

CONSTRUCTION MANAGEMENT STATEMENT

For Land Adjacent to 35 York Way

Introduction

The Prosperity Group Ltd have been appointed as Principal Contractor for the redevelopment known as “land adjacent to 35 York Way, N7 9QF”, involving the demolition of the existing garages and erection of a part 3, part 4 storey building to provide 7 residential units.

The Construction Management Methodology will be consistent with the principles of the Considerate Construction Scheme and adheres to its Code of Considerate Practice.

Contact Details:

Name and address of the main contractors company: *To be confirmed*

Address where the main contractors company accept receipt of legal documents: *To be confirmed*

Full contact details including name and telephone number of the Site and Project Manager: *To be confirmed*

Consideration:

All works will be carried out with positive consideration to the needs of traders, businesses, neighbours, site personnel, visitors and general public.

Environment:

Noise from construction operations and all other sources to be kept to the minimum at all times. Efforts will be made to select and use local resources wherever possible. Special attention will be paid to waste management and the avoidance of pollution. Recycling and the use of recycling materials will be encouraged.

Relations with Neighbours:

General information regarding the scheme will be provided for all neighbours affected by the works. Regular communication with the neighbours including adjacent businesses and traders will be maintained throughout the project.

The Scheme

- **Enabling Works**

This comprises of the disconnection of the live services to enable demolition to be progressed. A temporary water connection and electricity power point will be provided for the duration of the project.

During the initial period on the site, the site accommodation will be provided by means of a site office with main access on Marquis Road, London NW1 9UB.

- **Demolition**

The existing two garages are predominantly constructed with brick and mortar.

During the demolition activities the structure and resultant debris will be watered down frequently as so to avert dust.

- **Site Set-up**

Site accommodation will be located at the entrance to the site on Marquis Road, London NW1 9UB consisting of an office, meeting space and welfare facilities.

A minimum 2.4m high fence is to be erected on the perimeter of the site as so to provide security.

Large notice boards are to be erected on the entrance to the side on Marquis Road, London, NW1 9UB, as well as, to the rear of the side on 35 York Way, N7 9QF providing the contact details of the site manager and emergency contact numbers (phone, postal address, email).

The Considerate Construction Scheme poster will be displayed where clearly visible to the general public. A site's contact details will be obvious to anyone affected by the activities.

Entrance and exit will be via Marquis Road, London NW1 9UB.

The site access is to be segregated in respect of site traffic and pedestrians. Vehicle movements will be carried out with care and consideration for the safety of site personnel, visitors and the general public.

A Banksman will be in full time attendance during loading and unloading as part of the traffic management scheme, the roads will be kept clear of any mud and debris and they will be checked constantly.

- Foundation

Upon completion of the hoarding, pile will be carried out and water will be sprayed if the level of dust is high. Formation of the pile will comprise of imported specified fill metals.

The foundation design is of reinforced concrete piles with the ground beams and suspend ground floor slab. The piles will be formed using the continues flight auger method (CFA), which involves a piling rig drilling a hollow steam auger into the ground to a depth not exceeding 20 meters.

Upon reaching the required depth the machine will withdraw the auger and pump concrete down the hollow core from the on-site store to fill the void.

Given the distance from the adjoining properties and the restriction upon start time of 8am and 6pm finish; noise disturbance should be within accepted limits.

Upon completion of piling, excavation of foundation will be carried out and completed within the site boundary.

The luffing tower crane will be erected and will not at any time carry load of free slew over adjoining buildings.

- RC Frame

As part of The Prosperity Group Ltd QA system, all contractors employed on site are required to complete questionnaires related to their Health & Safety management set-up before commencement of works.

Furthermore, all the contractors will have to attend a “start-up” meeting which will address issues such as: working hours, access to the site, delivery and environmental issues relevant to adjoining properties and parking.

When heavy duty plant or large deliveries are necessary to be delivered on site, a leaflet will be delivered to all residents confirming the program and providing contact details should there be a problem.

- Site establishment

See site set-up for accommodation.

Hours of work will be in accordance with the Environmental Requirements.

08.00 to 18.00—Monday to Friday

08.00 to 13.00 Saturday

The Prosperity Group Ltd recognises that approval is required from the Local Council for any works that need to be undertaken outside these permitted hours.

Application will be made for any works which are necessary to be carried out and fall out of the permitted working hours or require road closure.

- Public Safety, Emergencies & Accidents

In all cases where there is a perceived risk to the public from falling materials , measures will be put in place in the form of gantries, fans or pedestrian diversion to maintain safe routes.

Temporary footways will be clearly marked and will comply all requirements in respect of their flatness, surface treatments, gradients, and sight lines.

- Waste Management and Minimisation

Waste will be generated during all stages of the construction works. Major sources of waste within the construction process are:

- Packaging – plastics, pallets, expanded foams ect;
- Waste materials generated from inaccurate order, poor usage, babbly stored materials, poor handing, spillage etc;

A Site Waste Management Plan will be developed by each relevant contractor detailing how it is proposed to dispose and manage waste, created during the construction phase. All relevant contractors will be required to investigate opportunities to minimise waste arising to source and, where such waste generation is unavoidable, to maximise the recycling and reuses potential construction materials. Wherever feasible, such arising will be dealt with in manner that reduces environmental impact and maximise the potential to re-use such materials. Recycling of materials will largely take place off-site where noise and dust are less likely to result in impact to the residents of surrounding properties.

The destination of all waste or other materials removed from the Site will be monitored and a record will be kept on site. Loads will only be deposited at locations where waste treatment and disposal is permitted.

No burning of construction waste will be undertaken to Site.

- Materials storage & Hanging

The storage of building materials on-site will be limited.

Contractors and their subcontractors will be expected to maintain a tidy Site, and to operate 'just-in-time' policy for the delivery and support of materials at work, and to use off-site buffer store to support this policy, if necessary.

A tower crane will be used for general unloading and hoisting during the structural and envelope works. Unloading over public roads will be avoided.

Goods materials hoists will be used to hoist materials to the floors, and fork lift trucks and other electric or hydraulically operated plant will be used to distribute and transport materials around the site.

- Temporary Services

Temporary services provision for the workers will be coordinated with the diversion of existing water and electrical services.

- Security Interfaces

A full 2.4 m plywood faced hoarding will be erected and maintained around the site during demolition and construction works (as noted earlier).

Security lighting and an alarm system will be installed on site and connected to a 24/7 monitoring station.

Principal security interfaces to be managed in respect of the site are:

- Local people –Maintain secure site boundaries to discourage trespass;
- Theft – Maintain secure site hoardings and boundaries;

It is likely that the site will require full time security guards on site on a 24-hour basis at the latter stage of the project.

- Potential Environmental Impacts

Site control

The table below provides a summary of examples of the potential environmental impacts to be considered and mitigation measures proposed.

Issue	Potential Impact
Noise	- Increased adverse road noise levels from vehicles. - Increase adverse noise levels from plant during pilling and general construction works.

Vibration	<ul style="list-style-type: none"> - Increased adverse vibration levels from vehicles. - Increase adverse vibration levels from plant during piling and general construction works.
Dust /Air Quality	<ul style="list-style-type: none"> - Generation of windblown dust from ground surface, stockpiles, vehicles, work faces and cutting and grinding of materials. - Generation of exhaust emission from lorries and plants delivering and removing materials including dust and particulates which may impact upon local air quality.
Waste/Sustainability	-Excessive waste generation and its appropriate disposal.
Traffic	<ul style="list-style-type: none"> - Adverse traffic congestion caused by site traffic and an increase in heavy duty goods vehicles (HGV) movement. - Adverse traffic disruption from abnormal or hazardous loads. - Transfer of mud and materials from the vehicles onto the public highways creating pollution hazards.
Storage of fuels and construction materials	-Adverse accidental spills and discharges to drains which may create pollution hazards.
Pedestrian access to site and surroundings land	- Adverse disruption to pedestrian access and routes within the locality of the site and reduction in pedestrian amenity.
Hazardous materials and contaminated land	- Exposure of the workforce to deleterious/hazardous materials and ground contamination.

Specific environmental procedures will need to be managed during construction:

- The control of noise, vibration and dust;
- Site drainage;

- Traffic and access management;
- Waste management and recycling;
- Hazardous material and contaminated land;
- Management of Construction Works, and Local Community Liaison and Complaints. This will include a complaints register.
- Management of Public safety, Emergencies and Accidents. This will include an incident log book.
- Management of Sub - Contractors.
- Material storage and Handling;
- Environmental monitoring;

Noise, Vibration and Dust

In a project of this scale and nature, it is recognized that the noise, vibration and dust will be important issues and could rise to local disturbance. These impacts are an inevitable consequence of the work; Site-specific best practice measures will be implemented by contractors to minimize the disturbance to local residents and other potentially sensitive receptors.

Measures in relation to noise and vibration will include:

- Selection of inherently quiet plant;
- Liaison with the residential and non-residential occupants potentially most affected by noise or vibration from on-site or off-site activities;
- Establishment of vibration Action Levels on the basis of guidance contained in BS 6472 guide to evaluation of Human Exposure to Vibration in Buildings (from 1Hz to 80 Hz)(Ref. 5.6);
- Review of construction techniques, especially in response to exceeding the Action Level and/or complains;
- Use hoarding for a long as practicable to provide acoustics screening;
- Requirement for engines to be switched off on-site when not in use, use of quiet plant regular plant maintenance, screening of plant (if appropriate);

In addition, staff will be trained on BS 5228:2009.

Potential dust emission

Environmental management control will be implemented to prevent the release of dust entering the atmosphere and/or being deposited on nearby Receptors. These measures will include:

- Dumping down surfaces during dry weather;
- Erection of appropriate hoarding and/or fencing to reduce dust dispersion and restrict public access, and sheeting of building, chutes, skips and vehicles removing demolition waste;
- Appropriate handling and storage materials;
- Restriction of drop heights onto lorries;
- Limiting of vehicle speed to 5mph, avoidance of unnecessary idling of engines and routing of site traffic as far from residential and commercial properties as possible.
- Fitting all equipment (e.g. for cutting, grinding, crushing) with dust measures such as water spray wherever possible;
- Prevention of dust-contaminated run-off water from the Site;
- Ensuring that all plant and vehicles are well maintained so that exhaust emission do not breach statutory emission limits;
- Ensuring that a road sweeper is available to clean mud or debris from hard standing roads and footpaths when necessary.

A Safety Method Statement will be put in place and will be available on site and will outline the control measures necessary to minimize the risk to an acceptable level. All statutory notices will be placed with the Health and Safety Executive (HSE).