

CONSTRUCTION MANAGEMENT PLAN

For

**97 Camden Mews,
London, NW1 9BU**

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Date: 11th January 2016

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Introduction

This is a proposal for the site known as 97 Camden Mews, London NW1 9BU. The proposed works include demolition of existing buildings and erection of two of 3-storey 3-bedroom houses.

The existing site comprises of a car garage and attached to dwelling, No.95 and No.99 Camden Mews. To the rear are the gardens of a block of flats in Camden Road. The access to the site is achieved from Camden Road via Murray Street/Camden Square or via Camden Park Road/North Villas.

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 the Construction Management Plan should any problems arise in relation to the construction of the development. Any future revised plan must be approved by the council and complied with thereafter.

Section 1 Programme of Works

We are awaiting planning permission from London Borough of Camden regarding the proposed development prior to the commencement of construction works. However, the programmes for the project are:

Enabling Works

- ☞ Start date: T.B.C
- ☞ Duration: 12 weeks
- ☞ Completion date: T.B.C

Main Contract Works

- ☞ Start date: T.B.C
- ☞ Duration: 52 weeks
- ☞ Completion date: T.B.C

Section 2 Hours of Works

It is anticipated that the core working hours for demolition and construction will be as set out below:

Monday to Friday	: 0800 to 1800 hours
Saturdays	: 0800 to 1300 hours
Sundays or Public Holidays	: No Working

Banks-man will also be provided during the course of the project to ensure that all construction or delivery vehicles is maintained and prevented at all time from causing obstructions. He will also be responsible for the coordination and control of all aspects of material deliveries and movement.

Section 3 Size of Vehicles

Consideration has been given to the types of delivery vehicles that are likely will be used during the construction works to deliver materials to and from the site. These include:

- ✎ Skip lorries, these will include roll on/roll off skips for major demolition (approximate size 7.5m long and 2.4m wide) and standard 8 yard skips for waste (approximate size 7m long and 2.4m wide).
- ✎ Ready mix concrete lorries (approximate size 8.25m long and 2.5m wide)
- ✎ Flat bed delivery vehicles for the delivery of various materials including scaffolding, steelwork, reinforcement, bricks and blocks, timber, roofing materials, plasterboard, joinery, etc. (approximate size 8.5m long and 2.45m long)
- ✎ Articulated lorries, for delivery of pre-cast concrete units and other classing components

The projected vehicle movements are approximately 5 per day during the enabling works and 15-20 per day during the main contract works period.

Section 4 Storage of Plant and Materials

On site storage will be limited. Scheduling and programming of materials delivery will reduce the amount of storage.

Fixed plant and machinery equipment and temporary offices will be located to limit environmental impacts, as far as reasonably practicable and having due regard to neighbouring accommodation as far as allowed by the constraints of the site.

The following actions will be implemented to ensure that the site is well maintained and to reduce the risk of injury:

- ☞ When not in use, Plant will be stored and secured to ensure no unauthorised use. Where necessary, keys will be kept in a secure place by the Site Manager
- ☞ All Plant to be stored securely on site and not on Public Highway
- ☞ Only trained and competent people to use plant
- ☞ When in use, all vehicular plant to adhere to traffic management plan
- ☞ All materials deliveries to be within prescribed work hours (See Section 2)
- ☞ When necessary, a Banks-man will monitor deliveries on Public Highway
- ☞ All materials to be stored and contained within the site boundary
- ☞ Where necessary and appropriate, materials to be stored in lockable containers
- ☞ Where appropriate, no materials to be left out at end of the day
- ☞ Wherever possible, waste construction materials will be re-cycled.

Section 5 Hoardings/Fencings

Notices will be displayed on all site boundaries to warn of hazards on site.

Appropriate sight lines/visibility splays will be maintained to ensure safety of both vehicles and pedestrians.

An adequate temporary fence will be provided during the course of the construction phase.

Section 6 Lighting

In determining the lighting arrangement on site, consideration will be given to residents and other sensitive receptors that may experience a nuisance by light. Where appropriate, measures will be implemented to reduce obtrusive light.

Where possible a daylight only construction schedule will be adopted to minimise adverse lighting. It is unavoidable that construction works may require work during the hours of darkness in consideration of shorter daylight availability during winter months.

Where appropriate the following measures will be considered for implementation:

- ∞ Dim or switch off lights where it is safe to do so
- ∞ Use specifically designed equipment
- ∞ Position lights sensibly

Section 7 Waste Management

We will implement two systems for the removal of waste on the site;

- A system of central rubbish skips, which will be removed from site on a regular basis. This will be located at a parking space across the road subject to the permission or license from council. Or,
- A system of skip lorries or open truck, which will be arranged to empty the rubbish from site on a regular basis by utilising the smaller wheeled bins at the workstation to transport rubbish upon arrival of the skip lorries.

A separate waste management company may be employed to remove rubbish from site and to sort and recycle waste using their own licensed waste transfer station facilities.

Section 8 Dust and Debris

The site will be kept clean and tidy at all times and will accord with any statutory requirements. Vehicle wheels will be checked on exiting the site area to ensure their cleanliness.

Dust caused by work and demolitions in particular will be suppressed by use of sprayed water and during sweeping up of the work areas water will also be used to suppress dust.

The access roads and pavement surrounding the site will be kept clear of materials and waste and regularly swept clean.

Overall it is not anticipated that this project will generate significant dust other than during the demolition of the existing building.

We will use temporary dust screens and debris netting wherever possible to ensure that dust contamination is kept to absolute minimum. This will be monitored by the site manager at all times.

There will be no wheel washing provision on site. If washing is required then jet washing of the wheels will be carried out.

We will have a banksman on site at all times to oversee vehicle arrival and exists with a broom and shovel, we will have a road sweeper to ensure that in the event of any materials getting onto the access road they are removed immediately.

Section 9 Health and Safety

During the Pre-commencement phases of the project, a Health and Safety Officer will be appointed to supervise all Health and Safety issues, and a full risk analysis will be undertaken to ensure safe means of access will be provided at all times, safe construction operations are adopted and proper health and welfare facilities are included on-site.

Emergency arrangements and fire plan will be designed and implemented and updated as works progress. We will have segregated emergency assembly points and will operative a management system for monitoring the safety systems and inspections.

All sites are subject to independent site safety checks, inspection and reports by our independent site safety inspectors and advisors.

Section 10 Site Security

Site security will be coordinated by the contractor and site manager and will ensure the site will remain secure at all times.

The entrance gates to the site will be closed during all operations and padlock and chained up at the close of works each day.

Workers on site will be encouraged to adhere to a non smoking environment but smoking shelters will be provided. Bad language or shouting of any sort will not be tolerated and any reports of this would be dealt with immediately.

Section 11 Considerate Constructors Scheme

This site will be registered and operated under the Considerate Constructors Scheme.

The Site Management Team will be based on site during the construction to ensure that all contractors and materials suppliers are safely implementing the Construction Management Plan and will be responsible for the safe construction for this development. All contractors and suppliers will be made aware of this plan.

All records will be kept and filed on site during the course of the project.

We shall issue a notification to the neighbours that will potentially be affected by the works, which will include all contact details of the contractor. The nearest potential receptors who may be affected are the residents of No. 95 and 97 Camden Mews, which is the next door dwellings, the houses opposite 76, 78 and 80 Camden Road. Users of the access road will also potentially be affected during vehicular movements to and from the site.