

APPENDIX C

CONSTRUCTION MANAGEMENT STATEMENT

593 – ST. PANCRAS WAY – PHASE 2

Introduction

This statement has been prepared by Cartwright Pickard Architects on behalf of St. Pancras Property Ltd., in support of the Full Planning Application for 3 no. 1 bed flats on the roof of the existing office building at 8-14 St. Pancras Way. This statement is not a statutory requirement, but the pre-application report indicated that a Construction Management Plan will be secured via a Section 106 should planning approval be given, and advised that a statement should be submitted with the planning application. The following local policies were highlighted in the pre-application report:-

DP20 – Movement of goods and materials

Developments should seek to minimise movement of goods or materials by road during construction and in operation and consider more sustainable alternatives such as rail or canal links. Where road is the likely or only option, developments should seek to minimise disruption for local communities through optimising delivery/collection times and use of low emission vehicles.

DP26 – Managing the impact of development on occupiers and neighbours

The council seeks to protect the quality of life and amenity of occupiers and neighbours, with regard to construction practice factors to consider include: noise and vibration levels, and also odour, fumes and dust impacting upon the health of occupants and the environment.

CPG6 – Amenity: chapter 8

‘Construction management plans are required for all developments that are on constrained sites or are near vulnerable buildings or structures’.

CPG7 – Transport

This document indicates that a Construction Management Plan will be required, and secured via a legal agreement (Section 106).

Construction Management Draft Statement

The Proposed development seeks to minimise the impact of movement of goods and deliveries during the Construction phase by utilising Modular or ‘offsite’ construction. No demolition or excavation is proposed.

Each of the three apartments will be fully constructed and fitted-out in a factory before being delivered to site by road and craned into position on the existing office roof. This method will include installation of windows, doors, all internal features including kitchens, bathrooms and internal walls; as well as the cladding and external balconies.

The key benefit of this methodology is avoiding traditional construction methods – including ‘wet-trades’ - reducing dust creating activities, noise and inconvenience to neighbouring buildings.

The Construction Management Plan that will be secured via a Section 106 will be more detailed than we can provide at this time, but we would expect that roof preparation will be carried out in advance of the pre-fabricated Modular units themselves being delivered to site.

The apartment units would be craned into position from St. Pancras Way, this would likely occur on a Sunday to minimise disruption to the busy weekday traffic. Given our previous experiences using Modular units at Murray Grove all 30 apartments (made up of over 70 separate Modular units) were craned into position within 10 days, therefore we would estimate that for this development they would be craned into position within 3-4 hours.

Due to the access of the site, the requirement for a crane and the size of the Modular units, the canal will not be a feasible method of transportation.

Utilising Modular construction will also minimise the amount of storage required on the site during the construction phase, as well as requirements for site waste management, as there will be no site waste.

When required we anticipate the full Construction Management Plan will be site specific and address all the considerations raised within CPG 6 – chapter 8, including hours of operation, controlling environmental impacts, the size of delivery vehicles; parking and loading arrangements; traffic management and hoarding requirements.