



CONSTRUCTION MANAGEMENT STATEMENT

PROJECT:

24-25 BLOOMSBURY SQUARE

LONDON WC1

CLIENT:

THE BEDFORD ESTATES

29A MONTAGUE STREET

LONDON

WC1B 5BL



**Quinn London Limited
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Prepared by: Quinn London

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INTRODUCTION

Purpose: This document aims to meet the requirements of Condition 4 of the London Borough of Camden planning permission dated 20th December 2013 for the works at 24-25 Bloomsbury Square, with reference 2013/3881/P.

Condition 4 states: “Before the development commences, a Construction Management Statement (CMS) shall be submitted to and approved by the local planning authority in writing”

Method Statement Content

This document gives details on the following:

- Works summery
- Working with the residential neighbours
- Site Setup & Logistics
- Access arrangements for vehicles
- Parking and loading arrangements for vehicles and delivery of plant and materials to site.
- Details of proposed parking bay suspensions and temporary traffic management orders.
- Details of highway works facilitating the construction works
- Details of security hoardings required on the public highway.
- Proposed project dates and working hours.
- Traffic and Deliveries Management: Measures for the reduction of works associated traffic impact.
- Storage of plant and materials
- Measures for minimising pollution: control of dust and noise.

The Works

The project is comprised of refurbishment and alteration works to two existing office buildings facilitating a change of use from office use to residential use. The conversion works include strip-out of exiting finishes, alterations to layout, mechanical and electrical alterations and new installations. In addition there are installations of new kitchens and bathrooms, repair works and new finishes. This is in order to provide 7no. self-contained flats; 3no. one-bed, 1no. two-bed and 3no. three-bed.

Essentially the works forming the project fall into 3 fundamental sections following the initial site setup and enabling works.

The 3 sections are:

1. Demolition and Soft Strip-out
2. Roof Works
3. Internal Reconfiguration, Fit-out and Finishes

1. Demolition & Soft Strip-out

The activities involved in this phase are:

- Identification of materials for re-cycling
- Provision of safety equipment for access to, and demolition of existing single story rear extension.
- Temporary propping in basement (if required) for the movement of heavy demolition waste across the ground floor.
- Soft strip-out of all finishes not to be retained
- Strip-out of partitions required to facilitate reconfiguration

1. Roof Works

With the envelope weather tight activities can commence internally, these include:

- Erecting of independent roof access scaffold
- Strip off existing roof covering
- Installation of new breather membrane and slate roof covering

3. Internal Reconfiguration, Fit-out and Finishes

- Strip-out of partitions required to facilitate reconfiguration



- Steelwork installation to cantilever stair
- Erecting of new partitions
- Mechanical and electrical installations
- Finishing trade activities

Working with the Residential Neighbours

Quinn London Ltd has successfully completed several projects in which interfacing with third parties and the general public was an important and crucial part of ensuring the project's success. We realise the importance of setting up clear channels of 2 way communication and of close liaison with the surrounding neighbours at every stage of the project to inform of current implications of the works.

We are fully aware of the impact a project of this nature will have on our neighbours and the public at large and we will work with them to allay any concerns they may have.

Prior to the commencement of the project, Quinn London will prepare and issue a newsletter to the neighbouring properties detailing information on the following:

- Introduction of ourselves
- Explanation of what we are doing and how long it will take
- Explanation of the traffic management arrangements and impacts

The immediate site neighbours to our site are predominantly residential and office use.

We will be informing the residents of the works and how they may be affected. We will inform them of the lines of communication available to them and answer any concerns that they may have.

Site Setup & Logistics

The site plan illustrating where the works are to be carried out is enclosed as part of this document.

The appended plans clearly demonstrate our intentions for site setup, access and egress and loading and unloading points and will be displayed across the site during the works. They will also be included in the newsletter which will be sent to all the surrounding stakeholders.



The site office and welfare facilities will be located within the confines of the site. The office and welfare location is likely to be changed several times as areas are released and the works progress.

Access Arrangements for Vehicles

The works are to be carried out internally within existing town houses and as such there is no vehicular access to the site. A materials loading and offloading point is located to the front of site located in a suspended parking bay.

Parking and loading arrangements for vehicles and delivery of plant and materials to site.

The materials loading and offloading point will be used by vehicles making deliveries of materials and plant and also by vehicles picking up waste from the site. Waste will be collected on a wait-and-load basis. However, another bay could potentially be suspended for the purpose of positioning a skip.

Details of proposed parking bay suspensions and temporary traffic management orders.

As noted above, it is proposed that a parking bay directly outside of the property on Bloomsbury Square be suspended for the purposes of loading and off-loading. An additional parking bay may also be suspended and a skip located in it for the disposal of waste material from site.

Details of highway works facilitating the construction works

At present there is no requirement for any works to be carried out on the public highway. Existing services connections are deemed to be adequate for the proposed development and no other part of the works is facilitated by highway works.

Details of security hoardings required on the public highway.

There is no requirement for security hoardings to be erected at the site. Existing windows and doors will be in place to secure the envelope of the building. The scaffold which will be erected to facilitate the roof works and works to the external façade will be within the line of the existing iron railings at the front of site. To the rear of site existing masonry walls segregate the working area from adjacent properties.

Proposed project dates and working hours.

Our working hours on this project will be 08:00 - 18:00, Monday through to Friday.

Saturday working will be restricted to between the hour of 08:00 and 13:00.

There will be no working on Sundays or bank or public holidays.



The above hours relate to all activities including the delivery and unloading of plant and materials.

It is proposed that the project will run for 46 working weeks from a commencement on 6th May.

Traffic and Deliveries Management: Measures for the reduction of works associated traffic impact.

All vehicles making deliveries or pickups to the site will be pre-instructed to call the Quinn London site manager prior to arrival. This is to prevent vehicles waiting on the public highway as only one suspended parking space is designated for the loading and unloading of vehicles. Where relevant the banksmen will remain with the vehicle during the loading/unloading of materials to ensure this is completed safely.

All deliveries will be pre-booked outside of peak traffic hours to minimise any impact on the surrounding roads.

There is limited parking both within the confines of the site and the surrounding area. All visitors and operatives will be given details of the public transport available to get them to the site. Operatives will be further encouraged to use public transport through the provision of secure site storage facilities where large items / tools can be left safely reducing the requirement for operatives to use their own vehicles.

Storage of plant and materials

The plant and materials stored on site will be within the existing building. All materials and plant will be stored in accordance with current legislation and will be audited by our Health, Safety and Environmental consultants. There will also be a specific CoSHH storage facility.

Measures for minimising pollution: control of dust and noise

By the nature of the contracted works the possibility of noise and dust is a foreseeable risk. Where operatives or surrounding neighbours are exposed to noise as a result of their work activities a noise assessment is to be conducted and measures put in place to control the risk.

Noise is to be addressed at source – mufflers to breakers, drills etc. Where noise cannot be addressed at source every endeavour is to be made to reduce noise levels by making sure the work area is contained.

The Site Manager is tasked with monitoring noise, using a decibel meter, throughout the project and ensuring controls are put in place if noise levels are deemed to be anti-social to the surrounding neighbours.

Dust is a hazard to health. Operatives will be provided with oral nasal protection where work activities produce dust, i.e. strip-out / sanding.

The Site Manager will monitor dust controls. He will ensure dust does not migrate to the surrounding areas. Suppression will be by way of sprayed water or sealed dust sheets where applicable.

APPENDICES

A: Site Setup & Logistics Plans