

**CONSTRUCTION METHOD STATEMENT FOR ALTERATIONS,
EXTENSIONS AND GENERAL REFURBISHMENT TO
16-18 CHENIES STREET, LONDON WC1E 7PA.**

CONTENTS

- 1.0 Introduction**
- 2.0 Project Phasing and Programme**
- 3.0 Demolition**
- 4.0 Construction**
- 5.0 Site Set Up and Facilities**
- 6.0 Traffic Management**
- 7.0 Amenity of Surrounding Residents and Occupiers**
- 8.0 Conclusions**

1.0 Introduction

- 1.1 The project at 16-18 Chenies Street involves works to a listed building, works in close proximity to 3 other neighbours, works adjoining a busy road, and a service mews and the continuing use of the premises as far as is practicable to maintain teaching and facilities on site whilst demolition and construction are in progress.
- 1.2 Whilst these issues represent challenges to any contractor(s) it is felt by careful management, programming and selection of a suitably experienced contractor(s), they can be successfully carried out with the minimum of disruption possible to all users of the premises and surroundings.
- 1.3 This document covers the outline construction methods anticipated in relation to the proposals. A more detailed document will be obtained from the successful contractor(s) once tenders have been returned.

2.0 Project Phasing and Programme

- 2.1 It is envisaged at this stage that the works will be undertaken in four main stages. These are:
1. Enabling works to unify both buildings and demolition to rear of 18 Chenies Street.
 2. Construction of 18 Chenies Street.
 3. Demolition and construction of 16 Chenies Street.
 4. Final completion.
- 2.2 The enabling works (phase 1) will allow both buildings to continue to function in respect of means of escape in case of fire whilst the rear of 18 Chenies Street is sealed off to enable its demolition, and reconstruction (Phase 2). The existing library or part thereof will need to be decanted and at some later stage after completion of the new kitchen, the refectory will need to be relocated to its new position so that the works to the top floor can be completed. At this point the student accommodation may become operational.
- 2.3 The work to 16 Chenies Street will then commence (Phase 3) in a similar manner with the rear of the main building being sealed off so that demolition and work may commence on the new library, offices, and theatre.
- 2.4 At completion of this work the final work can then be carried out (Phase 4) to the lift insertion, relocated dressing rooms, custodians flatlet and final services connections and linkages to the front of 16 Chenies Street.
- 2.5 At this stage, subject to achieving necessary consents and preparation of details it is anticipated works may commence in June 2016, at commencement of Summer recess, and complete by December 2018, a period of some 2½ years.
- 2.6 The detail design and construction will include the appointment of a Principal Designer in respect of the Construction (Design and Management) Regulations.
- 2.7 The detail preparation for construction will also include the agreement of any party wall awards with all affected neighbours in accordance with the London (Party Walls) Acts.
- 2.8 Phasing drawings are included in this statement: refer CMS 01 and CMS 02.

3.0 Demolition

- 3.1 The first area of demolition will therefore be with regard to the unification of the two buildings and rear of 18 Chenies Street. This is minimal work and can be managed effectively on site utilising a small compound and scaffold adjacent to the rear staircase of 18 Chenies Street accessed from Ridgmount Mews.
- 3.2 The final area of demolition is to the rear of 16 Chenies Street. It is not yet certain whether this will take place prior to completion of Phase 2 or whether it will at this stage only be possible to access from Chenies Street itself.
- 3.3 All demolition will be carried out by a competent demolition contractor(s) following a pre demolition survey identifying any hazards, any testing required (including asbestos survey), any site waste management plan, location and type of any affected services, any method statement and structural calculations required, particularly in respect of the existing buildings and any adjoining buildings. This survey and detailed method statement will be for approval of the Consultant team and statutory authorities prior to any work being carried out.
- 3.4 The process of demolition will include for control of dust and vapours, containment of work sections, safety to adjoining properties and users, safety of demolition personnel and of the general public including exclusion of unauthorised persons.
- 3.5 The documentation of the project will include workmanship requirements covering, in respect of demolition, reference BS 6187, competence, and risk assessments, this will include for any necessary shoring up, scaffolds, weather proofing and temporary or permanent screening, welfare etc..

4.0 Construction

- 4.1 The first area of construction will therefore be internal works required to unify the two buildings in respect of adequate means of escape and in sealing of the rear of 18 Chenies Street from the works proposed. This will be relatively minor works hopefully undertaken during the summer recess of 2016 when the building use will be limited.
- 4.2 The second phase of construction is to the rear of 18 Chenies Street, and when this is completed, to the top floor and ground floor of 18 Chenies Street thus completing student rooms, new kitchen, bar and refectory.
- 4.3 This will be followed sequentially by the construction of the new library block to the rear of 16 Chenies Street and the insertion of the balcony and upgrade of the theatre area.
- 4.4 Finally the completion of works will include extension of lift to front part of 16 Chenies Street, refurbished basement including dressing rooms, custodian flat, and full services provision.
- 4.5 The process of construction will include for the control of dust and vapours, containment of work section, safety to adjoining properties and users, safety of construction personnel and of the general public including exclusion of unauthorised persons.
- 4.6 The documentation of the project will include workmanship requirements for all elements of the work, competence and risk assessments. This will include all necessary scaffolds, temporary or permanent screening, welfare etc..
- 4.7 Probable crane positions to service construction to Phases 2 and 3 are included in this statement together with a probable conveyer access to service Phase 3 also, refer CMS 03.

5.0 Site Set Up and Facilities

- 5.1 Phase 1 of the works being a smaller enabling contract it is anticipated that a site set up and facilities including delivery and removal area could be made available at the rear of 18 Chenies Street within Ridgmount Mews.
- 5.2 Such a location would be quite suitable bearing in mind demolition would largely be at the rear of 18 Chenies Street and to the party wall between 16/18 Chenies Street accessible by the rear central staircase.
- 5.3 Phases 2-4 of the works are far more substantive and would require a site set up and facilities at the front of the site on Chenies Street. There is approximately 4m width between the front of 18 Chenies Street and the line of the kerb to Chenies Street, sufficient for facilities to be provided over the pavement. These phases include substantive demolition and construction works.
- 5.4 Anticipated crane locations for Phases 2 and 3 are within the proposed lift shafts enabling materials to be craned over the existing buildings. Additional materials may have to be brought to the rear of 16 Chenies Street by conveyor as indicated also.
- 5.5 Facilities would include office and welfare, meeting rooms and storage and deliveries and removal areas. Probable compound, offices, welfare and delivery positions are shown on drawings included within this statement.
- 5.6 Refer CMS 04 for compound locations.

6.0 Traffic Management

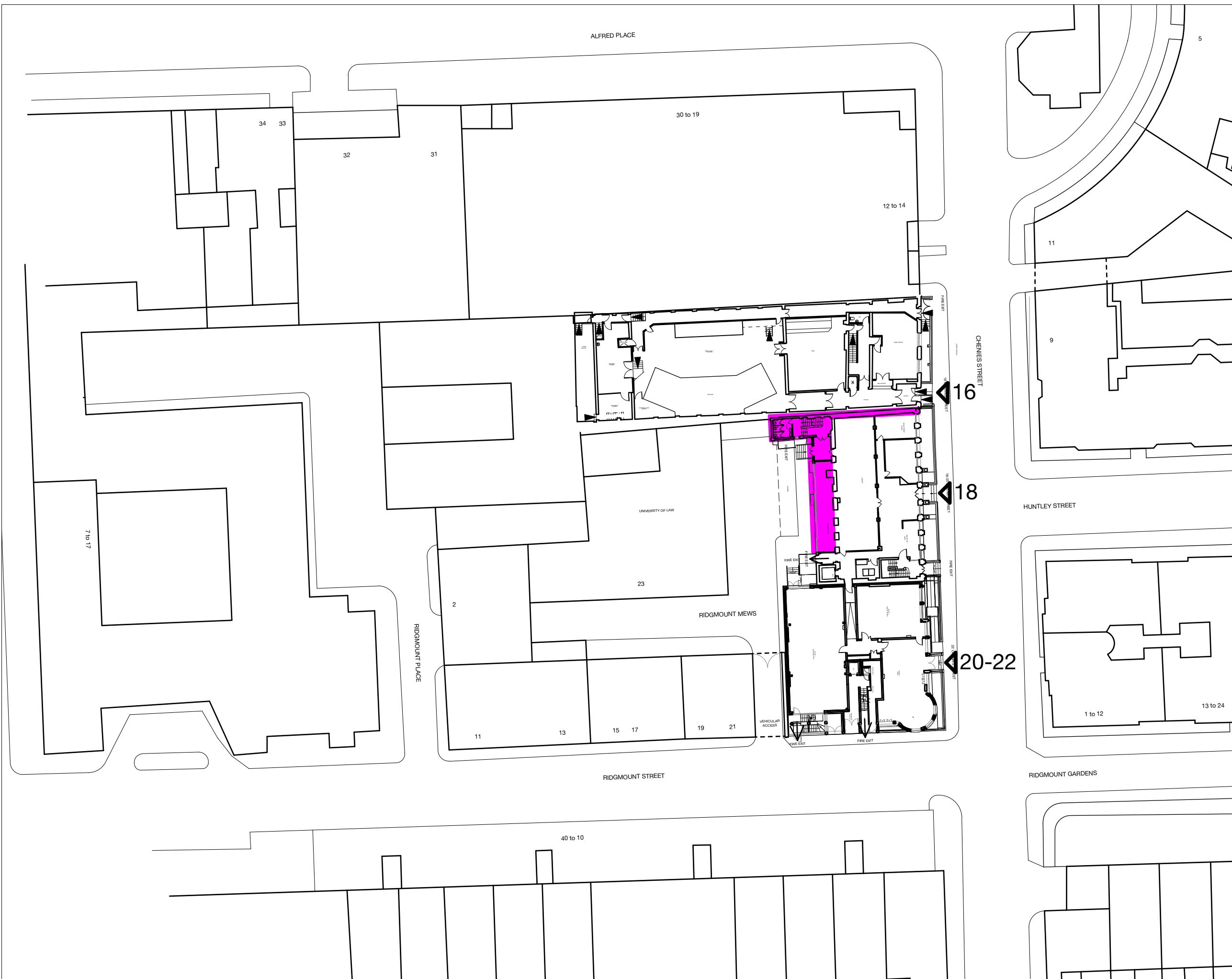
- 6.1 Phase 1 of the works will only consist of minor demolition and rebuilding works to unify the two buildings and small vans and a skip located at the rear yard within Ridgmount Mews should deal adequately with this. Access from Ridgmount Street is possible and the skip lorry or van can turn within Ridgmount Mews. The University of Law often has a skip positioned in this area. To minimise disruption to traffic hours of access will be from 10:00am to 3:00pm. Traffic management onto Ridgmount Street will be by banksman.
- 6.2 Phases 2-4 of the works are much more substantive and will require controlled deliveries and removals by larger vehicles on Chenies Street itself. Vehicles will enter from Tottenham Court Road and depart via Gower Street. There will be restriction on larger construction traffic using Ridgmount Street. Again traffic management would be by banksman.
- 6.3 These phases would include the suspension of parking bays as appropriate on Chenies Street.
- 6.4 The total duration of the project on site will be approximately anticipated as 2 ½ - 3 years dependent on the concurrency of the phasing.
- 6.5 Liaison will also take place with the Council in respect of normal refuse collections including those from RADA premises themselves during the duration.
- 6.6 Any temporary traffic management will be controlled by the contractor(s) suitably qualified staff.
- 6.7 It is difficult to anticipate at this stage the number of vehicles coming to site during phases 2 and 3 but it is anticipated at peak times this could be one per hour or 6 per day. Dwell times would vary from 15 minutes to one hour dependant on activities taking place.

7.0 Amenity of Surrounding Residents and Occupiers

- 7.1 Phase 1 of the work is limited and will only affect neighbouring properties accessed via Ridgmount Mews, the rear access-way. Arrangements will therefore be agreed with the University of Law in respect of the extent of compound, deliveries etc..
- 7.2 Phases 2-4 of the works have more wide ranging affects particularly construction to the rear of both 18 and 16 Chenies Street, compound over Chenies Street pavement and deliveries via Chenies Street.
- 7.3 The Contractor will be expected to be a member of The Considerate Contractor Scheme, and to liaise regularly with local communities, neighbours, officials and any other interested parties. Adequate notices and regular informative updates will be expected to be posted by the Contractor for public view.
- 7.4 It is also anticipated that RADA will continue to run its own teaching programme as far as is possible from the parts of the buildings that are anticipated to be isolated from the construction works. A considerable amount of forward planning will be needed to produce a coherent and viable logistical plan to enable this. This will be made clear in tender documents and will include careful handover of areas, protection and safety of students, staff and visitors.
- 7.5 As it is anticipated also that live in students will be on site before overall completion of the works, there will also be a need to ensure that temporary facilities are provided where proposed permanent facilities are not available in the interim for these students. This may affect laundry facilities but it is anticipated that the cycle store will be able to be accessed.
- 7.6 Likewise the permanent new reception will not be available until the end of the project, meanwhile the 18 Chenies Street entry can be used to a temporary reception within the completed refectory. Such transitional arrangements could endure for 12-18 months subject to procurement of contract(s).

8.0 Conclusions

- 8.1 Whilst this project throws up many challenges for the Consultant team, Contractors, RADA management and students alike it is anticipated that careful planning and management will address all such issues.
- 8.2 All documentation will clearly identify all health and safety issues and ensure that these are satisfactorily addressed.
- 8.3 All contractors employed on the project will be familiarised with all issues concerning the project, will induct all staff as necessary, produce all required method statements, and ensure all work is carried out safely and considerately and without hazard.



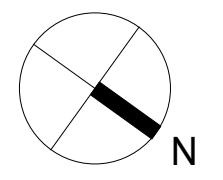
- GENERAL NOTES
1. This drawing is the copyright of Haines Phillips Architects.
 2. Do not scale from this drawing. Use figured dimensions only.
 3. This drawing must not be used for land transfer purposes, or for construction purposes unless accompanied by an Architect's Instruction.

LEGEND

PHASE 1

REVISIONS

| REV | DATE | NOTES |
|-----|---------|--------------|
| 1 | 09/2015 | First Issue. |

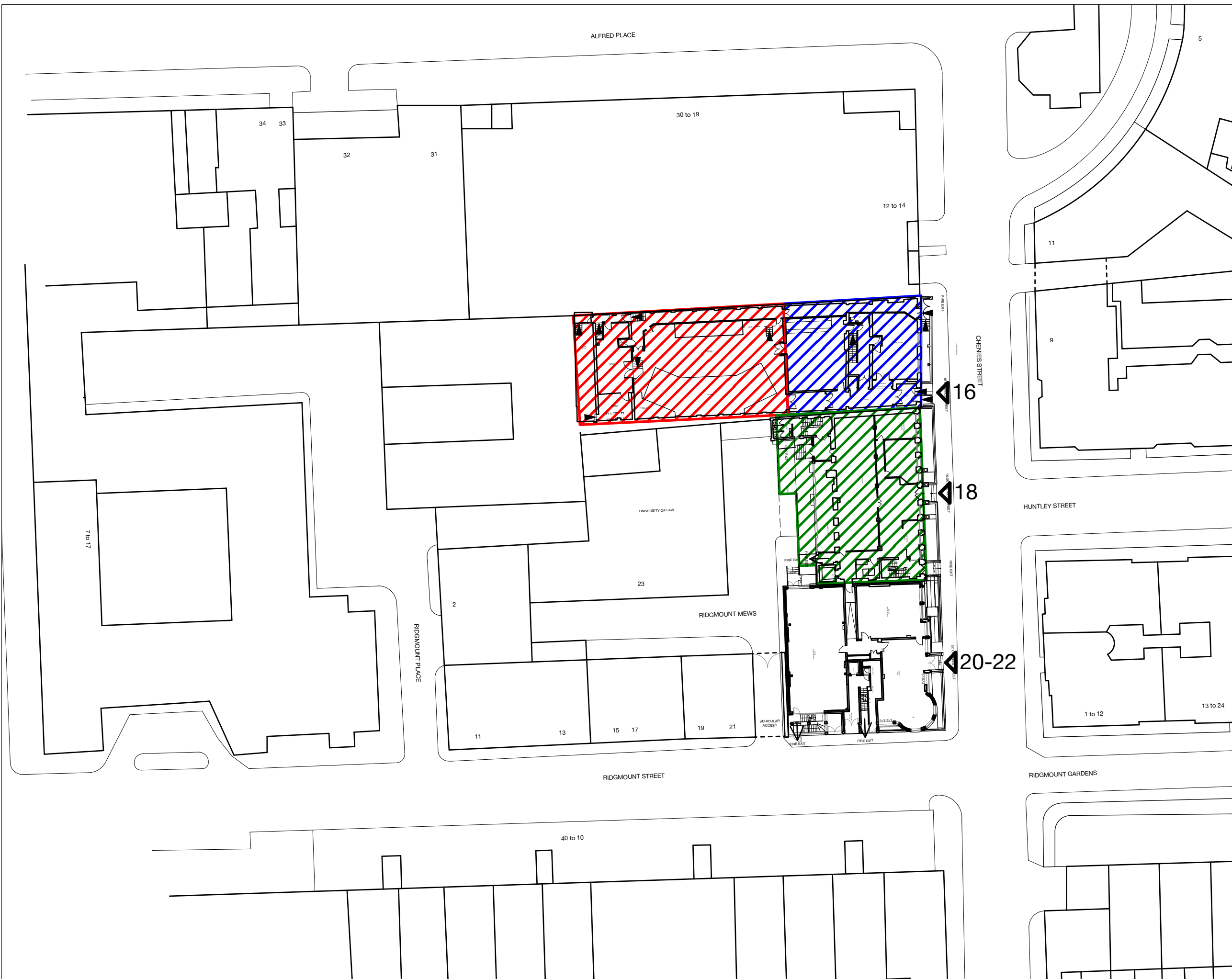


HAINES PHILLIPS
ARCHITECTS

Tankerton Works
12 Argyle Walk
London WC1H 8HA
t 020 7833 9324
f 020 7837 2864
e office@hainesphillips.co.uk



JOB TITLE
The Richard Attenborough Theatre and Associated Development for RADA
16-18 Chemies Street WC1
DRAWING TITLE
Construction + Demolition Phase 1

| | |
|--------|-------------|
| DRAWN | DATE |
| PC | 09/15 |
| SCALE | 1:500 @ A3 |
| JOB NR | DRAWING NR |
| 3769 | CMS 01 PL 1 |



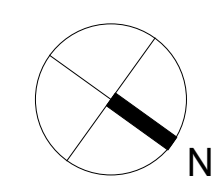
- GENERAL NOTES
1. This drawing is the copyright of Haines Phillips Architects.
 2. Do not scale from this drawing. Use figured dimensions only.
 3. This drawing must not be used for land transfer purposes, or for construction purposes unless accompanied by an Architect's Instruction.

LEGEND

-  PHASE 2
-  PHASE 3
-  PHASE 4

REVISIONS

| REV | DATE | NOTES |
|-----|---------|--------------|
| 1 | 09/2015 | First Issue. |



HAINES PHILLIPS
ARCHITECTS

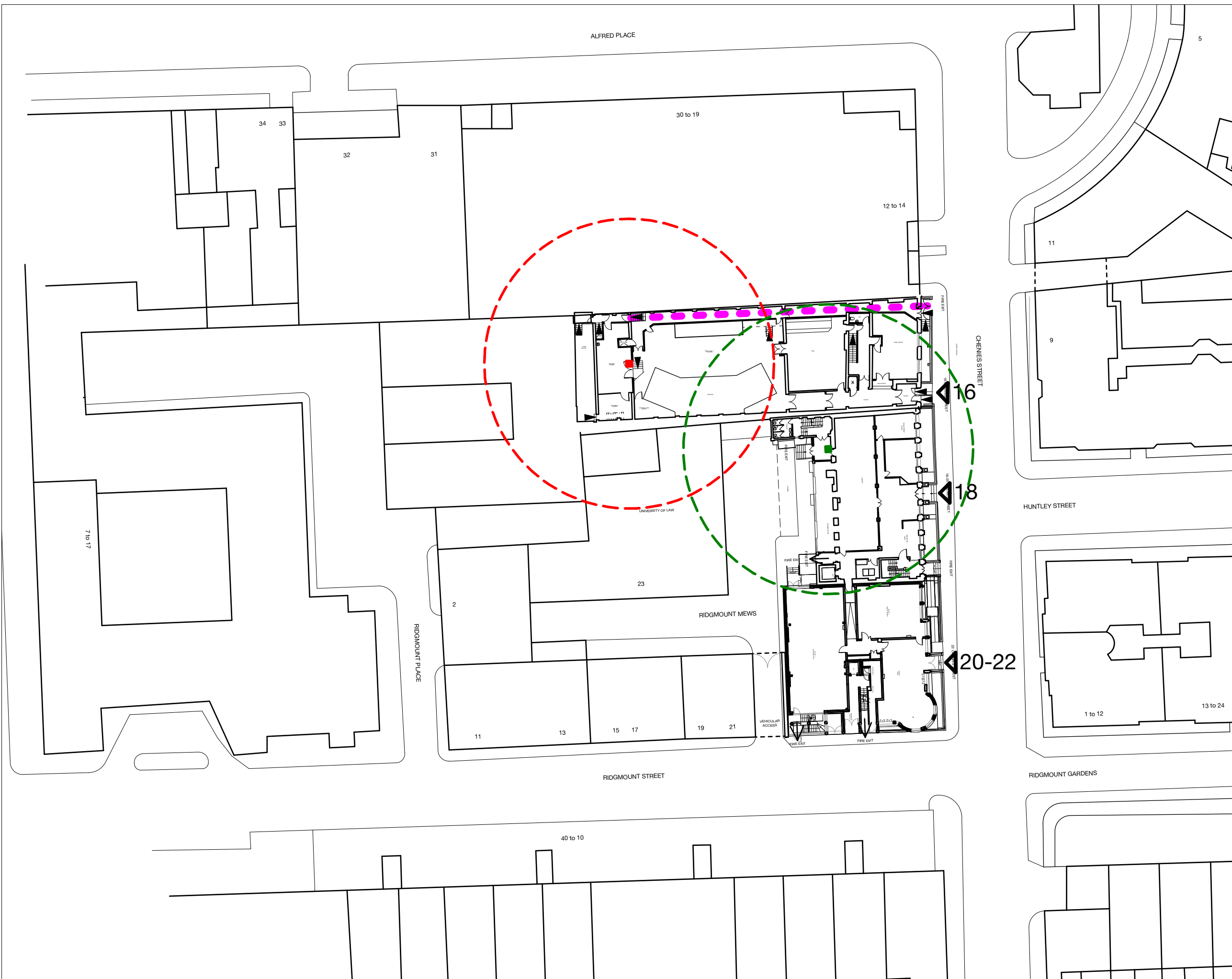
Tankerton Works
12 Argyle Walk
London WC1H 8HA

 020 7833 9324
 020 7837 2864
 office@hainesphillips.co.uk

JOB TITLE
**The Richard Attenborough Theatre and Associated Development for RADA
16-18 Chemies Street WC1**

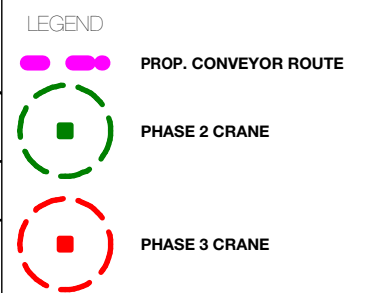
DRAWING TITLE
Construction + Demolition Phases 2, 3, 4

| | |
|--------|-------------|
| DRAWN | DATE |
| PC | 09/15 |
| SCALE | 1:500 @ A3 |
| JOB NR | DRAWING NR |
| 3769 | CMS 02 PL 1 |
| ISSUE | REV |
| | 1 |



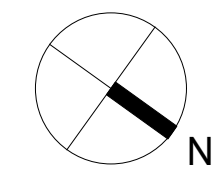
GENERAL NOTES

1. This drawing is the copyright of Haines Phillips Architects.
2. Do not scale from this drawing. Use figured dimensions only.
3. This drawing must not be used for land transfer purposes, or for construction purposes unless accompanied by an Architect's Instruction.



REVISIONS

| REV | DATE | NOTES |
|-----|---------|--------------|
| 1 | 09/2015 | First Issue. |



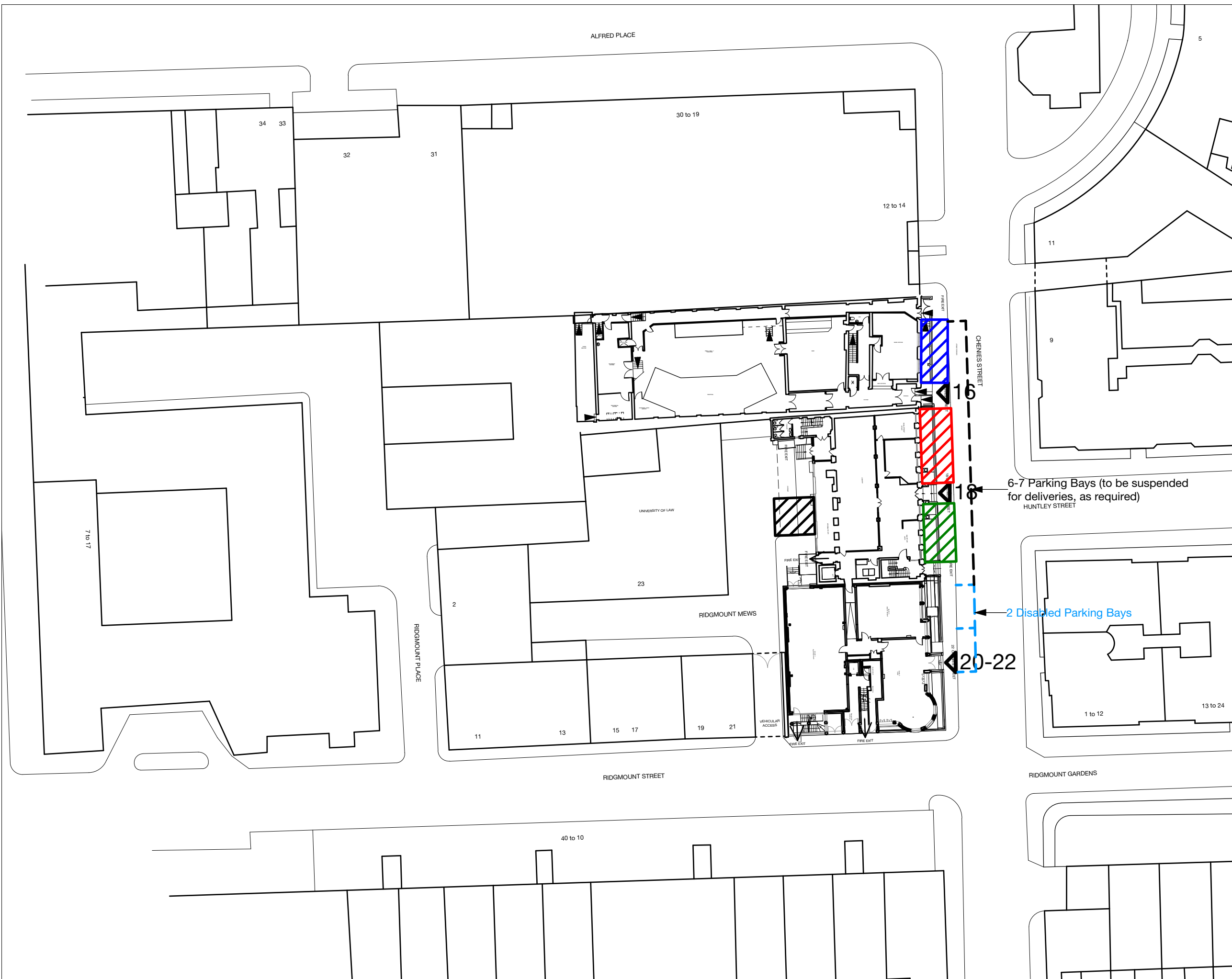
HAINES PHILLIPS
ARCHITECTS

Tankerton Works
12 Argyle Walk
London WC1H 8HA
 t 020 7833 9324
 f 020 7837 2864
 e office@hainesphillips.co.uk

JOB TITLE
The Richard Attenborough Theatre and Associated Development for RADA
16-18 Chemies Street WC1
 DRAWING TITLE
Construction + Demolition Location of Cranes

| | |
|--------|-------------|
| DRAWN | DATE |
| PC | 09/15 |
| SCALE | 1:500 @ A3 |
| JOB NR | DRAWING NR |
| 3769 | CMS 03 PL 1 |
| ISSUE | REV |
| | 1 |

HPA FILE REFERENCE



GENERAL NOTES

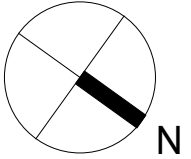
1. This drawing is the copyright of Haines Phillips Architects.
2. Do not scale from this drawing. Use figured dimensions only.
3. This drawing must not be used for land transfer purposes, or for construction purposes unless accompanied by an Architect's Instruction.

LEGEND

- PHASE 1 COMPOUND
- PHASE 2/3/4 COMPOUND
- PHASE 2 ADDITIONAL COMPOUND
- PHASE 3/4 ADDITIONAL COMPOUND

REVISIONS

| REV | DATE | NOTES |
|-----|---------|--------------|
| 1 | 09/2015 | First Issue. |



HAINES PHILLIPS
ARCHITECTS

Tankerton Works
12 Argyle Walk
London WC1H 8HA

020 7833 9324
 020 7837 2864
 office@hainesphillips.co.uk

JOB TITLE

The Richard Attenborough Theatre and Associated Development for RADA
16-18 Chenes Street WC1

DRAWING TITLE

Construction + Demolition Location of Compounds

| | |
|-------------|--------------------|
| DRAWN | DATE |
| PC | 09/15 |
| SCALE | 1:500 @ A3 |
| JOB NR | DRAWING NR |
| 3769 | CMS 04 PL 1 |
| ISSUE | REV |
| | 1 |