

MAYFIELD

Project:	177 Shaftsbury Avenue
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Construction Method Statement for the Project of:

**177 Shaftsbury Avenue
London
WC2H 8JR**

Dated: 19th April 2016
Revision: A

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“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 contraction of the development. Any future revised plan must be approved by the Council and complied with thereafter”.

- a. The site is currently being used as offices, which will be converted into 6No residential apartments – To strip out existing 1st floor office and convert into 6No residential apartments.
- b. Please see attached programme for proposed start & end date of development.
- c. Upon commencement of works – strip out/demolition approx. 2-3 weeks
Construction Works up to 25 weeks.
- d. Hours of Work – Work will take place between the hours of 8am and 6pm on Monday to Friday and between 8am and 1pm on Saturdays. No working will take place outside of these hours or on Sundays or public holidays.
- e. The main site access and egress to the site will be on the Shaftsbury Avenue elevation. The existing office entrance at ground floor will be used, where we will instigate a signing in and out policy as well as having the entrance manned to oversee any deliveries, etc. See attached layout drawing MG/SK/002.
- f. Full appropriate signage will be used when taking deliveries or reducing widths of footpaths. Route to 1st Floor area is defined and highlighted on attached plan. To ensure safe movement around delivery lorries, 2No parking bays will need to be suspended while delivery lorries are being off loaded, this is marked up on attached site plan.
- g. All deliveries will be via rigid Lorries or smaller, no articulated Lorries will be required on scheme. Rigid Vehicles – 7.5 tonnes, Length 6.8m by Width 2.55m by Height 3.75m – dwell time on site 15-20 minutes. Assume up to 6No vehicle approx. per day. Construction vehicle movements will take place between 0930 and 1500 Monday to Friday and between 0800 and 1300 on Saturday to avoid morning and afternoon/evening peak periods.
- h. An application to highways department to suspend the car parking bays will be put in place prior to commencement of works on site. No materials will be left on the public highway at any time.
- i. All deliveries will be overseen by a qualified banks man, public highways and footpath will be kept clean at all times.

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- j. All waste to be removed and overseen by site manager and qualified banks man at all times. It is estimated that up to 20No rigid waste Lorries will be required for demolition stage and up to 3No per day for new build works.
- k. We will ensure all contractors and sub-contractors operating large vehicles over 3.5 tonnes will meet the following conditions:-
 - 1. Operators will be a member of TFL's fleet Operator Recognition Scheme or similar
 - 2. All drivers will have undertaken cycle awareness training such as the Safe Urban Driver module through FORS or similar.
 - 3. All vehicles associated with the construction of the development will
 - Have side Guards fitted, unless it can be demonstrated to the reasonable satisfaction of the employer, that the lorry will not perform the function, for which it was built, if side guards are fitted.
 - Have a close proximity warning system fitted comprising of a front mounted, rear facing CCTV camera (or Fresnel Lens where this provides reliable alternative), a close proximity sensor, an in-cab warning device (visual or audible) and an external warning device to make the road user in close proximity aware of the driver's planned manoeuvre.
 - Have a Class VI Mirror
 - Bear prominent signage on the rear of the vehicles to warn cyclists of the dangers of passing the vehicle on the inside
- l. All deliveries and collections will be co-ordinated to ensure that only one vehicle arrives at a time. If a second vehicle does arrive the driver will be asked to leave the borough and return at an agreed time. It will be made clear to all suppliers that waiting or queuing will not be permitted in and around the site. If any suppliers fail to adhere to this policy they will be refused future access to the site.
- m. All suppliers will have delivery times written in to their orders and the banks man will see deliveries in and out of site at all times.
All deliveries will be controlled via a delivery schedule and closely monitored during works to ensure no build-up of traffic occurs.
- n. All contractors as part of their site inductions and included in their orders will be issued with this Site Management Plan and attachments to fully understand the delivery and removal procedures as well as site safe access and egress.
- o. We will endeavour to adopt best practice with regards to air pollution. It is not envisaged that a wheel wash will be required as vehicles will not be

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entering the site. All rubbish or spoil vehicles will have its load fully covered on exiting the area to prevent debris falling into the road. Any mess created will be cleaned away as soon as the vehicle has left the site area. Screening & hoarding will be used where necessary to prevent dust or dirt from entering the public highway. This will be monitored regularly.

- p. Prior to any works starting on site, a site condition survey via photographs will be taken and issued for reference. It is not expected that any of the surrounding area will be damaged during the works but all damage will be made good should this occur.
- q. The footpath where and when required will be protected via 12mm ply sheets and removed daily. We will ensure that it does not create a trip hazard for the general public.
- r. On site traffic plan will be monitored and reviewed daily and updated to suit site works.
- s. Letters will be issued to all local businesses and residents notifying them of impending construction work, which will be followed up with newsletter drops during key elements of work.
- t. A contact name and telephone number will be clearly displayed on site to enable local residents or members of the public to advice of any issues that they may have during the works. This will enable any issues to be dealt with as swiftly and effectively as possible to the satisfaction of all parties. If any significant changes are made to the CMP they will be reported to the Planning Department.
- u. The contact details of the person responsible for community liaison on behalf of the developer are:

Mike Fincham – Senior Contracts Manager

mfincham@mayfield-group.com

Direct Dial: 020 7632 4147 Mobile: 07734 953387

- v. The scheme will be registered with the 'Considerate Contractor's Scheme'.
- w. In order to establish details of other construction sites in the local area, we will liaise with building control and the planning department at regular intervals. We are not aware of any construction projects local to our site that will affect our works at this time.