



CONSTRUCTION PHASE PLAN

CITY BUILDERS LTD

PROJECT:

465 Finchley Road London

CONSTRUCTION PHASE PLAN

CITY BUILDERS LTD

DETAILS OF REVISION **DATE 10 June 2015**

CONSTRUCTION PHASE PLAN

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1. Project Particulars

The nature of the works:

The works include the alteration of an existing building located at 465 Finchley Road to be changed in accordance with the Design and Planning Permission to provide 4 Apartments on the upper floors and a commercial space to the ground a basement

Employer Aryn Gov)

Employers Agent Milan Babic Architects

Principal Contractor

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2. Contact Numbers

Danut Zavadou 07990 642628

Antony Linward 07768 583028

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3. Relevant Documents

The Works Design by the Architect and His Team and as approved by The London Borough of Camden

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4. Site Operations

- A full schedule of works can be found in the site file

Note each site operation planned in advance in accordance with good construction practice all Health and Safety Regulations and Building Regulations

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5. Company Management Structure

- **Danut Zavadou Managing Director**
- **Antony Linward Principle Surveyor**
- **David Neils Health & Safety**

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6. F10 Document on site

7. Works Programme

Can be found in the site file

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8. Site specific risks and hazards

- **Underground services –**
Gas, Water and electricity are all present and should be treated as live
- **Collapse During Demolition**
- **Collapse During Excavations**
- **Protection of the public –**
Heras fencing to be erected and suitable signage will to direct any visitors to the site.
- **Traffic Management –**
Deliveries will be limited but arrangements will be made outside rush and or School Hours
- **Welfare**
A site cabin will be erected, a portable toilet will be made available and if necessary a water hydrant will supply cold water until the electricity . supply is connected
- **The site has no Asbestos in relation to this project**

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9. Site Procedures

The works will be installed as directed by the Temporary Support Designs for the Upper Levels by IDH and the Lower Levels by LSG and supervised and Inspected by our Engineer Solomon Omisore

A. Site inductions and Risk Assessment

- **All operatives will be site inducted prior to commencing work on this site. Operatives will be asked to sign a form to say they have Been inducted, copies are kept in the site file**
- **Site specific risk assessments and method statements will be produced for all activities. Copies of these will be in the site file.**
- **All operatives will be briefed on their method statements prior to commencing work.**

B. Welfare facilities

- **The welfare facilities deployed to this project will be in full compliance with CDM Regulations 2015**

C. Segregation of Pedestrians and Works Traffic

- **Barriers Hoarding Gated Access and Bell for Entry at all times the site will be kept lock and if open supervised**

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D. Access to site

- **Unauthorised access to the buildings will be prevented by heras fencing ,Hording Locked Gate Bell Entry Supervised**

E. Work at Height

- **Tower scaffolding for internal works/Full scaffold for external roof works to be erected to competent scaffolding company (Enver Scaffold) in accordance with the Scaffold Design of IDH**

F. Control of noise and dust

- **Any and all plant will be within noise regulation limits however, it is not envisaged that significant exposures to noise will be generated during the project. Equipment and working methods will be selected to minimise the exposure of individuals to noise. Where necessary, suitable and sufficient ear defenders will be worn by operatives.**
- **Dust is not expected to be an issue on this site, doorways leading to the pavement will be protected by visquene and the Scaffold by Plastic Sheeting**

G. Control of surface water mud and debris during the construction phase

- **The Geological Report by Sothern Testing Does not envisage any problems with eater in the excavations and there will be no vehicle access on to the site**
- **The Pavement around the site inside and out site of the site boundary will be swept and washed to ensure its clean each day and or as required in relation to site activities - which will in large measure be confined to within the site boundaries**

H. Deliveries

- **Deliveries from and to the to site will controlled and not take place before 10.00 Hrs or After 15.00 Hrs , all deliveries to and from the site will be pre- planned because of th difficult Location**

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I. Excavations/Confined spaces

The site investigation has establish the engineering properties of the ground on which the structure will be founded and provide details on bearing capacity, the Foundation and Basement design provided by Adrian Boulton is based on this information

This information will be communicated to the groundwork's sub-contractor or our team and supervised by our Engineer Solomon Omisore , the site investigation has not identified any contamination of the ground from previous uses,

We are aware of the utility services and have drawings showing the location of any buried services , where work has to be undertaken close by or beneath overhead lines, enquires will be made with the line operator to establish whether the line can be made dead or diverted.

Where lines remain live ensure that plant is selected or modified so that it cannot reach the lines. Ground works sub-contractor to comply with guidance note GS 6 'Avoidance of danger from overhead power lines' , the Basement has a temporary support design provided by LSG and the Installation of support works will be supervised by our Engineers

J. Access for emergency vehicles

- Site access will be clearly identified
- Hospital Route and Telephone numbers are issued in the site file and displayed on site
- Trained First Aiders are on site at all times

K. Hot Works

- Not applicable to this project

L. Management of unforeseen events

- CITY BUILDERS LTD Construction will hold regular meetings to discuss forthcoming events, those in attendance will be the Project Manager, Health and Safety Officer, Client and if applicable CDM Co-ordinator And design team including the responsible designer
- This Project Started Prior to the CDM Role change

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M. Communication with the workforce

- The methods of communication are;
- Site Induction prior to commencement of work
- Discussions on method statements and risk assessments
- Toolbox talks
- Safety leaflets and posters

N. Management of the Health and Safety Plan

- Weekly meetings are held between CITY BUILDERS LTD
- Management team.
- Meetings with the design team and CDM Co-ordinator /Lead Designer will be monthly or more frequent if necessary
- Visits to the site by the Independent Health and Safety officer will be recorded and actioned by the Project Manager accordingly, copies are kept in the site file

O. Reporting of accidents and incidents

- Reportable accidents and dangerous occurrences will be reported to the HSE as required by law
- A CITY BUILDERS LTD representative will take any required witness statements and photographs at the scene in order to collate a report
- CITY BUILDERS LTD ' health and safety officer will be advised as soon as is practicable.

P. Arrangements for the exchange of information around the design team

- Designers shall make the contractor aware of the clients requirements and design brief including the pre-tender health and safety plan
- The means for communication will be direct verbal contact, memos, letters instructions, permits to work, notices, drawings, plans and meetings. Contact may also be via telephone, fax, post or email.

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The following identifies persons responsible for the management, control and implementation of health and safety duties for the project

- | | | |
|-----------|--|---------------------------------------|
| 1. | The correct upkeep of the health & safety plan
During the construction phase | Dave Neils |
| 2. | Welfare arrangements generally, provision and
Maintenance of | Danut Zavadou |
| 3. | Method statements and safe methods of work | Dave Neils |
| 4. | Site safety induction for all workforce and
Visitors to site | Dave Neils |
| 5. | The person/s responsible for the continued
Consultation and communication with the
Workforce | Danut Zavadou |
| 6. | Protection of the public, maintenance of
Protective controls, signage, fencing etc | Nathan Neils |
| 7. | Management of traffic, personnel to and from
Site etc | Nathan Neils |
| 8. | Effective co-ordination between the site and
Others i.e. external authorities, emergency
Services etc | Nathan Neils
David Neils / |

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- | | | |
|-----|---|---------------------------------|
| 9. | Temporary structures, scaffold, access equipment
Harnesses etc | Dave Neils |
| 10. | Cleanliness and acceptability of the surrounding
Roads and paths, avoidance of dust and debris
Onto adjacent properties, roads and highways | Danut Zavadou |
| 11. | Issue of PPE, COSHH identification, control and
Supervision | Dave Neils
Grigor Finastue |
| 12. | Environmental security – pollution, waste disposal
Documentation etc | Grigor Finastue |
| 13. | Excavations in regards to stability, access
Egress and methods of working | Danut Zavadou |
| 14. | First Aid and emergency treatment | Danut Zavadou |
| 15. | Emergency plans, evacuation procedures,
Fire plans etc | Danut Zavadou |
| 16. | Site security, unauthorised entry to site etc | Danut Zavadou |
| 17. | Routine site safety inspections, rectification
Procedures and general compliance with | Dave Neils
Health and safety |

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10. Fire plan/special site instructions

Project: 465 Finchley Road

- **General Precautions**

All site personnel will be advised of escape routes and fire fighting equipment at induction stage and a copy of the fire plan will be kept in the site file

- **Hot Work Permit**

A hot work permit will be issued for any plumbing works

- **Security Measures**

Site perimeter fencing must be complete and in tact

- **Material storage and waste management**

All site waste to be put into skips. Site to be kept clean of any debris at all times. Materials to be stored neatly, preferably in lock-up cabin.

- **No smoking allowed inside or outside of the building at any time, this includes the rest room facilities**

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11. Site traffic management plan

Copy in the site file

12. Site layout plan

Copy on site in site office

13. Existing services plan

Copy on site in site office

14. Standard forms

Method statements

Induction records

Permits

All kept in the site file on site

WORKS METHOD STATEMENT EXCAVATION AND SPOIL REMOVAL - 465 FINCHLEY ROAD AND THE JUNCTION OF WEST END LANE

City Builders Ltd have provided support works for the Building Structure that were Designed by IDH and for the Basement Excavations ,Specialist Temporary Support Designers and LSG Ltd

Excavated Spoil /Waste Movement

- The site level will be lowered and the support installed as the works proceed
- Excavated Spoil will be bagged up and conveyed to the surface by a mechanical conveyor
- Spoil will be stored within the boundary of the site it will be man handled to a convenient stopping place along West End Lane
- The Bagged Spoil will then be loaded on to a low level vehicle 35CWTis mall batches , the loading will be systematic in the same type of system undertaken by Household Waste Vehicles
- The Loading team will constitute five general labourers and supervisor / Banksman making four trips each directly from the site to the vehicle , at no time will bags be stored on the pavement but carried directly from the site to the waiting vehicle which will be parked in accordance with all traffic regulations
- We have previously discussed this matter with the London Borough of Camden , who have advised us that we could seek a parking bay suspension and should this be required we will so do.
- The loading tasks will take place four times per day between 10.00 and 12.30 & 14.00 - 15.00 the loading will not be continuous but at least 45 minuets between sequences. The Loading will not take place Monday to Saturday but not before 09.30 in the morning or after 15.30 in the after noon or any time after 12.00 on a Saturday
- No Loading or Unloading on Red Route at Any Time
- All works in accordance with Party Wall Awards
- Topographical Information se Southern Testing Report
- Stability See Engineers Designs
- Propping Support Design by Specialist

1. Using the sequence of section on Drawing No. 0422-01, excavate under the existing party wall to the level of the proposed new underpinning foundation base.
2. As shown on the Engineers Drawing, the maximum length of excavation must not exceed 1.0 m lengths. No adjacent excavations can be carried out until the adequate time has elapsed for the hardening/curing of the concrete mix.
3. The concrete mix should be a C30 mix. All concrete must be mixed in accordance with the Manufacturers details.
4. The Contractor is to construct a shutter line to either side of the 1.0 m length of excavation, in order to provide a clean face once the concrete has hardened.
5. Prior to pouring the concrete, the excavation must be cleaned out, i.e. all loose stratum to be removed.
6. The shuttering must include a 75 x 50 timber noggin, to the full height of the shutter, in order to create a plug between the consequent underpinning pours.
7. Once the shuttering is in place, the concrete should be poured under head and vibrated into place, in order to ensure that the shuttered section is fully filled.
8. If the contractor chooses not to install the noggins, then when the pocket of underpinning has been poured and hardened and the adjacent excavation is carried out. 2 No. T10 bars (800 mm long) must be resin fixed into the hardened underpinning, with an embedment of 400 mm, leaving a protrusion of 400 mm into the excavation area. The 2 No. T10 bars are to be placed within the middle height of the underpinning.
9. Excavation areas must not, at any time, make up more than 30% of a full length of wall, until the holes have been filled and the required curing time has elapsed, as detailed by the concrete manufacturers recommendations.
10. Once all underpinning has been carried out, construct remainder of ground floor.

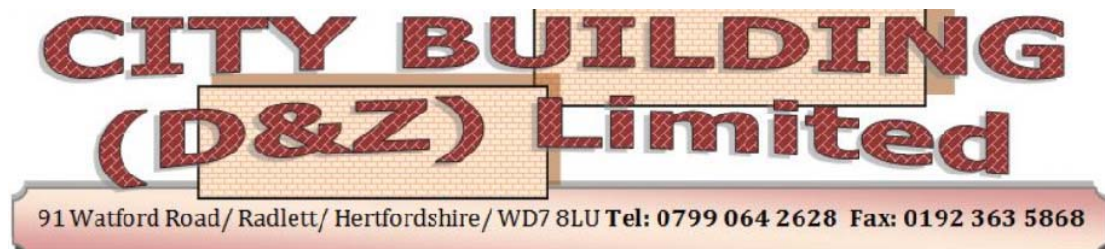
HEALTH AND SAFETY CONSTRUCTION

All work is to be carried out in accordance with the above Regulations. The Client shall appoint a competent person as Planning Supervisor and a Health and Safety Plan prepared before a Contractor is appointed.

Designer's Risk Assessment analysis shall be supplied to the Planning Supervisor. The project must be notified to HSE. The Contractor shall develop the Health and Safety Plan and ensure all works on site comply with Health and Safety Law.

All materials and construction works are to comply with current BSI Standards and Code of Practice, Building Regulations and Schedules and Specifications. All materials and proprietary goods shall be stored, mixed and fixed in accordance with their suppliers/manufacturers instructions or specifications.

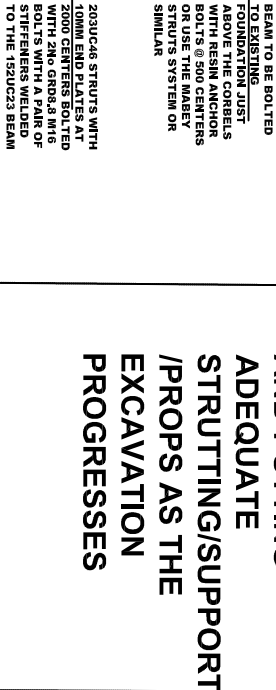
The contractor shall take account of everything necessary for the proper execution of the works to the satisfaction of the Inspector, whether or not indicated on the specified drawings. The Designer is responsible for the design any further information or confirmation must be directed to the designer.



Appendix 1

Support Designs

ALL EXPOSED STEEL WORKS ARE TO BE TREATED WITH BRO STEEL INTUMESCENT (OR SIMILAR) FIRE PROTECTION PAINT TO ACHIEVE A MINIMUM OF 1 HOUR FIRE RATING, DATA FILM TEST (DFT) OF 2.5 MM.



NOTE
CONTRACTOR TO
CONFIRM ALL
DIMENSIONS ON
SITE
CONTRACTOR TO
UNDERSTAND
THAT THIS
TEMPORARY
STRUTTING IS TO
ALLOW THE
CONSTRUCTION
OF THE
UNDERPINNING
AS SPECIFIED BY
THE PREVIOUS
ENGINEER
FOLLOWING THE
SEQUENCE OF
WORK PROVIDED
BY THEM. ON NO
ACCOUNT
SHOULD THE
EXCAVATION
COMMENCE
WITHOUT
COMPLETING THE
UNDERPINNING
AND PUTTING
ADEQUATE
STRUTTING/SUPPORT
/PROPS AS THE
EXCAVATION
PROGRESSES

LSG LTD									
7 Giffin Avenue Cranham Upminster Essex RM14 1NR Tel. +44 (0) 7969 176 999 Fax +44 (0) 1708 225 446 EMail: engineer@lscsengineers.co.uk									
Site Address / Contact Details :									
465-467 FINCHLEY ROAD									
LONDON									
NW3									
Drawing Title:									
GROUND FLOOR PLAN- TEMPORARY STRUTTING TO EXISTING FOUNDATION									
Drawing Status:									
Client:									
Scale:									
Site ref:									
150903									
Date:									
SEPT 15									
150903/001									
Drawn:									
SO									
App:									
Date:									
Rev:									



465 Finchley Road
Underpinning Method Statement

INTRODUCTION

This Method Statement has been prepared on behalf of City Builders Ltd to assist the works being undertaken and to be read in coordination with the Engineers Drawings and, in support of the building regulations application by Milan Babic Architects if required.

The Method Statement will form part of the contract requirements.

METHOD

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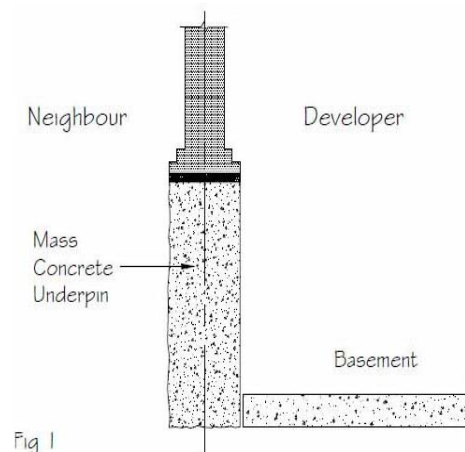
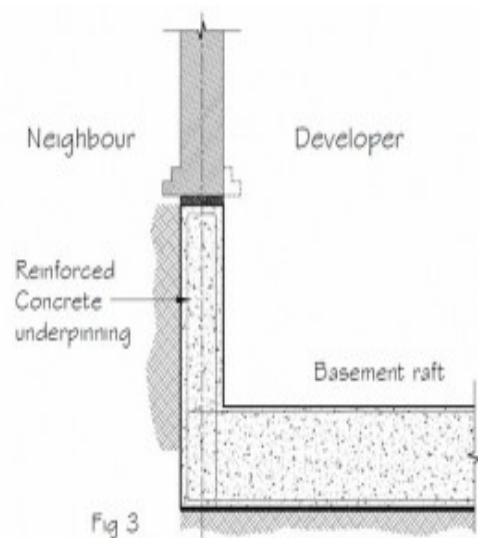
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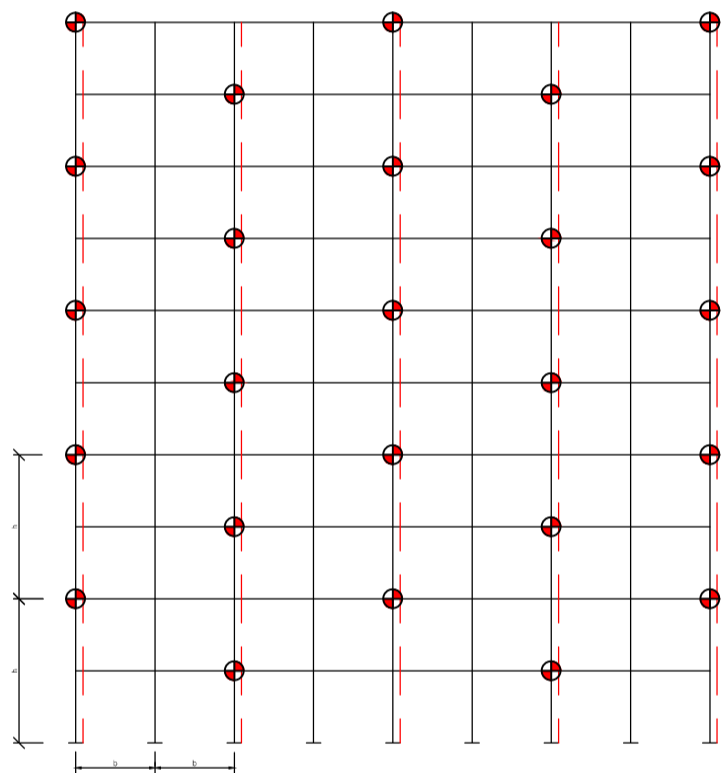
The contractor shall take account of everything necessary for the proper execution of the works to the satisfaction of the Inspector, whether or not indicated on the specified drawings. The Designer is responsible for the design any further information or confirmation must be directed to the designer.



Typical Details

 CUSTOMER TO REVIEW USE OF BACK-PROPS OR SPREADER BEAMS TO SUPPORT LOADS

 WHERE DEMOLITION ACTIVITIES ARE OCCURRING FROM THE SCAFFOLD THE SCAFFOLD IS TO BE ROUTINELY CLEARED OF DEBRIS. IMPACT LOADS ARE TO BE AVOIDED AND DESIGN IMPOSED LOADS ARE NOT TO BE EXCEEDED. SCAFFOLD TO BE DISMANTLED AS WALL DEMOLITION PROGRESSES.



- * Ties shown thus 
- * The vertical dashed lines indicate the position of the ledger braced standards.
- * 100% of ties on ledger braced frames
- * h - tie height
- * b - bay length

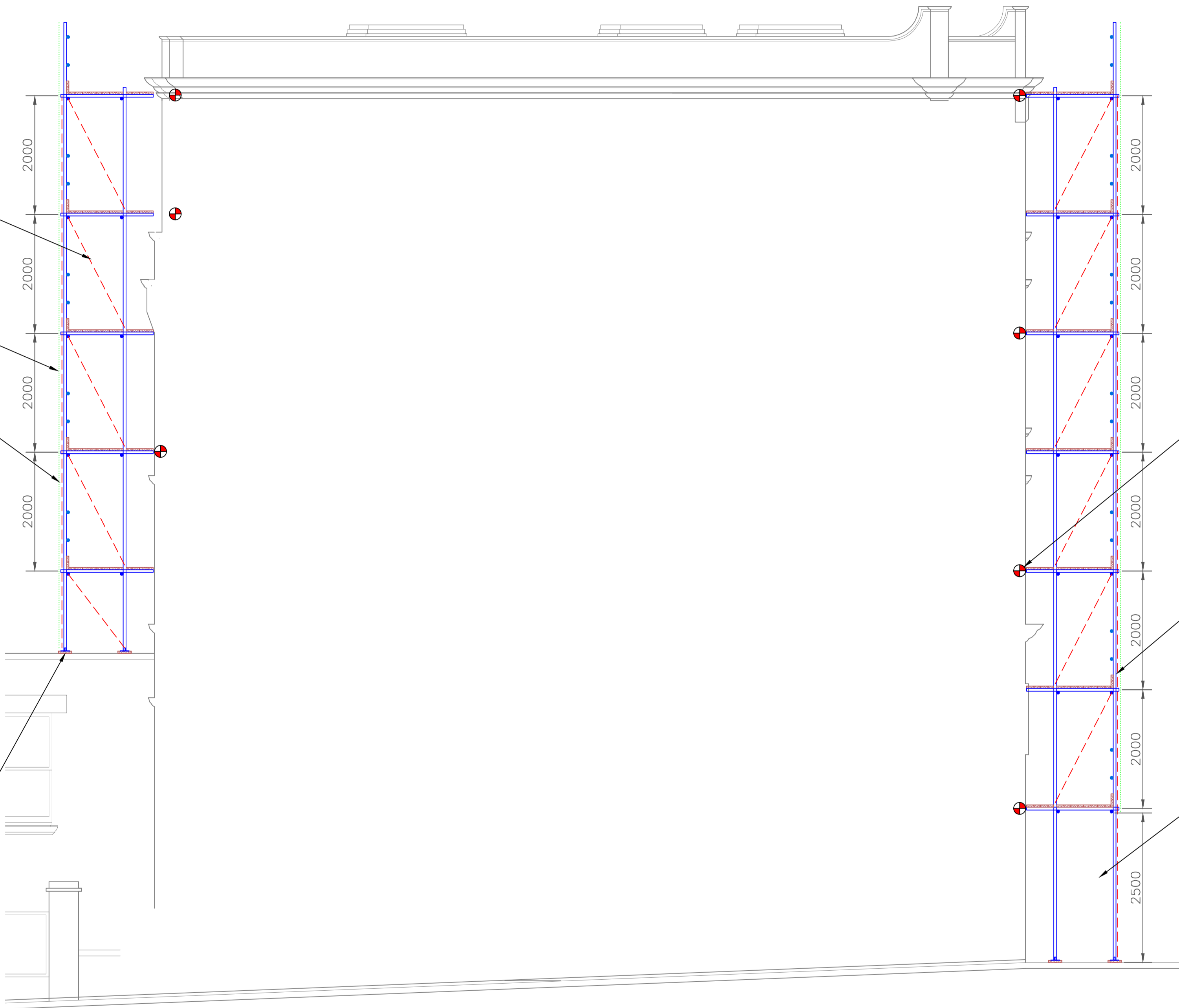
TYPICAL TIE DETAIL FOR DEMO SCAFFOLD

4:2 SCAFFOLD BASED OUT ON FLAT ROOF. CLIENT TO ENSURE THAT STRUCTURE CAN SUPPORT APPLIED LOADS

LEDGER BRACE

FACADE BRACE

DEBRIS NET



SECTION A:A Scale 1:50



SCAFFOLD TO BE ERECTED IN ACCORDANCE WITH SG4:10 INCLUDING USE OF TEMPORARY HANDRAILS (OMITTED FOR CLARITY)

GENERAL NOTES:

This drawing is the property of Independent Design House Ltd and no reproduction or disclosure thereof may be made in whole or in part without written permission.

This drawing has been prepared from information supplied to us by our Client / the Contractor and where necessary through direct site measurement by IDH. All information within this drawing is subject to checking by our Client and the Contractor to ensure the requirements have been correctly interpreted. The Client & Contractor must satisfy themselves that all dimensions, setting out, component selection, bay sizes, lift heights, loadings, reactions, erection / striking sequences, access & egress etc., are as required and practicable.



Details and approach shown within this design are only relevant to this specific Project. Adopting details or approaches shown within this design to other applications, no matter how similar, can place you and other personnel at serious risk.

EXISTING STRUCTURE & FOUNDATIONS:

Our Client / the Contractor / Structural Engineer is to ensure that the existing structure, it's fabric and the ground will safely support the imposed loads.

No assessment of the ground conditions have been made in this design and it remains the responsibility of our Client, the Contractor or Structural Engineer to undertake this exercise and confirm suitability or state an allowable bearing pressure IDH can work to.

No assessment has been made of the existing structure to determine whether it can safely support the indicated imposed loads as this is beyond our knowledge and remains the responsibility of our Client, the Contractor or Structural Engineer.

Our Client or the Contractor must prepare all foundations and enabling works to line and level as indicated in this drawing, prior to erection. No excavations are to occur in the proximity of the erected structure without prior consent of IDH.

Maximum Imposed Tie Load kN: TBC
Maximum Imposed Leg Load kN: TBC
Recommended Tie Pull-Out Test Load kN: TBC Tie Test Frequency: 5%

IMPOSED LOAD & WORKING CLASS (TG20:13 Table 1):

The Client and Contractor must ensure the correct load class has been adopted for the planned use.

N/A See below & dwg for structure loadings

Live Load kN/m² (Main deck): 2.2
No. Inside Booms: VARIES
Live Load kN/m² (Inside Booms): 0.75
No. Boarded Lifts: 7
No Working Lifts: 1.5
Full Wind Pressure kN/m²: TBC

TEMPORARY ROOFS:

No temporary roof can be made watertight.
Loading: Roof loading assessed using TG20:10, unless stated otherwise.

Snow Load kN/m²: 0.3

MATERIALS:

All scaffolding materials to be in accordance with BS EN 39, BS EN 74, BS EN 12811 and erected in accordance with TG20:13. Proprietary equipment to be installed and used and used in accordance with manufacturer's recommendations.

ALTERATIONS & CHANGES:

No alterations or change of use without prior written confirmation from IDH.

Client to inform IDH immediately of any inaccuracies within this design, changes to site conditions or changes to scope.

The Client / Contractor must verify all site dimensions and notify of any discrepancies prior to erection.

PERMITS AND PERMISSIONS:

The Client / Contractor must obtain all permits and permissions prior to erection.


CLADDING:

This structure has been designed as a **NETTED** structure and must not have sheeting, fans, hoarding or advertising added to it or Ties / Bracing removed without prior written consent from IDH.

CONSTRUCTION NOTES





- Drawings are not to be scaled.
- All ties to be selected, tested and installed in accordance with TG4:11. All ties are to be secured with load bearing couplers and across both standards at node positions unless specifically shown otherwise.
- It is the responsibility of the Contractor to provide adequate tying positions at the frequency required by this design.
- All making good by Contractor.
- General erection to be in accordance with TG20:13.
- All beams to be fully laced and braced as indicated & manufacturers recommendations.
- Scaffolds to be erected in accordance with SG4:10 including use of intermediate handrails where appropriate.
- Spacing of ties:
Horizontally: Every other standard
Vertically: Every L/R

RESIDUAL RISK NOTES:

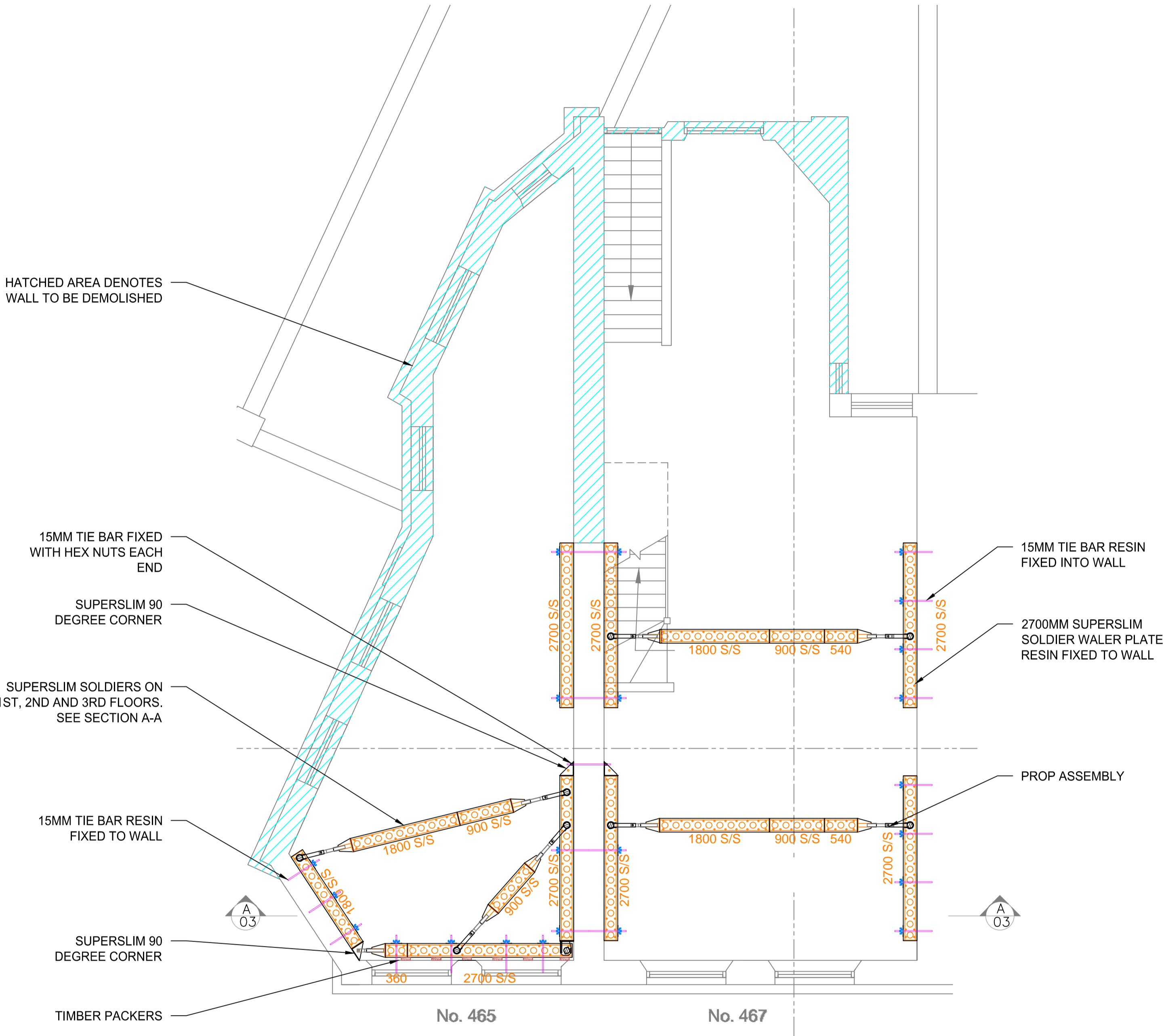
It is not the policy of IDH to prepare specific Designer Risk Assessments as design risks are identified within the drawing. Where risks cannot be eliminated and inherently reside within the scheme they are classified as 'Residual Risks' and will be identified with a warning triangle .

 IF IN DOUBT ASK 

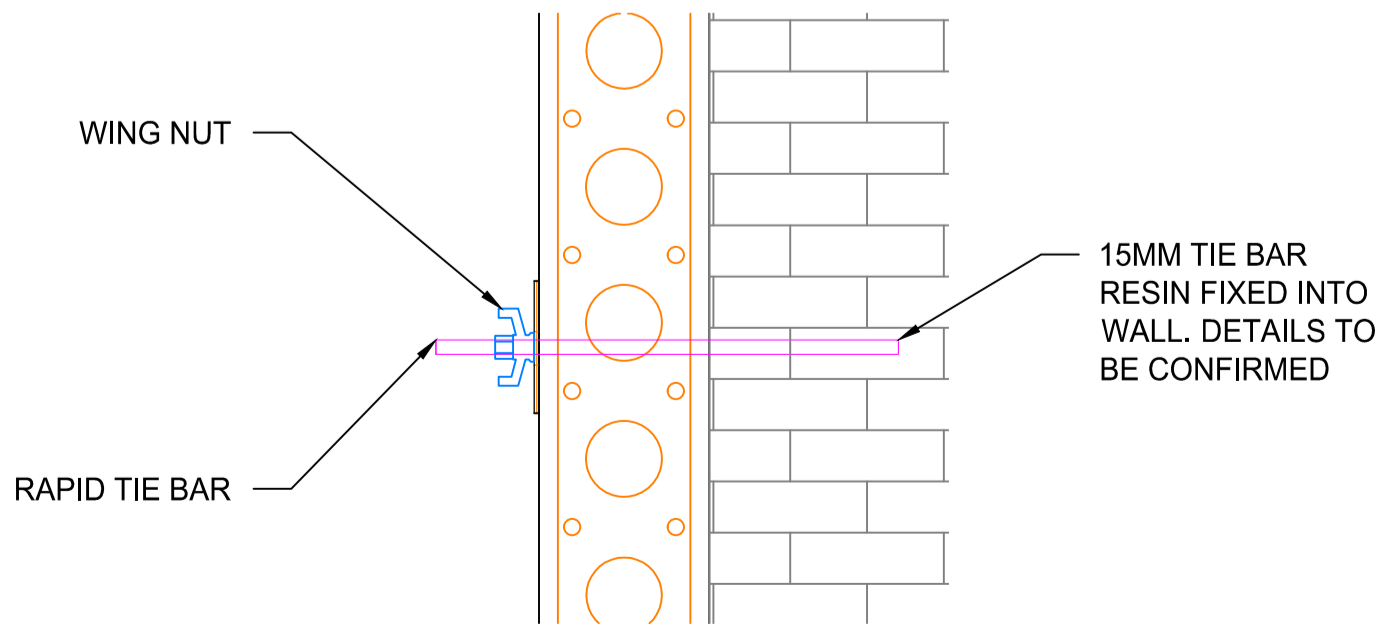
REV	DATE	DESCRIPTION	DRN	CHK	

  	For Approval			
CLIENT CITY BUILDING D&Z LTD				
PROJECT 465-467 FINCHLEY ROAD				
DRG TITLE FACADE ACCESS SCAFFOLD SECTION				
 Independent Design House Ltd Studio 2 Westtree House 2 Westtree Road Maldstone, Kent ME16 8HB Tel: 01622 690410 info@idh-design.co.uk www.idh-design.co.uk				
DRG NO 2131-02	REV P0	SCALE As Shown @ A1	DRN TK	DATE 15/04/15

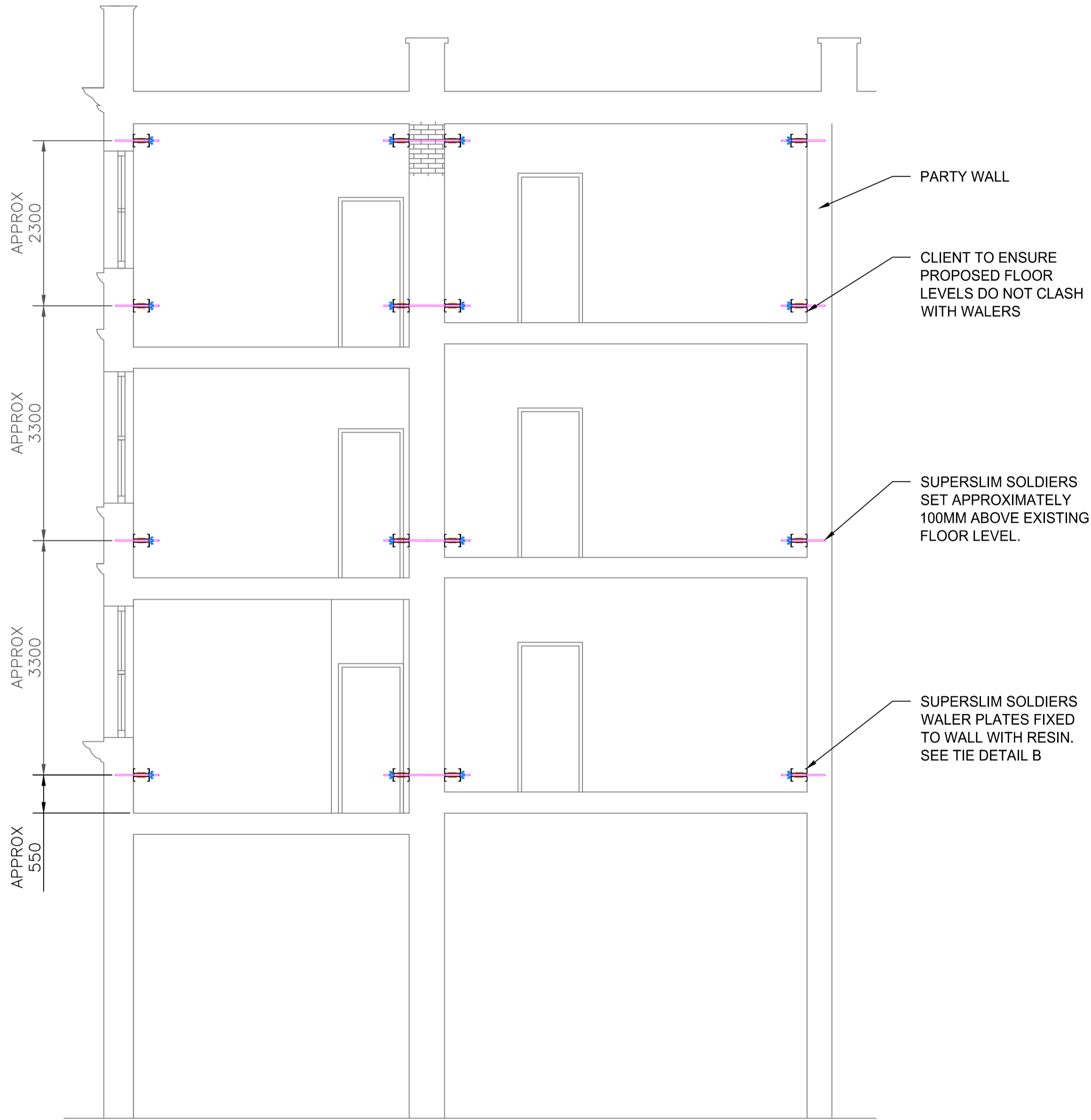
SOME DIMENSIONS & DETAILS
HAVE BEEN OBTAINED THROUGH
SITE SURVEY OR NON-ELECTRONIC
DWGS AND AS SUCH ERRORS MAY
EXIST IN THIS DWG



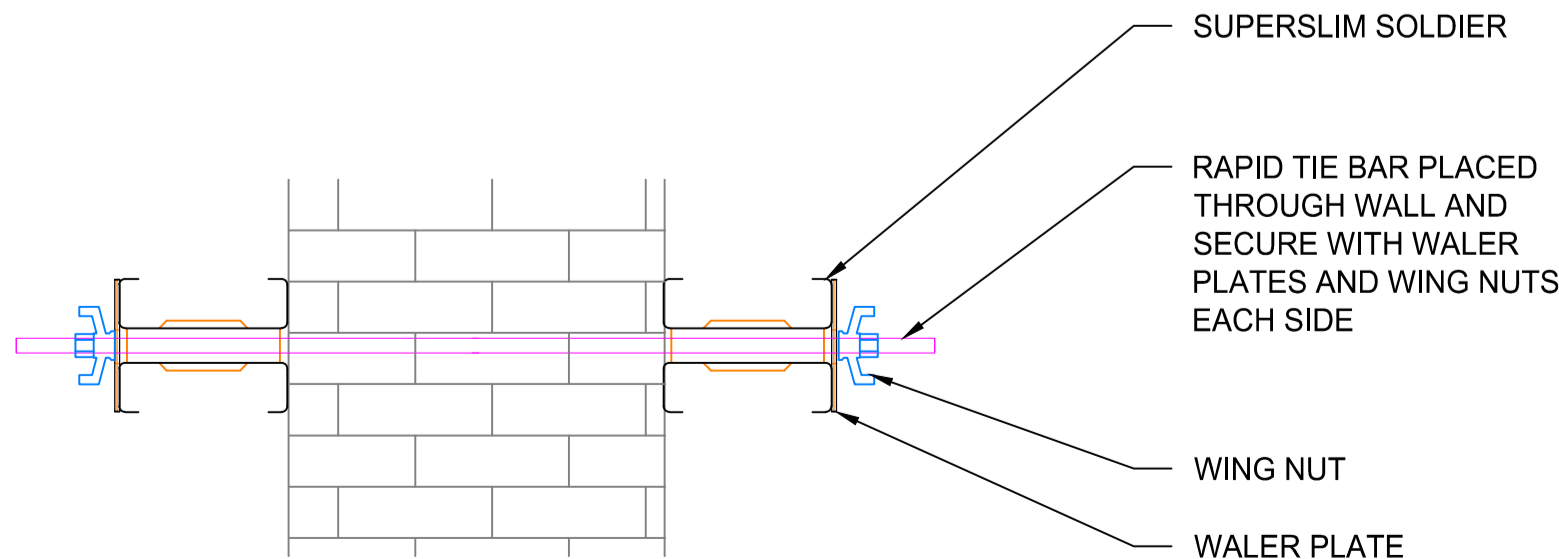
PLAN
Scale 1:50



TIE DETAIL A
Scale 1:10



SECTION A:A
Scale 1:50



TIE DETAIL B
Scale 1:10

GENERAL NOTES:

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Details and approach shown within this design are only relevant to this specific Project. Adopting details or approaches shown within this design to other applications, no matter how similar, can place you and other personnel at serious risk.

- No alterations shall be made to the design without the approval of the IDH Design Office.
- Responsibility for and inspection and Certification of the erected equipment shall be that of the Erectors.
- The arrangement of equipment shown on this drawing applies only to this specific application.
- Read this drawing in conjunction with the quotation and the Terms and Conditions of Trading.
- This drawing and the information it contains is the property of Independent Design House Ltd.

EXISTING STRUCTURE & FOUNDATIONS:

Our Client / the Contractor / Structural Engineer is to ensure that the existing structure, it's fabric and the ground will safely support the imposed loads unless identified by IDH.

No assessment of the ground conditions have been made in this design and it remains the responsibility of our Client, the Contractor or Structural Engineer to undertake this exercise and confirm suitability or state an allowable bearing pressure IDH can work to unless otherwise identified by IDH.

No assessment has been made of the existing structure to determine whether it can safely support the indicated imposed loads as this is beyond our knowledge and remains the responsibility of our Client, the Contractor or Structural Engineer unless identified by IDH.

Our Client or the Contractor must prepare all foundations and enabling works to line and level as indicated in this drawing prior to erection. No excavations are to occur in the proximity of the erected structure without prior consent of IDH.

MATERIALS:

All scaffolding materials to be in accordance with BS EN 39, BS EN 74, BS EN 12811 and erected in accordance with TG20:08. Proprietary equipment to be installed and used and used in in accordance with manufacturer's recommendations.

ALTERATIONS & CHANGES:

No alterations or change of use without prior written confirmation from IDH.

Client to inform IDH immediately of any inaccuracies within this design, changes to site conditions or changes to scope.

The Client / Contractor must verify all site dimensions and notify of any discrepancies prior to erection.

PERMITS AND PERMISSIONS:

The Client / Contractor must obtain all permits and permissions prior to erection.

CONSTRUCTION NOTES

- Drawings are not to be scaled.
- All ties to be selected, tested and installed in accordance with TG4-11. All ties are to be secured with load bearing couplers and across both standards at node positions unless specifically shown otherwise.
- It is the responsibility of the Contractor to provide adequate tying positions at the frequency required by this design.
- All making good by Contractor.
- All bolted connections to be torqued to min. 140Nm

RESIDUAL RISK NOTES:

It is not the policy of IDH to prepare specific Designer Risk Assessments as design risks are identified within the drawing. Where risks cannot be eliminated and inherently reside within the scheme they are classified as 'Residual Risks' and will be identified with a warning triangle.

⚠ IF IN DOUBT ASK ⚠

REV	DATE	DESCRIPTION	DRN	CHK
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For Approval

CLIENT
CITY BUILDING D&Z LTD

PROJECT
465-467 FINCHLEY ROAD

DRG TITLE
FACADE RETENTION
PLAN AND SECTION

IDH
Independent Design House Ltd

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DRG NO	REV	SCALE	DRN	DATE
2131-03	P0	As Shown @ A1	TK	15/04/15