

Sondheim (Ambassadors) Theatre, West Street,

London WC2H 9HD

Construction Management Plan

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1.0 CONSTRUCTION MANAGEMENT PLAN (CMP)

1.1 Purpose and Aims of the Construction Management Plan

- 1.1.1 This document has been prepared on behalf of Delfont Macintosh Theatres Ltd and sets out general construction management principles to be applied during the proposed construction of the New Sondheim Theatre at West Street, London WC2H 9HD.
- 1.1.2 In this document, “construction” includes all site preparation, topographic/levels remodelling, materials delivery, spoil disposal and waste removal.
- 1.1.3 It is envisaged that the construction activities will be the ultimate responsibility of appointed Main Contractor who will ensure that this stage of works is managed and monitored appropriately in terms of Health and Safety (H&S), Design and Programme.
- 1.1.4 The purpose of this CMP is to define minimum standards of construction practice that Delfont Macintosh Theatres Ltd will require as a responsible employer. These measures are intended to protect the environment, amenity and safety of local residents, businesses and the general public in the vicinity of the site.

2.0 PHASING OF THE DEVELOPMENT

2.1 Construction Phase Sequence

- 2.1.1 See suggested construction sequence sketches SSK101 - SSK108
- 2.1.2 Take squeezes of all historic plasterwork and remove and store main ceiling.
- 2.1.3 Soft strip internally and service diversions externally
- 2.1.4 Install mass concrete underpinning on party wall line
- 2.1.5 Temporarily infill light wells and install secant piled wall to perimeter, remove infill.
- 2.1.6 Set up temporary hoardings on Tower Street and Tower Court after removing all canopies and signage
- 2.1.7 Install any early piles required adjacent to front and rear walls using low headroom rig.
- 2.1.8 Install 'Pynford beam' type underpinning stools to front elevation on West Street.
- 2.1.9 Cast front 'Pynford beam' and slab integrally.
- 2.1.10 Introduce props to restrain front and rear walls where necessary.
- 2.1.11 Dismantle timber roof and grid over stage including stage
- 2.1.12 Set up concrete/brick crushing plant
- 2.1.13 Carefully remove upper section of proscenium wall and progressively demolish dressing rooms construction on Tower Street elevation in controlled way so that materials are segregated for reuse.
- 2.1.14 Filler joist floors to have concrete infill broken out and crushed.
- 2.1.15 Steelwork to be cut into manageable pieces and set aside for removal and recycling.
- 2.1.16 Masonry to be taken down and crushed to requisite sizing
- 2.1.17 Crushed material to be used to infill the site and supplemented to create a pile platform
- 2.1.18 Temporary works steel frame to be erected on West Street to restrain front elevation masonry.
- 2.1.19 Site Accommodation and welfare may be positioned on this frame and enclosed with mesh sheeting in agreed colours or motifs.
- 2.1.20 Demolition of area over front of house can commence as described for dressing rooms.
- 2.1.21 Roof, floors, and balconies are all filler joist construction supported on steel framing.
- 2.1.22 The inside of the retained front facade will be made good as lateral structure is carefully removed from it.
- 2.1.23 Records will be made of the construction as the engineering is similar to other theatres of the period and will be shared with other members of the Institution of Civil and Structural Engineers historical knowledge groups.
- 2.1.24 The building will be reduced to existing ground level and the crushed concrete and brickwork, supplemented with imported material will be used to form the piling platform and berms and ramps into the site.

- 2.1.25 The party walls will not be propped as the adjacent buildings pre-existed the theatre and must have been stable in their own right at that time. Protection measures will be taken to the parapets and wall faces to prevent water ingress.
- 2.1.26 After piling works are completed the pile platform will be removed and the site will be excavated to the new over site level.
- 2.1.27 Ground water may be encountered and this will be drained to a sump and temporarily pumped into the sewer network.
- 2.1.28 A ground slab shall be formed over the piles and retaining walls cast against the piled walls and underpinning, all using Caltite waterproof concrete or similar.
- 2.1.29 When this work is complete the need to pump ground water should ceased.
- 2.1.30 A tower crane will be erected to assist the construction process.
- 2.1.31 The steel frame erection can now commence including composite floors and insitu concrete walls and slabs where appropriate.
- 2.1.32 Cladding will progress but a vehicular access will be left onto Tower Street.
- 2.1.33 The stage floor and stalls will be constructed/propped to allow temporary site traffic and storage of materials due to limits space around the perimeter of the building
- 2.1.34 The building will be made watertight around which time the tower crane will be removed.
- 2.1.35 Lateral restraint and accommodation will be removed from West Street.
- 2.1.36 Plant platforms and package plant will be erected using mobile crane during temporary closure of Tower Street.
- 2.1.37 Internal fit out will progress with access and deliveries onto ground floor from Tower Street.

3.0 PUBLIC INFORMATION AND COMPLAINTS

- 3.1.1 Delfont Macintosh Theatres Ltd area established and active participants in the success of 'Theatre land' in the West End of London and undertake to engage with the community in a policy of openness and honesty in all its communications. It acknowledges that during the construction phase of the Project it will have an impact on local communities. For example, this might be as a result of traffic generated by construction staff, noise emissions or by the generation of dust. It is appropriate therefore that people living within the vicinity of the site to be given useful information in a timely way and that they should have access to Delfont Macintosh Theatres Ltd for further information where necessary. This section sets out the method of dealing with exchange of information.

3.2 Points of Contact

- 3.2.1 The public will be notified of the commencement of works and will be informed how they can obtain information relating to the Project generally and the construction phase specifically.

3.2.2 Information will be circulated to all businesses and residences on Tower and West Streets and Tower Court and displayed on a notice board at the construction site.

3.2.3 The Contractor will announce at least two weeks ahead of construction via circulation:

- the date construction is due to start;
- the key milestones; and
- how to make a complaint relating to construction activities.

3.3 Complaints Procedure

3.3.1 If an organisation or individual wishes to make a complaint it will be treated confidentially. Delfont Macintosh Theatres Ltd will deal with the complaint quickly, thoroughly, rigorously and in a consistent manner. They will investigate the nature of the complaint, analyse the cause of the problem and take the necessary rectifying action to resolve the complaint.

3.4 Site Visitors

3.4.1 In order to comply with Health & Safety regulations, visitors to the site must report to the contractor and sign in.

3.5 Staff Identification

3.5.1 Contractors will be required to ensure that all construction staff are easily identifiable to members of the public by use of branded clothing, equipment (e.g. vehicles) identity cards or other effective methods. Both staff and construction vehicles using the site will be required to report to the site security office who will direct them to the 'dedicated' entrance and standing areas.

4.0 HOURS OF WORKING

4.1.1 During the construction period the normal hours of working will be:

- Monday to Friday: 08:00 to 17:00 hours (excluding Bank Holidays); and**
- Saturday: 08:00 to 13:00 hours.**

4.1.2 In certain circumstances when work is required to be undertaken at specific times to maintain construction programme, different working hours may be required. In such cases the necessary approvals would be applied for in accordance with the relevant regulatory procedures.

4.1.3 For works beyond the site boundary Statutory Undertakers will be responsible for complying with the requisite undertakings stated in the Street and Road Works Act and will in agreeing road opening/closing notices and working times with London Borough of Camden Works Team.

5.0 SITE ARRANGEMENTS

5.1 Site Housekeeping

5.1.1 A good housekeeping policy shall be applied at all times. This shall include the following requirements:

- i. all working areas shall be kept in a clean and tidy condition;
- ii. all working areas shall be non-smoking, unless otherwise specified.
- iii. open fires are prohibited at all times;
- iv. all necessary measures shall be taken to minimise the risk of fire and the Contractor shall comply with the requirements of the local fire authority;
- v. radios (other than two-way radios used for the purposes of communication related to the works) and other forms of audio equipment shall not be operated on any worksite;
- vi. site waste susceptible to spreading by wind or liable to cause litter shall be stored in enclosed containers;
- vii. rubbish shall be removed at frequent intervals and the site kept clean and tidy;
- viii. hoardings and boundary fences shall be frequently inspected, repaired and re-painted as necessary;
- ix. adequate toilet facilities shall be provided for all site staff;
- x. food waste shall be removed frequently; and
- xi. wheel washing facility areas shall be brushed clean frequently.

5.2 Fencing and Hoarding

5.2.1 All working areas shall be sufficiently and adequately fenced off from members of the public and to prevent animals from straying onto the site. Hoardings shall be selected to suit requirements but may be:

- i. a wire mesh fence, where appropriate for minimum security needs; or
- ii. a 2.4 m minimum height, plywood faced, timber framed boundary hoarding, of a surface density of not less than 7 kg/m or other hoarding providing equivalent security and noise attenuation; or
- iii. other designs where a particular appearance, acoustic rating or ecological performance is considered to be required.

- 5.2.2 The location and design of site boundaries, hoarding and temporary structures on the public highway shall permit adequate visibility at junctions and proper forward visibility along the highways in accordance with the London Borough of Camden highway department. All hoardings and boundary fences shall be maintained in a neat and tidy condition.
- 5.2.3 No advertisement, notices, including illicit bill or fly posting shall be permitted on any fence or hoarding. All graffiti, fly posting or defacement to the hoardings shall be removed and made good as soon as reasonably practical.
- 5.2.4 Any information board shall be provided at each worksite entrance detailing information on the site programme and estimated duration of the works, together with the web address for use by members of the public who wish to lodge complaints or comments.
- 5.2.5 All temporary fencing and hoarding shall be removed as soon as reasonably practicable after completion of works.

5.3 Lighting and Visual Intrusion

- 5.3.1 Equipment and lighting shall be sited so as to minimise visual intrusion and light spillage, insofar as is consistent with the safe and efficient operation of each worksite.
- 5.3.2 Site lighting shall be positioned and directed to minimise nuisance to residents and to minimise distractions or confusion to passing drivers on adjoining public highways. This provision will apply particularly to sites where work after dark will be carried out.
- 5.3.3 So far as is practicable, all power to temporary traffic signals, lighting shall be taken from mains supplies rather than from portable generators. Where portable generators are used, industry best practice shall be followed to minimise noise and pollution from such generators.

5.4 Security

- 5.4.1 Adequate security shall be exercised by the Contractor to protect the public and prevent unauthorised entry to or exit from the site. Site gates shall be closed and locked when there is no site activity and proper security measures shall be implemented.
- 5.4.2 Where site security cameras are used they shall be placed in locations which will not impinge upon the privacy of local residents.

5.5 Clearance of Site on Completion

- 5.5.1 All working areas and accesses shall be cleared and cleaned as work proceeds.

5.6 Pest Control

5.6.1 The risk of infestation by pests or vermin shall be minimised by adequate arrangements for the disposal of food waste or other material attractive to pests. If infestation occurs such action shall be taken to deal with it as required.

5.7 Safety

5.7.1 The Health and Safety at Work Act 1974, the Construction (Design and Management) Regulations 2007, the Construction (Health, Safety and Welfare) Regulation 1996, the Electricity at Work Regulations 1989, the Management of Health and Safety at Work Regulations 1999 and all relevant European Directives shall apply.

5.8 Contaminated Materials (Special Precautions)

5.8.1 Where contaminated material is encountered, the project manager shall ensure that a Workers' Safety Information Sheet is prominently displayed in rest/mess rooms and wash rooms covering hygiene, work practices, clothing requirements etc.

5.8.2 General provisions concerning disposal of contaminated materials are described later in this report.

5.9 Use of Explosives

5.9.1 The use of explosives shall not be permitted.

5.10 Protection of Existing Installations

5.10.1 Investigations and all appropriate actions concerning existing structures, walls, roadways, sewers, cables and other services, apparatus and installations have been undertaken and further insitu checks and tests shall be undertaken at commencement of works.

5.11 Safeguarding

5.11.1 Except where their removal is necessitated by the Project, existing structures, works, services or installations shall be safeguarded from harm, disturbance or deterioration during the construction period. All necessary measures required for their support and during the construction period shall be taken.

6.0 TRANSPORT AND TRAFFIC

6.1 Overview

6.1.1 This section presents an outline for a Construction Traffic Management Plan (CTMP) and sets out standards and procedures for managing the environmental impact of traffic associated with the construction works.

6.2 Safety Measures

6.2.1 Traffic signs, road markings, lamps, barriers and traffic control signals and any other measures as are necessary in accordance with good highway management practice will be erected and thereafter maintained for the duration of the construction period. This will be undertaken in accordance with the Department for Transport's Chapter 8: Traffic Safety Measures and Signs for Road Works and Temporary Situations (2006).

6.2.2 All traffic signals including temporary signals used at road works will be approved by the relevant highway authority before they can legally be installed on public roads. Portable traffic signals must also comply with the current requirements of Regulation 31(2) of the Traffic Signs Regulations, which prescribe the size, colour and type of traffic signals.

6.2.3 All traffic signs, road markings, lamps, barriers and traffic control signals shall be kept clean and legible at all times and be positioned, repositioned, covered or removed as required by the progress of the works and subject to the approval of the local authority and highway authority.

6.2.4 Where necessary the Contractor shall provide supervision for all temporary traffic management installations during weekends to guard against vandalism and ensure that all footpaths and roads are clear of obstructions.

6.3 Safe Working Speed

6.3.1 The Contractor shall maintain a safe permitted 'vehicular' speed for all live traffic on site. Banksman will be provided for all Construction Traffic entering and leaving the site and where loading and unloading using cranes. A tower crane will be located within the lift shaft and will be used until the roof structure is formed. A self erecting mobile tower crane will be employed for the lifting of plant and equipment up to the roof schedule for non-peak times and minimise the road closure/disruption.

6.4 Temporary and Permanent Road and Footpath Closures and Diversions

6.4.1 Wherever the works interfere with existing roads or other ways over which there is a public or private right of way for any traffic (vehicular or pedestrian), diversions shall be provided.

6.4.2 Diversion routes shall be provided in advance of any interference with existing rights of way and shall be maintained to ensure that they are able to accommodate the vehicle/pedestrian movements. The Contractor shall ensure that London Borough of Camden highways department and the public are notified in advance of this happening.

6.4.3 All diversion shall be Disability Discrimination Act compliant in all instances. The Contractor shall provide gentle ramps onto high ground as necessary. The Contract shall ensure at all times that the route provided is accessible, clear and free draining.

6.5 Works Affecting Carriageways and Footways

6.5.1 Before commencing works that will involve interference with a carriageway or footway, the Contractor shall consult the London Borough of Camden highway authority on:

- i. the proposed commencement date of these works;
- ii. the area of the carriageway or footway to be occupied and duration; and
- iii. the proposed methods of construction in order to minimise inconvenience to the public.

6.5.2 All necessary consents and licences shall be obtained in advance of works involving an interference with a carriageway or footway.

6.6 Access across Site and to Frontages

6.6.1 No highway shall be closed until immediately before the area is required for construction. The construction of the works shall follow in the area of a temporary closure expeditiously and shall be carried out efficiently and in a continuous manner to ensure that all temporary closures are re-opened as quickly as possible.

6.6.2 In carrying out the works, all reasonable precautions shall be taken to prevent or reduce any disturbance or inconvenience to local residents, and to the public generally. Local residents shall be informed of the works to be undertaken, their planned duration, road and access closures and alternative access routes (where required) in writing and by locally posted public notices at least one calendar month prior to work starting.

6.7 Avoidance of Nuisance

Mud on Roads

6.7.1 Measures shall be taken to minimise mud on roads. These will include, but not necessarily be limited to:

- i. the provision of easily cleaned hard-standings for vehicles entering, parking and leaving the site. This also serves to minimise dust nuisance;

- i. the provision of wheel washing and lorry jet washing facilities including, where practicable, mechanical wheel spinners;
- ii. the use of an approved mechanical road sweeper to clean the site hard-standing and any mud or debris deposited by the site vehicles on roads or footpaths in the vicinity of the site. The road sweeper is to be readily available whenever the need for cleaning arises and will be properly used and maintained;
- ii. the adequate sheeting of each lorry load of spoil removed, to prevent spoil falling off during its journey; and
- iii. measures will be taken to ensure that mud and detritus is not swept into gullies.

Dust

6.7.2 Measures shall be taken to avoid creating a dust nuisance including the following practices:

- i. provision of easily cleaned hard-standing areas for vehicles;
- ii. keeping the hard surfacing of heavily used areas clean by regular brushing and water spraying;
- iii. completely sheeting the sides of all vehicles carrying spoil and other dusty materials;
- iv. regularly damping down and cleaning unsurfaced haul routes and verges where these are located close to sensitive locations; and
- v. establishing and enforcing appropriate speed limits over all unmade surfaces.
- vi. Scaffolds will be enclosed with protective mesh sheeting to contain dust within the site.

Fly-tipping

6.7.3 Fly-tipping will not be permitted. Loads must only be deposited at licensed tips or to designated sites. Deposition will be in accordance with the requirements of the Environment Agency under the Landfill (England and Wales) Regulations 2002.

6.8 Site Access

6.8.1 Lorries shall enter and exit the site in a forward direction except in special cases where space restriction does not permit this. In such cases, the contractor will appoint a competent banksman to provide assistance. The entry/exit conditions at relevant locations will be submitted to and approved by London Borough of Camden highway authority in liaison with the Police prior to commencement of works.

- 6.8.2 All access from the site onto the highway shall be of sufficient width to accommodate two-way traffic wherever practicable. The highway authority shall be consulted about any temporary access arrangements, particularly from a road safety point of view prior to construction of temporary access or accommodation works.
- 6.8.3 All loading and unloading of vehicles shall take place off the public highway as far as is reasonably practicable. During construction vehicles may drive into the building from Tower Street at various stages of the works as described in the demolition and construction sequence.
- 6.8.4 Traffic Signs will be provided in accordance with the Traffic Sign Regulations and General Directions 2002 for each access as follows:
- i. as advance warning of the approach, the signs shall be as diagram 506.1, with a minimum 2000 mm vertical clearance with an additional plate as diagram 579;
 - ii. for control of traffic leaving the site, "Give Way" signs with a minimum 2000 mm vertical clearance with an additional plate as diagram 579;
 - iii. and road markings shall be in place; and
 - iv. the precise location of each sign shall be determined by the Contractor and agreed with the London Borough of Camden highways' department.

6.9 Lorry Movements

- 6.9.1 Where it is necessary to move large and/or heavy loads, construction plant, materials and spoil (including vehicles used for carrying such when running empty) those responsible shall limit the use of public highways as far as is reasonably practicable.
- 6.9.2 All reasonable measures shall be taken to ensure that delivery vehicles do not park on the highway for excessive periods of time prior to entering the Site.
- 6.9.3 Certain loads may back up Tower Street from the junction with Monmouth Street under the control of traffic signals and a banks man.

6.10 Parking

- 6.10.1 Areas/locations of parking provision for site and construction traffic shall be defined prior to the commencement of works.
- 6.10.2 No daytime or overnight parking of site or construction vehicles outside any construction compounds or worksites shall be allowed except where the delivery or removal of materials is taking place at that location or with prior agreement with the local highways authority.

6.11 Existing Street Furniture

- 6.11.1 No street furniture or other features within the vicinity of the construction sites, but outside the area covered by the planning application, will be unnecessarily disturbed or altered by the works. Any damage shall be replaced or made good as soon as practicably possible and to the reasonable satisfaction of the owner of the street furniture or other feature.
- 6.11.2 Any street furniture or other obstructions outside the site area but which are required to be moved in order to gain access to the site shall be removed and reinstated/replaced as appropriate, on completion of the works and subject to prior London Borough of Camden highways department consent.
- 6.11.3 A survey shall be undertaken of the condition of the highway adjacent to the site prior to commencement of works and agreed with London Borough of Camden highways department.

7.0 NOISE

7.1 Noise Control

- 7.1.1 In order to minimise the effect of noise nuisance throughout the construction period, the following noise management measures referred to below will be implemented where reasonably possible:
- i. Best practical means shall be adopted to minimise the noise emission from the site. This shall include the careful selection of quiet equipment and processes, programming, and the use of local screening of plant.
- 7.1.2 All plant and equipment associated with the construction works should be properly maintained, provided with effective silencers and operated in such a manner as to avoid causing excessive noise emission. Where plant has been designed to operate with engine covers to reduce noise, these should be used and remain closed while the plant is in operation. Unless otherwise directed by the project manager, items of plant in intermittent use should be shut down during idle periods.
- 7.1.3 Static plant should be located in areas as far from residential areas as possible and should be screened where practicable. Plant known to emit noise predominantly in one direction should, when possible, be screened or orientated so that the noise is directed away from noise sensitive areas.
- 7.1.4 No music or radios should be played on site.

- 7.1.5 Audible warning systems, such as vehicle reversing sirens, would normally be set to as low a setting as is compatible with safety requirements. Where appropriate, broadband or non-auditory warning systems would be used.
- 7.1.6 Site compounds should be located as far as possible from residential premises and, where possible, site buildings should be situated to provide additional screening between the works and residential premises. The transport of materials on or off site by road should generally take place during the normal daytime working period and would use routes agreed with London Borough of Camden highways department
- 7.1.7 Site personnel should be informed about the need to minimise noise to the neighbouring community as well as about the health hazards of exposure to excessive noise. Their training should include advice relating to the proper use and maintenance of tools and equipment, the positioning of machinery on site to reduce noise emissions to neighbouring communities, and the avoidance of unnecessary noise when carrying out manual operations and when operating plant and equipment. Construction contractors should adhere to the codes of practice for construction working set out in BS 5228 'Code of Practice for noise and vibration control on construction and open sites' insofar as these are reasonably practicable and applicable to the construction works;
- 7.1.8 Design and use of site hoardings and screens/noise barriers, to provide acoustic screening at the earliest opportunity.
- 7.1.9 The choice of routes and programming of transport of construction materials should be undertaken to minimise noise nuisance.
- 7.1.10 Local residents should be provided a minimum week's notice any particularly noisy operations are planned.

7.2 Working Hour Restrictions

- 7.2.1 Noise will be controlled through restriction on working hours and/or restriction on processes allowed in certain areas during construction.

8.0 DUST AND AIR POLLUTION

8.1 Measures to Minimise Dust Generation

- 8.1.1 In order to minimise the effect of dust nuisance throughout the construction period the dust suppression measures referred to below will be implemented:

- i. work compounds shall be laid out so that accesses and loading areas are located as far away from sensitive neighbours as practicably possible so that temporary structures screen noisy areas where practicable;
- ii. Scaffolds will be sheeted in an agreed manner;
- iii. there shall be no burning of waste on site;
- iv. precautions shall be taken to prevent the occurrence of smoke emissions or fumes from site plant or stored fuel oils. Plant shall be well maintained and measures taken to ensure that it is not left running for long periods when not in use;
- v. long term stockpiles or exposed surfaces shall be sealed to minimise dust blow, including consideration of polymer sealing, or vegetating;
- vi. on-site vehicle speeds shall be limited to a maximum of 5 mph;
- vii. construction equipment designed to minimise dust generation shall be used;
- viii. HGVs shall be sheeted during transportation of friable construction materials and spoil; and

8.1.2 In the event that the visual monitoring indicates that dust emissions are potentially significant the following additional mitigation measures may be appropriate:

- i. water-spray dampening of soils, stockpiles and exposed surfaces to prevent dust-blow;
- ii. temporary cessation of dust generating activities on site until weather conditions change;

8.1.3 With regard to public highways the following measures will be implemented if deemed necessary:

- i. road sweeping at regular intervals;
- ii. wheel washing facilities for vehicles leaving the sites; and
- iii. sheeting of lorries during transportation of friable construction materials and spoil.

8.1.4 During the construction phase there is a need to manage traffic to minimise the potential impacts on local sensitive receptors. The following management and mitigation measures will be implemented:

- iv. design of vehicle routing on site and optimising delivery schedules to minimise truck queuing in the site and on the access road; and
- v. optimising junction arrangements.

8.2 Vehicle Emissions – Compliance to Standards

8.2.1 Vehicle emissions are regulated through the Road Vehicles (Construction and Use) Regulations 1986 (as amended), and the Motor Vehicles (Type Approval) (Great Britain) Regulations 1984 made under the Road Traffic Act 1988, and the Non-Road Mobile Machinery (Emissions of Gaseous and Particulate Pollutants)(Amendment) Regulations 2004 (SI2004 No. 2034). Further amendments (in 1990, 1992, 1993, 1997 and 2000) implement the European Directives on vehicle emissions known as the EURO standards. The EURO standards set emission limits for several pollutants from different types of vehicles.

8.2.2 Construction vehicles will be required to comply with relevant EURO standards. Drivers will be required to:

- i. switch off their vehicle’s engine when stationary to prevent exhaust emissions (and noise). An authorised person may request a driver to switch off their engine if they believe a stationary idling offence (under reg.98 of the Road Vehicles (Construction and Use) Regulations 1986 (SI 1986/1806) is being committed. Failure to comply is an offence; and
- ii. keep their engines in tune and their catalysts working efficiently.

8.2.3 In practice, emissions are controlled through the MOT. All vehicles used by contractors must comply with MOT emission standards at all times. Vehicle owners can be prosecuted if their vehicle emits substances in excess of the standards.

9.0 DISPOSAL OF WASTE AND CONTAMINATED MATERIALS

9.1 Waste

9.1.1 The Contractor will follow their legal ‘Duty of Care’ when disposing of waste and should look at opportunities to avoid, minimise and reuse any waste produced on site.

9.1.2 As part of contract requirements, relevant contractors will be required to develop, implement and maintain a **Waste Management Plan** during the construction works, aiming to minimise waste and to segregate waste at source. The possible measures used to achieve these aims will include:

- i. ordering of appropriate quantities of materials, with a just-in-time philosophy;
- ii. immediate and careful storage of materials delivered to the Site;
- iii. storing under cover and raised above ground materials, which are vulnerable to damage by rain;

- iv. careful handling of materials, using appropriate equipment, to avoid undue damage; and
- v. designating separate storage areas for different types of waste in order to maximise the re-use and recycling potential of the waste.

The **Waste Management Plan** will outline how residual waste will be handled, as follows:

- i. the identification of disposal sites;
- ii. keeping of waste generation and waste disposal records;
- iii. the identification of quantities to be disposed of and classification of this material
- iv. the identification of measures to prevent nuisance, etc;
- v. the identification of the amounts of waste intended to be stored temporarily on site and the location of such storage;
- vi. the organisation of the main contractor's approach to waste management;
- vii. the names, roles, responsibilities, and authority of the key site personnel involved in waste management; and
- viii. the procedures for liaison with third parties, statutory bodies, undertakers and other companies.

9.1.3 Spoil arising from the works which is classed as "acceptable fill" shall, wherever practicable, be used on-site. In addition, the disposal of waste will be managed so far as is reasonably practicable to maximise the environmental benefits from the use of surplus material and reduce any adverse environmental effects of disposal.

9.1.4 Approved guidance and procedures in the identification, handling, storage, recovery and disposal of waste shall apply as well as the measures regarding discharges to controlled waters and wastewater.

9.1.5 Provision shall be made for a suitable environmental specialist to identify any "hazardous waste" as defined in the The Hazardous Waste (England and Wales) Regulations and The List of Waste Regulations 2005 so that it can be suitably managed and disposed of during works.

9.2 Contaminated Land and Materials

9.2.1 Any unforeseen contaminated material encountered will be dealt with in compliance with best practice and statutory guidance, including the Control of Substances Hazardous to Health (COSHH) Regulations, the Construction (Design and Management) (CDM) Regulations 2007 and with reference to HSE Guidance Note HS (G) 66 "The Protection of Workers and the General Public during the Redevelopment of Contaminated Land" HMSO 1991.

10.0 PROTECTION OF THE WATER ENVIRONMENT

10.1 Measures to Protect Water Quality

Physical techniques will be employed during the construction phase to protect water quality which will include, but not be restricted to, the following techniques:

- ix. all fuel storage will occur within bunded fuel tanks. A minimum volume of fuel will be stored on site. The location of all fuel storage will be such that it minimises the risks to surface and groundwater;
- x. all fuel and chemical storage will be located a minimum of 20m away from all watercourses and drains;
- xi. the construction compound will be hard surfaced where possible with self contained surface water collection and management systems. This will include the use of trapped gullies, drainage channels and penstock valves;
- xii. oil/water separators or oil spill kits will be used where applicable to remove oils and fuels accidentally spilled or accumulated. These will be maintained in accordance with the manufacturer's instructions to ensure they remain efficient;
- xiii. spill mats and drip trays will be used with containers wherever necessary;
- xiv. measures to prevent the introduction of suspended solids into the existing public sewer network and watercourses will be incorporated into temporary works.
- xv. pollution control packs will be positioned within vulnerable areas to allow immediate reaction to any pollution incident. Staff will be trained in their use. Packs will be checked weekly and replaced after an event;
- xvi. a toolbox briefing about the importance of the water supply, waterbodies and use of pollution control packs will be provided for all site staff;
- xvii. surface runoff should be stored and monitored in accordance with the requirements to be agreed with the Environment Agency where relevant; and
- xviii. any wheel washers used in site compounds will have self contained water collection systems and these waters will be monitored prior to discharge.

10.2 Control and Management of Foul Drainage

10.2.1 If the permanent connection to a foul sewer is not available at times during construction, the foul water and sewage effluents produced by the construction workforce shall be contained by temporary foul drainage facilities to be installed. All foul water shall be disposed of off-site by a licensed contractor.

11.0 ECOLOGY

11.1 General provisions

11.1.1 The Planning Authority is to confirm if any surveys are to be undertaken to inform the design process as necessary. Any applicable recommendations will need to be taken into account.

11.1.2 The provisions of the Wildlife and Countryside Act 1981 is not relevant to this site which is entirely occupied by the existing Theatre

11.2 Bats

11.2.1 Bats have not been encountered during any surveys of the building to date.

11.2.2 If use by bats is confirmed such that removal or alteration will impact upon bats no action should be taken until authorised under a European Protected Species Licence issued by Natural England.

11.3 Breeding Birds

11.3.1 Breeding birds have no current access to the building.

12.0 ARCHAEOLOGICAL FEATURES

12.1.1 An archaeological report and strategy has been prepared by RSK and shall be submitted to the London Borough of Camden Archaeologist.

12.1.2 It believed that previous building works will, have disturbed most matters of interest but, a watching brief will be held during construction. This will be undertaken by qualified field archaeologists, as initial construction commences. If necessary, further field investigations will be undertaken if valuable remains are discovered.

12.1.3 Appropriate arrangements shall be made to preserve finds and publish the results of excavations.

13.0 LANDSCAPE AND TREE PROTECTION

13.1 Protection of Retained Trees

13.1.1 There are no trees on the site or on the footpaths adjacent to it that will be affected by the works.

14.0 PHOTOGRAPHS



View of the front stucco face walls which will be retained looking up West Street.

Note the chapel beyond the Theatre up West Street dating from 1700

The brick clad side elevation of the theatre is on Tower Court

St Martin's Theatre can be seen to the right of the photograph

Note the vehicle is facing in the one way direction of traffic flow down West Street from Shaftesbury Avenue near its junction with Cambridge Circus.



View along side wall of existing Theatre with stage door beyond. Vehicle is parked on Tower street in direction of Flow from Seven Dials via Earham street where there is a regular street market limiting traffic flow. Tower court proceeds beyond



View into Tower Court from Tower Street



View of back of house to theatre of dressing rooms and adjacent building which predates theatre by 20 years or more.

Note the domestic scale of the Theatre in comparison with the surrounding buildings.