Construction Management Plan 225 Kentish Town Road

Completed by:

KPM Construction Ltd

102 Brockley Rise

Forest Hill

London SE23 1LN

Date Issued: 10/04/19

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Revisions & Additional Information

Please list all iterations here:

12/03/19	Draft A	Niall Murphy KPM Construction Tel: 020 8314 1520
01/04/19	Draft B	Niall Murphy KPM Construction Tel: 020 8314 1520
11/04/19	Draft C	Niall Murphy KPM Construction Tel: 020 8314 1520

Additional information:

Please note the following list is provided as part of the submission to Camden Council and should be reviewed in conjunction with the construction management plan.

Document Reference	Version/Reference	Produced by
Planning Agreement	2017/4649/P	London Borough of Camden
Programme of Works	Rev A	KPM Construction Ltd
Scaffold Design	NES 2018-1012-01	GW Coote
Noise Survey	GLKENTISHTOWN(NO).9	Mayer Brown
Odour Survey	GLKENTISHTOWN(ON).9	Mayer Brown
Construction Management Plan – Community Consultation 225 Kentish Town Road.	Dated: 01/04/2019	Niall Murphy KPM Construction

Introduction

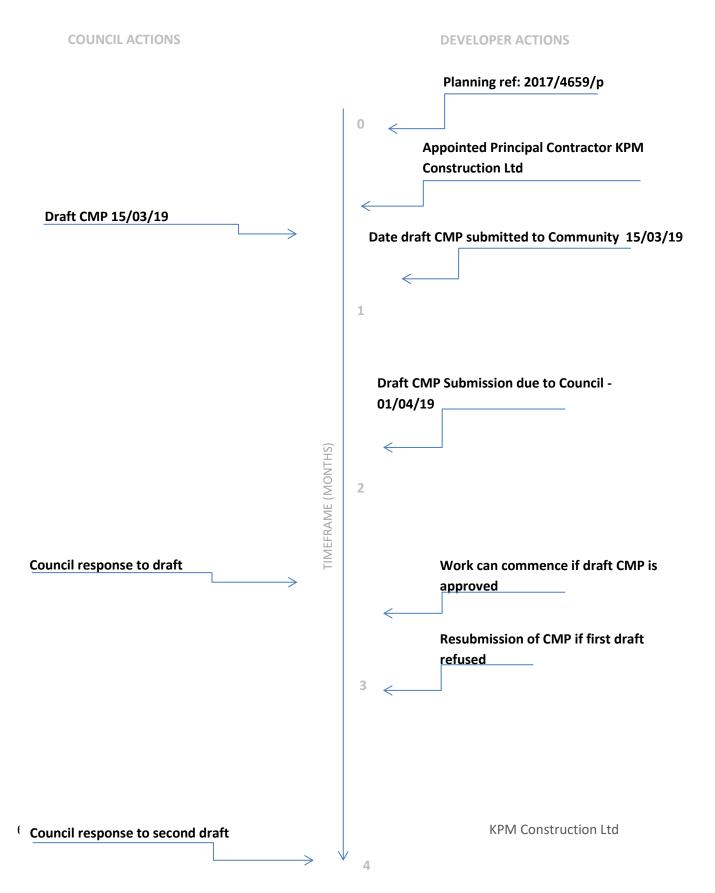
The **construction management plan (CMP)** has been prepared by KPM Construction Ltd. The CMP details the demolition and construction phases of the development and sets out management strategies that will be implemented to minimise the impact of construction activities on the local road network and the local community.

Planning consent for the project has been granted by Camden council (application ref:2017/4649/P). It was granted on 01st August 2018. A copy of the Decision Notice is attached.

The works involve the construction of three self-contained flats over four new floors.

Re-classification of three storey commercial building (retail (Class A1)) and construction to form a five-storey building, including a mansard roof with three front dormers, retained shop front, first floor rear maintenance terrace and four storey rear projecting stairwell. Resulting building to retain retail unit (A1) on the ground floor and the creation of 3 x self-contained residential units (C3) - 2 x studios and 1 x 2 bed duplex - above, 4 x cycle parking spaces and associated works. All areas will be cleared of all fixtures and fittings and designated walls removed. The existing roof is to be removed, raised and rebuilt in a traditional mansard profile, one storey higher to enable the formation of two new floors. The work will involve the removal of designated walls and the installation of new stud & plasterboard walls & glass partitions, installation of structural steel works, front and rear walls, new windows, ceilings, decoration works and associated mechanical, ceiling, flooring, data cabling, electrical and plumbing works. The estate agent on the ground floor will be trading during the works. All flooring, plumbing, mechanical and electrical works will be undertaken by contractors appointed by the KPM Construction.

Timeframe



Contact Details

1. Project Directory

CLIENT

Create Reit Limited 1 Talbot Yard London SE1 1YP

PRINCIPLE DESIGNER

Torney Limited Darwin Road Willowbrook Industrial Estate Corby Northamptonshire NN17 5XZ Contact: Chris Cramp Tel: 01536 446359

ARCHITECT

Mark Newton Associates Home Yard Hatfield House Estate Hatfield Hertfordshire AL9 5NB Contact: Mark Newton Tel: 07966 380613

STRUCTURAL ENGINEER

Hamer Consulting Limited 62 Sandy Lane Sutton Surrey SM2 7EN Contact: Chris Hamer Tel: 020 8274 1052

PRINCIPAL CONTRACTOR

KPM Construction Limited 102 Brockley Rise Forest Hill London SE23 1LN Contact: Barry Curtis (Contracts Manager) Tel: 0208 314 1520

HEALTH AND SAFETY ADVISORS

ADF Safety Solutions Limited Unit 25b, Unit 25, Horsham City Business Centre, Brighton Road, Horsham RH13 5BB Contact: Allen Fitchett Tel: 07901 575668

SITE MANAGER (ON-SITE)

Gerry Aherne – KPM Construction Ltd 225 Kentish Town Road NW5 2JU Mob: 07866096686

COMMUNITY LIASON (ON-SITE)

Gerry Aherne – KPM Construction Ltd 225 Kentish Town Road NW5 2JU Mob: 07866096686

COMMUNITY LIASON (OFFICE)

KPM Construction Limited 102 Brockley Rise Forest Hill London SE23 1LN Contact: Niall Murphy Tel: 0208 314 1520

PRINCIPAL CONTRACTOR OUT OF HOURS CONTACT

KPM Construction Limited 102 Brockley Rise Forest Hill London SE23 1LN Contact: Kevin Murphy Tel: 07903055447

2. CMP Submission

The principal contractor KPM Construction Ltd will be responsible for submitting the CMP. KPM Construction will liaise with the neighbouring community as recommended under submitting guidelines by London Borough of Camden. The principal contractor will allow ten working days for the local community to respond to the draft CMP. The recommendations received from the local community will be reviewed as part of the draft CMP submitted to London Borough of Camden.

Principal Contractor CMP Contact: Niall Murphy

Address: KPM Construction Ltd, 102 Brockley Rise SE23 1LN

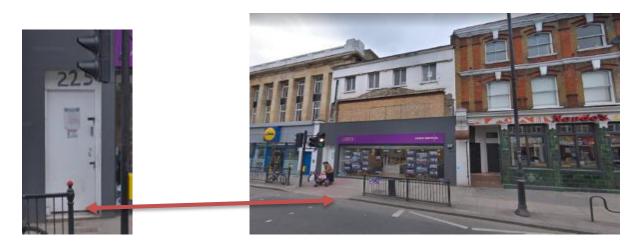
Email: niall@kpmctn.co.uk;

Tel: 020 8314 1520

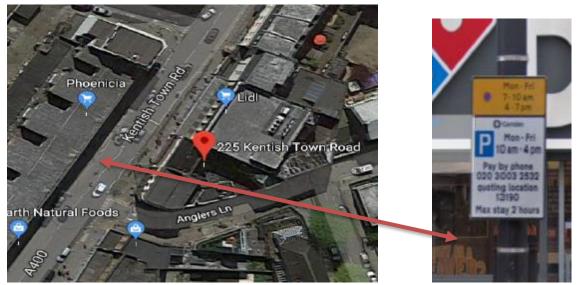
Site

3. Site Location

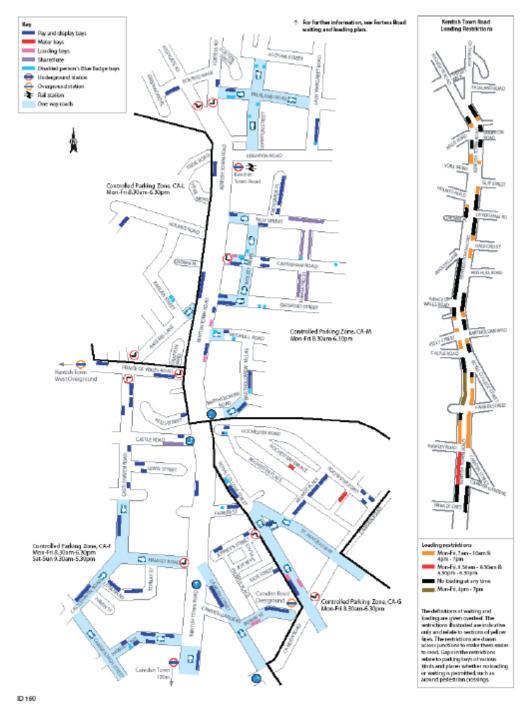
The site is located along A400 Kentish Town Road near the junction of Kentish Road and Angler's lane. There is no rear access to the property. The building consists of a first and second floor above a trading estate agent on the ground floor. The building is accessed via Kentish Town Road to the front elevation via a side door. There is parking, unloading and loading restrictions with a pedestrian crossing directly in front of the building. The property has a Lidl on one side and Nando's on the other.



Site Entrance



Parking restrictions in the bays outside Domino's on the opposite side of the road to 225 Kentish Town Road.



Kentish Town Road area - loading and pay and display provision

Kentish Town Road Loading restrictions. Details to be provided to all contractors and suppliers Inc. details of designated loading/ un-loading area.

As part of the project three parking bays have been suspended within Alpha Court to ease any congestion the project may have on Kentish Town Road including details to be provided to all contractors and suppliers.

4. Identified Hazards

Due to the site's location along a busy A400 road within a built-up urban area the designer has identified these main issues that will need to be managed by the KPM Construction throughout the construction phase.

- Loading and Unloading
- Working at Height
- Working within and adjacent occupied buildings
- Control of activities generating from vibration, noise and dust
- Manual Handling
- Unauthorised access to site
- Transport of waste and material
- Interaction with members of the public using Kentish Town Road

All issues identified are to be controlled and monitored correctly by the KPM Construction with RAMS and relevant documents produced showing compliance upon request.

5. Affected Receptors

KPM Construction and the Principal designer have identified the following potential affected receptors due to the project will be;

Ground Floor Tenant 225 Kentish Town Road

217-223 Kentish Town Rd, London NW5 2JU

227-229 Kentish Town Rd, London NW5 2JU

1a Anglers Lane, London NW5 2NB

Alpha Court, Raglan Street NW5 3BY

Throughout the project the KPM Construction will maintain constant contact with identified receptors via Contact Board, Letter Drops, Verbal communication and emails.

Party wall agreements to be in place prior to work commencing onsite with the relevant parties. A copy of the CMP and relevant documents including contact details will not be limited to the list above.

6. Construction Programme

Proposed Start Date: 25/04/19

Proposed End Date: 24/10/19

Site Set-up: The site welfare and site offices will be located on the onsite.

Site Access/Egress: The site access will be via a side door on Kentish Town Road. The access route to be clear of obstruction at all times.

The removal of the front façade works is anticipated to take three weeks.

The structural elements of the project are anticipated to take eleven weeks complete.

	225 KENTER TOWN ROAD, LOVDON NWS, JROGRANNE OF WORKS -														2/03/2019																		
		22/04/19	29/04/19	06/05/19	12/05/19	28/85/19	27/05/19	03/06/19	18/06/19	17:06:19	240619	01/07/19	05.07/12	15/07/19	22/07/19	19/07/19	05/08/19	12/06/19	13:05:19	26/05/19	02/09/19	83/69/19	16/09/19	22/03/19	201013	07109139	14/09/19	21/08/19	26-09-19	041019	11 (9) 19	15 (23 19	25 88 19
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(2)	ERECT SCAFFOLDING																																
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(15)	HANDOVER																																

KPM CONSTRUCTION LIMITED 102 BROCKLEY RISE, FOREST HILL, LONDON SE23 1LN

7. Working Hours

The London Borough of Camden Standard noisy working hours are as follows:

- 8.00am to 6pm on Monday to Friday
- 8.00am to 1.00pm on Saturdays
- No working on Sundays or Public Holidays

It is not planned for any works to be undertaken outside of London Borough of Camden Standard noisy working hours.

All suppliers/waste collections will be advised of the following hours of restriction for deliveries/collections which will allow the site Manager to appropriately manage vehicular movement.

No deliveries/collections before 08:00 No deliveries/collections between 10:00-12:00 No deliveries/collections after 16:00 No deliveries/collection after 11:00 (Saturday only)

A copy of planned deliveries/collections will be available on the contact board at the site entrance.

Periods of quiet are;

10:00-10:30 (Monday - Saturday) - 13:00-13:30 (Monday - Friday)

Noisy activities as listed below will not be usually permitted during quiet hours;

- Power Tools
- Breaking out
- Other noisy activities deemed unacceptable

Periods by quiet can be requested by receptors verbally to Site Manager or contacting KPM Construction office.

8. New Services

The pre-planned project requires a new electrical supply for the development of three new flats. The works do not affect the ground floor tenants who remain in occupation. UKPN will make a separate application to the London Borough of Camden for a request to open the public highway and will submit a diversion plan if required as part of application.

All other services are existing and do not need to be replaced, upgraded or altered as part of the project.

Community Liaison

9. Initial Consultation

Before KPM Construction commence on site local residents and business will be provided with a copy of the draft CMP and given ten working days to comment. A letter drop will be made providing contact details of KPM Construction and a link to download the draft CMP. A hard copy can be provided upon requested by contacting the Principal Contractor Directly. London Borough of Camden will be forwarded a draft copy of the CMP for approval including any comments received as part of liaising with the community.

10. Community Updates

Neighbouring properties to be issued updated copies of CMP during the construction phase including contacts of management team.

Regular letter drops will be undertaken providing information on pre-planned works throughout the duration of the project.

Emails and verbal communications to neighbours and businesses will be used to maintain contact to minimise the effects of noise, vibration and dust.

Contact Board to be displayed at site entrance will include but limited to the following information;

- Relevant contacts including out of hours contact details
- Planned works
- Deliveries
- Site Monitoring
- Considerate constructor's registration number
- London Borough of Camden's Noise and Licensing Enforcement Team contact details

11. Considerate Constructors Scheme

KPM Construction Ltd will register the project under the considerate constructor's scheme. The scheme is independently audited and ensures good standards of minimising disruption are maintained for the duration of the works.

The scheme will be advertised at the site entrance including contact details for the considerate constructors' scheme and registration number should passers-by or local residents/business wish to comment on the site.

Considerate constructors scheme site reference: 115531

12. Neighbouring sites

The pre-construction health & safety information plan for the project has not identified neighbouring sites which would have negative effects on the local area in conjunction with the works at 225 Kentish Town Road.

KPM Construction will review the CMP and liaise with any development that arises through the construction phase which may have negative effects on the local area.

Transport

13. Vehicle Monitoring

The principal contractor will supply site with a list of FORS accredited suppliers to source building materials. A Site Plan and CIOCS Standard to be attached to all purchase/subcontractor orders where relevant. The site plan to include designated loading/un-loading area and site contact. To ensure deliveries do not cause a disturbance they will be requested to call the site contact one hour in advance to confirm delivery.

All operators associated with the project are to be FORS accredited. Operators with Bronze level accreditation must submit written details that they meet the requirements for FORS silver accreditation.

Project Manager to review site monthly and complete CLOCS Site Monitoring Checklist

All site deliveries/collections are to be recorded Inc. vehicles checks.

No vehicle over 3.5T will be accepted to make deliveries or collections to site. All sub-contractors and suppliers to be made aware prior to work commencing onsite.



CONSTRUCTION LTD 102 BROCKLEY RISE FOREST HILL LONDON SE23 1LN

<u>225 Kentish Town</u> Deliveries/ Waste Collection Information Sheet

Date:									
	<u>Company</u>	Vehicle	Material/	Loading/unloading	VRUs	<u>Comments</u>			
			<u>Waste</u>	time	<u>Measures</u>				
<u>08:00 -</u>									
<u>09:00</u>									
<u>09:00 -</u>									
<u>11:00</u>									
<u>11:00 -</u>									
<u>13:00</u>									
<u>13:00 -</u>									
<u>15:00</u>									
<u> 15:00 -</u>									
<u>14:00</u>									

Site Template for vehicle compliance.

Site Traffic

Suspended Parking Bays Alpha Gourt, Raglan Street for Deliveries RB 33.0m GAISFORD STREET 235 2336 2330 202 200 233 Anglers lane one way, exit only, Access road via Prince of Wales 861 Road 196 2 HOL 194 AN STREET 2 JOILY Angler 192 C erlan ROAD 190 225 Kentish Town Road NW5 2JU Planning Reference: 2017/4649/P ð A MA 225 7 188 KENTISH 2 X 4 186 OS Map 217 to 223 Entrance Lo cation 80 Site Location Plan 182 Mar 2019 33 Wolsey on Site Entrance 215 Tavern For Access Please Contact: Gerry Aherne Mob: 078 6609 6686 (PH) Create REIT Ltd KPM Construction Ltd Traffic Marshall PATSHULL ROAN Notice to be displayed at Direction to Unloadin area. Plan to be prov relevant parties 211 loading/ site entrance alongside Contact Board

14a. Site Loading/Unloading Area

A designated loading/unloading area has been arranged as part of the project with three parking bays suspended. Suppliers and contractors will be encouraged to use main roads whenever possible and approach the designated area from Kentish Town Road. Access to Anglers Lane will be via Prince of Wales Road to maintain on-way system.

Deliveries will be pre-planned for morning deliveries whenever possible to minimise the disturbance to neighbours, road users and businesses.

Traffic marshals to maintain one-way system along Anglers lane and direct traffic/deliveries accordingly.

14b. Pre-planned site delivery information

All suppliers, waste collections and contractors will be informed of the designated loading/unloading area. The planned route, location and contact details will be provided.

Upon site induction Traffic management plan and travel route plan to be provided.

Letter drop and emails provided on any updates to Traffic management.

Contact Board to provide all the necessary information for deliveries.

Appointed Traffic Marshalls will be used to co-ordinate all deliveries upon arrival.

15a. Deliveries

All pre-planned deliveries will be confirmed on the contact board at the site entrance. No Vehicle exceeding 3.5T Tonnes will be accepted to receive deliveries. Vehicles will be met by Traffic Marshalls with the site contact confirming acceptance of the delivery. One Traffic Marshall will be situated on Kentish Town Road corners to Anglers Lane, Prince of Wales Road and one on Raglan Street to direct vehicles to loading/un-loading area. All orders will state one-hour prior notice to be provided to site prior to delivering. All deliveries upon approach will be informed <u>AGAIN</u> of access into Anglers lane is via Prince of Wales Road and Traffic Marshalls to be implemented to ensure one-way traffic is maintained.

The maximum loading/un-loading time allocated will be one hour per delivery/collection.

The frequency of vehicles on site will comprise of the following throughout all phases of the project;

Typically 3 No. 3.5 Tonne Cage Lorries per week at 9:30-10:30am for waste. Maximum load 1.5 Tonnes

Typically 2-3 No. Light good delivery Lorries between 9:30am – 12:00pm. Not exceeding 3.5 Tonnes

All routes to and from delivery area to be kept clean and tidy at all times.

15b. Ease of Traffic Congestion

Whenever possible local building merchants to be used to avoid long haulage and to minimise multiple deliveries. The impact of the planned deliveries will be monitored and adjust when needed to minimise the disturbance to the local area.

16. Site access and egress

KPM Construction will ensure that the site is clearly delineated and only authorised persons allowed to enter the work area.

Site entrance doorway to be always locked with access details provided on contact board.

Parking bay suspension to be displayed at parking bays for loading/ un-loading.

The site is to alarmed with 24 hour security monitoring. Contact details of security monitoring to be provided on the contact board.

No materials or obstruction to be left at the site entrance. Area to be left clear at all times. Entrance to site to be kept clean and tidy at all times.

KPM Construction to ensure parking restrictions and pedestrian crossings are not affected due to the planned works.

Construction materials to be moved from loading/un-loading area in heavy duty construction rubble sacks no heavier than 20kg. Sheet material to be moved via two operatives, larger materials to be reviewed and proposed method of transport submitted to the site manager for approval prior to works commencing. Materials not be moved after 13:00pm to avoid pedestrian traffic. Traffic Marshalls to be implemented to ensure route remains safe and clean for pedestrians.

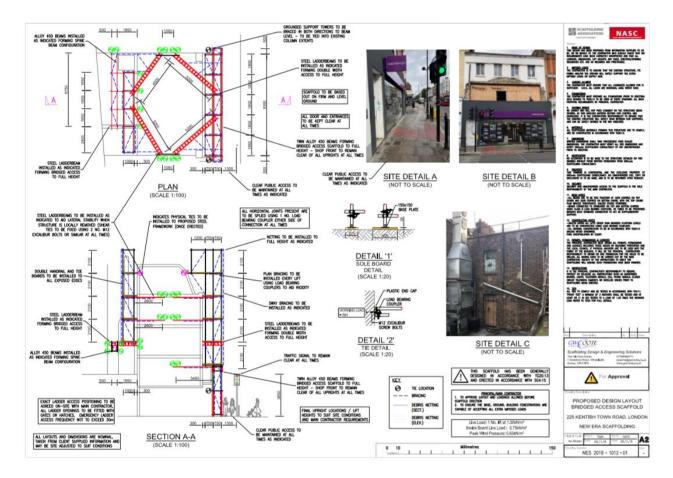
Highway interventions

17. Parking Bay Suspensions

Three parking bays have been suspended as a designated loading/unloading area as part of the project. The area is located within Alpha Court, Raglan Street NW5 3BY. London Borough of Camden reference number: 1081412 relates to the three parking bays suspended. The location is a three minute walk from the site entrance along Kentish Town Road.

18. Scaffolding

A building license application will be submitted to the London Borough of Camden for the erection of a scaffold to the front façade. The standards of the scaffold will sit on the public highway. A hoarding will not be required to undertake the project. The scaffold is to be alarmed, standards protected on public highway, 1st lift double boarded and adequate lighting. Local residents and business will be informed prior to the erection of a scaffold via letter drop, contact board and verbal communication. Two signs to be erected at both ends of the scaffold at first floor level stating "Chestertons open as usual" once scaffold has been erected.



Proposed scaffold design to be submitted as part of the building license application. A copy of the scaffold design has been attached as part of the CMP draft.

The scaffold will be loaded/ un-loaded from the rear of the property along angler's lane/ Raglan Street. The rear scaffold will be erected first to allow loading of the front scaffold through the property. A Temporary handrail to be erected on the rear flat roofs and first floor external balcony for safe access when erecting the scaffolding.

Environment

19. Noisy Operations

The following pre-planned works are anticipated to generate noise, which could result in adverse impact if not correctly managed to the local community.

Pre-planned noisy operations;

- Front Façade; the front façade will be removed with hand tools. Working hours will be within London Borough of Camden working hours. No materials to be stored on front scaffold;
- Pad-stones; padstones for erection of steelwork will be carried out at pre-arranged times with neighbouring properties within London Borough of Camden working hours. Hand tools to be used;
- Erection and Striking of scaffold; ground floor tenant and neighbouring properties will be consulted on proposed times with works undertaken within London Borough of Camden working hours;
- Carpentry 1st and 2nd fix; All carpentry works will be undertaken with hand tools, any works affecting neighbouring properties will be carried out at pre-arranged times within London Borough of Camden working hours;
- Roofing works; All roofing works will be undertaken with hand tools, materials for roofing works to be manual handled to roof level; any works affecting neighbouring properties will be carried out at pre-arranged times with neighbouring properties within London Borough of Camden working hours;

Where appropriate and practicable, the following measures to minimise noise and vibration levels will be adopted;

- Monaflex sheeting used on scaffold to enclose front façade works;
- Careful planning of the sequence of work in order to minimise the transfer of noise/vibration to neighbours;
- Loading/unloading materials into vehicles within designated areas only;
- Carefully handling of materials and waste;
- Construction plant will be electrically powered in preference to being diesel or petrol driven;
- The site layout will be considered to avoid unnecessary noise and vibration.
- Preference for use of modern, quiet and well-maintained power tools
- Taking care when erecting or striking scaffold to avoid impact noise;
- Avoidance of unnecessary noise (such as engines, radios, shouting);
- The working methodology will be revised regularly as a pre-emptive measure to ensure that the works are carried out with as little noise disturbance as is reasonably practicable;
- Noise generating plant will be located at a low level and as distant as possible from sensitive receptor.

20. Noise Survey

A noise survey for the existing property was issued in January 2015 as part of Planning application. A copy of the survey has been attached as part of the CMP draft.

The survey concluded from the noise levels recorded it is not anticipated the nature and scale of the proposed project will pose significant adverse noise and vibration impacts to the potential receptors.

21. Noise and Vibration Monitoring

Excessively noisy operations will be subject to monitoring via dB meter and noise assessments by Site Management. The target level to be achieved along party walls, 1st floor and site entrance will be <70db. In the event of reading taken by Site Management reaching 75dB works to be cease and re-evaluated. Noise assessments to made available upon request. Neighbouring properties to be made aware in advance of all pre-planned noisy works.

All works involving hand tools will be subject to vibration monitoring, tool box talks and a register kept onsite for compliance. Pat testing on all power tools to be undertaken and a register kept onsite. Site Management to record all operatives training, certificates etc. upon induction for competency of task to be undertaken.

Vibration monitors to be implemented along party walls if deemed necessary under party wall agreements, London Borough of Camden Planning recommendations or by instruction of the appointed Structural Engineer.

Regular Tool Box talks are to be undertaken by site Management on foul language and unnecessary noise, failure to comply will result in expulsion from site.

22. Air Quality

KPM Construction will, where applicable and as far as reasonably practical, monitor, control and limit dust on site. The following works are anticipated to cause dust to affect the air quality.

- Demolition works;
- On-site mixing materials
- Delivery of pre-bagged dry materials
- Breaking, grinding and cutting of materials
- Erection of Brickwork

The following protective measures will be undertaken to limit the exposure of dust to operatives, neighbouring properties and the general public.

- Working areas will be screened to contain dust;
- Dampen down techniques will be used minimise any dust;
- Site Entrance door will be locked at all times when left unattended;
- All operatives to wear correct RPE during dusty operations;
- Mechanical re-circulation of fresh air;
- Preference for power tools with extract tools will be encouraged onsite;
- Waste materials to be store onsite for minimum time periods;
- Ensuring that all site personnel are aware of dust control through the site induction;
- All waste material to be double bagged and not over packed to exceed 20kg;
- Where practicable utilising premixed products;

KPM Construction Ltd

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- That the site layout is planned to ensure that materials with the potential to produce dust, as well as machinery and dust causing activities, will be located away from sensitive receptors where reasonably practicable.

- Traffic Marshalls to maintain cleanness of public highway throughout loading/unloading operations.

Due to the low risk nature of the works and the methods being adopted to control dust emissions air quality monitoring will not be required as any rising dust will be eliminated at source.

23. Odour report

A odour survey for the existing property was issued in January 2016 as part of Planning application. A copy of the survey has been attached as part of the CMP draft.

The survey concluded the proposed development is not considered to be likely to give rise to further odour nuisance complaints due to the proposed façade mitigation measures. Therefore, it is not anticipated the proposed development will adversely affect the operation the Nando's restaurant.

24. Pest Control

There is no current evidence or indication of pests on-site. KPM Construction previously worked on the refurbishment of the ground floor and no pest control was required throughout the project. The following measures will be undertaken to migrate the spreading of pests.

- Regular checks will be undertaken onsite;
- Eating will be restricted to welfare area only
- All food to be locked away after use
- All food refuse will be disposed of in sealed bags
- Refuse to be kept onsite for minimum time periods
- Should pest activity be identified specialist pest controller to be employed to survey the
- development
- All holes and access points to be sealed off

25. Asbestos

A R&D asbestos survey was undertaken in March 2014. The areas surveyed were the ground, 1st and 2nd floors. Due to limited access the roof area was not surveyed. The roof area is due to be surveyed upon the erection of the scaffold.

The survey concluded no asbestos containing materials were found within the property from the areas surveyed. A copy of the survey has been attached as part of the CMP draft.

25. Anti-Social Behaviour

KPM Construction will ensure anti-social behaviour will not be accepted onsite. The following measures will be implemented to avoid Anti-Social Behaviour onsite.

- Wherever possible contact will be avoided with occupied areas of the building;
- Site personnel to remain fully clothed at all times;
- Radios or music is not to be permitted;
- Smoking to take place within designated zones only
- No shouting to be tolerated on-site
- Mobile Phones use to be limited on-site
- Foul language not be tolerated onsite

KPM Construction will remove any operative deemed to have broken Anti-Social Behaviour as set out in the Site Induction. The general public are to be encourage to contact site management if they have witnessed any anti-social behaviour.

Agreement

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed in writing by the Council. This may require the CMP to be revised by the Developer and reapproved by 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 in writing and complied with thereafter.

It should be noted that any agreed Construction Management Plan does not prejudice further agreements that may be required such as road closures or hoarding licences.

Please notify that council when you intend to start work on site. Please also notify the council when works are approximately 3 months from completion.

Airp

Signed:

Date: 01/04/2019

Print Name: NIALL MURPHY

Position: SUPERVISOR

Please submit to: planningobligations@camden.gov.uk

End of form.