3PM PORTFOLIO, PROGRAMME AND PROJECT MANAGERS

An RLF Group Company

51-53 Agar Grove

Construction Management Plan

April 2014

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Contents

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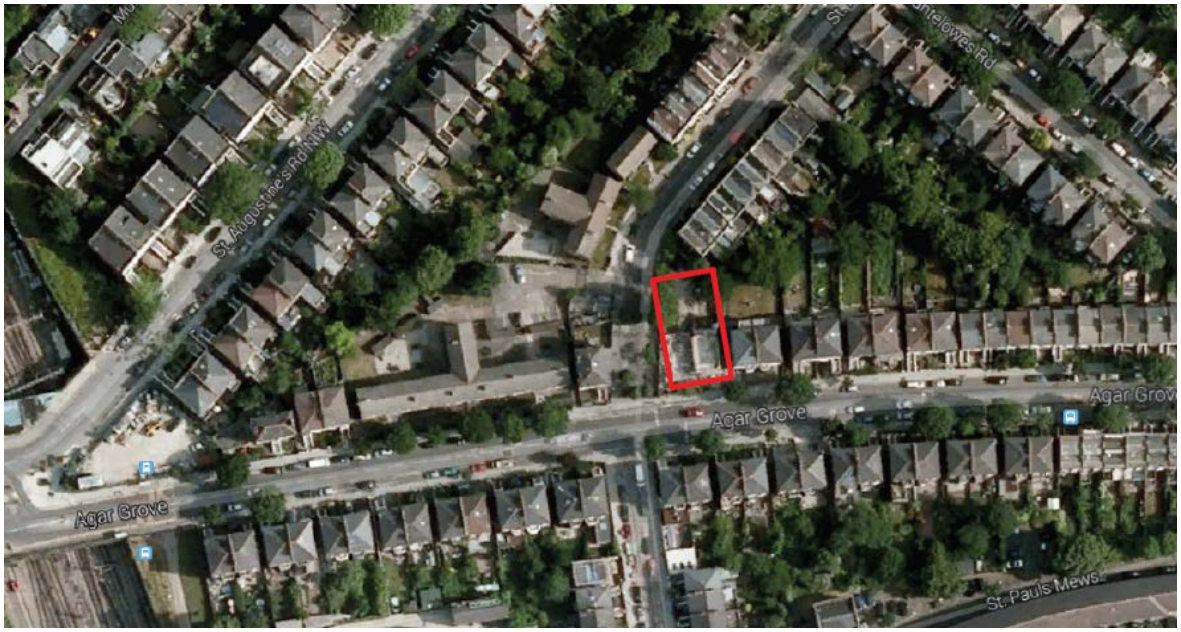
1. Description of the Project

The proposal is to redevelop the residential site with a new 4-storey residential block and one new mews house to the St Paul's elevation. The mews house is 3 storeys in height above ground. It is proposed that both blocks will have a one-storey basement. The buildings will likely be constructed with pile and strip foundations and cross-laminated timber frame with masonry cladding.

2. Site Location



The site is located on the corner of Agar Grove and St .Paul's Crescent in Camden, London. The site is in a conservation area and surrounded by other residential properties.

3. Programme

The start date of construction is currently aimed for November 2014 with a construction period of 11 months.

Construction hours will be set and agreed with Camden Council, but the proposal is to have working hours between 0800 – 1700 Monday to Friday and 0800-1300 on Saturday. No work will be carried out on Sundays or Bank Holidays.

Noisy work will not take place outside the hours stipulated above, unless agreed with Camden for special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety.

4. Access / Highways

Access

All access and construction methodology will be designed and agreed with the preferred Main Contractor, the following is a guideline only.

Agar Grove road is a two Way Street with Lorries frequently travelling through to the two main roads connecting each end of Agar Grove. St. Paul's Crescent is a quieter residential street with a no through way to Agar Grove. Most of the large deliveries will be made off of Agar Grove and any necessary suspensions will be applied for. Small vans will be able to reach the site via St. Paul's Crescent where deliveries will be transferred straight to the site. Turning within the crescent will not be possible so Traffic Marshalls will be utilised to control access for any vehicles. To ensure the efficiency of this operation, vehicle drivers will be required to call the construction site 10 – 15 minutes before arriving.

Work Phases:
Phase 1 – Enabling and demolition
Spoil and demolition material will be bagged by hand and loaded into a vehicle at the site and removed.
Phase 2 – Foundations and groundwork
Reinforcement will be delivered straight to on Agar Grove
Concrete will be delivered via a mixer and pump located on St. Paul's Crescent and pumped on to site. Necessary licences will be obtained for parking bay suspension. Temporary protection for pedestrians will be formed by way of temporary ramps, marshalled at all times.
Phase 3 – Frame
The building is largely timber framed. Framing Elements will be delivered either roadside or via medium sized delivery vehicle backing into the crescent and then transferred onto a manhandled trolley to access the site.
All fit out elements will be delivered using right commercial vehicles from St. Paul's Crescent.

Highway Works

None required for this development. There may be small improvements to the pavement directly outside the development on Agar Grove.

Parking

No permanent parking will be required during construction.

Hoardings

Hoardings will be erected where necessary.

Pedestrian and cyclist safety

All pedestrians and cyclists will be directed to the other side of the road when and where appropriate. A Marshall will manage this during deliveries.

Dust / Dirt

The highway frontages to the gate will be cleaned every week.

5. Noise / Vibration

Neighbours

The close proximity of neighbouring properties to working areas means that noise and dust associated with demolition and construction has the potential to impact occupants of the neighbouring properties. This section of the report describes the likely impacts associated with the proposed works and describes mitigation works and management strategies that will be adopted in order to enable the works to proceed on the most mutually-acceptable basis.

Guidance documents relevant are BS 5228: Code of practice for noise and vibration control on construction and open sites and BS 5228: Code of practice for noise and vibration control on construction and open sites.

Camden Council also provides guidance for contractors on available methods for minimising disruption from site works. Annex E of BS5228: Part 1 describes several methods for assessing the significance of effects of noise from construction sites. Department of the Environment Advisory Leaflet (AL) 72 states that construction noise levels at residential locations in rural, suburban and urban areas away from main road traffic and industrial noise should not exceed 70dB(A) during the daytime (defined as 7am – 7pm) outside the nearest window of any occupied room closest to the site boundary. The reason for this limit is to ensure that people in the building can hold a conversation when the windows are shut.

All immediate neighbours will be liaised with prior to the construction works commencing.

6. Dust

The London Councils' Best Practice Guidance: The control of dust and emissions from construction and demolition (November 2006) specifies air quality monitoring protocols that should be followed during site construction and demolition. The document recommends a minimum site action level of 250 mg/m3 of PM10.

It is not deemed necessary to undertake any air quality monitoring, but instead to adopt a more practical approach as detailed below.

The following processes have been identified as potential dusty operations.

- Demolition
- Removal of existing building
- Excavation of new footings
- Cutting, grinding and sawing of new material

Management of Dust

In order to manage dust at the site, the Contractor will employ the following best practice techniques following Best Practice Guidance 'Control of dust and emissions from construction and demolition' which aim to prevent dust from being generated in the first place, to minimise and suppress dust that is produced, and to use reasonable methods of containment to keep it from spreading.

- Damping down generally but also of structures being demolished
- Covering bulk materials
- Use of bagged or silo stored materials
- Erecting of wind breaks/fences/plastic screening (these can double as acoustic barriers
- Use off site fabrication where possible
- Ensuring that site tools are fitted with dust extraction at source.

- Ensure effective communication with neighbours where a disruptive or dusty activity is programmed.

Fuel stored on site

Due to the small nature of the site, fuel using machinery will be limited and on site fuel storage is unlikely to be necessary.

Site log book

A site log book will record details and action taken in response to exceptional incidents or dust causing episodes. This will also record results of routine site inspections. A complaints register will also be kept on site and responded to accordingly.

7. Disruption Mitigation

The following key factors have been identified as determining the degree and type of mitigation required in order to undertake the demolition and construction works on site.

Communication with Neighbours

A dedicated telephone number and designated staff contact will be made available to respond to any complaints or queries. Information on current and forthcoming activities will be made as freely available as possible.

Contractor's Obligations

In order to minimise and manage noise and vibration impacts at neighbouring properties, the Contractor will:

- Communicate with neighbours to establish good relationships between all parties. This will occur prior to commencing on site and describe the forthcoming works, the likely impacts and mitigation measures to be taken and the opportunity to discuss in full. Any reasonable representations will be noted.
- Notify at key stages of impending noisy works and their likely duration by email and leaflets.
- A member of onsite staff will be designated as community relations manager to maintain good communications with neighbours;
- Publicise a dedicated community contact telephone number for the site, upon which neighbours can contact the community relations manager to discuss issues arising;
- Operate a 'considerate builder' type scheme in which a commitment is made, amongst others, to undertake proper maintenance of equipment, control use of radios on site and ensure that any noise generating equipment is turned off when not in use.

Contractor Action

Where there is evidence of neighbour disruption from noise or vibration during demolition, the contractor will undertake a review of procedures identifying those operations giving rise to noise. Once the source of the emission is known, remedial action will be taken without delay.

8. Statutory Regulation

The contents of the Construction Management Plan are a guide and will be used as such by the Main Contractor once appointed. The Project Manager shall work with Camden Council to review this Construction Management Plan if problems arise in relation to the construction of the Development. Any future revised plan will be agreed by the Council in accordance with any Planning Contractual requirements and complied with thereafter.

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