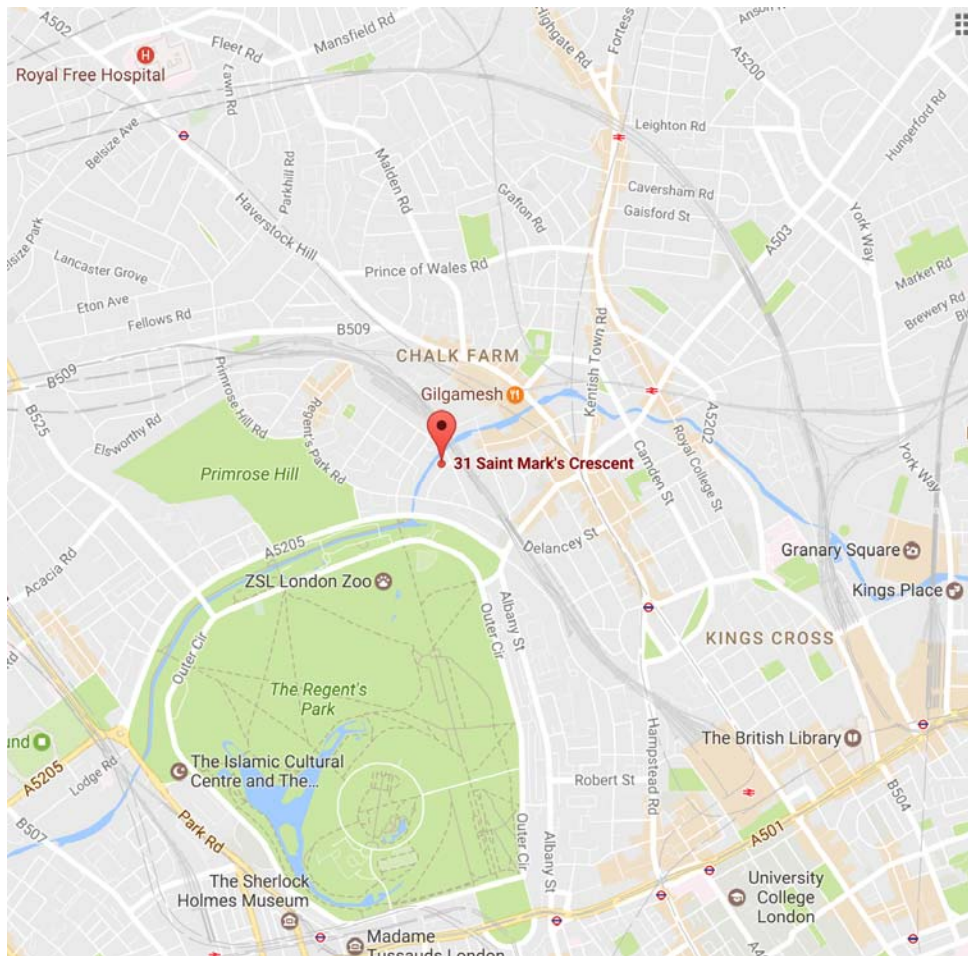


31 St Mark's Crescent London NW1 7TT



Construction Management Plan

Date Issued:	March 2017
Issued by:	Ben Holmes
Checked by:	Jake Puddy
Revision:	-

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1. Introduction and Site Description

This document covers the routing of construction site traffic, access arrangements to the site, details of the vehicles expected, the required licences and suspensions, a description of London Basement procedures and a waste management policy.

- 31 St Mark's Crescent is a brick built property and will remain occupied for the duration of the works.
- This document covers the steps that will be taken to reduce potential traffic congestion outside of the property, when there are deliveries to site of materials.
- The property is sited on St Marks Crescent in a residential area with two-way traffic.
- The property frontage is set back from the pedestrian walkway and residents parking bays are available outside the property.
- Both hoarding and bay suspensions will be necessary and the works will be contained within the property.
- Welfare facilities will be located within the boundary of the property.
- The proposed demolition, excavation and construction works are expected to take 35 weeks with licences and bay suspensions in place for the duration of the works.
- The works will be contained within the boundary of the property and no works involving service upgrades to the major Utilities are planned and as such disruption to the public right of way will be kept to a minimum.
- The proposed works consist of the formation of a retro fit basement below the property.
- Access to the property will be required throughout the works.
- We will require suspension of 1 parking bay for the delivery of materials as shown on the site setup plan in Appendix 5.
- Qualified banksmen will be positioned to monitor traffic flow when the delivery vehicle is in attendance.
- Materials storage, welfare and plant will be located within the site boundary.
- The works will also be contained within the boundary of the property to control the emission of dust and dirt during construction.
- The project has an appointed permanent works engineer and all temporary support works for the project will be designed by an appointed temporary support works engineer, this includes open excavations and structural support works.

2. Highways and Community Liaison

This section covers the procedure for informing the local community of the activities on site and informing the highways department.

- With regard to the approved scheme, London Basement will notify by letter all local residents detailing the anticipated duration of the project, agreed working hours and the contact details of Head Office, supervisory staff and health and safety officers. This will continue with the larger scheme and all local residents will be kept informed and up to date on the works.
- If our works should cause any complaint the site foreman cannot deal with immediately, then our structural manager Joe Zefi can be contacted - 24 hours direct (07961-483703) or the office can be informed (020-8847-9449). All concerns and complaints are taken very seriously and London Basement does all in its power to resolve them quickly and appropriately.
- Contact details will also be clearly displayed on the site hoarding and an ongoing process of community liaison will be maintained.
- Safe pedestrian access will be maintained at all times and the public right of way will be regularly cleaned down and inspected for hazards.
- Clear signage and good lighting for pedestrians will be in place during the works and London Basement operatives are to maintain courteous relations and to be helpful to neighbours and passers by at all times.
- Site operatives and visitors normally use the public transport network, but should any with vehicles visit the site they park in the pay and display bays in the area.
- This is a pedestrian site and no vehicles will be driving in and out of the working area, hence there will be no requirement for wheel washing facilities.
- The working area is contained within the property boundary so there is no special requirement over and above the normal for dust and dirt control.
- Utility companies will be contacted to determine whether any planned works will be undertaken in the area, so no disruption or abnormal use of the highway is expected. If this should change then our administrative team will liaise with the highways enforcement officer prior to the commencement of works.
- Should any other building works or utility works become operational in St Mark's Crescent then full liaison with the other sites with regards to deliveries and site activities will be on a daily basis to ensure no overlaps or congestion of deliveries into the road.
- Traffic routeing has been carefully considered to minimise disruption to residents and details of the vehicle routeing can be found in the appendices of this document.
- The site working hours are between 8.00am - 6.00pm Monday to Friday and 8.00am - 1.00pm on Saturdays in accordance with the Local Authority regulations. Basement excavation works will only take place on Monday to Friday between 8.00am - 6.00pm. No work at all will be carried out on Sundays or public holidays. Noisy works will be restricted to these hours from Monday to Friday only.
- This construction management plan will be carefully monitored and carefully reviewed fortnightly by the project manager and adapted if the site requirements should change or it is deemed unsuitable.
- A copy of this construction management plan is held on-site and all contractors and suppliers are sent a copy to ensure they are aware of the requirements and parameters of this document.

3. Procedure – Delivery of Materials and Plant

This section covers the steps that will be taken to reduce the potential for traffic congestion when there are deliveries to site and to maintain the local amenity whilst the Contract Program is executed.

- Materials will be delivered to site by numerous subcontractor suppliers. Delivery drivers will park their vehicles in the suspended parking bay prior to offloading materials.
- Materials will then immediately be transferred into the site boundary hoarding to 31 St Mark's Crescent.
- To minimise any disruption, we will restrict all large vehicle deliveries/collections to between the hours of 10am and 3pm.
- Refuse/recycling is collected Mondays and Thursdays 7.00am – 2.00pm along St Marks Crescent. Care will be taken to prevent congestion when calling off deliveries by avoiding these times.
- All materials will be contained within the materials storage area (as shown on the site set up drawing in Appendix 5), and materials will only be ordered when required. These will be moved into the working area as soon as practically possible.
- Throughout deliveries, traffic management will be employed as necessary by trained banksmen, with priority at all times for emergency vehicles.
- At least two trained banksmen will be in position throughout any collections/deliveries and will be positioned with visibility of neighbour's drives on St Mark's Crescent and Gloucester Avenue.
- If any of our construction vehicles are in the way at any point, every effort will be made by the banksmen to reposition these immediately to ensure residents disruption is kept to a minimum.

Call off procedure

1. Materials will be ordered through the Head Office Purchasing Department at least 48 hours prior to their requirement onsite. Site foremen will be instructed to ensure orders are to be kept to a minimum to avoid delays in offload and double handling after being stored in our compound or within the site boundaries.
 2. We use licensed contractors for muck away which will be requested by site staff and scheduled by the head office contracts administrator a minimum of 24 hours prior to their being needed onsite.
 3. Delivery drivers will be required to notify the site manager at least 15 minutes before arrival, this will enable the site banksmen to prepare for their arrival.
- The call off procedures above will ensure no double drops or lap over with different contractors/suppliers. No stacking of vehicles will be allowed at any time.
 - Should there be any other construction or utility works within the vicinity when these works begin, London Basement will liaise with the other contractors with regards to deliveries to ensure they occur at different times to avoid unnecessary disruption.
 - Materials and plant will be unloaded by driver and site staff, temporary traffic management will be supplied by suitably qualified site staff.
 - Traffic management will consist of temporary signage and cones as required to sufficiently warn all pedestrians and passing traffic of our operations. We will position personnel on St Marks Crescent and Gloucester Avenue when any deliveries or operations involving vehicular movement as necessary.
 - We estimate that the maximum number of vehicles coming to site in any one day would be one. This would typically be a materials delivery. The estimated dwell time for deliveries would be 15-20 minutes during which time trained banksmen will be placed along St Mark's Crescent as necessary. All construction vehicles will not impede traffic flow past the site and maintain a 3m minimum passing width.

- When HGV's are leaving following offload they will be required to do so under the supervision of our trained banks men prior to exiting the site.

4. **Spoil Removal and Waste Management**

This section deals primarily with the removal of spoil from the site, general building debris and site refuse will be dealt with by our approved specialist waste management contractor, GBN.

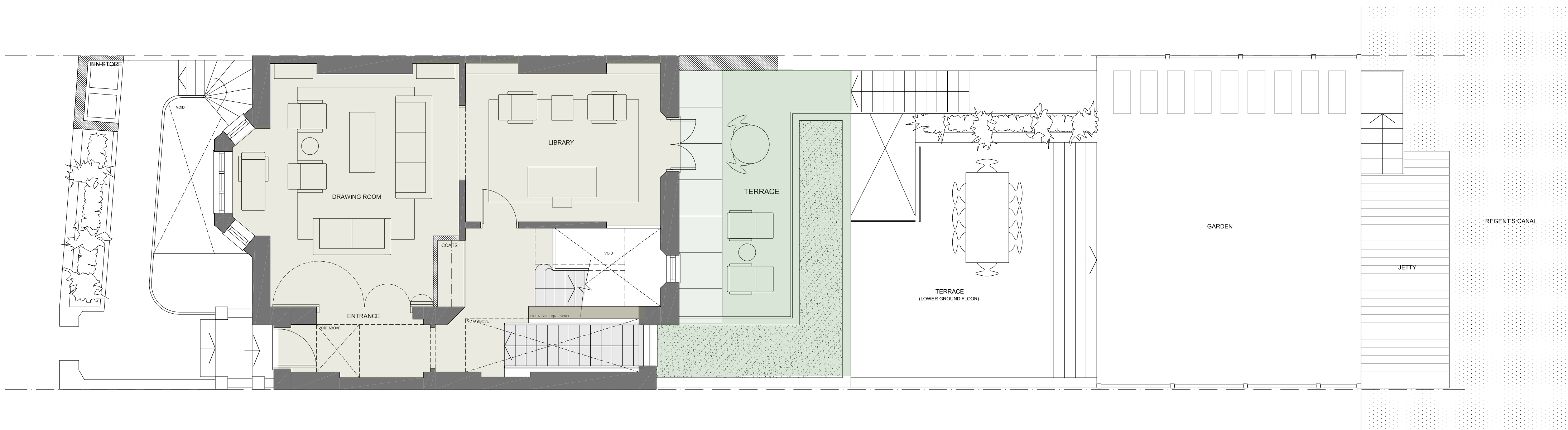
- In order to reduce congestion and with consideration to the proximity of the Regents Canal it is intended to utilise the canal for the spoil removal using a barge and skippered tug boat.
- The barge will be moored to the pontoon at the rear of the property and filled using conveyors from the site of excavations.
- Periodically a skippered tugboat will remove the barge to a licensed waste transfer station outside of the borough for disposal.
- It will be necessary for the proposed method to be approved by the Works Engineers of the Canal and River Trust and to follow their Code of Practice a copy of which can be found using the link below
- <https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>.
- Contact has been made with the Canal & River Trust and will be continued following the Planning Decision.
- At 31 St Mark's Crescent Road, the system of loading a barge from a conveyor system will be utilised.
- The spoil will primarily be loaded at basement level onto a conveyor which will be fully protected. The conveyor will then load directly into the barge outside the property.
- This procedure should keep any spoil mess contained within the site boundary.
- If residents need to access or exit the area and our vehicles are in the way, these will be repositioned immediately in order that vehicles can drive past.
- Regularly during the day and at the end of every working day, the area outside of 31 St Mark's Crescent will be thoroughly swept and washed down, so it is kept presentable and safe at all times.
- A copy of the London Basement Site Waste Management Policy can be found in Appendix 6 of this document showing the recycling/disposing procedures for the waste resulting from demolition and construction works.

APPENDICES

- 1. Site location plan**
- 2. Site traffic, frequency, type and dimension**
- 3. Routes and directions**
- 4. Site photographs**
- 5. Site set up**
- 6. Site waste management policy**

Appendix 1

Site location plan



Site Plan Notes

1. Ground floor/ easy access bin storage
2. Increase front lightwell and light to lower ground floor
3. Rooflight adjoining house emits light deep into lower ground living spaces
4. Create deeper terrace/ views over garden (best views in house)

Appendix 2

Site traffic, frequency, type and dimension

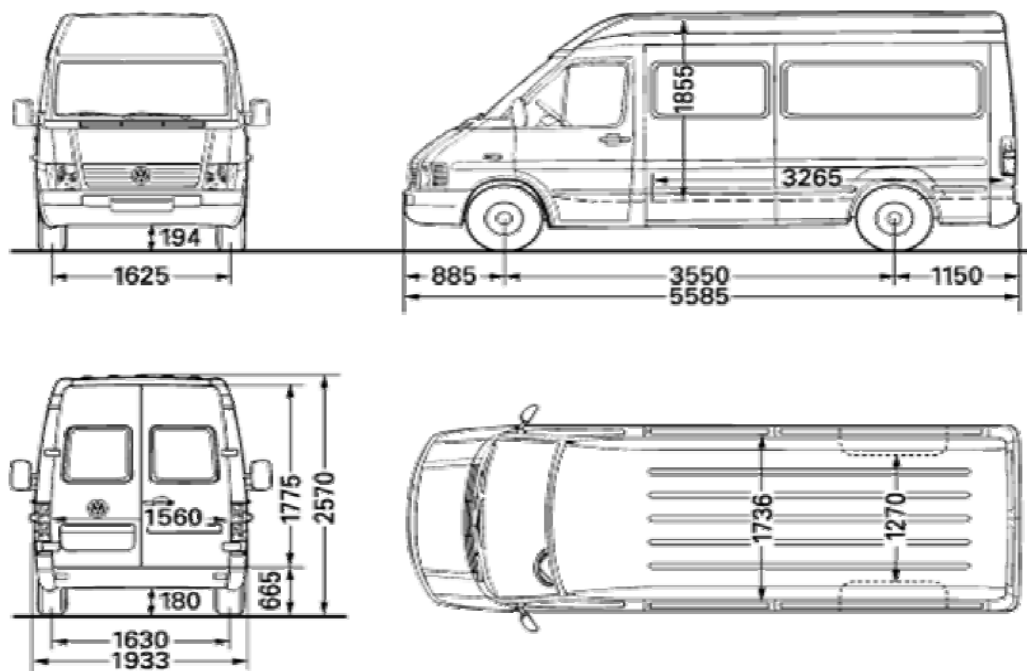
2. Site traffic, frequency, type and dimension

As this is a domestic contract, the site traffic will be relatively low. We consider that the likely vehicle movements will be as follows:

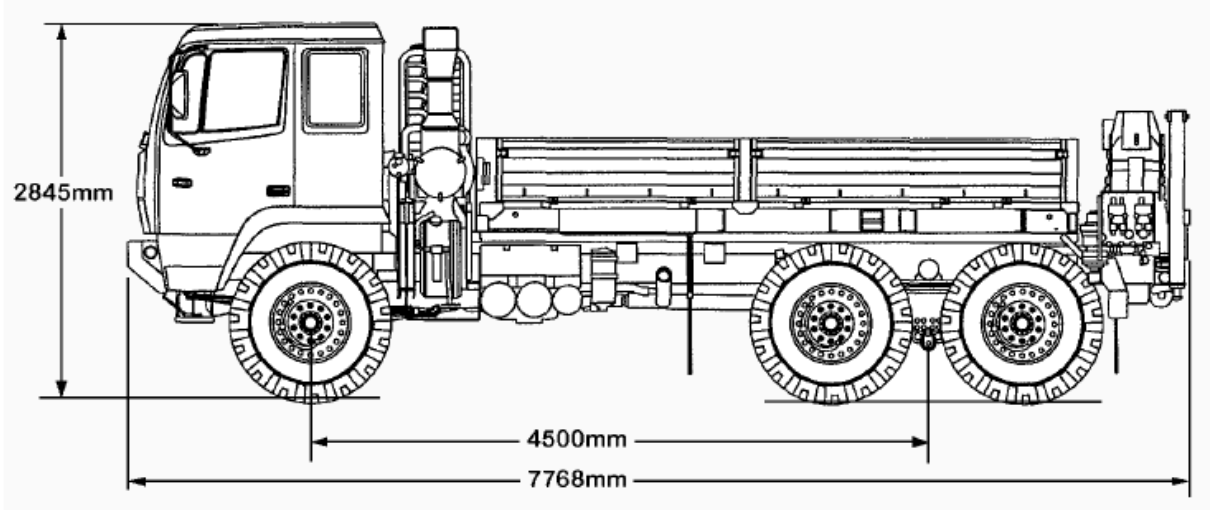
Vehicle type/no of visits per day	Dimensions
1 concrete lorry/day maximum	9.0m x 2.5m
1 material delivery/day maximum	7.8m x 2.45m

Deliveries/ lorries will be restricted to after 10am and before 3.00pm to avoid rush hour/school times.

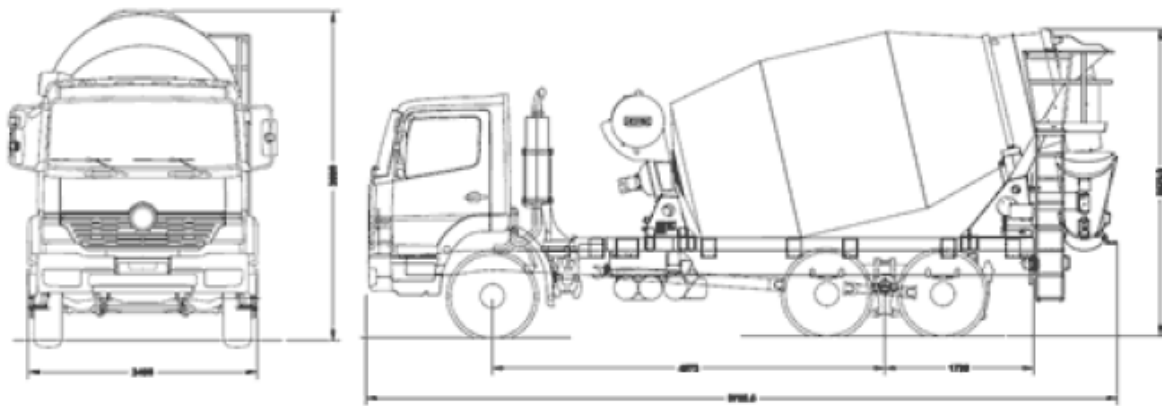
a) Delivery van



b) Delivery truck



c) Mini mix concrete lorry



Height: 4.2m

Length: 8.9m

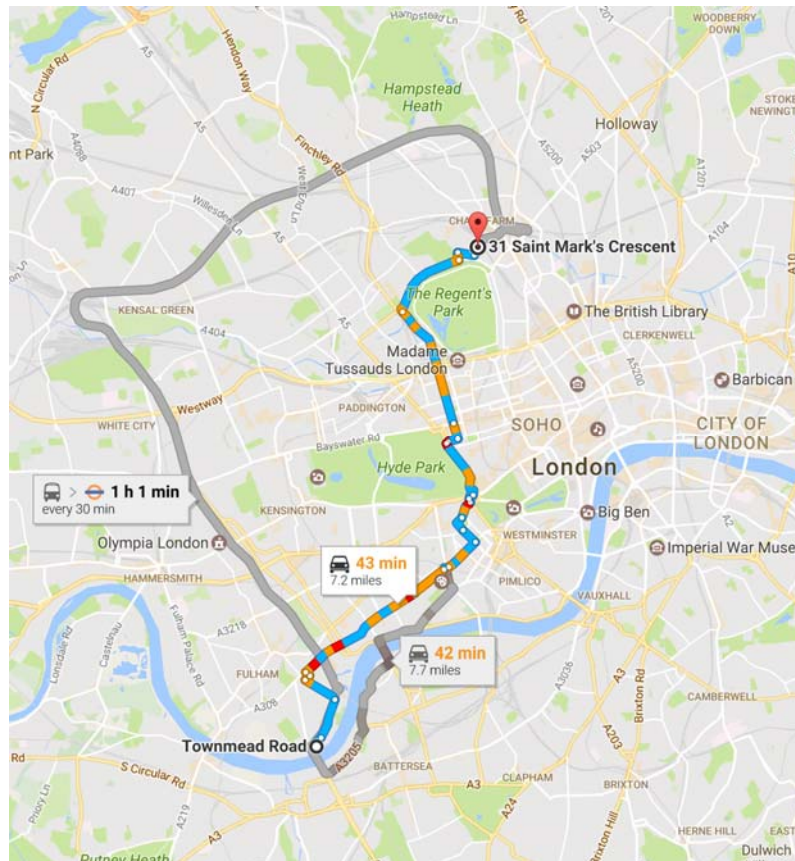
Width: 2.6m

Appendix 3

Routes and directions

3. Routes and directions

a. Routes and directions to site for concrete and screed deliveries

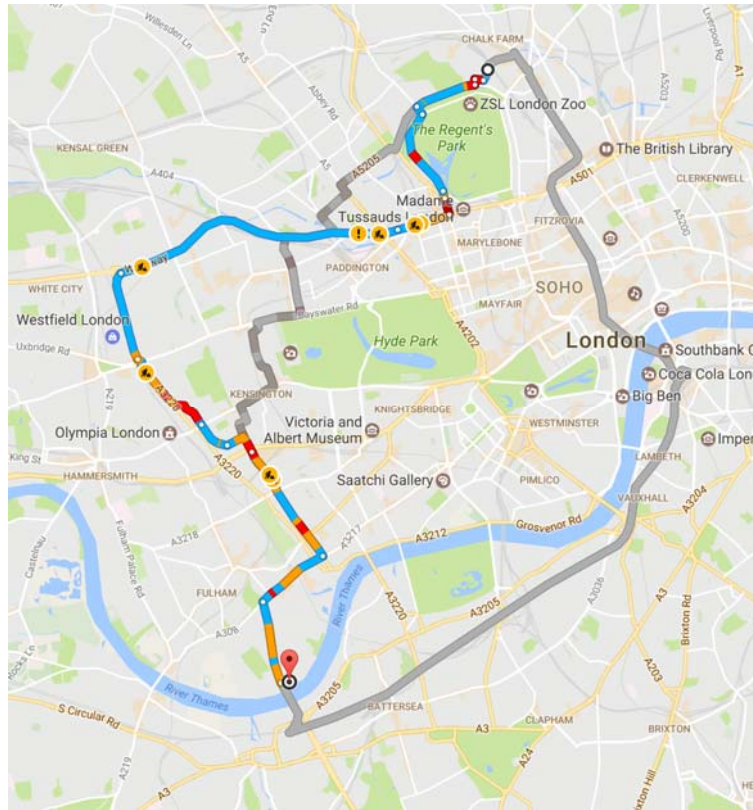


London, SW6 2QL

1. Take Townmead Rd and Imperial Rd to King's Rd/A308 1.0 miles
2. Continue on King's Rd. Take B310, Park Ln/A4202, A41 and Prince Albert Rd/A5205 to Albert Terrace 5.8 miles
3. Take Regent's Park Rd to St Mark's Cres 0.3 miles

31 St Mark's Crescent, London, NW1 7TT

b. Routes and directions from site for concrete and screed deliveries



31 St Mark's Crescent, London, NW1 7TT

- | | |
|--|-----------|
| 1. Take Prince Albert Rd/A5205 and Outer Cir to Baker St/A41 | 1.6 miles |
| 2. Take A40 and A3220 to King's Rd/A308/A3217 | 6.2 miles |
| 3. Follow A308 and Wandsworth Bridge Rd/A217 to your destination | 1.4 miles |

London, SW6 2QL

Appendix 4

Site photographs

4. Site photographs

a) 31 St Mark's Crescent, London, NW1 7TT



b) View on St Mark's Crescent towards Gloucester Avenue

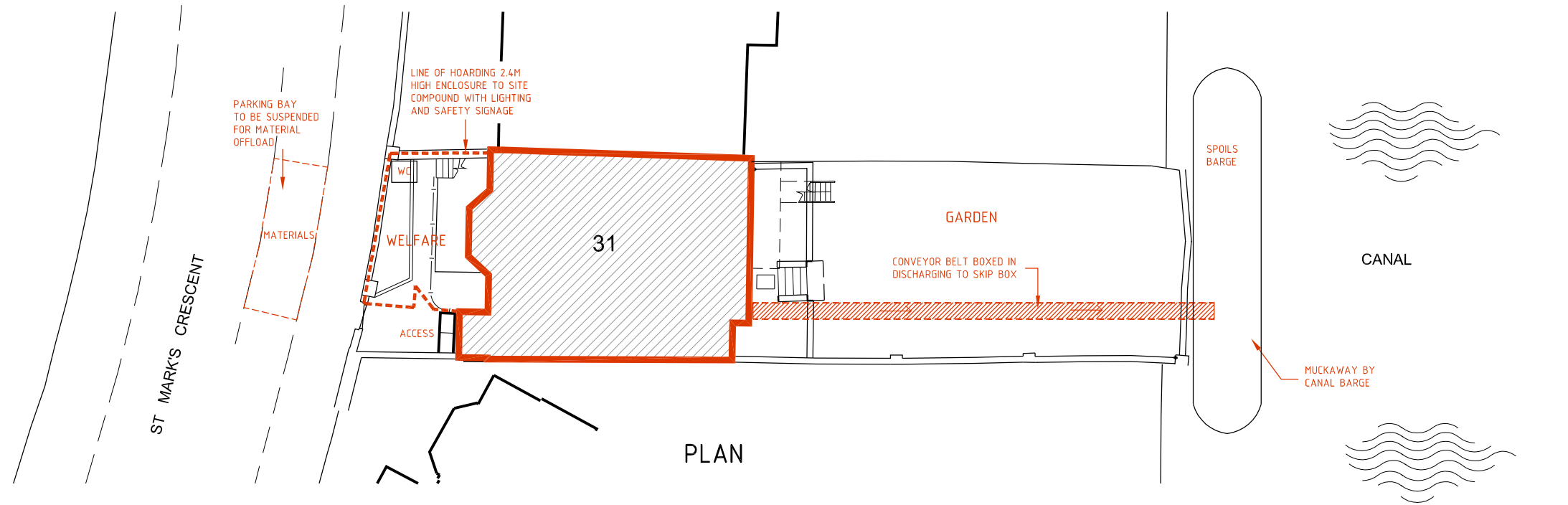
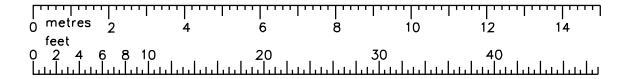


c) View on the c/o Gloucester Avenue and St Mark's Crescent

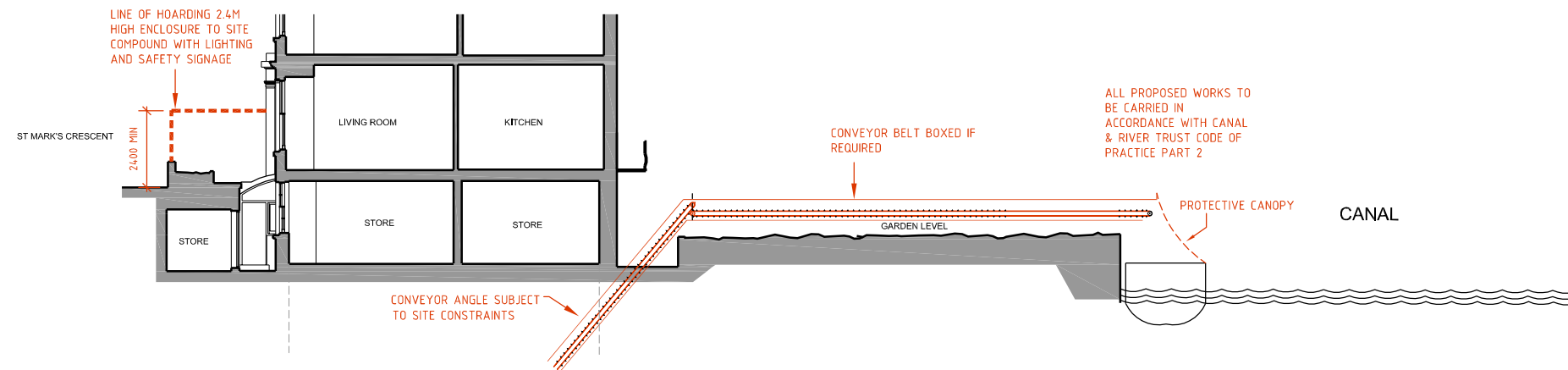


Appendix 5

Site set up



PLAN



SECTION



Client london basement

Job ref. LB

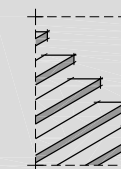
Project 31 St Mark's Crescent
London
NW1

Scale 1:200 @ A3

Date March 17

Drawing Title SITE SET-UP
PLAN & SECTION

Drawing No. 16-027-SITE PLAN



the basement
design studio

Suite 17, Maple Court, Grove Park, White Waltham, SL6 3LW
tel. 01628-826066 www.basementdesignstudio.co.uk



Client london basement

Job ref. LB

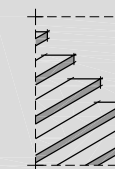
Project 31 St Mark's Crescent
London
NW1

Scale 1:500 @ A3

Date March 17

Drawing Title SITE SET-UP

Drawing No. 16-027-SITE BLOCK PLAN



the basement
design studio

Suite 17, Maple Court, Grove Park, White Waltham. SL6 3LW
tel. 01628-826066 www.basementdesignstudio.co.uk

Appendix 6

Site waste management policy

LONDON BASEMENT WASTE MANAGEMENT POLICY STATEMENT

London Basement is actively committed to sustainable waste management on a number of fronts.

Firstly we aim to reduce the Company's overall consumption and usage of raw materials. Aligned to this we encourage and favour wherever possible, the re-use of materials in all areas of the business. In addition we promote the concept of recycling and the benefits of utilising recycled materials. However when disposal is the only option, we will seek to dispose of materials in an environmentally sensitive and responsible manner. In order to accomplish this aim we:

- Develop Site Waste Management Plans (SWMP) for each site in order to accommodate effective waste management and minimise the risk of pollution.
- Receive regular reports from Waste Management Companies identifying percentages of wastes recycled
- Take actions to reduce waste streams of high volume and high cost
- Give guidance and information to staff to facilitate their participation in the recycling of their waste
- Favour where possible suppliers who remove packaging as part of their contract
- Encourage the purchase of recycled materials and those which are suitable for disposal by recycling.
- Minimise waste by encouraging the exchange, and reuse of equipment and materials amongst departments

London Basement understands that the correct handling, storage and disposal of waste materials is vital to ensure compliance with environmental legislation and pollution prevention. We fully comply with our Duty of Care responsibilities – we ensure that our waste does not escape from our control and is passed only to an authorised person or waste contractor which is accompanied by a full written description in the form of Waste Transfer Notes.

We promote co-operation and co-ordination between our employees, subcontractors and clients toward the shared goal of reducing waste at its source, reusing and recycling waste wherever possible.

We will acknowledge, respond appropriately, and take into account of the views of the public and any other interested parties with respect to our operations. In addition, this policy statement will be communicated to all persons working for and on behalf of London Basement.



Kenneth Birrane
FINANCE DIRECTOR
London Basement

Mr London Basement Company Ltd trading as London Basement

Unit 4 | Victory Business Centre | Fleming Way | Isleworth | TW7 6DB
T. 020 8847 9449 | F. 020 8380 4999 | E. sales@londonbasement.co.uk

www.londonbasement.co.uk

Registered in England. Registration No. 7401351

Registered address. Mill House, Mill Street, London SE1 2BA

Mitigation of Dust, Noise and Vibration Policy

Dust

The following measures will be considered as appropriate to mitigate the impact of dust due to the construction activities:

- Through London Basement's experience, the methods of construction used will minimise dust generating activities as much as possible
- Enclosed solid barriers will be erected around the site, particularly to protect the neighbouring buildings and boundaries from any dust
- No waste materials will be burnt on site.
- Site set-up is planned to ensure where possible dust creating activities are located away from the sensitive areas
- Any demolition activities will use water as a dust suppressant
- Water will also be used where possible, in any cutting and grinding work to suppress dust
- Cutting equipment will use water as suppressant or have a local exhaust ventilation system
- No site run-off of water/mud will be allowed
- Adjacent road surfaces will be frequently swept and washed down to keep them clean
- No vehicles will enter the site itself and all loads/materials entering and leaving the site will be covered where appropriate
- All non-road mobile machinery will utilise ultra-low sulphur tax exempt diesel, where available
- All road vehicles will be requested to comply with set emission standards
- Effective traffic management and well organised vehicle logistics will be applied resulting in less dust and mud being produced.
- All vehicles will switch off engines whilst in attendance – no idling vehicles
- Skips will be securely covered and hoarded in. The drop height from the skip loader will also be minimised as much as possible to minimise dust
- Stockpiles will be kept for the shortest minimum time where necessary.
- A method statement will be developed prior to the works commencing to minimise gaseous and particulate emissions generated during construction
- The London Basement structural managers and site workers will visually assess any dust emission on site and take further action to mitigate this if necessary

Noise

We are fully aware of the sensitivities of those occupying the adjacent properties to noise. All reasonable steps will be taken to minimise any disruption to adjacent occupiers by noisy activities on site:

- Where possible London Basement will employ construction methods to avoid the amount of noise generated in the first instance
- Where it is necessary to carry out noisy activities, these will be identified well in advance and the timing agreed prior to commencement with neighbours. These activities will be carried out in accordance with Local Authority requirements and in consultation with any affected residents.
- Noisy works will be restricted to between 09.00 – 18.00 Monday to Friday.
- London Basement will screen the noise where possible through a combination of the hoarding, screens, material storage and existing structures.

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- Where possible any noisy stationary equipment will be located away from sensitive areas. Material handling areas will also be kept away from sensitive receptors.
- Drop heights of materials will also be kept to a minimum to avoid unnecessary extra noise.
- Where possible London Basement uses quiet or low noise equipment. Electrically operated plant will be used where practical. We will ensure all plant used on the site will be effectively silenced.
- London Basement only uses modern compressors/generators which are kept in good working order. The lids/doors to this equipment are always kept firmly closed and plant is shut down when not required. London Basement only uses plant conforming with relevant standards and directives on emissions
- All London Basement employees receive good practice guides through regular tool box talks. Operatives working in noisy areas will also be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods.
- No radios or other audio equipment will be allowed on site.
- Efficient vehicle logistics ensure that vehicles arrive promptly, are off-loaded quickly and depart quickly meaning that there is less time when noise is generated and it will also prevent traffic build up noise being generated.
- All vehicles will switch off engines whilst in attendance. Vehicles routes are also planned to avoid the need for the vehicles to reverse, thereby ensuring no extra noise.
- Deliveries will also only be made between the hours of 10am and 3pm.

Vibration

London Basement are aware that the potential for vibration is dependent on a number of factors and apply the following measures to reduce and manage vibration;

- The method of construction used will be carefully considered to ensure the method with the least vibration risk is applied.
- Should any vibration be expected then local residents will be informed.
- London Basement ensures all its equipment is modern and in good working order.
- Compressors/generators are usually stored on plywood rather than directly on the ground to reduce the transfer medium.
- Where possible the origin of the vibration is stored away from sensitive receptors.
- All sensitive structures and buildings will be identified and surveyed before the works. Vibration levels will be monitored throughout the works.
- All London Basement employees are carefully inducted and have restricted usage of vibration tools to minimise risk and comply with Health and Safety legislation.
- London Basement ensure to manage all vehicle traffic effectively, ordering only when required and ensuring vehicles are only in attendance for the minimum time possible reducing impact on local traffic flows and congestion.



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