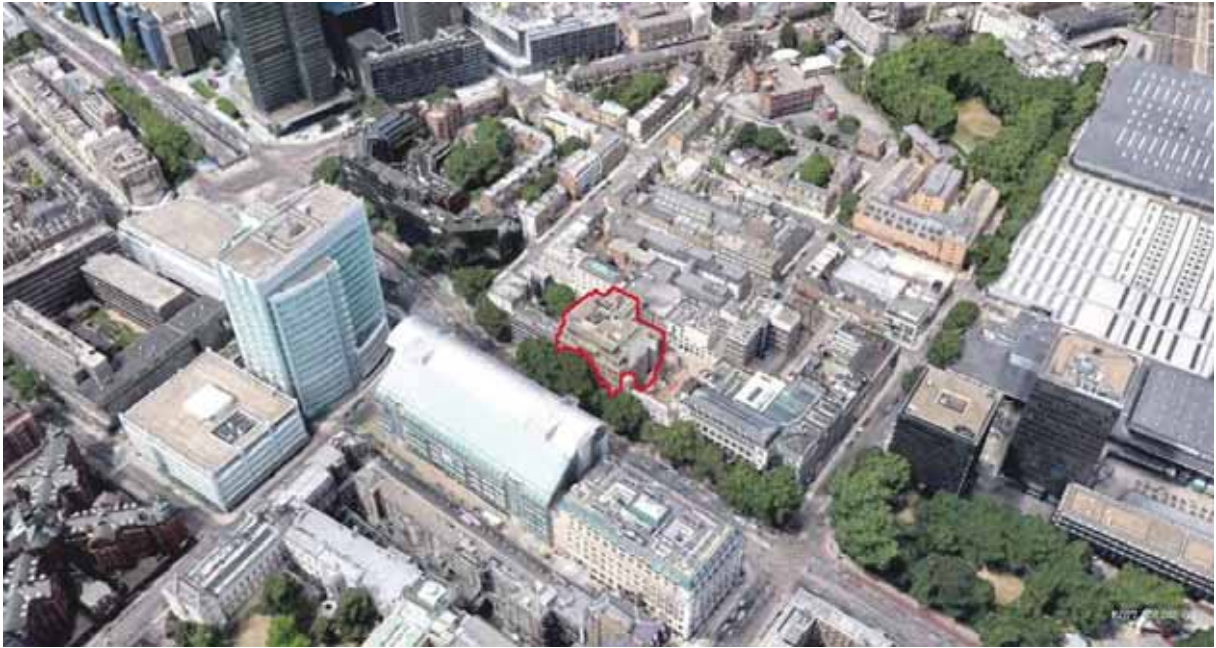


Project: 210 Euston Road, London, NW1 2DA
Date: 29th June 2018
Author: TateHindle
Document: Construction Management Plan
Revision 01



Revision 01 – Planning issue

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1 Contractor Details/Site Contact Details

Main Contractor: Not known at this time

Tel: Not known at this time

Site Contacts:

Project Manager: Not known at this time

Contract Manager: Not known at this time

Services Manager: Not known at this time

Client Contact: Not known at this time

This document will be reissued with the appointed Contractor's details added post tender. Anticipated confirmation December 2018.

2 Description of the Site and the Works

Introduction:

TateHindle are producing this document on behalf of the future Contractor to be appointed for the internal and external refurbishment of 210 Euston Road.

210 Euston Road is an existing office building located in Euston on the inner circular road, with accommodation across ten floors. It is a dual fronted property situated mid-terrace with one facade on Euston Road and another to Stephenson Way. The building is a 1990's purpose-built office. Currently 210 Euston Road is occupied by one tenant, the Aga Kahn Foundation, who will vacate in July 2018 at the end of their long lease.

The proposed areas of the building are approximately:

GEA 10,280sqm / 110,649sqft

GIA 9,783sqm / 105,301sqft

NIA 6,718sqm / 72,314sqft

The Wellcome Trust has appointed Savills Project Management and a full professional team to develop proposals to refurbish the building for a speculative letting. Marketing of the building will begin as the design becomes fixed.

This document should be read in conjunction with the proposed scheme as described by the planning drawings.

Context and Scope:

The principal aim of this Construction Management Plan is to ensure that the construction works are organised and delivered in a manner that safeguards the highway impact, highway safety, amenity of the area surrounding the development site, and ensures impact of the site works are considerate of the neighbours and workers local to the site.

The Construction Management Plan has been prepared to be read in conjunction with the planning application for the development at the site.



The Works:

The project consists of the following refurbishment and extension works:

- Demolition of the plant rooms and elevations forming the 7th floor internal and external zones
- Removal of rear stair from ground to 2nd
- Removal of the 2 car lifts
- Removal of all plant equipment and tenant subdivision
- New 7th floor office floor
- Creation of a new external plant area at roof level (8th floor)
- Replacement of 3no. passenger lifts and 1no fire-fighting lift
- New goods lift
- Internal layout alterations & full refit of interior finishes
- New WC core at all floors
- New cycle storage
- New shower cyclist shower and changing area
- Shell fit-out to retail (gym and grab/go coffee)
- New rooflight, void and stair at ground/lower ground
- Repairs to existing facades, replacement windows, some new cladding and some retained window refurbishment works
- New external doors at ground floor

Agreed Site Noisy Working Hours:

The proposed site operational hours are to be in line with the London Borough of Camden's Code of Construction Practice;

08:00 till 18:00 Monday to Friday

08:00 till 13:00 Saturday

Monday to Friday are subject to the timed noise restrictions imposed by the Borough of Camden. Noisy working hours are agreed as:

08:00 till 10:00

12:00 till 14:00

16:00 till 18:00

Saturday noisy hours would be between the 8am to 1pm, although only limited activities are planned during this period.

These times are posted around site, they form part of our induction and are monitored by our site management team. Infringements are treated at a zero-tolerance basis.

We do not carry out any nuisance or noisy work on Sunday at all.

Site Management:

This site will be managed by the Contractor in strict accordance with the requirements of both the HSE and Camden's guidelines. The site will comply with all current legislation and will maintain a high standard of quality control.

The site will have a full time qualified Site Manager and a Site Supervisor. It will be monitored from a fully equipped site office. The office will maintain all the relevant documentation covering the Construction, Waste Management and the Health and safety parts of the project. This documentation will be maintained and kept on site ready for inspection.

The site will be fully equipped with welfare facilities to accommodate the required level of staff working on site. These facilities include washing and toilet facilities, drying and changing room, and a canteen equipped with fridge, sink, kettle and microwave. Drinking water will also be available on site. PPE will be available for all site visitors.

The site will have security arrangements to control goods, workers, and visitors. Visitors will only be allowed to pass to a limited space which is deemed the safe route and free of construction work.

Site Inductions:

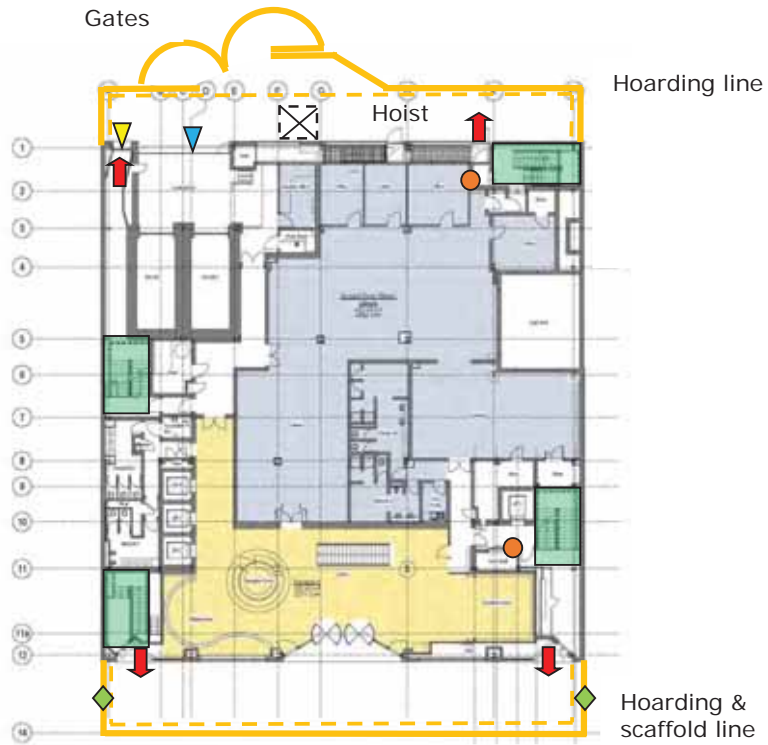
This will be required for anyone working or visiting site, to inform all such personnel with all the relevant information required to work or walk around the site safely. It will detail the correct PPE required, the emergency procedures in place and it familiarises staff and contractors with their Task Briefings ensuring that they carry out their works safely and with a minimum of disturbance. All the operatives working on this site will receive training for their tasks, and all staff and contractors will have Asbestos and fire awareness training prior to commencing work on site.

Site welfare spaces will be posted with informative documentation to keep workers aware of good practice.

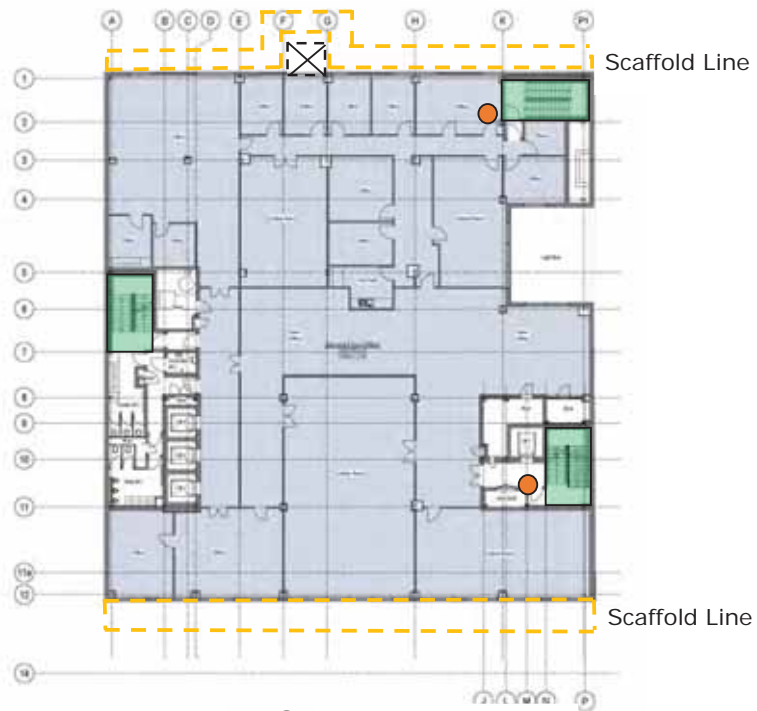
Toolbox talks will be carried out weekly to give continual development to site staff. Specific topics will be planned relevant to the works on site and forthcoming works.







**Traffic Management Plan:
Site Access: GND + 2nd typical**

Ground Floor



Typical Floor (2nd)



- | | | | |
|---|------------------|---|----------------------------|
|  | Material Access |  | Fire Point |
|  | Personnel Access |  | Access / fire escape stair |
|  | Escape Egress |  | Escape Door Only |

Construction Routes:

The north elevation of the building fronts Stephenson Way giving easy access for larger vehicle movements. Access to the Euston Road is seen as not viable, given the Red Route rating of that road and intense traffic flow.

Site Set Up:

Prior to the commencement of works pursuant to this planning application all licences necessary for site set up including: hoarding, hoists, scaffolding, crash decks and parking suspension will be secured from London Borough of Camden's Streetworks team in advance of installation.

The site team and client will also liaise with London Borough of Camden's officers regarding the historic trees on the Euston Road. Two large trees and a third adjacent tree are all away from the building, but once the scaffold is installed the margin of separation will be lessened. Discussions will be carried out before the scaffold is to commence, to agree to and carry out any tree protection works. It is worth noting that other trees outside the buildings along this block have foliage almost touching the buildings, however there is a clear gap between 210 Euston Road and the trees lining the pavement.

HS2:

It is noted that the east part of Stephenson Way abuts the site zone for HS2's arrival at Euston. The client and team are liaising with the communications team related to this transportation project, to understand the impacts of the highways closures their works are planning during the programme for 210 Euston Road's site activities. It is understood this will require good site management and planning of vehicle movements, which is all fully achievable.

Measures, Management and Control Processes:

Introduction

This section sets out the measures, management structure and control processes that will be in place to implement, monitor and manage the CMP. The Site Manager will be responsible for the site works which will see that the control processes are efficiently communicated and implemented.

Communication Strategy

The Site Manager will be responsible for keeping neighbours informed of the construction progress and also to see that there is adequate liaison between all stakeholders throughout the construction period. Prior to any works starting we shall inform occupiers of all properties which may be affected by noise, dust or vibration arising from the construction workers or the nature of the works, proposed hours of work and their expected duration. In addition to this a notice will be placed on the hoarding informing local residents of the hours of work. The contractor will engage actively with the neighbouring occupant to ensure they are kept informed and works are coordinated with other construction sites in the area. All partywall matters are being progressed by the client and their professional team.

Complaints Procedure

Whilst the Site Manager will use reasonable endeavours to see that the site neighbours are informed of the construction programme and associated impacts it is possible that complaints may be raised by local residents about the programme of works. The Site Manager will therefore be available to meet and explore issues with concerned resident directly via appointment. Complaints shall be taken seriously and addressed immediately by the construction team. All complaints that are received will be reviewed in weekly site meeting to see that any required actions are communicated to all employees and site operatives.

Should any complaints about noise or vibration arise they will be investigated, measurements shall be taken where necessary and work practices modified incorporating best practicable means where necessary. A copy of any correspondence sent to complainants shall be submitted to the Environmental Pollution, Policy & Projects Team within 1 working day.

Environmental Impact Measures: Context

It is important that construction impacts in relation to issues that may arise along the local highway network, as well as increases in vehicle emissions and waste attributable to the proposed scheme, are addressed. Suitable mitigation measures aimed at reducing these impacts with specific regard to transport are identified below.

Air Pollution, Dust and Dirt Control

The works will be undertaken in accordance with the GLA's Supplementary Planning Guide on the Control of Dust and Emissions.

It is proposed that the installation of appropriate hoardings, scaffold wraps and temporary roof along with mitigation measures will greatly reduce the impact of works onsite effecting the locality.

The nature of the works (refurbishment) will limit the need for the use of heavy mechanical plant and make the use of electrical site power preferable.

Mud and debris on the road is regarded as one of the main environmental nuisances and safety problems arising from construction sites. However, this site will not have minimal issues related to mud as the project is retaining the existing building and no earth works are planned.

During works the main air pollution emissions will be the dust generated when building materials are broken up. Plant machinery use will be minimal and too the resultant diesel fumes. The contractors will use hoses to saturate all dust emitting materials with water during the process and whilst loading the waste materials for disposal. Dust screens or sheeting will be used where required.

Machinery exhaust emissions will be kept as low as is practical by using well maintained vehicles and machinery at all times. The contractor is to register any plant where applicable with the GLA's NRMM register. As the scope of work is primarily a refurbishment, the quantity of materials to be broken up is expected to be limited. Most demolition work will occur within internal and enclosed environments.

The contractor will see that the area around the site including the public highway is regularly and adequately swept to prevent any accumulation of dust and dirt.

Burning of materials on site will not be permitted in order to prevent smoke emissions.

Noise Control

Noise generated by the demolition and construction process will be considered and its impact on neighbouring properties mitigated. Contractors will use best practical means in line with BS5228:2009+2014 to minimise the impact of the works.

Suitable mitigation measures to be used include:

- Standard construction hours;
- The use of quieter alternative methods or mechanical plant, where reasonably practical;
- Locating plant, equipment, site offices, storage areas and worksites away from neighbouring properties where reasonably practical;
- Machines and equipment, in intermittent use will be shut down or throttled down to a minimum when not in use;
- The use of site hoardings or portable acoustic enclosures/screens where practical
- Maintaining and operating all vehicles, plant and equipment that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.
- Contractor will assess the use of white noise plant/vehicle alarms and reducing volume following risk assessment.

Vibration Control

The Main Contractor will adopt the following general approach to reduce and mitigate the effects of vibration by ensuring:

1. Selection of plant and equipment on the basis of low levels of vibration characteristics
2. Maintenance of plant and equipment in order to maintain the design vibration profiles.
3. Sitting and screening of plant and equipment away from vibration sensitive areas.

In the event of a vibration complaint, the developer shall carry out vibration monitoring.

Fuel Consumption/ Emissions:

The Main Contractor will strive to procure local contractors for the project, thereby minimising transport costs and impact on the local environment. The use of a booking system for deliveries will also help to see that the construction site is serviced in an efficient manner which will help to minimise the number of vehicle movements that would be generated.

A further measure that can be employed is encouraging all delivery vehicles to switch off engines as they are waiting at the site, thereby preventing unnecessarily idling vehicles.

Waste Management:

All waste materials will be collected and stored in suitable receptacles before they are taken off site.

Waste materials will not be allowed to accumulate because of the fire/vermin risk.

A site Waste Management Plan (SWMP) will be produce for the site and all waste disposals will take place in accordance with this. Segregated skips with recycling, where possible, will be used for the disposal of waste. Most waste is being sorted off-site to reduce noise and disruption on the street and to reduce vehicle numbers.

Whenever deliveries are undertaken, banksmen will be used to see that materials are transferred into the site as soon as possible so that no dirt or rubbish is left on the public highway.

Considerate Constructors Scheme:

The Main Contractor will take part in the Considerate Constructors Scheme, where the site will be registered and monitored against a code of Considerate Practice that is designed to encourage best practice beyond statutory requirements whilst taking into account:

- Care about the appearance of the site
- Respect for the community
- Protecting the environment
- Secure everyone's safety
- Valuing their workforce

Travel:

For staff and visitors on-site, this is a 'car-free' site, where all persons will travel by walking, cycling or public transport. Materials and waste will be via delivery vehicles. There will be no parking on site other than during unloading and loading.

Health & Safety:

The site will be carried out in strict compliance with the CDM Regulations (2015). The site safety procedures have been agreed prior to the commencement in conjunction with the Principal Designer, Sean O'Neill of Flood Partnership.

The Health and Safety of all concerned with the project is paramount and shall take precedence over all other considerations. Work activities will only be carried out once a safe method of work is in place and these procedures will be strictly enforced by the management team. Savills in their capacity as the client will oversee these procedures and the site will be independently audited by their PD representatives at regular intervals with the audit results being formally issued to the project team.

In addition to the safety of Site personnel, extreme care will be taken to see that the site operates safely and presents no risk to the general public.

Summary:

This Construction Management Plan (CMP) has been prepared on behalf of the Client and relates to the refurbishment of 210 Euston Road. The CMP provides information to see that the development works are organised and delivered in a manner that mitigates and safeguards the highway impact, highway safety and amenity of the area surrounding the development site.

3 Programme

The master programme is attached for reference, see appendix 7.3.

Currently we have a completion date of Spring 2020, this will need to be re-evaluated following final approval.

4 The Forthcoming Works and Control Measures

Level 7 demolition and other small pieces of demolition:

The level of noise/dust being generated by the Level 7 demolition, ground floor void demolition, and local removal of some stair flights and car lift shafts are areas that we have looked at in great depth with regards to the impact these works will have on our neighbors and members of the public as well as our own site staff.

In this area we are undertaking the removal of concrete slab soffits and existing steel/concrete structure, work along with soft strip items such as plaster, stone cladding and plinths.

Control Measures:

Noisy working hours will be agreed with the Camden Council's Environmental Health Team and posted at information posts around the site as well as outside. noisy working times will also form part of our site induction.

We will separate the area from the rest of site by building solid ply walls to ensure that only authorised competent personnel access the area and to assist in the control of air born noise/dust.

A crash deck will be installed (close to the underside of the slab) so large parts of rubble do not fall from height causing unnecessary noise or forcing dust into the air.

The areas to be worked on are dampened down with water to reduce the amount of dust that can become airborne. Water will be sprayed directly on to the slab as it is broken out keeping the risk of dust to a minimum.

Only agreed sections are to be broken out at any one time to ensure that waste can be cleared efficiently and allow the work to proceed in line with the agreed sequence. The sequence of work will be formulated to ensure the work is undertaken as swiftly as possible with the minimum effect on our surroundings and other building users.

The exterior windows are kept shut along with any access doors to the area. We have also installed plastic secondary protection to manage the contamination of air around the work zone.

The Contractors management team will patrol the area regularly to ensure the control measures are being implemented.

The Contractor will adopt a robust safe method of working that includes the use of ppe, minimising the amount of time noise is generated, dust control and safe working practices. A copy of the RAMS from the sub-contractor are available on-site in the site office.

Waste/Water Removal from Site:

We will not drench the areas being worked in, however 'dampening down' will be carried out as needed to keep the areas of work dust free. Items of waste shall be removed via an enclosed waste chute to ground level then bagged within the building and removed to a waiting load at street level during the day.

Working areas will be swept and cleaned down at the end of each working day, 'dampening down' will take place as required.

The contractor will have a loading bay manager who looks after the deliveries and external areas at ground level ensuring they are kept clean at all times.

5 Liaison with neighbors/public

The Contractor will post signage externally to highlight key areas of current work and activities, especially the nuisance areas as noted above.

The Contractor will send out a newsletter to the surrounding businesses telling them what work is coming up and also to give them the details of who to contact on site should they have enquires or complaints.

The list of contacts for the public will be clearly signed at the site entrance.

6 Logistics

During the open hours, as noted in section 2, security staff on site will monitor all personnel and goods entering or leaving the building. Regular visitors and site operatives will pass through a security control point.

Signage will clearly mark out the contractor's space for deliveries and waste collection, with a demountable plastic railing defining a clear route for foot traffic. The streets in the vicinity of the site and vehicle drop-off will be kept clean at all times.

PLAN SHOWING LOGISTICS ON SITE

All vehicles movements will be planned, as vehicle space will be limited and deliveries and waste will need to be sequenced. The management of this aspect of the works will be managed for the full duration of the works.

LEGEND:

Blue Arrow = goods in

Orange Zone = vehicles during waiting/unloading period



7 Appendices

Appendix 7.1: Example of community newsletter.

Appendix 7.2: Example of complaints log

Appendix 7.3: Copy of relevant programme.

8 Further Documentation

Further to this document and the appendices, all H&S and project planning documentation will be stored on-site in the site office and available should the Council, PD, Client or any persons related to the building and the project wish to see further detail.

All such files on-site will be current and updated with further detail pertaining to each sub-contractor as the project develops. This documentation will also include the main Contractors' H&S audits and similar documentation from other persons visiting and giving comments.

The selected main contractor will need to complete a fully described reply to the Camden CMP proforma.



The reply shall include all the data included in this document, along with answering the local authorities detailed questions. The contractor will need to sign up to adhering to the developed Construction Management Plan.

Contractor name



Site Address

Appendix 7.1 Example
Newsletter

Community Newsletter

26th August 2016

Dear neighbour,

We are writing to you to tell you about some construction work being undertaken in your area. Overbury are carrying out the refurbishment of 60-62 Lombard Street.

The project is currently planned to complete in May of 2017.

During the course of this project we will ensure we work considerably to ensure as minimal impact on our local community as possible. If however you should have any concerns during the course of the project, please don't hesitate to give me a call directly.

Kind regards,



Nick Robson
contact number

Name and email address

Site Hours

8am – 5pm Monday – Friday
8am – 1pm Saturday
CLOSED Sunday

Key Dates

Commencing: 01/01/14
Completing: 01/04/14

What can you expect from us?

The project is being assessed by the Considerate Constructors Scheme for our efforts in the following areas:

- Appearance
- Community
- Environment
- Safety
- Workforce

Include any further information here that is important for the location community to know e.g. crane lifts, road closures, charity project, offers of second hand furniture etc

210 Euston Road
Outline Project Programme
Office Refurbishment Scheme
09.07.18 - Rev C

