

Construction Management Plan

building site at Loxham Street at 26 Argyle Street, WC1

Comments

Application Number: 2015/4838/P, Type: Approval of Details, Address: 26 Argyle Square (should be 'Street')

We are pleased to see that this Construction Management Plan exists but it is far from complete. Important topics that need to be covered:

Loxham Street – this is alongside the property - it is narrow and a busy pedestrian and cycle route, especially in the rush hours. The Plan needs to recognise this and say how the safety of everyone using that space will be ensured. The works have been on-going for about 2 months and already there have been occasions when the workmen have been using Loxham Street as space in which to cut up wood etc. Loxham Street should be kept totally clear of any obstruction at all times and access to the site should, wherever possible, be from the front or the back, not via the Loxham Street door. The Loxham Street door in the hoarding should always be kept closed, or changed to open inwards.

Setting down/pick-up locations. During the weeks that the site has been in operation deliveries have been made in Argyle Street to the east of Loxham Street so the workmen have had to repeatedly cross the path of cyclists and pedestrians to reach the site. This is not right. We think the best location is Argyle Street, immediately in front of the property (which is what a house in the middle of a terrace would have to do). An alternative is to the south, on Cromer Street, to the west of the property, but this would create an obstacle for cyclists turning into Loxham Street from the west (which is where most come from) and a longer distance for transport to the site.

Delivery and removal vehicle routes. Construction vehicles are responsible for the majority of all cyclist deaths in London and so this is an extremely important consideration. Routes need to be identified that minimise the use of residential streets and also minimise the number of dangerous left-hook turnings where there are likely to be cyclists on the lorry's left. Such as: off Gray's Inn Road, off Euston Road, off Belgrove Street. If any of these dangerous turns has to be used, Traffic Marshals must be used to ensure the safety of cyclists.

Delivery and removal vehicle hours. To avoid the construction vehicles being on the roads during the periods of heavy commuter hours deliveries should be restricted to the hours: 9.30 – 16.00. This includes all movements in the side streets around the site (i.e. Argyle Square, Argyle Street, Belgrove Street, Birkenhead Street, Crestfield Street, Cromer Street and St. Chad's Street). This is to prevent construction vehicles arriving early and using these streets as a lorry park.

Environmental issues. Vehicles accessing the site must not park with their engines running.

Contractor standards. All contractors and sub-contractors involved in vehicle movements must be members of the FORS scheme, to ensure a correct standard of driver training and vehicle equipment.

From John Hartley on behalf of Camden Cyclists, 5/9/2015

