



CONSTRUCTION MANAGEMENT PLAN

42 Bedford Square, London

For

Classic Design Investments Ltd
Project No. LNCM0457

Date: 07th December 2015



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CONTENTS

1 INTRODUCTION

1.1 Introduction

2 HIGHWAY MEASURE

2.1 Summary Statement

- a. Description of the site
- b. Programme
- c. Working Hours
- d. Access Arrangement for vehicles
- e. Proposed Vehicle Routes
- f. Typical Sizes of Vehicles
- g. Swept Path Drawings
- h. Highway Works
- i. Parking Arrangements
- j. Parking Bay suspensions
- k. Works to Highway, Scaffolding, cranes etc
- l. Hoarding requirements
- m. Pedestrian and Cyclist Safety
- n. Traffic Management
- o. Measures to reduce impact of Traffic
- p. Dirt, Dust and noise Prevention
- q. Consultation
- r. Construction Working Group
- s. Considerate Contractors Scheme
- t. Impact of Other Construction Sites
- u. HGV's Operators

Appendix A - Site Set Up and Scaffolding Arrangements



1.0 Introduction

1.1 Introduction

BECK Interiors Ltd have been appointed by Classic Design Investments Ltd (CDIL) as the Main Contractor undertaking the works. As part of BECK Interiors Ltd appointment they will be adopting the following construction management plan in support of the Town & Country Planning application for the proposed development of 42 Bedford Square, all in accordance with the terms of the detail set out in the unilateral section 106 dated 12 January 2015

The report sets out a construction methodology along with an assumed construction logistics strategy for the works.

The report is intended to establish the overall delivery and site control constraints during the construction phase in accordance with Unilateral Undertaking Pursuant to the section 106 dated 12th January 2015.

The agreed contents of the Construction Management Plan must be complied with unless otherwise agreed with the Council. BECK Interiors Ltd shall work with the Council to review this Construction Management plan.



2.1 Summary Statement

The proposals relate to the refurbishment of an existing building for a single dwelling and, as such, do not give rise to potential highway impacts as anticipated by the measures identified in the Unilateral

The main principles set out in the S106 schedule are set out below as per your schedule at page 7 and 8 of the section 106.

a. Description of the Site

The site is located on the south side of Bedford Square. It is a mid-terraced property that comprises a principal building on Bedford Square that is physically linked at basement and ground floor levels to a mews building located on Bedford Avenue.

The Site is within the Bloomsbury Conservation Area. The building is Grade 1 listed forming part of the Square which was built in the period 1175-1783. The linked mews building is of late 20th Century construction.

The site is well served by Public Transport and is in close proximity to Tottenham Court Road underground station whilst Goodge Street and Holborn are both within 500-600 metres.

We are confident that the proposals outlined are practical, feasible and identify all the major issues that are likely to be encountered during construction.

b. Programme

The on-site timescale that we consider appropriate to complete the project at 42 Bedford Square, London would be 63 weeks.

The construction will be undertaken in six distinct phases. These will be as follows including headline start and finish date of each phase assuming commencement in January 2016:-

Phase	Start	Finish
Site Set Up / Logistics	1 st February 2016	12 February 2016
Strip Out	11 th February 2016	4 th May 2016
Structural Refurbishment	12 th February 2016	6 th May 2016
Envelope Refurbishment	31 st March 2016	19 th December 2016
Fit Out	19 th April 2016	17 th April 2017
External Works	4 th April 2016	4 th September 2016



Construction Management Plan

c. Working Hours

In order to ensure deliveries and the removal of waste materials is achieved safely, efficiently and taking into considerations the requirements of the neighbouring occupiers this will be by Van and Lorries

As the site is located in the Central London Area where traffic congestion is a significant problem during peak periods. We will ensure that construction vehicle movements will be between 9.30am and 4.30pm on weekdays and between 8.00am and 1.00pm on Saturdays.

There is St Joseph's Primary school at 0.38 of a mile (Macklin Street WC2b 5NA) but this is not on a proposed access or Egress Route of the works. We will therefore ensure that construction vehicle movements will be between 9.30am and 4.30pm on weekdays and between 8.00am and 1.00pm on Saturdays.

Due to the restricted access to the site the timing of deliveries will be critical, to avoid unnecessary disruption, a plan will be agreed with the Contractor. Delivery drivers will be asked to wait in holding areas outside the central area and make contact with the site before proceeding. This will alleviate any traffic congestion that may otherwise occur.

d. Access Arrangements for Vehicles

All major vehicles / deliveries servicing the site will need access and egress from both Bedford Square and Bedford Avenue.

e. Proposed Vehicle Routes

As mentioned in the summary statement this is a relatively small development refurbishing a single dwelling with minimum new construction works, and therefore, the number of Lorries making deliveries to the site will be minimum. The majority of deliveries will be by van on a 'just in time' basis. We therefore consider that this site will have minimum impact on the highway works.

f. Typical Sizes of Vehicles

As detailed in item C above the type of vehicle used we expect a standard vehicles to visit site at regular points in the day, as mentioned this will be regulated by BECK Interiors Ltd to avoid unnecessary disruption to the public highway.

g. Swept Path Drawings

There are no tight manoeuvres on vehicles routes to the site

h. Highway Works

Any highway which may be required are covered in the other sections of this report.

i. Parking Arrangements

No car parking will be provided on site or in residents parking bays, we expect that, the majority of construction operatives and management staff will travel to and from the site using public transport, on foot or cycle. Deliveries will be made during the working week and within the permitted delivery regime detailed above, if required, there may be a need for abnormal loads, such as major plant, to be brought to site outside of normal working hours. These will be



Construction Management Plan

discussed and agreed with Camden Highways Department and if affecting normal working hours the adjoining occupiers will be notified at least 48hrs in advance of such movement.

j. Parking Bay suspensions

Parking Bay suspensions may be required to aid the contractor with his site set up and deliveries. On appointment of the BECK Interiors Ltd if these suspensions are deemed necessary, then we would seek consent in advance from Camden Council Highways Department

Weekend road closures may be required to allow erection and dismantling of the hoist, and large plant and equipment deliveries. If lane or road closures are required, consent would be obtained in advance from Camden Council Highways Department.

k. Works to Highway, Scaffolding, cranes etc

We feel it is appropriate to have the BECK Interiors Ltd use both the main entrance from the Square as the point of entry to the development, supported by a secondary access via the Mews on Bedford Avenue. In utilising both entrances the total amount of construction traffic via one entrance is reduced and split between the two entrances to minimise disruption.

We propose to locate the site set up in the main house, with temporary toilets in the mews and this will be changed to suit the works, but will be within the building.

In locating the site set up in the building we avoid having to position cabins on the outside of the building. This will ensure there is enough distance between the building external wall and the footpath, to allow the contractor to safely install scaffold and a gantry, but at the same time leaving a safe route for pedestrians.

The nature of the works means that access scaffolding will be provided to all elevations (On Bedford Square and Bedford Avenue), along with a temporary roof.

All scaffolding will be fully "Mona flex" sheeted to prevent dust and debris escaping in to the public realm.

Please refer to Appendix A which shows the proposed site set up on the ground floor and the scaffold, temporary roof and gantry set up.

l. Hoarding requirements

To ensure that the public is kept safe during the construction work, clear demarcation and hoarding of the site areas will be required. This will include the provision of working space for plant and deliveries and the diversion of pedestrians, cyclists and vehicles as required. An emergency plan will be in place to deal with any incidents that may occur in or around the site.

m. Pedestrian and Cyclist Safety

See above comment



Construction Management Plan

n. Traffic Management

All vehicles will enter the site from both Bedford Square / Bedford Avenue. Traffic marshals will be employed to direct delivery vehicles.

o. Measures to reduce impact of Traffic

As previously detailed in the report all deliveries will be phased and controlled using a "just-in-time" system for deliveries. Wherever possible components will be pre-fabricated and assembled off site and held at a consolidation centre to reduce the number of deliveries as much as possible and ensure that components are delivered just in time.

p. Dirt, Dust and Noise Prevention

Construction operations can lead to noise and dust, by adhering to simple rules we intend to reduce the impact of this and ensure that each of our Staff and sub-contractors are made fully aware of their obligations.

In this section we deal individually with the risk element of our activities and the measures that we propose to implement to minimise any impact on neighbouring properties and the local environment.

We propose the following Do's and Don'ts:

- Do join the Considerate Contractors scheme and ensure that site contact details are clearly displayed.
- Do ensure that methods of work are clearly agreed beforehand.
- Do advise local residents in writing of any planned noisy activities and provide contact details.
- Do strictly adhere to the permitted hours of working.
- Do try to operate noisy equipment during the middle of the working day.
- Do ensure that materials deliveries are carefully unloaded to avoid unnecessary noise.
- Do locate noisy static plant away from site boundaries.
- Do ensure that noisy machinery is adequately screened/insulated and maintained.
- Do ensure any plant carries an appropriate permit under the Environmental permitting regulations 2010.
- Do maintain a comprehensive duty of care when removing dusty material from site
- Do keep Dust to a minimum by;
 - Managing stockpiles on site
 - Spraying Dusty parts on site with a limited amount of water
 - Cover skips and wagon leaving site that contain dusty materials
- Do not leave any operational machinery on outside of working hours.
- Do not play radios on site.

Noise and Vibration

1. We confirm that we will be conducting attended noise readings for a period of 15 minutes during the activity that is expected to be the noisiest activity for that day.
2. We also confirm that the sound monitoring equipment used is a class two apparatus and specifically a Sauter GUI30.
3. The Site Manager will be specifically responsible for undertaking the readings and will have authority to order to cease the works where levels are breached.

All plant and equipment will be checked to ensure it is in good working order and conforms to manufacturer's standards. Equipment (where appropriate) will be silenced and meet statutory



Construction Management Plan

emission standards. Defective items will not be used. During work within the building, wherever possible, all windows and opening will be sealed.

Before works commence the site workforce will be fully briefed on the need to keep noise to a minimum. Shouting and raised voices are not permitted in cases other than warnings of Danger. Radios and the like are prohibited. We propose to limit the opening and closing at site access points through good management of deliveries and vehicle movements.

As a minimum noise monitoring will be undertaken at a point during each working day and will focus on period during which noisy activities are anticipated. We will maintain records of our noise monitoring results and these will be maintained on site for inspection. Monitoring locations will be established once the site is set up (operational) and, where appropriate, arrangements will be made to meet with the Environmental protection team.

In the unlikely event of trigger levels being exceeded works will be immediately be halted and a nominated person will investigate and report to the site based construction manager, working methods will be reviewed and appropriate measure will be put into [place to ensure the impact is reduced.

We propose to approach noise monitoring in a proactive manner to improve work processes and address issues as they arise.

Wherever possible electrically operated tools will be chosen over other mechanically powered alternatives to reduce noise at source.

During underpinning activities the working hours, where reasonably practicable, will be limited to accommodate local circumstances.

The following table identifies periods of work activity and the level of risk of noise anticipated during the works;

	High	Medium	Low
Demolition/Structural alterations	March-May '16		
Groundworks and drainage			Mar-May 2016
Structural flooring alterations		April -July 2016	
Stone marble walls/floors			Nov 2016-Feb
Groundworks/ sub ground beams		April - June 2016	
Underpinning		Mar-May 2016	
Form new Floor slabs			May 2016
Form lift shaft openings			April - July 2016
General builders works	Duration of the project		
Lift Installations /Roofing activities			April – Aug 2016

Dust and Air Control

Our Construction operations may include all or some of the phases of work that have the potential to generate dust, in particular;



Construction Management Plan

- Demolition / Alterations
- Earthworks
- Refurbishment

We propose to implement measures identified within task method statement and risk assessments to manage/control and reduce exposure at source. Once the risk of dust and air pollution has been assessed the risk will be managed and appropriate mitigation measures will be put into place. Our risk assessment approach

The following table identifies periods of work activity and the level of risk of Dust anticipated during the works;

	High	Medium	Low
Demolition/Structural alterations	March-May '16		
Groundworks and drainage			Mar-May 2016
Structural flooring alterations		April -July 2016	
Stone marble walls/floors			Nov 2016-Feb
Groundworks/ sub ground beams			April - June 2016
Underpinning			April - June 2016
Form new Floor slabs			May 2016
Form lift shaft openings			April - July 2016
General builders works	Duration of the project		
Lift Installations /Roofing activities			April – Aug 2016

q. Consultation

Considering the points above we do not see this is required at this time.

r. Construction Working Group

The Contractor will ensure that a Construction Working Group will be set up, led by a key member of the on-site management team, with relevant experience, will be available to deal with queries or complaints from residents, members of the public or other occupants of Bedford Square or Bedford Avenue. There will be alternative numbers provided to the occupiers to ensure that contact with site can be made at all times. The site notice board will display the name and contact number of the designated liaison officer.

The Contractor shall also allow for monthly newsletters to the neighbours to keep them informed of the following month's activities. The Contractor shall issue a sample document for the Employers approval. The Contractor must inform the neighbours of any changes of intended working activity at least 48 hours prior to the change.

The Contractor will ensure that the neighbouring properties will be given 7 calendar days' notice of any weekend road closures.



s. Considerate Contractors Scheme

We shall request that the Contractor registers the project for the Considerate Contractors Scheme.

Contractors will also be required to follow the 'Guide for Contractors Working in Camden'

t. Impact of Other Construction Sites

This is a relatively small development refurbishing a single dwelling with minimum new construction works, and therefore, the impact on other construction sites will be minimum. At the date of this report we are unaware of any major construction developments in the vicinity that will have an impact on the development.

u. HGV's Operators

The BECK Interiors Ltd and his sub-contractors will adhere to the conditions set out in the Unilateral Undertaking Pursuant to the section 106 dated 12th January 2015.

The Contractor will construct a loading gantry at 1st floor level outside Bedford Square. This gantry will permit deliveries to be craned from flatbed vehicles directly to the gantry for onward distribution whilst also allowing demolition and waste materials to be discharged directly in to waiting skips from gantry level.

The Contractor is to include where possible, and subject to Camden confirmation, that deliveries involving heavy goods vehicles / skip Lorries are to be made after 08:00 or where agreed with the neighbours.

At no time will the Developer or its contractors provide any hindrance to the remaining occupiers in the street, their day to day operations and activities. If such hindrance is required (save for emergency) then advanced notice will be given in the weekly newsletter (see below)

v. Other relevant information

Not Applicable

w. CMP Statement

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 construction of the Development. Any future revised plan must be approved by the Council and complied with thereafter."

Classic Design Investments Ltd
42 Bedford Square, London

Construction Management Plan



Appendix A - Site Set Up and Scaffolding Arrangements