

**CONSTRUCTION MANAGEMENT PLAN FOR
9 GOODGE STREET, LONDON W1T 2PE**

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1.0 Introduction

- 1.1 The project at 9 Goodge Street involves works to a building of a positive nature within the Conservation Area, works close proximity to 2 other neighbours, works adjoining a busy road, and the continuing use of the premises as a betting shop whilst demolition and construction are in progress.
- 1.2 Whilst these issues represent challenges to any contractor(s) it is felt by careful management, programming and selection of a suitably experienced contractor(s), they can be successfully carried out with the minimum of disruption possible to all users of the premises and surroundings.
- 1.3 This document covers the outline construction methods anticipated in relation to the proposals. A more detailed document will be obtained from the successful contractor(s) once tenders have been returned and form part of a Section 106 Agreement subject to consent for the proposals being granted.



Site location plan

2.0 Project Phasing and Programme

2.1 It is envisaged at this stage that the works will be undertaken in four main stages. These are:

1. Enabling works to enable retention of the front façade and ground floor.
2. Demolition of the remainder.
3. Reconstruction and addition of new mansard.

2.2 The enabling works will allow the building to continue to function whilst façade retention takes place. For details of the support works required refer to structural statement.

2.3 The work of demolition will then take place to the upper parts and rear.

2.4 At completion of this work the reconstruction work and new mansard can then be built.

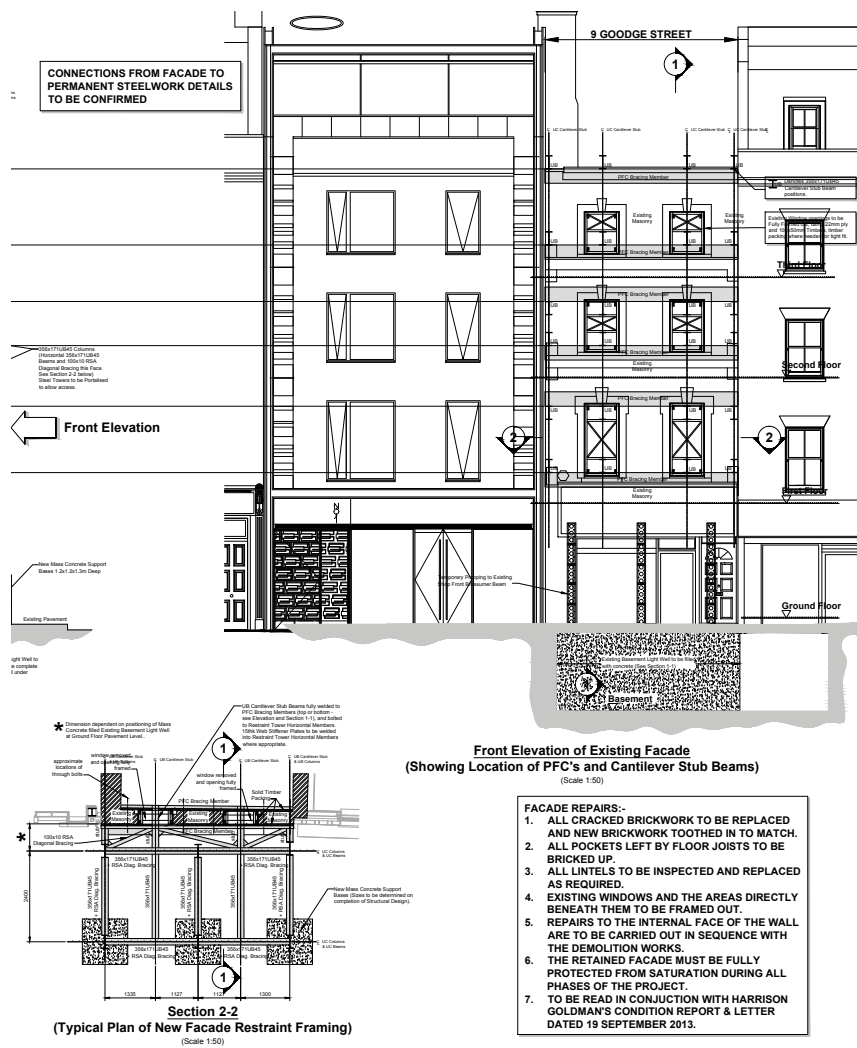
2.5 At this stage, subject to achieving necessary consents and preparation of details it is anticipated works may commence in January 2017, and complete by December 2017, a period of some 12 months.

2.6 The detail design and construction will include the appointment of a Principal Designer in respect of the Construction (Design and Management) Regulations.

2.7 The detail preparation for construction will also include the agreement of any party wall awards with all affected neighbours in accordance with the London (Party Walls) Act.

3.0 Façade Retention

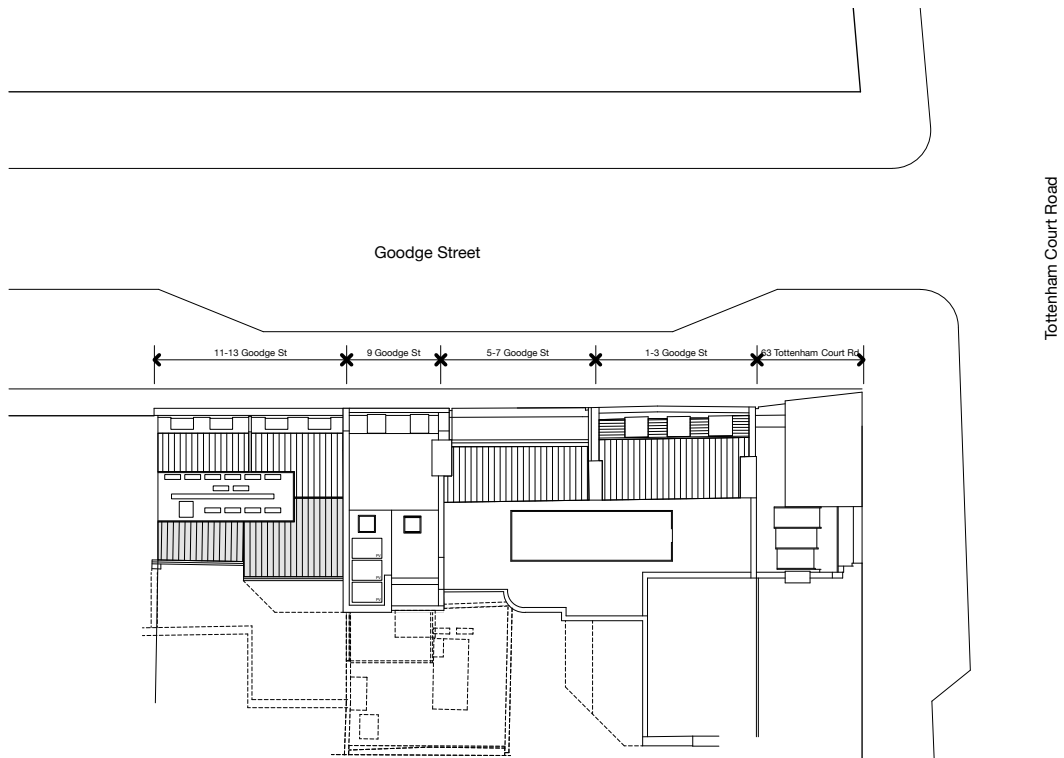
- 3.1 For the details of the façade retention and support structure needed to the front elevation refer to the Structural Statement prepared by Bridges Pound.
- 3.2 This statement gives the detailed phasing of the work required which includes basement support and underpinning, repairs and framing out, propping of the shop front, main support frame, staged demolition and monitoring.
- 3.3 The main support structure will extend across the pavement with a crash deck as required for protection purposes.



Structural engineer's drawing L1719_01_01 showing supporting structure for retention of façade

5.0 Site Set Up and Facilities

- 5.1 The works would require a site set up and facilities at the front of the site on Goodge Street. There is approximately 5m frontage over the pavement.
- 5.2 Facilities would include small office and welfare, meeting room, storage, deliveries and removal area. Probable compound, offices, welfare and delivery positions are shown on drawings included within this statement.
- 5.3 As soon as possible and when safe to do so temporary facilities would be transferred internally within the building.



Site plan showing proposed scheme in context

6.0 Traffic Management

- 6.1 The works will require controlled deliveries and removals by larger vehicles on Goodge Street itself. Vehicles will enter from Goodge Street and depart via Tottenham Court Road. Traffic management would be by banks man and carefully controlled sequencing of deliveries will occur.
- 6.2 These phases would include the suspension of parking bays as appropriate on Goodge Street.
- 6.3 The total duration of the project on site will be approximately anticipated as 1 year.
- 6.4 Liaison will also take place with the Council in respect of normal refuse collections from the premises in use during the duration.
- 6.5 It is difficult to predict at this stage the number of vehicles coming to site during construction, but it is anticipated at peak times this could be one per hour or 6 per day. Dwell times would vary from 15 minutes to one hour dependant on activities taking place.



Photograph showing arrangement of road, pavement, and forecourt in front of 9 Goodge Street

7.0 Amenity of Surrounding Residents and Occupiers

- 7.1 The works have wide ranging affects particularly construction to the retention structure, the rear and upper parts compound over Goodge Street pavement and deliveries via Goodge Street.
- 7.2 The Contractor will be expected to be a member of The Considerate Contractor Scheme, and to liaise regularly with local communities, neighbours, officials and any other interested parties. Adequate notices and regular informative updates will be expected to be posted by the Contractor for public view.
- 7.3 The Contractor will maintain adequate safety precautions for both pedestrians and users of the ground floor premises.

8.0 Conclusions

- 8.1 Whilst this project throws up many challenges for the Consultant team, Contractors, and Management, it is anticipated that careful planning and management will address all such issues.
- 8.2 All documentation will clearly identify all health and safety issues and ensure that these are satisfactorily addressed.
- 8.3 All contractors employed on the project will be familiarised with all issues concerning the project, will induct all staff as necessary, produce all required method statements, and ensure all work is carried out safely and considerately and without hazard.
- 8.4 It must be remembered that works of a similar nature, and complexity have taken place to both adjoining sides of the application site quite successfully recently.