
Garages to the south of 27a West End Lane

West Hampstead, London, NW6 4QJ

Construction Management Plan

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Construction Management Plan

1.0 Introduction

This Construction Management Plan has been produced by StreetPlot Ltd. for the proposed works at 27 West End Lane, NW6 4QJ.

The proposed works include the construction of a two to three storey residential building following the demolition of eight vacant garages. The Project Manager shall work with the council to review the Construction Management Plan should any issues arise in relation to the construction of the development. The building will be two to four storeys above ground with the ground floor partially excavated. The construction is a mix of reinforced concrete and structural steel frame with a brick facade incorporating rectangular window openings.

2.0 Construction Time Frame

Exact dates cannot be provided as it is dependant on the time taken to achieve planning permission. However, target time-frames are provided below for guidance;

Enabling Works

- Commence: 9 months from planning permission
- Duration: 9 weeks

Main Contract Works

- Commence: 9 months from planning permission
- Duration: 120 weeks

3.0 Proposed Hours which vehicles will arrive and depart

In general hours in which vehicles will arrive and depart will coincide with site hours are 8.00am to 6.00pm. Occasionally, heavy/wide loads may need to be delivered and removed from site outside of these hours. On such occasions, local neighbours will be informed two weeks earlier via a newsletter. Any parking bays which may need to be closed off will be following a full consultation with Camden Council. A strict delivery structure will be implemented to ensure construction traffic on West End Lane is managed. All sub-contractors and suppliers will be required to give 48 hours notice of deliveries.

4.0 Size of Vehicles

Several types of delivery vehicles will be used to transport materials to and from the site. These include;

- Skip Lorries - with roll on/roll off skips, for demolition works. (approx size 7.5m long and 2.4m wide) and standard sized skips for waste (7m long by 2.4 wide).
- Ready mix concrete lorries (approx 8.25m long and 2.45m wide)
- Flatbed delivery vehicles for the delivery of materials (eg. scaffolding, steel work, bricks/blocks etc (approx 8.5m long and 2.4 m wide).
- Articulated Lorries, for delivery of pre-cast concrete units and other cladding components
- Small “Transit” delivery vans

The projected vehicle movements are approximately 5 per week during the enabling works and 10 per week during the main contract works.

5.0 Tight Manoeuvres

We do not envisage any tight manoeuvres at or near the site.

6.0 Enabling works

A new electrical connection and water connection will be required for the site which will be applied for in the usual manner.

Other enabling works will include the construction of a site welfare cabin and portable toilets which will sit inside the site’s boundary.

7.0 Parking and Loading arrangements

A strict delivery procedure will be implemented to ensure that West End Lane is not overrun with site and delivery vehicles. Our road marshals will ensure that traffic flow on West End Lane is maintained at all times.

All subcontractors and suppliers will be required to give 48 hours notice of deliveries. The movement of materials will be staged and managed by our road marshals. Drivers will pull into the site for delivery wherever possible.

Materials will be stored securely on site.

All subcontractors will be encouraged to use public transport. Subcontractors will be informed at the pre-order meeting that the parking surrounding the site is for residents only.

8.0 Scaffolding

Scaffolding will be erected around the site. StreetPlot will apply for license from LBC where necessary. Should a crane be erected then any crane overhang will be agreed with LBC.

9.0 Hoarding

The site area and the contractors compound will be enclosed with a 2.4m high wooden hoarding. This will be adapted as necessary and painted as agreed with LBC. There is already existing hoarding at the site which is approx 2.4m high and was erected by LBC following the sale of the site.

We will ensure that the hoarding panels are maintained and kept clean for the duration of the project. The hoarding will generally be fixed to the scaffolding where the building sets back. The hoarding will ensure that the footpath remains clear for pedestrians.

10.0 Pedestrian & Cyclist Safety

When vehicles are entering or leaving the site, these will be supervised by our road marshals. The general public/pedestrians will have right of way along the pathways that surround the site.

The construction site gates will be kept closed and monitored by site security. The gates will only be opened to allow vehicles to access the site. Pedestrian barriers will be manned by our site security to prevent access by pedestrians. The appointed Site Manager will ensure that the perimeter of the site is patrolled and that pavements are kept clear of any debris. Any vehicles which require parking in front of the site will be coned off to redirect cyclists.

If local residents have any queries or questions arising to the works local residents will be able to contact the site office. Our site manager will personally address any comments and complaints and ensure that any issues are resolved quickly. A log of all complaints will be kept.

11.0 Management of traffic to reduce congestion

The Site Manager will be responsible for the day to day management of all deliveries to site. These will be booked in using a Delivery Schedule to prevent traffic congestion. Wherever possible, lorries will be brought onto site keeping roads free for general traffic movement. Parking on neighbouring roads will be managed and monitored to ensure off-site parking is controlled.

12.0 Reducing the impact of associated traffic

Waste shall be consolidated on site as much as possible in order to reduce bulk and the number of trucks required to remove it. The number of vehicle movements will be kept to a minimum by ensuring that only full loads are delivered. Any waste removed from site will be done in the largest containers possible to reduce the frequency of deliveries.

13.0 Control of dust on a public highway

Wheel washers will be used to wash down all dusty vehicles which enter/leave the construction site. Where necessary, the road will be cleaned by an approved road sweeper. Lorry's will be sheeted to above over-spillage onto the highway.

14.0 Consultation with local businesses and neighbours

StreetPlot is committed to community engagement. We will ensure that we communicate with the surrounding neighbours throughout the construction process. Information boards will be mounted onto the site to provide the contact details of key site personnel.

15.0 Construction Sites in Local Area

At the time of writing there are currently no neighbouring construction sites in this part of West End Lane.

16.0 Large Vehicles

All contractors and sub-contractors operating large vehicles over 3.5 tonnes must meet the following conditions;

1) Operators must be a member of TfL's Fleet Operator Recognition Scheme (www.tfl.gov.uk/fors) or similar at the Bronze level.

All drivers must undertake a cycle awareness training such as Safe Urban Driver or through FORS or similar.

All vehicles associated with the construction of the development must;

- i. Have cycle side guards fitted
- ii. Have a close proximity warning system to make road users aware of any planned manoeuvres
- ii. Have a class VI mirror
- v. Bear prominent signage to the rear of the vehicle to warn cyclists to the dangers of the vehicle

17.0 Targeting zero non-hazardous waste to landfill

We will seek to source materials from local providers wherever possible. No hazardous waste will be sent to land fill sites.

18.0 Energy Usage

As part of our environmental approach we seek to source green energy providers for the construction phase.

19.0 Fuel Consumption

We strive to procure local contractors for the project therefore reducing transport costs and minimising the impact on the local environment.

20.0 Waste Management

The site manager will be responsible for the waste management at the site. This contractor is responsible for;

- Ensuring the site is kept clean and safe
- The collection of waste from a central point
- Segregation of waste on site and transfer to recycling plants

The waste management contractor will ensure that all access routes, fire escapes and staircases are swept and kept clear of debris on a regular basis to maintain high standards of health and safety on the project. All general areas of the project will be swept clean on a weekly basis. Sub-contractors will be responsible for removing waste emanating from their works to a central point on site.

21.0 Tree Protection and Management

There are no trees inside the site ownership boundary.

None of the branches in the trees neighbouring gardens overhang the site.