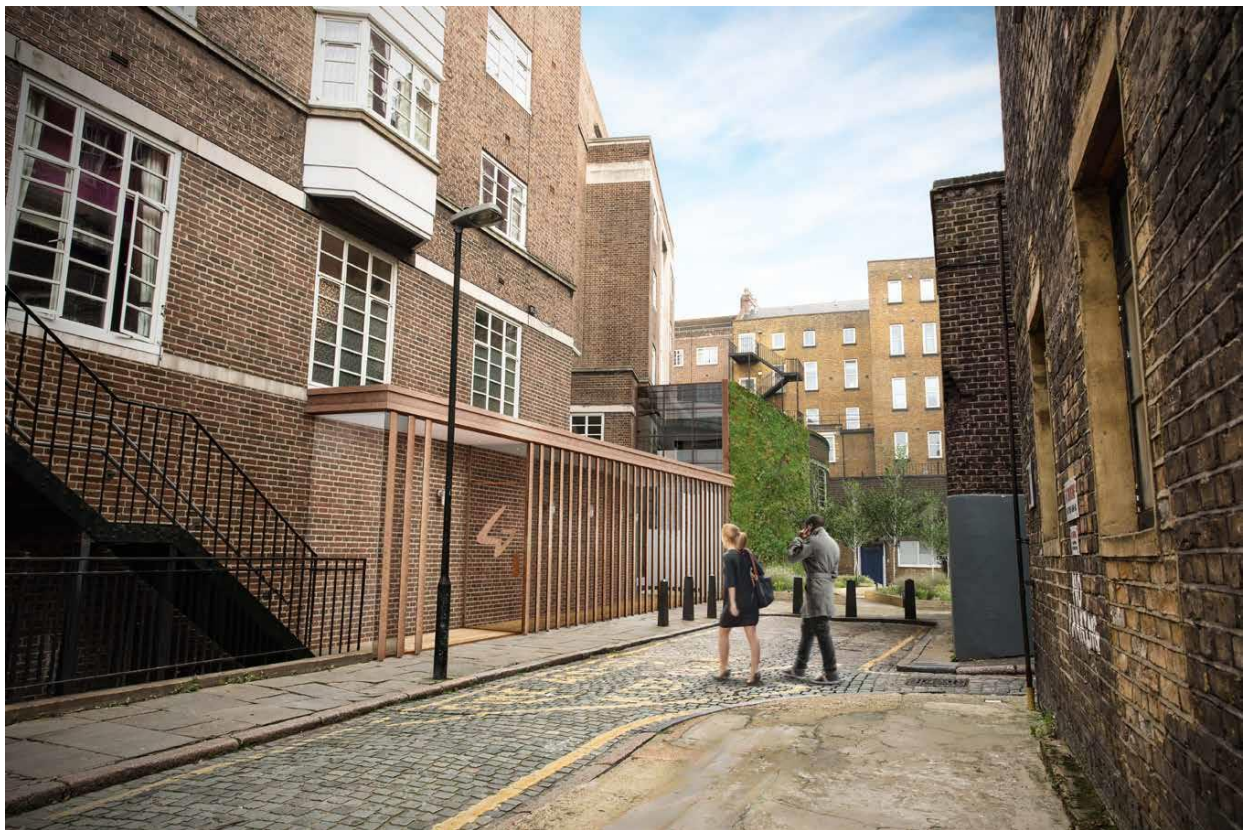


New Entrance and Smoking Area, Compton Place WC1

Construction Management Plan March 2015



Generator Hostel, Tavistock Place, London, London WC1 9SE

The following Construction Management Plan (CMP) relates to the creation of a new entrance to the hostel and new smoking area to the rear of the Generator Hostel Tavistock Place. The CMP provides preliminary details of the construction elements and traffic management proposals for deliveries to the site and specific access and egress arrangements to Compton Place and to a lesser extent Judd Street affecting the public highways and adjacent premises during the construction phase.

The key elements of the project focus upon logistics and delivery / removal of materials and arising's from the construction site rather than on the intricacies of construction. A further crucial component is Health & Safety; not only for the work force who must operate within the HSE's guidelines, but also safety of all third parties where construction interfaces with the general public, highways, adjacent residences and businesses.

The contents of this CMP therefore relate directly to Camden's standards which are set out in 'CP66 Amenity (2011) by addressing key aspects for construction operations in the Jud Street locality.

The CMP strategy seeks to minimise the impact of the development on residential amenity during the construction stages. The proposal comprises works which are predominately located external of the existing building therefore the impact on pedestrians and cyclist will require particular attention.

a) A brief description of the site, surrounding area and development proposals for which the CMP applies

The location of the site is in Compton Place, effectively a no through road providing access to the Generator Hostel building and to the rear of residences / businesses fronting Tavistock Place and Judd Street, the narrow vehicular entrance into Compton Place being via the opening in the terrace properties in Tavistock Place.

Judd St and Tavistock Place feed directly from the main arterial roads and therefore maintain a flow of traffic. Tavistock Place also maintains dedicated cycle lanes along the north carriageway.

The development proposals consist of the following creating a new entrance and smoking area

- Vertical metal cladding
- Acoustic feature wall (Green wall)
- Curtain wall glazed / louvered cladding system

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- Glazed roofs
- Entrance access stair and platform lift
- Access stair to new smoking area, lighting and acoustic feature wall
- Supporting substructure and roof canopy

The substructure construction elements and techniques are relatively simple and traditional whilst the superstructure is mainly in component form. The arrangements and methodology for delivery of materials and removal of construction arising's will be planned to minimise any impact on the local community, premises, residents and traffic flows etc.

Refer to Appendix 1 for location plan identifying the key elements described.

b) Start and end dates for the construction phase

We are advised by Orbit Architects following their consultation with Camden City Council that this CMP be included with the planning application being submitted. The time scales at this point in time are as fixed as we can make them, however subject to planning approval and other commercial aspects being agreed:-

Commencement of site works - August 2015

Completion - November 2015

c) The proposed hours within which vehicles will arrive and depart

It is proposed that the core working hours for the construction works will be set as follows:

08.00 – 18.00 hours Weekdays

08.00 – 13.00 hours Saturday

Deliveries will be set between the hours of 09.30 and 16.00 hours in order that vehicle movements in Tavistock Place and Judd Street take place outside peak traffic periods. The limited vehicle movements in Compton Place will also take into account public access to the Generator Hostel and ensure access to the adjoining premises is maintained at all times where possible.

All deliveries will be co-ordinated and managed on a 'just in time' delivery basis. Material deliveries will generally be via small commercial vehicles due to the restricted access and policy set of not storing bulk materials on site.

Generator Hostel, Tavistock Place, London, London WC1 9SE**d) The access arrangements for vehicles**

Tavistock Place / Compton Place

Access into Compton Place is via the entrance from Tavistock Place

Judd Street

Access will be via Judd Street into the existing delivery yard of the Generator Hostel. The access will be shared with the normal delivery schedule of the deliveries to the hostel and will be fully co-ordinated with the contractor to avoid waiting deliveries.

Refer to Appendix 02 – Site Access

e) Proposed routes for vehicles between the site and The Transport for London Road Network (TLRN). Consideration is also to be given to weight restrictions, low bridges and cumulative affects of construction on the highway.

Details of the TLRN have been reviewed and based on the preliminary review of the design and anticipated construction methodology no major delivery issues are envisaged.

We have completed a review of the Camden ‘Clear Zones’ within the area and confirm our proposals do not interfere with current planned work.

f) Sizes of all vehicles and the frequency and times of day when they will need access to the site for each phase of construction.

The frequency of deliveries will be ascertained during the detailed logistics studies undertaken during the pre-construction / planning stage of the project with vehicle movement statistics generated to reflect the designed components and works programme.

Waste Management

The storage and build-up of waste materials on site will not be permitted. Contractors will use small low sided vehicles within Compton Place to remove waste as it arises.

Generator Hostel, Tavistock Place, London, London WC1 9SE**g) Swept path drawings for any tight maneuvers on vehicle routes to the site.**

Swept path drawings for the Compton Place entrance from Tavistock Place and Judd Street entrance into the Generator delivery yard are not deemed required, as small sized vehicles will be utilised for material deliveries, similarly similar sized vehicles as those that regularly maneuver into the Generator Hostel delivery area will be used.

h) Details of any highway works necessary to enable construction to take place

No temporary or permanent highways works are envisaged to enable construction to take place.

i) Parking and loading arrangement of vehicles and delivery of materials and plant to site

All construction work and material handling will be within Health & Safety guidelines for working at height.

j) Details of proposed parking suspensions and temporary traffic management orders

No suspensions of parking bay suspensions will be required for the duration of the works

k) Proposed overhang of the public highway (scaffolding, cranes etc)

The contractor will apply for the required licenses to install scaffold in Compton Place for work face access.

l) Details of hoarding required or any other occupation of the public highway

Hoardings will be required to scaffold standard supports for work face access requirements within Compton Place. A detailed hoarding design will be agreed with Camden prior to commencement on site.

m) Details of how pedestrian and cycle safety will be maintained, including any proposed alternative routes (if necessary) and any banksman arrangements.

The primary sections of the public highway, cycle lanes and footpath that will be affected are as follows:

Generator Hostel, Tavistock Place, London, London WC1 9SE*Tavistock Place*

Construction vehicle movements from Tavistock Place to access/egress Compton Place will be extremely limited to provide access to the front elevation of the building only. To provide a safe environment for pedestrians and cyclist during vehicle movements these will be controlled by banksmen and a traffic marshal in the same manner as for the Judd Street delivery yard.

Signage will be erected either side of the entrance to inform cyclist and pedestrians of traffic movements into and out of Tavistock Place.

Judd Street

Delivery of construction materials required into the Judd Street entrance of the site, will be no different to current deliveries to the Generator Hostel.

It is planned that all delivery vehicles will stop in Judd Street and maneuver into the service yard under the management of banksman and a traffic marshal to provide a safe environment for pedestrians and cyclist during the vehicle movements.

Signage will be erected either side of the entrance to inform cyclist and pedestrians of construction movements into and out of Generators yard.

n) Details of how traffic associated with the development will be managed in order to reduce congestion.

All deliveries will generally be kept between the hours of 09.30am and 16.00hours to avoid impacting on public access to the Generator Hostel during peak hours

All deliveries will be scheduled on a weekly basis and individual movements will be co-ordinated and managed on a 'just in time' delivery basis. All contractors will be required to agree delivery dates and times prior to delivery. With this size of project and the relatively slow construction pace there will be no need for an off-site holding compound

As described all vehicle movements in Judd Street and Tavistock Place will be managed by traffic marshals and banksman.

Generator Hostel, Tavistock Place, London, London WC1 9SE**o) Details of any other measures designed to reduce the impact of associated traffic (such as the use of construction material consolidation centres)**

The current proposals are considered to be of a minor scale of development as a result of potential traffic management and access / egress constraints associated with previous proposals on the site. This will have the effect of reducing the need for large articulated vehicles, with small low sided vehicles and trucks delivering materials via Compton Place and the delivery yard on Judd Street.

p) Details of how any significant amounts of dirt or dust that may be spread onto the public highway will be cleaned or prevented

The operations will not generate dirt or dust being deposited on the highway. The site utility gang will clear and clean any spoil deposited within Compton Place and to a lesser degree Judd Street and will regularly sweep the access from Compton Place to keep the environment clean.

During spells of hot weather, the most likely periods when dust will be generated water suppression will be utilised to dampen the cleaning operations. If required the utility gang will clean surrounding roads and windows of adjoining premises; clean-up will be within 24hrs.

q) Evidence and details of consultation on a draft CMP with local residents, businesses, local groups (e.g. residents/tenants and business associations) and Ward Councillors. Details should include who was consulted, how the consultation was conducted and the comments received, the CMP should then be amended where appropriate and where not appropriate a reason why will need to be provided. The revised CMP should also include a list of all the comments received. You are advised to check your proposed approach to consultation with the Council before carry it out.

This CMP has been prepared with the knowledge/feedback gained from the CMP's prepared for previous applications on the site. This had previously included various consultations with local residents and stakeholders groups.

The Officers delegated report for Planning Application 2012/0019/P confirmed that the previous CMP submitted was a 'good example' which 'clearly follows guidance provided in CP66 Amenity' subject to the additions name/contact details of the CDM co-ordinator and key dates which are included in this CMP.

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- r) **Details of any Construction Working Group that will be set up, addressing the concerns of surrounding residents, as well as contact details for the person responsible for community liaison on behalf of the developer and how these contact details will be advertised to the community.**

The potential impact this project will have on local residents and businesses premises is medium to low given the nature of the proposals. All construction activities that could create noise and or dust will be completed during the hours of 08.00 to 18.00hrs.

A member of the permanent site team will be appointed as Liaison Officer with a brief to maintain constant dialogue with the local community. A project leaflet will be produced and distributed to the local community prior to construction commencing providing all recipients with site management contact details and a resume of operations and general traffic management implementation.

Where specific impact is recognised, individual liaison meetings will be held to establish any necessary protocol required to mitigate throughout the individual construction phases.

- q) **Details of any schemes such as the ‘Considerate Contractors Scheme’ (www.consideratecontractorsscheme.org.uk) that the project will be signed up to. Contractors will also be required to follow the ‘Guide for Contractors Working in Camden’ also referred to as ‘Camden’s Considerate Contractors Manual’.**

It will be a tender requirement and a budget will be allocated for the contractor to be approved and act within the guidelines of the ‘Considerate Contractors Scheme’

- t) **Amelioration and monitoring measures over construction traffic including procedures for notifying the owners and or occupiers of the residences and businesses in the locality in advance of major operations delivery schedules and amendments to normal traffic arrangements (if any).**

Initial discussions will be undertaken with all relevant premises in the locality of the delivery zones and construction work, to advise them of the period, method and frequency of deliveries. Contact details for the site management team will be included on information leaflets to provide timely to site personnel via phone and email.

Generator Hostel, Tavistock Place, London, London WC1 9SE**v) Any other relevant information with regard to traffic and transport**

None, the above provides a detailed review of traffic and transport proposals, the CMP will be reviewed throughout the construction phase and revised and enhanced with further detail as appropriate.

w) Camden Council Approval and Compliance with this CMP

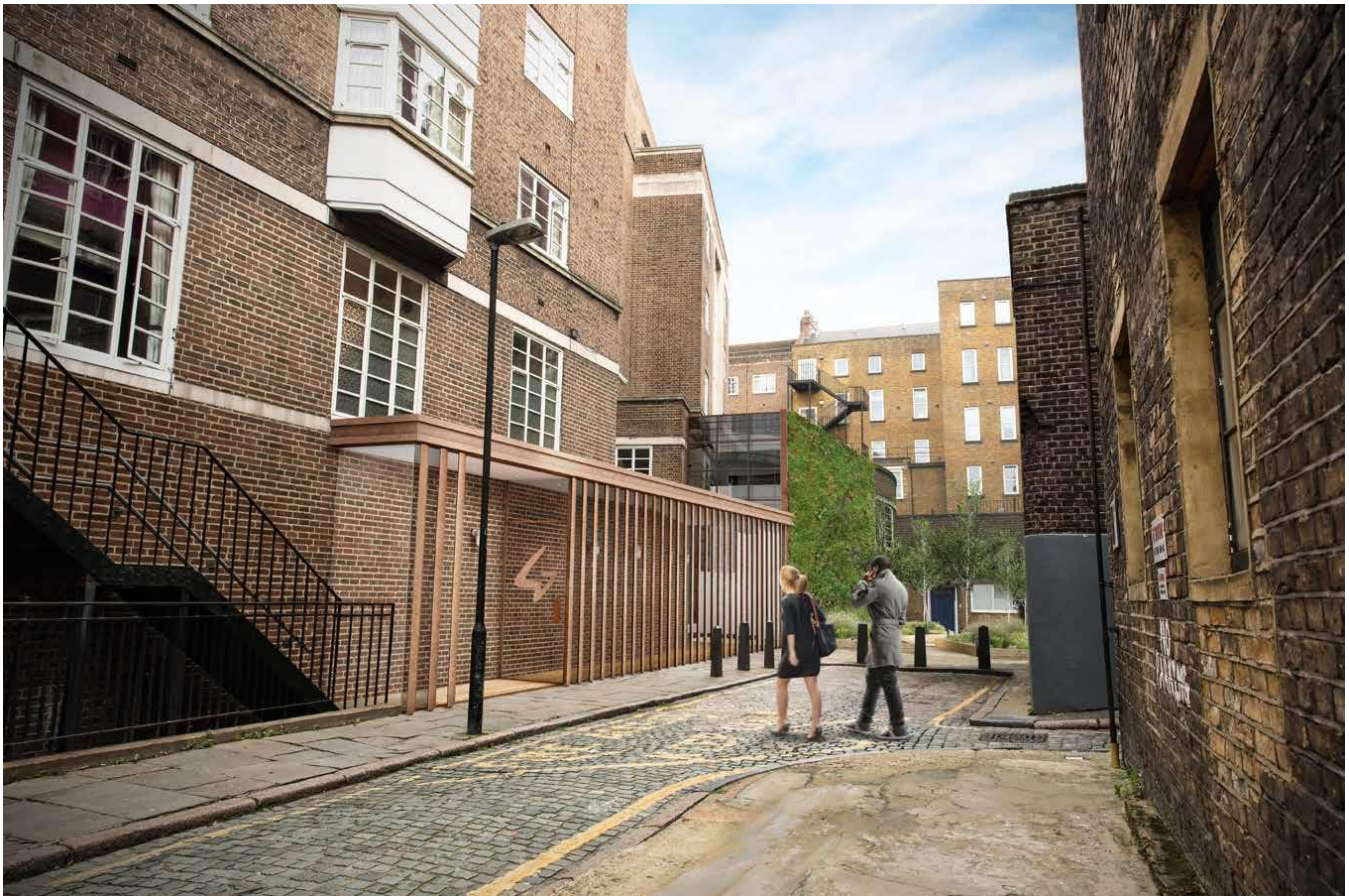
‘‘The agreed contents of the CMP will / must be complied with unless otherwise agreed with the Council. The person responsible for implementing this CMP shall work with the Council to review this CMP if problems arise in relation to the construction of the development’’

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Appendix

Appendix 01
Site Identification

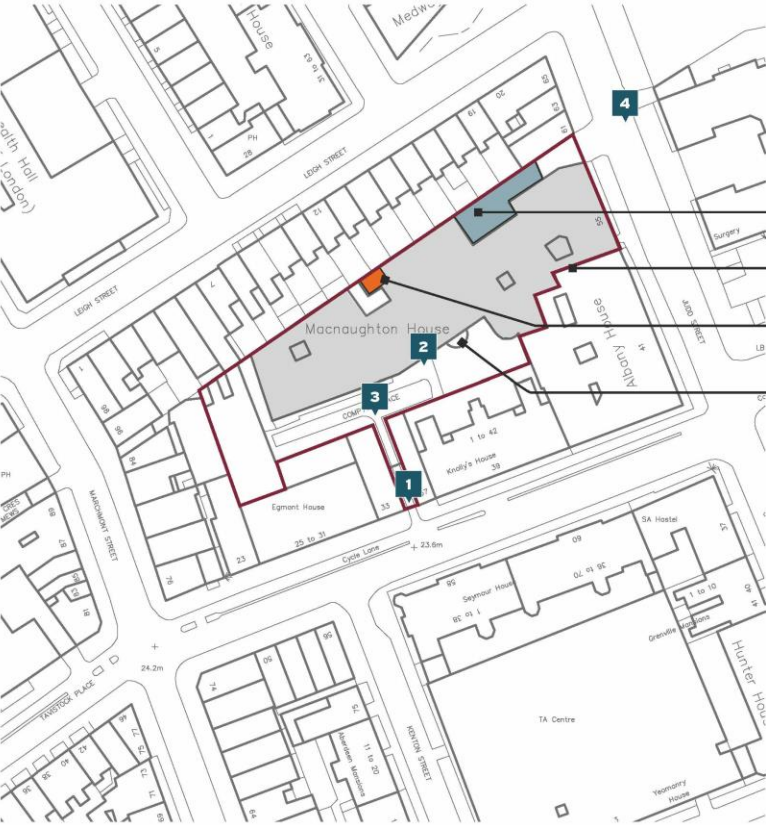
Appendix 02
Site Access



Appendix 01

Generator Hostel

Site Identification

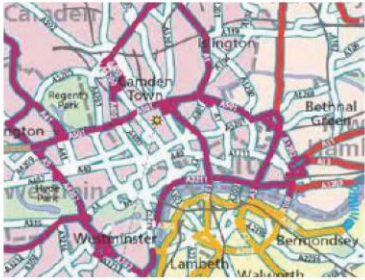


Judd Street Delivery and Service Yard

Proposed Site Boundary

New Smoking Area

New Entrance



Appendix 02 Generator Hostel Site Access

