

## **Construction Management Plan**

**177 Shaftsbury Avenue, WC2H 8JR**

“The agreed contents of the Construction Management Plan must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council to review this Construction Management Plan if problems arise in relation to the contraction of the development. Any future revised plan must be approved by the Council and complied with thereafter”.

- a. The site is currently being used as offices, which will be converted into 6No residential apartments – To strip out existing 1<sup>st</sup> floor office and convert into 6No residential apartments.
- b. Upon commencement of works – strip out/demolition approx. 2-3 weeks  
Construction Works up to 25 weeks.
- c. Hours of Work – Strictly 8am to 6pm Mon – Friday, Sat 8am – 1pm – No Sunday Works
- d. To allow safe delivery of materials, the rear service door to New Compton Street elevation as noted as No. 1 on attached plan will be used as both site access and egress. Full appropriate signage will be used when taking deliveries or reducing widths of footpaths.  
Route to 1<sup>st</sup> Floor area is defined and highlighted in yellow on attached plans. To ensure safe movement around delivery lorries, 2No parking bays will need to be suspended to allow local traffic to pass while delivery lorries are being off loaded, this is marked up on attached site plan.
- e. All deliveries will be via rigid Lorries or smaller, no articulated Lorries will be required on scheme.  
Rigid Vehicles – 7.5 tonnes, Length 6.8m by Width 2.55m by Height 3.75m – dwell time on site 15-20 minutes. Assume up to 6No vehicle approx. per day.
- f. The only works affecting the highway/public footpaths will be new services i.e. Water/Gas/Electric connections as per E+MTecnica drawings as attached.
- g. An application to highways department to gain a scaffold licence over public footpath including hoarding will be requested and put in place prior to commencement of works on site. No materials will be left on the public highway at any time.
- h. All deliveries will be overseen by a qualified banks man, public highways and footpath will be kept clean at all times. No vehicles will mount the kerb or strike any vehicle’s on New Compton Street.
- i. First floor window to be removed to gain access to new gantry type scaffold to allow safe movement of waste. Attached title plan validates that only a small walkway projection will be over public footpath with main body of

scaffold within the curtilage of the leaseholder's land/demolition materials from first floor as other routes are used as site access and fire escape routes. All waste to be removed and overseen by site manager and qualified banks man at all times. It is estimated that up to 20No rigid waste Lorries will be required for demolition stage and up to 5No per day for new build works.

- j. Letters will be issued to all local businesses and residents notifying them of impending construction work. This will be updated monthly.
- k. We will ensure all contractors and sub-contractors operating large vehicles over 3.5 tonnes will meet the following conditions:-
  1. Operators will be a member of TFL's fleet Operator Recognition Scheme or similar
  2. All drivers will have undertaken cycle awareness training such as the Safe Urban Driver module through FORS or similar.
  3. All vehicles associated with the construction of the development will
    - Have side Guards fitted, unless it can be demonstrated to the reasonable satisfaction of the employer, that the lorry will not perform the function, for which it was built, if side guards are fitted.
    - Have a close proximity warning system fitted comprising of a front mounted, rear facing CCTV camera (or Fresnel Lens where this provides reliable alternative), a close proximity sensor, an in-cab warning device (visual or audible) and an external warning device to make the road user in close proximity aware of the driver's planned manoeuvre.
    - Have a Class VI Mirror
    - Bear prominent signage on the rear of the vehicles to warn cyclists of the dangers of passing the vehicle on the inside
- l. All waste removal and deliveries will be restricted to work between 9.15am and 4.30pm to ensure minimal disturbance of local traffic is maintained.
- m. All contractors as part of their site inductions and included in their orders will be issued with this Site Management Plan and attachments to fully understand the delivery and removal procedures as well as site safe access and egress. There are no requirements for wheel wash facilities at any time on this scheme.
- n. Prior to any works starting on site, a site condition survey via photographs will be taken and issued for reference.
- o. The footpath where and when required will be protected via 12mm ply sheets and removed daily.
- p. All suppliers will have delivery times written in to their orders and the banks man will see deliveries in and out of site at all times. All deliveries will be controlled via a delivery schedule and closely monitored during works to ensure no build-up of traffic occurs.

- q. On site traffic plan will be monitored and reviewed daily and updated to suit site works.