

# Construction Management Plan

20 Albert Terrace Mews, London

November 2016



## **Contents:**

- 1.0 Introduction
- 2.0 Program
- 3.0 Site Hoarding
- 4.0 Deliveries & Vehicular Movement
- 5.0 Spoil & Waste Management
- 6.0 Access & Traffic management
- 7.0 Site management & Welfare

## **Appendices**

- 15003\_SK\_001**
- 15003\_SK\_002**
- 15003\_SK\_003**

## **1.0 Introduction**

This statement is written to accompany the planning application for No.20. Albert Terrace Mews and should be read in conjunction with the Design and Access Statement, the Construction Method Statement, the Basement Impact Assessment, and relevant drawings.

The information provided within this statement will be finalised by the main contractor following their appointment. Should there be any changes, an amended version of this document that incorporates the contractors proposed methodology would be issued to the relevant parties prior to any works commencing on site.

## **2.0 Programme**

The intended start date for works is approximately 1st of March 2017. It is estimated that the total timescale for the overall project including the creation of the basement and the internal alteration is approximately 10 months.

- Underpinning existing walls and formation of the Basement: 20 weeks
- Formation of ground floor and stair well: 12 weeks
- Internal fit out of all floors: 12 weeks

Note that these are approximate durations only and will be firmed up by the contractor.

The proposed working hours are from 8.00 am to 5.30 pm five days a week, with noisy work not starting till 9.00 am. Working on Saturday mornings will be carried out between 8.00 am - 13.00 pm. Noisy work will be avoided at weekends.

## **3.0 Site Hoarding**

Prior to any works commencing, hoarding will be erected around the perimeter of the garden. The height proposed will be at 2m and the location is shown in drawing 15003\_SK\_003.

## **4.0 Deliveries & Vehicular Movement**

The main vehicle movements to the site will be unloading materials from lorries and small flatbed trucks. The contractor will be able to store materials within the building and within the gardens to the front and rear of the site.

During basement construction it is anticipated that there will be a delivery of reinforcement material and steel once every four weeks and a delivery of cement and ballast twice per week. Materials will be received via the route shown on drawing 15003\_SK\_002 and it is expected that vehicles will take around 40 minutes to unload.

In addition, spoil will be removed from site twice per week however, this will be removed from the mews in wheel barrows to the skip location on Regents Park Road, minimising disruption within the mews.

During the ground floor and stairwell construction and fit out, it is anticipated there will be deliveries twice per week, each delivery taking up to 40 minutes to unload. Longer steel sections will be designed with splices in them in order to ease disruption and loading on to site.

The contractor will appoint a Neighborhood Liaison Manager who will act as the focal point of all communication with neighbours. His contact details including a photo, name and phone number will be presented on the hoarding to the site and will also be provided to all neighbours within the mews prior to the commencement of work. He will be responsible for communicating fully with neighbors regarding timings for deliveries and spoil removal, allowing neighbours advanced warning of any disruption. Where possible, deliveries and waste removal will be carried out on the same days each week so that neighbours may become familiar with this routine. Early morning deliveries shall be avoided to prevent disruption to residents.

On the day of any delivery or spoil removal, the liaison manager will ensure there are no obstructions or road works or local issues that might limit access to the local area or mews. This will limit the possibility of delivery vehicles adding to unforeseen congestion. In the event of local congestion, deliveries will be cancelled and/or re-scheduled.

The neighborhood liaison manager will also act as the contact point for feed back so that any issues including those regarding access during planned deliveries can be ironed out in advance or in a timely manner. In the case of an emergency, he will be able to ensure that the mews can be cleared of any obstruction, quickly and effectively.

See site management section below for further information.

## **5.0 Spoil & Waste Management**

Excavated material will route to the front of the building on a conveyor onto a platform enclosed within the hoarding and installed for temporary storage of the spoil. The spoil will then be carried off site using wheelbarrows to the skip located adjacent to the entrance to the mews on Regent's Park Road. Refer to 15003\_SK\_002 for detail. In the event of the works being undertaken over a dry period, the material will be damped down with water in order to limit the spread of dust.

This strategy will also apply for other waste from site. All waste to be wheeled out or carried out to the skip on Regent's Park Road.

Waste removal will be carried out twice per week and It is estimated that there will be 3 exchanges of skip on each day. The first skip will be delivered at the end of the working day prior to the scheduled spoil removal in order to avoid early morning skip deliveries.

## **6.0 Access & Traffic Management**

Drawing 15003\_SK\_002 shows the access to site and the traffic management strategy for site delivery. The access point to site will be located at the East End of the mews. Two banksmen will be employed to direct and manage the delivery vehicles in and out of the Mews. Delivery vehicles will be reversed into the mews so that they can drive out forward facing, minimizing disruption. During this time, other vehicles will still be able to access the mews from the Western access but will not be able to drive out through the Eastern access and so will either have to turn around within the mews or reverse out from the Western side, guided by that banksman.

Due to the limitation of parking, all site workers will be expected to utilise public transport to get to site. The site is well located and has good service of public transportation, Camden Town and Chalk Farm tube stations are within close proximity to the site and regular bus services routing in all directions are available from Regents Park Road and Prince Albert Road.

The main contractor will ensure deliveries will be scheduled in a booking system and the site will be prepared accordingly to allow for a smooth delivery process and minimising disruption to the surrounding local residents.

The contractor will also provide for road sweepers on a regular basis to maintain the appearance of Albert Terrace Mews during construction and will ensure any debris that may fall during the transit process is cleaned up in a timely manner following any delivery or spoil removal.

## **7.0 Site Management and Welfare**

Throughout the works it is expected that the contractor office and site welfare will be located within the first floor of the property itself.

There will be a site manager in charge of the site and overseeing liaison with local residents during the construction process. The site manager will distribute a weekly newsletter which will highlight any significant or potentially disruptive work to be carried out and also detail planned vehicular movement for the following week.

The contractor will register the project with the Considerate Constructors Scheme, and will be asked to demonstrate that all of their sub contractor's drivers comply with traffic regulations.

The main contractor shall identify all dusty operations and establish the best available techniques required to control dust emissions. Fugitive dust emissions should be prevented whenever practicable. When this is not practicable, emissions should be controlled at source.

The contractor is to ensure that no manholes are left uncovered or drainage runs left exposed, and is to undertake general good housekeeping on the site in order to

prevent any ingress from rodents.

A staffed telephone enquiry line will be maintained at all times when site works are in progress to deal with enquiries and complaints from the local community. A named contact and a telephone number (and any changes to it) will be placed on the hoarding to the perimeter of the site.

If there are any complaints regarding noise, dust or traffic from the building, works or deliveries, these complaints will be recorded in a complaint's register and made available to the Local Authority if requested. The complaint register will provide information on day, time, details of complaint, details of monitoring carried out and any additional mitigation work undertaken as a consequence.

A condition schedule of the roadway and pavement outside the property is to be undertaken by the contractor prior to work commencing and upon completion of the works. Based on this, the contractor will be responsible for making good any damage caused to verges, footpaths during the construction of the building.