

This Construction Management Plan has been produced by CADMONKIES Partnership for the demolition of Existing Single Garage and the erection of a single Storey Building with Basement for the use as a single – Family dwelling House (Class C3)

Full Planning permission Granted Subject to Section 106, Legal Agreement

The Full Site is –

**Site Adjacent to 41 Ferncroft Avenue, London, NW3 7PG.**

**Owner / Developer:**

Rich and Lucky Ltd  
853 High Street, LONDON, N12 8PT  
Tel: 020 8846 9001

**Main Contractor:**

City Buildings (D&Z) Limited  
91 Watford Road, Radlett, Hertfordshire, WD7 8LU.  
Tel: 0799 0642 628

**Project Manager:**

City Buildings (D&Z) Limited  
91 Watford Road, Radlett, Hertfordshire, WD7 8LU.  
Tel: 0799 0642 628

**Building Control:**

PWC Limited, Unit 2, Selby Barns, Duncote, TOWCESTER, Northants, NN12 8AL  
Tel: 01327 359 400

**Structural Engineers:**

Blackwell's structural Consultant Engineers Limited  
1 Green Lodge Barn, Nobottle, Northampton, NN7 4HD  
Tel: 01604 755 000

**Architectural Design Consultants:**

Cadmonkies Partnership  
Studio ONE, 19 Westminster Croft, BRACKLEY, Northants, NN13 7ED  
Tel: 01280 70 44 44

**Building surveyors:**

PWC Limited, Unit 2, Selby Barns, Duncote, TOWCESTER, Northants, NN12 8AL  
Tel: 01327 359 400

**Party Wall Surveyors:**

Blackwell's structural Consultant Engineers Limited  
1 Green Lodge Barn, Nobottle, Northampton, NN7 4HD  
Tel: 01604 755 000

**CDM:**

Blackwell's structural Consultant Engineers Limited  
1 Green Lodge Barn, Nobottle, Northampton, NN7 4HD  
Tel: 01604 755 000

Single Dwelling - Site Adjacent to 41 Ferncroft Avenue, London, NW3 7PG.

**1.0 Proposed Programme**

Enabling works

- Commence: Monday 22 July 2013
- Duration: 2 weeks

Main Contract Works

- Commence: Monday 5 August 2013
- Duration: 36 weeks

Awaiting written confirmation from London Borough of Camden regarding the exact start dates.

Until such time the above shall be treated as provisional. Target dates, for the purpose of this CMP.

The site boundary (shown red) will be fully secured by hoarding or haras panels.

Site accommodation will comprise of 1 x office unit, 1 x welfare with drying facilities, 1 x WC unit & 2 x lockable storage units. Temporary utilities will be taken

from the existing / proposed Site Supplies.

## **1.0 Enabling Works**

The following pre-commencement and enabling works activities will be carried out prior to the commencement of

Demolition works:

Statutory notifications and consents, i.e. HSE asbestos notices, hoarding and scaffold licences, road closures (if required) etc.

Identify methods and procedures to comply with Section 61 of the Control of Pollution Act; 1974 agreements and consents;

Approval of method statements and risk assessments, scaffolding and temporary works designs;

Prepare a written plan for carrying out the demolition in accordance with Regulation 29 of the CDM regulations to identify how danger and risk from these activities will be prevented;

Installation of perimeter fencing and gates to suit demolition and asbestos removal works;

Service terminations / disconnections at the site boundary by utility companies;

Supply and install site accommodation & welfare facilities;

Installation of temporary power, lighting and water services;

Facilitation tree pruning, tree removal and installation of tree protection measures;

Establishment of fire escape routes / systems & emergency plans; and

Early environmental clean of the properties, sharps needle sweep, hazardous material identification and pest

Control within the site boundary.

### **1.02 Demolition of existing structures.**

The methodology will be dictated by the Contracts manager in line with the structural and CDM guidance.

Ensure that all services are disconnected and removal of all mains service connections.

Grubbing up all existing redundant and isolated existing services under the Site, including but not limited to electrical cables, other infrastructure cabling, gas mains, water mains, abandoned sewers and drainage.

Ensure the complete removal and filling of soft spots, old cellars, voids etc.

Ensure the removal of all obstructions, old piled foundations and piling, redundant services and drains that may be uncovered on site.

The contractor will ensure that he disposes of all surplus excavated waste materials arising from site, allow for disposal at appropriate licensed landfill site where material is contaminated. Where appropriate we will 'clean up' materials and re-use on site to minimise traffic movements.

Where appropriate, the demolition material or the arising will be re-utilised on site by crushing and used for filling voids, adjusting and raising existing levels and as hard-core. It is intended that London Stock bricks will also be re-used.

### **1.1 Retained Tree Protection**

Retained trees are to be protected in line with British Standard: 5837 "Trees in Relation to Construction". The part of the tree most susceptible to damage is the root system.

The Root Protection Areas (RPA) will be designated as a construction exclusion zone (CEZ) within which trees will be protected from activities that have a potential to cause damage. CEZ's will be appropriately protected, e.g. Fencing;

All protection measures fully in accordance with BS 5837 to avoid damage to the roots or root environment of retained trees, a root protection area (RPA) should be determined. The RPA is the minimum area which should be left undisturbed during construction and is designed to prevent any significant long term damage to the tree by protecting the root plate and to some extent the lower branches of the tree.

Each tree to be retained in an area for construction is to have its RPA calculated and protective fencing erected around the full perimeter of its RPA. The protective fencing should be at least 1.2m and of rigid construction. It must be erected prior to work commencing on site and remain until construction activities have been completed. This protective zone must be maintained.

### **2.0 Introduction**

This is a proposal for Single Dwelling - Site Adjacent to 41 Ferncroft Avenue, London, NW3 7PG.

The propose works include the complete demolition of an existing domestic Garage buildings and new build construction to form single Storey Building with Basement for the use as a

single – Family dwelling House (Class C3)

The existing Garage and associated parking is not in use.

The works will be continuous.

Temporary site Health and Safety and Welfare facilities will be provided and maintained for the duration of the contract The new dwelling is split level and will comprise of part Basement and part raised Ground Floor levels.

The Project Managers will work with the council and shall review the Construction Management Plan At regular intervals to ensure that during the construction of the development, all information remains current . All and any amendments / updates shall be approved in writing by the London Borough of Camden

### **3.0 Proposed hours in which vehicles will arrive and depart**

In general Arrival and Departure time shall coincide with site operation times.

- 8.00am to 6.00pm in the evening.

Vehicle movement outside of these hours must seek full approval of **London Borough of Camden** Council in writing prior to anticipate movement.

All heavy/wide loads will shall be delivered and removed from site within the above times Deliveries for piling rigs and cranes shall be under the control of **City Buildings (D&Z) Limited** members of staff would shall be in attendance at all times.

Movement outside of these times shall be approved all adjacent neighbours shall be notified in writing / notice a minimum of 7 days.

Any parking bays which may need to be closed off will be carried out by **City Buildings (D&Z) Limited** with full consultation of **London Borough of Camden**

### **4.0 Vehicles Access arrangements**

All works / construction phase shall be continuous.

On commencement the site will be secured, and tree protection will be undertaken.

Following satisfactory security and protection to trees, demolition of the Garage will be undertaken.

Access to the site will be via **Ferncroft Avenue**. The site entrance shall be secure at all times, site

Vehicles will arrive in **Ferncroft Avenue** via **Platt's Lane** to the West and leave East towards **Heath Drive**

The existing pavement crossover that currently serves Garage shall be maintained.

During the contract / works duration access/egress for delivery and removal of materials will be planned, scheduled and coordinated by our logistics / transport manager, all vehicle movement both on and around the site will be controlled by competent and certified banks men employed directly by **City Buildings (D&Z) Limited**.

All trained and approved Banksman/Road Marshall will control the strict delivery procedure will be implemented to ensure that **Ferncroft Avenue** is not congested with site and delivery vehicles.

Appointed Banksmen will ensure that traffic flow on both roads is maintained at all times.

The Road Marshall will act as banksman when vehicles enter the site (both entering in forward gear and should the need arise in reversing).

All sub-contractors and suppliers will be required to give 48 hours' notice of deliveries. The movement of materials will also be controlled by the approved Road Marshall. Who shall be responsible for the coordination and control of all aspects of material deliveries and movement.

Proposed routes for Vehicles away from the site shall be as existing traffic routes on attached plans.

Details of agreed access/egress routes will be issued to all our suppliers and subcontractors. Vehicles will arrive in **Ferncroft Avenue** via **Platt's Lane** to the West and leave East towards **Heath Drive**

#### **4.1 Vehicles**

Anticipated delivery vehicles for materials to and from the site to include:

- Skip lorries. These will include roll on/roll off skips for major demolition works (approx size 7.5m long and 2.4m wide) and standard 8 yard skips for waste (approx size 7m long and 2.4m wide).

- Ready mix concrete lorries. ( approx size 8.25m long and 2.45m wide).
- Flatbed delivery vehicles for the delivery of various materials including scaffolding, steelwork, reinforcement, bricks/blocks, timber, roofing materials, plaster, joinery etc. (approx size 8.5m long and 2.45m wide.
- Articulated Lorries, for delivery of pre-cast concrete units and other cladding components.

The projected vehicle movements are approximately 2 per day during the enabling works and 2-4 per day during the main contract works period.

London Borough of Camden (Highways Management) shall be consulted if and when required, all details of any highway works necessary to enable construction will be in writing.

Existing cross over shall be protected and re-instated on completion of the works. Other works will be limited to forming the pavement.

#### **5.0 Parking and Loading Arrangements**

A strict delivery procedure will be implemented by trained and approved Banksman/Road Marshall who will control and ensure all deliveries are fully in accordance with our strict delivery Procedures. This will ensure that Ferncroft Avenue is not congested with site and delivery vehicles. Appointed Banksmen will ensure that traffic flow on both roads is maintained at all times.

The Road Marshall will act as banksman when vehicles enter the site (both entering in forward gear and should the need arise in reversing).Our road marshals will ensure that traffic flow on both streets are maintained at all times. All subcontractors and suppliers will be required to give 24 hours notice of deliveries. The movement of materials, particularly in the main contract works stage, will also be controlled by road marshals. They will be responsible for the control and coordination of all aspects of material deliveries and movement.

Vehicles will pull into the site for unloading wherever possible.

A mobile crane will be provided to facilitate easy and quick unloading of heavy goods to site delivery vehicles. The crane will be up to 25m in radius, the luffing jib will prevent the oversailing of adjacent properties.

Materials shall be stored within the boundary of the site.

No parking will be permitted on site and all sub-contractors will be informed at the pre contract meeting that the surrounding area is for resident parking only. All subcontractors will be encouraged to use public transport.

#### **6.0 Parking bay suspension and Temporary traffic management orders**

Suspension of resident parking bays will be kept to an absolute minimum. (Meeting required with LBC to discuss).

#### **7.0 Proposed overhang of the Public Highway**

Scaffolding will be erected around the site and whilst it will be erected within the site it may for a short period will overhang the **Croft Way** footpath at first floor level only.

The scaffolding will be enclosed with a hoarding and we will ensure that a minimum of 1.3m of clear footpath remains open to the public.

No Scaffold will also extend over either footpath the footpath every effort will be made to maintain the minimum width of footway required.

#### **8.0 Hoarding details**

The site area and the contractors compound, will be enclosed with a 2.4m high timber hoarding. This will be adapted as necessary, and will be painted as agreed with SCCS/LBC. Vision panels will be provided in the hoardings.

For the duration of the works hoarding panels shall be regularly checked, fully maintained and cleaned.

#### **9.0 Pedestrian / cyclist safety measures**

When vehicles are entering or leaving the site, these will be supervised by road marshals. Where vehicle are unloading in **Ferncroft Avenue**, this will be supervised by either road marshals or crane banksman.

The general public/pedestrians will have right of way along the pathways that



surround the site.

The construction site gates will be kept closed and monitored by site security, only when deliveries are made to the site will they be opened to allow vehicles onto the site, at which time barriers will be put across the pavement to prevent access by pedestrians. These barriers will be manned by site security. All delivery vehicles will be supervised/controlled by a banksman. When unloading via the crane in **Ferncroft Avenue** the footpath will be closed off to pedestrians and directed to use the pavement on the opposite side of the road.

The Site Manager will ensure that the external perimeter of the site is regularly patrolled to ensure that any debris is kept clear of the pavements.

Delivery vehicles parked within the loading area will be coned off and cyclist's directed around the vehicles.

#### **10.0 Traffic Movements - reduce congestion**

City Buildings (D&Z) Limited are responsible for the day to day management of all deliveries to the site. These will be booked in using a Delivery Schedule so as to prevent lorry congestion to the road network that surrounds the site. Access to site will be denied unless they have scheduled. Wherever possible lorries will be brought onto site keeping the roads free for general traffic movement. Full loads whenever possible, will be called off to reduce traffic movements, Sub-contractors shall be encouraged to use public transport to travel to site. Subcontractors are aware that that parking is very restricted in the local area and that residents parking bays shall not to be used.

#### **16.0 Dust control on the public highway**

Debris and mud shall be minimised on the road.

When demolition and ground works are being undertaken, wheel washers shall be used to wash down all vehicles that enter/leave the construction site.

A washing bay area will be impermeable and isolated from the surrounding area by a raised kerb or roll over bund to contain solids, with effluent directed to the foul sewer

(subject to discharge consent).

Provision for cleaning of the road if required by an approved road sweeper.

All muck away lorry's be fully sheeted to minimise the risk of any mud over-spilling onto the highway.

Fine spray to suppress dust on the following:

- Structures and building during demolition.
- Unpaved areas that are subject to traffic or wind.
- Sand, spoil and aggregate stockpiles.
- During loading/unloading of dust generating materials.

### **17.0 Neighbours consultation**

The site team will have direct responsibility for fostering good community relations with all neighbouring residents and businesses.

Individuals directly involved in the management of the site will be identified as being specifically responsible for community relations (Community Liaison Representative).

This single point of contact will be established for all liaisons with the general public.

We will initiate early and honest communications to establish a good rapport with the community which will help reduce problems that may arise during the construction process.

We will ensure that any particularly sensitive works or issues are dealt with in a professional and accountable manner, with the public and local community kept informed at all times. This may include things like out of hour's delivery of large items of plant such as piling rigs etc.

Information boards will be displayed on the site hoarding which will highlight the key personnel on site including their contact details.

Prior to any person being allowed on site they must attend a Health, Safety and Environment Project Induction.

### **18.0 Targeting zero non-hazardous waste to landfill**

As part of our environmental approach we seek to source materials from local companies provided that specification requirements and costs are met.

### **19.0 Energy usage**

Where practicable, we seek to source green energy providers for the construction phase. Meters will be supplied for the site enabling energy consumption levels to be monitored.

### **21.0 Fuel consumption**

We strive to procure local contractors for the project therefore minimising transport costs and impact on the local environment.

### **22.0 Waste Management**

Our approach to the treatment of waste is to employ a specialist waste management contractor as a trade package. This contractor is responsible for:

- Ensuring the site is kept clean and safe.
- The collection of waste from a central point.
- Segregation of waste on site.

The waste management contractor will ensure that all access routes, fire escapes and staircases are swept and kept clear of debris on a regular basis to maintain high standards of health and safety on the project. All general areas of the project will be swept clean on a weekly basis.

Sub-contractors will be responsible for removing waste emanating from their works to a central point on site.

Please see BAM Sustainability Initiative, overleaf.

### **23.0 Noise and Vibration**

Relevant Planning Conditions- Informative

All noise generated during the site preparation, groundwork and construction phases and associated ancillary operations of the use hereby permitted shall meet the

following criteria:

East boundary - 50 dB (30 minutes)

North, South and West Boundaries - 70 dBA (1 hour)

A continuous period of up to eight weeks in any calendar year, without the prior written approval of the Local Planning

Not exceeding background noise levels

Before 0800 and after 1800

Monday to Friday - Before 0800 and after 1300 on Saturdays

At all times on Sundays and Bank Holidays

Within occupied residential buildings on the site

Not exceeding background noise levels

Monday to Friday – Before 0800 and after 1800

Before 0900 and after 1300 on Saturdays

At all times on Sundays and Bank Holidays

If requested before the commencement of development the developer will carry out an acoustic survey on the site boundaries at locations agreed with the LPA to establish background noise levels.

All piling operations shall be carried out using the method likely to produce the least vibration and disturbance. Full details of the dates, times and duration of operations shall be submitted to, and agreed in writing by, **London Borough of Camden** before any piling operations are begun and piling operations shall take place in accordance with the approved details.”

#### **24.0 Air Quality**

The location of the site and the planned construction activities shall not give rise to a serious risk to air quality. We shall take all measures to minimise the presence of air borne dust during construction.

#### **25.0 Ecology**

Existing trees and hedges are to be protected and retained as per the planning Approval. Trees and hedges that are to be retained will be clearly identified and are to be protected from construction activity. In the event that trees and hedgerows have to be

removed this needs to be outside the nesting season, and trees should have been surveyed to ensure that there are no bat roosts present. All in accordance with the submitted Bat and Bird report.

## **26.0 Excavations**

Measures shall be taken to prevent water from entering excavations. With cut-off ditches to prevent entry of surface water and well point dewatering or cut-off walls for ground water. Personnel and/or plant are not to disturb water in the excavation. The means of dewatering excavations in the event there is ingress is to be agreed in advance with the

### ii) Spoil Heaps

Spoil heaps are to be located and configured in a way that will avoid the risk of contamination of drainage ditches.

## **27.0 Waste**

A Site Waste Management Plan shall be implemented.

City Buildings (D&Z) Limited has responsibility for the preparation and implementation of

Measures shall be implemented to ensure the efficient use of materials and minimise the production of waste and its handling. The objectives of the plan are to ensure that

the creation of waste wherever possible is minimised, all rubbish, debris, surplus material and spoil will be regularly moved. Surplus material will be minimised and any non-usable surplus is recycled;

To provide all necessary waste transfer documentation

## **28.0 Site Floodlighting**

Flood-lighting in areas adjacent to sensitive receptors (i.e. nearby residential properties)

will generally be limited to the working hours identified in Section 3. Where light glare may cause a nuisance, light shielding will be considered. Site lighting will be kept to a minimum, whenever possible, taking into account the needs for site health and safety and security. Hoardings will be lit from half an hour after sunset to half an hour before sunrise

## **29.0 Basement Construction**

The Illustrative Masterplan shows the proposed basements which provide the lower living area. include associated access/egress ramps, construction techniques will be subject to detailed design.

Sequence of basement construction is envisaged as below

Install perimeter earth retention system:

Basement depths are of the order of 4m to 5m and following perimeter wall solution adopted

Cantilevered sheet pile wall with pile clutches welded to prevent water ingress and faced with water retaining concrete (assumes perimeter basement wall does not require significant vertical load capacity);

Contiguous or secant piled wall (cantilever, no propping) with capping beam; and

forced concrete perimeter basement wall in open cut.

Final perimeter wall design and construction solutions will be chosen based on ground conditions, water table level and programme requirements: and

Basement bulk excavation will follow on from perimeter piling and foundation piling will generally be Undertaken from basement level.

## **30.0 Generic Plot Construction Programme**

A generic plot construction programme is included. The work activity durations are assumed at this stage of the final Structural design stage a more detailed plot programme will be developed for each stage of the application for individual plots and more robust durations provided based on the detail design work for structure, envelope and internal finishes developed during this next design phase.

### **31.0 Considerate constructors**

We shall register with Considerate constructors and seek to abide the Code of Considerate Practice.

#### **Enhancing the Appearance**

We will ensure the site appear professional and well managed.

- Ensuring that the external appearance of sites enhances the image of the industry.
- Being organised, clean and tidy.
- Enhancing the appearance of facilities, stored materials, vehicles and plant.
- Raising the image of the workforce by their appearance.

#### **Respecting the Community**

We shall give utmost consideration to their impact on neighbours and the public.

- Informing, respecting and showing courtesy to those affected by the work.
- Minimising the impact of deliveries, parking and work on the public highway.
- Contributing to and supporting the local community and economy.
- Working to create a positive and enduring impression, and promoting the Code.

#### **Protecting the Environment**

We shall protect and enhance the environment.

- Identifying, managing and promoting environmental issues.
- Seeking sustainable solutions, and minimising waste, the carbon footprint and resources.
- Minimising the impact of vibration, and air, light and noise pollution.
- Protecting the ecology, the landscape, wildlife, vegetation and water courses.

#### **Securing everyone's Safety**

We will attain the highest levels of safety performance.

- Having systems that care for the safety of the public, visitors and the workforce.
- Minimising security risks to neighbours.
- Having initiatives for continuous safety improvement.

- Embedding attitudes and behaviours that enhance safety performance.

### **Caring for the Workforce**

We will provide a supportive and caring working environment.

- Providing a workplace where everyone is respected, treated fairly, encouraged and supported.
- Identifying personal development needs and promoting training.
- Caring for the health and wellbeing of the workforce.
- Providing and maintaining high standards of welfare



