

6 Streatley Place Construction Management Plan

Executive Summary

May 2019

Introduction

The Construction Method Statement sets out the key objectives of how the new building will be constructed with minimum impact and nuisance on the local residents, school and the public who live work and use the local streets.

This executive summary takes the salient points of the more detailed Construction Management Plan CMP which accompanies this application and should be referred to for more substantial back up information as required.

The CMP has been prepared and compiled with the input from the developer, architect, structural engineer, contractor and HSE consultants in conjunction with discussions with local residents, Lane End School and local authority representatives from the planning and Highways departments.

The final version of the CMP can only be completed and fully agreed once a contractor and project manager have been appointed by the developer. At this point the CMP can be agreed and signed off as a condition of planning consent.

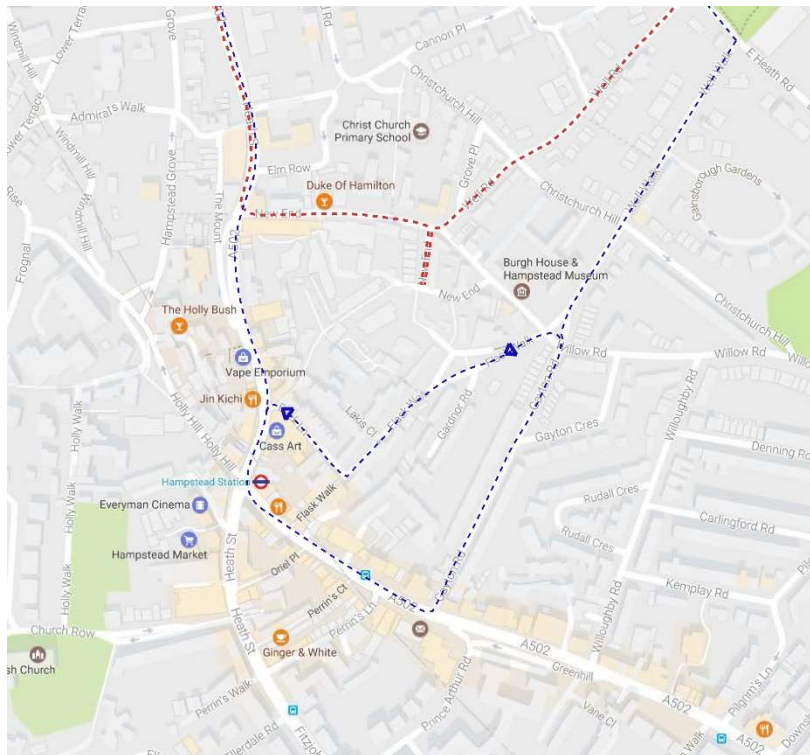
Key points

- The draft Construction management plan, submitted with the application, is not the final CMP and will be fine-tuned with the aid of additional consultants, contractors and the local residents. As with the previous application, the final CMP could be brought back to committee to be voted upon pre-commencement.
- The main concern of the applicant is the safeguarding of children along Streatley Place. The CMP details the:
 - Formation of a construction working group
 - Deliveries, along Streatley Place, to correlate with the movement of children.
 - Timetables and updates with school agreed weekly
 - Banksmen to guide all deliveries along Streatley Place
 - Open communication between first aid officers & teachers at the school
- The location of the off-site compound to be further detailed and agreed.
- Streatley Place will not be closed for extended periods of time.

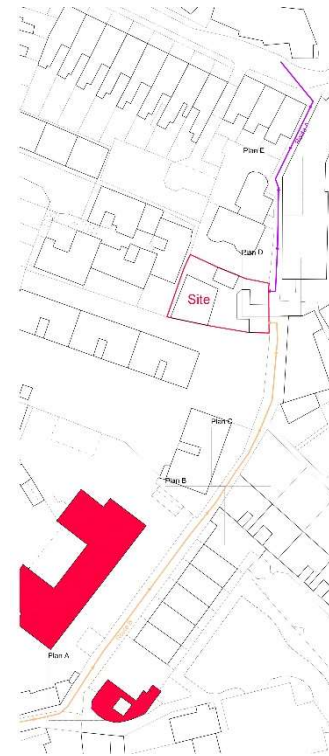
Objectives

The objectives of the Construction Management Plan are set how the proposed scheme can be built safely and efficiently creating minimum nuisance to the local community. The CMP sets out how the contractor and the local community agree how best to carry out the building works.

The construction work will need to be safe, well programmed to suit the operation of the local school and residents as well as needing to be accountable in every respect.



Vehicular delivery of items to the site



Delivery of items on Streatley Place

Consultation

Presentations and initial consultations have already taken place with the local community, the school headteacher, governors local councillors and officers from Camden for transport and highways. The HSE will also be involved as the project progresses.

- Create a core group for regular meetings
- Include local Councillor if required
- Key consultees - school head, governors, councillors, highways and HSE
- Key project members – contractor, project manager, site manager
- Weekly, fortnightly, monthly meetings as agreed

Awareness

As part of the consultation, the project team have carried out site surveys to count pedestrian movement through the narrow lane of Streatley Place, New End, Back Lane and other surrounding streets.

These surveys have also included the movement of school children through the day from early morning school runs to mid-evening pedestrian flows. This survey has witnessed the daily movement of children, pedestrians and traffic including rubbish and recycling collections, pedestrian commuter movement, deliveries, pickups and a thorough observation of the movement of school children into and out of the New End School.

Consultation will continue with all parties prior and during the construction work on site.

The contractor will be responsible for a full understanding and detailed working relationship with The New End school. This will include having knowledge of the daily operation of the school in terms of the movement of children into and out of the school ground across Streatley Place and working around the program as set by the school.

The contractor will also need to be aware of other specific access issues for the local residents, services and emergency operators.

Key areas for ongoing consultation;

- Open program of the construction works
- Shared school program of daily movement, key dates, events, holidays
- Strict working hours to be adhered to by contractors
- Care and consideration for moving materials on the surrounding streets
- Restricted working hours do not clash with school hours
- Posters, notices, website, blog, CCTV
- Notification of key events on site
- Access to 24-hour liaison officer / safety officer / site agent

Key issues for consideration

- Safety for the school children
- Safety for the public and pedestrians
- Safety for surrounding properties
- Protecting trees, garden walls and public footpath
- Safe working
- Cleanliness and clearance



Weekly time table for site works

Pro-Active Involvement

- Community consultation and open meetings to agree the terms of the CMP
- Local community to form a working group to meet with the contractor team
- Presentations before the work commences on site
- Meetings to allow feedback from local community on an agreed regular basis
- Website and blog detailing the program of the work and allowing comment
- Letters giving weekly updates posted around the site
- Notices given of key events taking place on site
- School Visits – ‘Bob the Builder’ open days for local school children as part of the school curriculum

Accountability

The contractor will be accountable on several fronts through various rules and regulatory bodies, the local residents and school and also to the wider public. The contractor will be responsible for preparing and maintaining a detailed working document for the HSE in the form of a contractors Pre-Contract Health and Safety document.

- Openness to the local community
- Regular progress meetings and bulletins with local community
- Law and regulations compliance
- Considerate builders' affiliation and regular site inspections
- HSE conformation of statement and working practice with occasional site inspections
- Local Authority inspections and certification through the contract period on site

Specific ways of working

Listed below are specific ways in which the works will be carried out to create as little nuisance as possible;

- Flexible working hours along Streatley Place giving the movement of children the priority
- Regulated working hours as part of the planning conditions and general working practice
- Permanent banksmen to monitor and oversee all movement of goods through the local lanes
- The use of mini diggers and motorised wheelbarrows
- The use of low emission / electric vehicles and equipment
- Security hoarding maintained throughout
- Notices and safety gates to close off parts of Streatley Place as agreed for safe working
- Concentrated working periods during school holidays
- Low emission electric generators
- Responsible Waste management and refuse disposal



Example Miniature track dumper & pile drills

Conclusion

This executive summary sets the main points for the CMP statement which in turn sets out how the conduction of the project will take place safely and efficiently. This CMP is developed as much as it can be at this stage of the planning process and can only really be completed once the contractor and project manager are in place for the construction other project.

Once the contractor is in place the final in-depth consultation and agreements will be made between all parties to set how the project will be built in agreement with all local residents and in particular the head teacher of the New End School.

The final CMP will be presented to the planning committee for final approval as part of the conditions for approval.