be periodically monitored and reviewed. Any significant changes to the CTMP should be reported to the Department of Planning and Borough Development. Who will be responsible for this?

The Foreman will review and monitor the ongoing safety and integrity of this CTMP.

Q29. You must coordinate traffic arrangements with other developments in the area. Who will be responsible for this?

The contractor will be responsible for macro-level coordination, and the Site-Manager/Foreman will be responsible for arrangements where day-to-day activities may vary from time-to-time.

Q30. How will you ensure domestic and commercial waste collections are not disrupted?

The contractor will establish the time and date for waste collections and the Foreman will ensure that there is no clash between their collections, by making sure that no deliveries or waste removal happens within one hour either side of normal collections.

Q31. Who will deal with any complaints from local residents and businesses, etc.?

The contractor will provide the office contact details to all neighbours to give them an opportunity to discuss any complaint or issue. These details, together with the contact name and number of the Foreman will also be posted on the front of the site.

Q32. Please provide details of any construction related equipment, structures or activities on or over the public highway. These will require authorisation and/or a licence issued by the Council and include:

- | | |
|-------------------------------|---|
| • <i>Skips</i> | • <i>Signage</i> |
| • <i>Hoardings</i> | • <i>Traffic management</i> |
| • <i>Material storage</i> | • <i>Temporary traffic Signals</i> |
| • <i>Scaffolding</i> | • <i>Footway and carriageway diversions or closures</i> |
| • <i>Temporary structures</i> | • <i>Temporary footway crossovers</i> |
| • <i>Gantries</i> | • <i>Suspension of waiting, loading or parking restrictions</i> |
| • <i>Cranes</i> | |

Skips, hoardings, material storage, scaffolding, temporary structures, gantries and signage licenses will be required.