March 11, 2016



Construction MANAGEMENT PLAN

4 Oval Road, London NW1 7EB

SLS Builders Ltd



44 Gorst Road, London NW10 6LD

Company No: 05629379

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This document must be read in conjunction with the following:

Appendices

1. CWPM Structural Drawings 16022-01 and 16022/02 & Specification
2. Site Set Up Drawing
3. Oval Road NVDMP
4. Oval Road CTMP
5. Oval Road CMS
6. Project Team Hierarchy



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1. **Introduction**

The property is a Listed Building, brick built, timber framed terraced house.

The proposed works would involve complete refurbishment and remodelling of all floors including the basement (Lower Ground Floor) as per CH proposed drawings and elevations and CWPM Drawings 16022/01 and 16022/02

1. **Construction Methodology**

The proposed works involve the installation of new Steel members, minor demolitions and formation of new openings as per CWPM proposed drawings and elevations 16022/01 & 02.

Details of the proposed structural works can be found in CH & CWPM’s Design Drawings Pack and in the Contractors Method Statement in Appendix E.

During the course of works a strict monitoring regime will be in operation to ensure early warning of any non-seasonal movement.

The proposed works will generate some spoil arising from the demolitions and general building works and ONLY fully licenced waste removal operators will be employed to dispose of the waste.

1. **Report and Communications**

Consideration has been given to importance of regular recorded communications and a team structure is presented with Project team Hierarchy.

It is planned that site manager and Project Managers will meet twice a week, a weekly meeting will be held with SLS and CH Designers HQ and a fortnightly meeting will be held on site with Designers and Client Representatives



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1. **Noise, Dust and Vibration Management**

SLS recognises that the impact from noise, dust & vibration can be deleterious to the residential amenity of those living nearby.  Consequently, it has produced a Noise, Dust & Vibration Management Plan (NDVMP – see CMP Appendix C).  The purpose of the NDVMP Is to identify the level of risk of adverse noise, dust and vibration effects that may be caused by construction activities associated with the basement extension works, and to ensure that potential effects are appropriately controlled so that the project is delivered with minimal impact to the amenity of the local community.

Consequently, the NVDMP forms a record of the noise, vibration and dust mitigation and management which will be adopted during construction works at 4 Oval Road.  Details of the site and the proposed development are described in Section 2 of the NVDMP, site specific and generic control measures are listed in Section 3; a risk assessment of potential noise, dust and vibration risk effects is presented in Sections 4 - 6 respectively; and finally, a summary of the findings is presented in Section 7.

SLS confirms a construction methodology has been prepared in consultation with the engineers and specific control measures have been presented for noise and vibration in Section 3.4 and dust in Section 3.5 of the NVDMP.  Due to the nature of the site, and the fact that the majority of the works are to be carried out at the rear, indicates that the risk of excessive disturbance caused by Noise will be low, SLS suggests that vibration monitoring be undertaken to ensure that threshold criteria presented in Section 6.2 is not exceeded at sensitive receptors.  In addition, the outcome of dust risk assessment presented in Section 5 of the NVDMP confirms the risk to ecological receptors is negligible, consequently the risk of health effects is low risk and the risk of dust soiling during construction activities is also low risk.

SLS concludes that with the control measures described in this NVDMP, the potential for significant noise, dust and vibration, and adverse effects will be minimised.



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1. **Traffic Management**

SLS has also produced a Construction Traffic Management Plan (CTMP – see CMP Appendix D) which sets out the steps to be taken to reduce potential traffic congestion outside of the property, when there are deliveries to site of materials and when the waste management company removes waste.

 SLS advises that the works will be largely contained within the property, but hoarding to the front and one parking bay suspension will be necessary for a skip (see Site Set Up drawing accompanying applications).  However, no works involving service upgrades to the major utilities are planned, so disruption to the public right of way will be kept to a minimum.  Welfare facilities will be located within the boundary of the property.

 With regard to program, the proposed demolition, strip out and construction works are expected to take 20 weeks, with licenses in place for the duration of the works. SLS’s CTMP also sets out the contractor’s detailed proposals in respect of Highways & Community Liaison, Procedure, Spoil Removal and Waste Management.



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1. **Protection of Subject and Adjacent Listed Buildings**

The importance of maintaining the structural integrity of all internal and external features of the target and adjoining listed properties is recognised and care will be taken throughout the works in order to protect these from damage and the procedures for both the monitoring and safe carrying out of works are described within 4 Oval Road CMS. Any listed items will be clearly marked, photographed and noted on the evidence list by client.

All listed items, such as staircase, architraves, fireplaces, flooring, panels, ironmongery, etc. will be safely and carefully protected with adequate soft materials, plywood, bubble wrap, etc. and ply wood boxes will be fitted alongside all fireplaces to ensure maximum protection level is achieved.

Any small items with a significant value on the listed building will be safely removed and stored to site office or SLS head office and will be returned and fitted upon completion of project as necessarily required.

Any rubbish/ rubble or soil will be removed through the front of the building and directly to the skip or a licensed rubbish removal truck and the

1. **Protection of Off Site Features**

SLS confirms that the historic importance of the building is recognised and care will be taken to protect all external & internal historic fabric that is to remain.

The careful implementation of the Construction Method Statement (CMS) contained within the CMP and the continued monitoring of the property during the works will also minimise the risk to the historic fabric resulting from the proposed works.

Front external areas including the footpath & roadway will be swept or hosed down as required.

1. **Preservation of Amenity and the Protection of Sensitive Users**

All site operatives and Managers will be under instruction to minimise the level of risk of adverse noise, dust and vibration effects that may be caused by construction activities associated with the works to ensure that potential effects are appropriately controlled to ensure the project is delivered with minimal impact on the amenity of the local community.

The document presented in CMP/ NVDMP/ CMS and CTMP detail all measures to be taken to preserve the amenity of the neighbourhood.

These together with the daily regime of street cleaning, trained banksman on duty and adherence to the Code of Considerate Construction will alleviate the potential for disruption during the planned works.