

Construction Management Plan – For Proposed Works at 124A St Pancras Way

“The agreed contents of the construction management plan must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council to review this construction management plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council and complied with thereafter.”

This document has been compiled with regard to the requirements of the Council’s Considerate Contractor Manual and best practice guides from the GLA.

The following has been considered and where necessary the impacts mitigated:

- Start and end dates for construction:

Subject to planning consent, Construction will be from June 2018 – January 2019.

- The proposed working hours:

9am – 5am, Monday – Friday

10am – 12pm Saturday

- The access arrangements for vehicles:

Contractor’s vehicles will use locally metered parking pays.

Skip licences, and associated parking suspension will be obtained from Camden Council through the skip company.

- Sizes of all vehicles and the frequency and times of day when they will need access to the site, for each phase of construction:

During the basement excavation, it is anticipated that 8 yards skips located in the parking bays along St. Pancras Way will be used for the disposal of all waste from the site. Skip licences, and associated parking suspension will be obtained from Camden Council through the skip company.

- Parking and loading arrangements of vehicles and delivery of materials and plant to the site:

During the fit out works, it is anticipated that deliveries will be to the parking bays along St. Pancras Way.

- Details of proposed parking bays suspensions and temporary traffic management orders:

It is anticipated that 8 yards skips located in the parking bays along St. Pancras Way will be used for the disposal of all waste from the site.

- Details of any scaffolding, cranes etc):

No scaffolding or cranes are required.

- Details of set down and collection of skips:

It is anticipated that 8 yards skips located in the parking bays along St. Pancras Way will be used for the disposal of all waste from the site.

- Details of hoardings required or any other occupation of the public highway:

Hoarding will be provided along the existing cast iron railings and will not encroach on to the public highway.

- Details of how pedestrian and cyclist safety will be maintained, including any proposed alternative routes (if necessary):

Where any materials are delivered to site, the contractor will establish safe working routes from the parking bay to the site across the width of the pavement, using Chapter 8 type barriers as required.

- Details of how traffic associated with the development will be managed in order to reduce congestion;

There will be no impact on traffic as a result of the proposed development.

- Arrangements for controlling the movements of large/heavy goods vehicles on and in the immediate vicinity of the site, including arrangements for waiting, turning and reversing and the provision of banksmen, and measures to avoid obstruction of adjoining premises:

No large / heavy good vehicles are envisaged.

- Details of how any significant amounts of dirt or dust that may be spread onto the public highway will be cleaned or prevented:

All soil removed from the basement excavation will be bagged and removed by hand. The contractor will clean the public pavement on a daily basis to ensure that any dirt on the pavement will be removed, and the pavement cleaned.

Air quality and climate change considerations:

- Techniques to control dust emissions from construction and demolition:

Spraying of the site will be undertaken as necessary to control dust.

- Management of air quality, noise, dust and other emissions of other pollutants and location of equipment.

Spraying of the site will be undertaken as necessary to control dust.

-re-use or recycling of materials on-site including space required to sort, store and recycle materials. Re-use of existing bricks of lean-to extension to be demolished.

Not applicable.