Granit
Architecture + Interiors

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Parsifal House, 521 Finchley Road, London, NW3 7BT

CONSTRUCTION MANAGEMENT STATEMENT & CONSTRUCTION LOGISTICS PLAN

This statement is submitted to the London Borough of Camden to accompany an application for full planning application on land to the rear of Parsifal House, 521 Finchley Road, London, NW3 7BT.

Brief outline of proposed works and existing use of site including site conditions and physical characteristics:

- Erection of 2 storey plus basement building, to provide 2 x 3 bed units. Excavation for basement extension with front and rear light wells, demolition of 12 garages and erection of 5 replacement garages.

Known health & safety risks arising from the client's activities:

- None known.

List of existing drawings and reports made available to the principal contractor:

Contractors and designers shall submit to the principal designer during the project execution, any major changes to the design requirements made during the construction phase. These will be submitted in sufficient time to allow the health & safety implications and effect on resources to be considered prior to commencement of the work. They will also summit to the principal designer during the project execution all design information, specification, drawings, designer's health & safety issues and other information relevant to any on-going design element produced by the original designers or new designers during the construction phase. These shall be submitted in sufficient time to allow the commencement of the work element onsite.

The lead architect/designer shall identify any design features that pose a significant risk to personnel involved with the works other than what is normally expected with this type of work and building. Designers should have considered features to simplify safe construction and include the use of lightweight materials wherever possible; we will construct safe access for all plant and equipment used onsite.

Public rights of access through the site:

- No public access through the site.

Activities on or adjacent to the site that may affect the works:

- None known

Adequate investigation of adjacent structures/foundations will be carried out to avoid disturbing adjacent foundations.

Works affecting public transport, local railways/LUL and/or highways:

There are no RED routes adjacent the site however the neighbouring roads do pose a congestion risk if traffic management is poorly managed.

It is proposed that an on street bay parking suspension on Parsifal Road is in place which will allow for the safe parking and offloading of vehicles adjacent the site entrance.

It is anticipated that during site clearance, demolition and ground works a temporary cross over may be required to get vehicles onto the site to reduce the requirement to close the footpath for vehicle loading.

This proposal will be implemented by the incumbent contractor.

Railway/Underground
None affected

Bus Routes
None affected

Cycling
Parsifal road has no cycle route. FORS registered vehicles will be expected for deliveries and all contractors and suppliers will be briefed on the specific requirements of managing cycle safety.

Considerations and Challenges
The project and CLP will fall in line with the requirements of TfL guidance for Traffic Management Planning and logistics.

If the need arises we will speak to the police, local highways authority and transport providers about external traffic management around the site as and when applicable to ensure safe and convenient site access and to minimise offsite traffic and transport disruption.

Vehicle access/egress and parking arrangements:
A principle contractor will be appointed and will finalise the desired strategy however this is not a major project.

- Access/egress is by way of the roadway which is already in existence
- Parking will be on site until at capacity.

A plan of the site will be marked up to show access and emergency routes including pedestrian and vehicular access; contractor/visitor parking; deliveries; disabled access and site opening hours. The client may require access to the site during the course of the contract. Therefore, the contractor will carry out the works without undue inconvenience and nuisance and keep unauthorised personnel out of the site/work area. They will arrange work activities and delivery of materials so that the use of public footpaths/roads is not impeded in as much as is practical.

Emergency services access on the highway must be maintained at all times.

The contractor will plan layout of the site to allow adequate access to all areas/sides of structures and segregate existing/construction personnel where possible. They will design procedures for isolation of equipment and adequate access for maintenance. Designs will avoid return visits by trades and for early installation of permanent segregation and planning for maximum utilisation of offsite work.

The contractor will provide and maintain health & welfare facilities as required and indicated on the Strategic Plan.

Estimated Programme

The construction programme is expected to run to 42 weeks with 12 weeks required for demolition, excavation and underpinning.

Estimated Vehicle Movements

Site setup and demolition – 30 to 60 vehicles – weeks 1 to 8
Basement excavation and piling – 40 to 60 vehicles – weeks 4 to 14
Sub Structure – 40 to 50 vehicles – weeks 12 to 24
Super Structure – 20 to 30 vehicles – weeks 16 to 30
Fit Out, Testing and commissioning – 70 to 100 vehicles – weeks 24 to 42 Average Daily Total – 1.2 Vehicles per day

Implementing, Monitoring and Updating

The current proposal is to work with the chosen contractor whom will be expected to operate and or at least procure services and deliveries from suppliers who are FORS registered. CLOCS will also be promoted and annotated in the selection of contractors.

Strategies to reduce impacts:

Medium Impact Site Planned Measures Checklist	Committed	Proposed	Considered
Measures influencing construction vehicles and deliveries			
Safety and environmental standards and programmes	x		
Adherence to designated routes	x		
Delivery scheduling		x	
Re-timing for out of peak deliveries		x	
Re-timing for out of hours deliveries		x	
Use of holding areas and vehicle call off areas		x	
Use of logistics and consolidation centres		x	
Measures to encourage sustainable freight			
Freight by Water*			N/A
Freight by Rail*			N/A
Material procurement measures			
DfMA and off-site manufacture			x
Re-use of material on site			x
Smart procurement			x
Other Measures			
Collaboration amongst other sites in the area			N/A
Implement a staff travel plan			x

Measures to encourage sustainable freight:

Where possible sustainability will be sought. The project is a domestic project rather than a large-scale tower block or 10+ multiple unit and therefore deliveries and such will be much smaller and sporadic. The contractor will endeavour to reduce multiple drop and half loads however the site space and logistics will dictate this.

Security & material storage arrangements:

- The site can be locked at all times from the entrance to the development
- Materials will be stored for a minimum time only before being used (in containers where possible)
- Waste will be disposed of in a suitable manner using skips or grab/load and recycled

The contractor will be responsible for maintaining the safety and security of the site at all times. Site management is responsible for securing the site to prevent the public from accessing either the interior of the building, material storage area or site office. They will have a formal signing in/out book for all personnel and visitors. Where possible, materials will be delivered and off-loaded directly to the particular work area for which they are required. Materials will be stored within the building and tools to be kept with site personnel or in a site chest.

Welfare provisions and facilities provided:

In accordance with CDM 2015 welfare regulations:

The contractor will be responsible for making sure that legal requirements for welfare are met for the site. In practice, this means they will provide or arrange for common facilities for everyone. They will ensure that everyone working under their control is either provided with or has access to suitable welfare facilities. This will be agreed with the person who has overall control of the site.

- Make sure welfare arrangements are clearly addressed
- Consider welfare facilities, their location onsite and regular maintenance during the planning and preparation stage of any project
- Arrange for equipment to be available, provided, sited and connected to services before construction work (including demolition) starts or when additional numbers of workers start onsite
- Make sure the facilities reflect the site size, nature of the work and numbers of people who will use them (if a large number of people are working on site or the work being carried out is particularly dirty or involves a health risk you will need more washing facilities)
- Ensure that all toilet, washing, changing, personal storage and rest areas are accessible and have adequate heating, lighting and ventilation
- Facilities may need to be provided at more than one location to make sure workers have easy access
- Make sure someone is responsible for keeping the facilities clean and tidy including how often the facilities will need cleaning

Every site should have arrangements for storing:

- Clothing not worn onsite (eg jackets, training shoes, etc)
- Protective clothing needed for site work (eg boots, overalls and reflective jackets)
- Separate lockers might be needed although on smaller sites the site office may be a suitable storage area provided it is kept secure
- Where there is a risk of protective site clothing contaminating everyday clothing store items separately
- Men and women should be able to change separately - make sure that wet site clothing can be dried

Strategic Plan diagram and Construction Location Plan are below.

REV | DATE | DRAWN | AMENDMENT

Granit
Architecture + Interiors

Studios 18-19, 16 Porteus Place,
Clapham, London SW4 0AS

t +44 (0) 20 7924 4555
e info@granit.co.uk
w www.granit.co.uk

Notes

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THIS DRAWING HAS BEEN PRODUCED FOR THE NAMED CLIENT AND NAMED PROJECT AND IS NOT INTENDED FOR USE BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE.

For	**Gary Sugarman**
Project	**Garages at Parsifal**
Address	**Parsifal House, 521 Finchley Road, London NW3 7BT**
Purpose	**FOR INFORMATION**
Drawing	**CMS Plan**
Drawing No.	**1850/P/100/13**
Revision	-
Drawn	JW & MG
Scale	1:500 @ A3
Date	14/10/2019
File	1850_Parsifal_House_CURRENT_20190620.pln

Services (live/dead or not applicable) onsite:

Existing services to be located before commencement of work onsite and the contractor will ensure that any services encountered are not damaged. Existing services must be indicated on construction drawings. Existing drawings should be completed indicating existing electrical, water and waste supplies. The client/designers should make available any service information in their possession; however, they cannot guarantee the accuracy of any drawings/information provided. Therefore the contractor will be required to obtain all relevant service information from the statutory undertakers and confirm the presence of services on site using appropriate locating and avoidance tools.

The presence and location of services will be known, confirmed and marked prior to works taking place in the respective areas. Existing drawings will have been completed indicating existing electrical, water and waste supplies. We will have arrangements in place that satisfy the requirements of the Electricity at Work Regulations 1989 and HSE guidance notes HS(G) 47 Avoiding danger from underground services prior to carrying out works in the affected areas. We will implement procedures to ensure that existing services are isolated prior to making any connections.

- Ensure confirmation of isolation of supplies and pressure testing
- Address working in confined spaces and manual handling issues
- Carry out adequate investigation
- Provide adequate information noting the nature, location and ownership of known live services
- Take account of existing overhead, adjacent or underground services and avoid work in close proximity where reasonably practicable
- Avoid excavation/piling near live services where possible
- Design adequate isolation facilities for all plant and equipment, zoning isolation for service runs and labelling
- Provide appropriate switchgear where live working will be essential
- Provide adequate information regarding isolation facilities, zoning, labelling and switch gear for the health & safety file/operations & maintenance manual

Electrical and mechanical:

The contractor will consider the use of a permit to work systems where any electrical works are carried out on existing/live systems. The competency and qualifications of tradesmen will be maintained onsite. We will ensure all electrical works are undertaken in accordance with the IEE Regulations and Code of Practice, and the HSE Guidance HSG 141 electrical safety on construction sites. They will consider general installation hazards during design, installation, commissioning and maintenance of mechanical & electrical equipment including:

- Locating pipework, equipment switches and valves to prevent common hazards such as falls from heights and trips
- Positioning plant and access/egress routes to avoid hazardous manual handling if reasonably practicable
- Designing so that access to confined and awkward spaces is avoided, if reasonably practicable
- As-built drawings to be prepared to correctly identify service routes
- Warning tape to be installed and all electrical cabling within the works to be ducted
- All personnel to remain clear of pressure test areas
- Checks to be made on joints and their bolts prior to the test
- Implementing a safe system of work when using pressure systems/ compressed gas
- Contractor will ensure that all electrical circuits are disconnected before commencement of such work

Work at height requirements:

Contractor will take a sensible approach when considering precautions for work at height. There may be some low- risk situations where common sense tells us no particular precautions are necessary and the law recognises this. There is a common misconception that ladders and stepladders are banned, but this is not the case. There are many situations where a ladder is the most suitable equipment for working at height.

Demolition of existing structures:

Contractor will submit a written system of work for this activity. Prior to doing so, they will carry out a check to ascertain whether asbestos, MMMF or other deleterious materials exist and include in our system of work our proposed manner of disposal of same. Contractor will describe our proposed safe system of working to ensure employees are prevented from falling through roof lights or off the roof. This applies both to the structure as existing or during the course of the construction works. They also note that where a person passes within 2m of fragile material, either the material must be securely covered or full edge protection provided.

Hazardous materials and substances:

Contractor will specify any purpose or activity that is likely to represent a hazard to health, with arrangements to eliminate, reduce or control any potential exposure in accordance with the Control of Substances Hazardous to Health Regulation 2002 (COSHH). Contractor will plan and practice to cope with foreseeable accidents, incidents or emergencies including the following:

- Adequate survey and testing
- Avoid specifying finishes involving hazardous materials/substances where reasonably practicable
- Specify pre-finished components where reasonably practicable
- Provide adequate information regarding any unavoidable hazardous materials or substances
- Equipment to deal with the emergency including protective equipment and decontamination products Procedures to deal with a casualty and people trained to take action
- Arrangements to deal with the waste created and information available to the emergency services

Contractor will provide to the Principal Designer all material safety data sheets for any hazardous substances used during the works for inclusion within the health & safety file. Contractor will comply with manufacturers' instructions regarding application of paints, etc and take protective measures as necessary for the operative and any third party. Used containers must be disposed of to a suitable tip. Contractor will provide a COSHH assessment for the materials proposed and a method statement describing how surplus materials and applicators will be disposed of. These will form part of the health & safety file documentation.

Health risks arising from removal of asbestos:

If the building was built in or after 2000 it is unlikely to have any asbestos. If the building was constructed before 2000 or we are unsure of its date of construction, we will presume the building contains asbestos, Unless evidence is provided stating it is asbestos free. If Asbestos Containing Materials (ACBs) are in good condition and are not likely to be damaged they may be left in place; their condition monitored and managed to ensure they are not disturbed. The requirements for licensed work remain the same: in the majority of cases, work with asbestos needs to be done by a licensed contractor. This work includes most asbestos removal, all work with sprayed asbestos coatings and asbestos lagging and most work with asbestos insulation and asbestos insulating board (AIB). If the contractor carries out non-licensed asbestos work, this will still require effective controls. Asbestos survey report or asbestos management register will be made available to the contractor before work commences.

Fluorescent tubes:

The contractor will adhere to the Waste Electrical & Electronic Equipment (WEEE) Directive 2002/96/EC & 2003/108/EC which require the producers of waste electrical and electronic equipment responsible for its treatment, recycling or recovery. Contractors have a legal requirement to dispose of lamps and fluorescent tubes that contain mercury, which became law as part of the Landfill Directive 1999/31/EC. This regulation makes it illegal to mix lamps and tubes containing mercury with non-hazardous waste, even a skip containing just one lamp or tube is considered as hazardous.

Toxic chemicals, insecticides, pesticides, fungicides and herbicides:

The contractor will describe the method of controlling the use and preventing abuse of dangerous chemicals such as chemical sprays and their containers. Running hot water should be available. It is noted that certain pesticides require neighbour notification and local bee keepers may be affected. COSHH sheets for all chemicals used in landscaping work will be submitted retained for the health & safety file. We will only use certificated operators.

Paints, adhesives, epoxy resin glues, epoxy resin paints, intumescent paint, solvent based paints, fillers and fire stopping compounds and use of pitch polymers:

The contractor will comply with manufacturers' instructions regarding application of paints, etc and take protective measures as necessary for the operative and any third party. Used containers must be disposed of to a suitable tip. The contractor will a COSHH assessment for the materials proposed and a method statement describing how surplus materials and applicators will be disposed of; these will form part of the health & safety file documentation.

Construction materials requiring special precautions:

- It is expected that excavation works and in-situ concrete retaining walls will require a high-level of caution and suitable temporary engineering works design

The full list detailing construction materials that have been specified by the architect/designer as materials which cannot be avoided or designed out will be made available throughout the contract. The contractor will specify the safe working methods adopted to prevent and control exposure to persons and others affected by the works.

Flooding & ground water issues and works affecting local waterways (including contaminated land):

- The site is not in a flood risk area

The contractor is required during the works to implement measures to prevent the contamination of the ground or watercourse by fuels, plant, equipment, materials or human waste. They will ensure that all waste is managed onsite and removed by a registered waste contractor to a licensed site authorised to receive the waste. Any fuels, oils or other chemicals that are to be stored onsite shall be contained within an impervious bund.

Land can be contaminated in many ways including leakage, accidental spillage or uncontrolled waste disposal. Contaminated Land is defined under the Environmental Protection Act as land in such condition by reason of substances in, on or under the land, that significant harm is being caused, or there is a significant possibility of such harm being caused, or pollution of controlled waters is being, or is likely to be caused.

Where contaminated land is identified, the contractor will contact local authorities and give notice in writing to the relevant environment agency, the owner of the land, any occupier/s and any other people who might bear responsibility for any remediation action.

Works to be covered by a PTW system:

The contractor will provide a Permit to Work (PTW) prior to being allowed to work on any high risk activity including working on or in connection with onsite services and hot works. The PTW is to be used to ensure adequate safe working arrangements and checking/control measures have been put in place prior to work activities commencing. The contractor is free to use their own PTW system for the duration of the programme.

Where considered necessary, however, the principal designer can impose their own PTW system. Where the principal designer's PTW system is to be adopted, the contractor will receive advanced notification.

Site management in liaison with personnel onsite will identify those tasks and areas of plant that present the greatest hazards and where it is considered a PTW is required. It is important that consideration is given to work being carried out in other areas where danger may arise that may require closer control.

Subcontractors directly and indirectly under our control:

Subcontractor's must comply health & safety policy and submit their health & safety policy for verification. They must provide relevant assessments (design, risk, COSHH, noise and manual handling) as appropriate and method statements if necessary prior to commencement onsite.

All work will be carried out in accordance with the relevant statutory provisions and taking into account the safety of others on site and the general public and comply with any safety instruction given to them by site management. All plant and equipment brought onto site must be safe and in good working condition, fitted with any necessary guards and safety devices and with any necessary certificates available for checking. Personnel will be adequately trained in the use of such plant and equipment and where appropriate, provide proof of competence.

The contractor will undertake competence checks of all subcontractors in line with the CDM Regulations. The contractor will ensure that steps are taken to limit the number of people onsite to those directly concerned with the construction work and to ensure that the security of the site as a whole is maintained and that the security of the client's undertaking is preserved (we will discuss arrangements with the client's representative before commencing work).

Subcontractors are not permitted to alter any scaffolding provided for their use or interfere with any plant or equipment onsite unless authorised by the Principle Contractor.

Primary first aider onsite:

- To be advised

The Health & Safety (First Aid) Regulations 1981 require you to provide adequate and appropriate equipment, facilities and personnel to enable first aid to be given to employees if they are injured or become ill at work. You are required to identify the level of risk to employees in carrying out their work duties and consider what first aid equipment, personnel and facilities they need to be made available, whether trained first aiders are needed and what should be included in a first aid box and if a first aid room is needed. All works will be planned to take these regulations into account.

Site management must ensure that first aid requirements are established before work starts onsite. Site management must also ensure that all planned first aid facilities are provided and that they are maintained to the required standards. All injuries resulting from accidents onsite or in other work areas, however minor, will be reported by site management on an accident report form and sent to the principal designer and your health & safety advisor. This applies to injuries received by members of the public and visitors as well as company personnel.

In the event of a fatal or major injury to any person or dangerous occurrence as defined by the RIDDOR the HSE must be notified immediately by site management. Your Health & Safety Advisor will be notified. The relevant forms will be completed and sent to the HSE Office within seven days.

Emergency procedures:

All dangerous occurrences and potential hazards will be reported immediately to site management in order that necessary actions will be taken to reduce risks. All personnel who are controlled by our company will adopt the following procedures:

- Report all accidents (no matter how minor) near misses and occupational ill health to site management
- Ensure first aider treats injury and that all details are entered in the accident book as soon as possible
- Complete company accident investigation form and forward a copy to the office as soon as practicable
- If the injury falls within RIDDOR the responsible person onsite must report to the office who will deal with the required procedures
- Competent person onsite to review the risk assessment and make necessary amendments to working procedures
- Location and route to the nearest hospital with an A&E department to be displayed on the site notice board

Nearest A&E department:
Royal Free Hospital
Pond St, Hampstead, London, NW3 2QG
T: 020 7794 0500 (101 for non-emergencies or 999 for all emergencies)
Approximately 1.5 miles from site
This distance is given via the quickest route.

Local police station:
West Hampstead Police Station
21 Fortune Green Road, West Hampstead, London, NW6 1DR
T: 101 for non-emergencies or 999 for all emergencies

Environment Agency:
Postal address: National Customer Contact Centre, PO Box 544, Rotherham S60 1BY
T: 03708 506 506
Please use the incident hotline to report an incident such as pollution
T: 0800 807 060 (freephone 24 hour service)
E: enquiries@environment-agency.gov.uk

Highways England:
National Traffic Operations Centre
3 Ridgeway, Quinton Business Park, Birmingham B32 1AF T: 0300 123 5000
Email: info@highwaysengland.co.uk

Fire brigade:
London Fire Brigade
169 Union Street, London, SE1 0LL
T: 020 8555 1200 (101 for non-emergencies or 999 for all emergencies)
E: info@london-fire.gov.uk

CDM health & safety file:

The health & safety file may be combined with an operations & maintenance manual providing that this does not result in the health & safety information being lost or buried.

Date when draft information for the health & safety file to be submitted to the CDM-C:

- No later than four weeks from end of practical completion

Date when final version of information for the health & safety file to be submitted to the CDM-C:

- No later than one week from practical completion

Date of handover of the health & safety file by CDM-C to client (if not the date of practical completion):

- Within one month of completion

The layout of the health & safety file is essentially in two parts: the health & safety file and the trade manuals that accompany the file. In each case, an index is provided describing the contents. It is anticipated that trade package information will be provided on disk by each significant trade contractor.

Fire safety:

A diagram incorporating relevant details from the plan will be displayed at the fire point as well as in the site office and welfare facilities to include the following:

- Name of site fire warden
- General site fire precautions including as appropriate (fire extinguishers, fire detection and warning alarms, site security, storage of HFL and LPG)
- Requirement for hot work permit systems
- Fire escape and coordination including an evacuation procedures, emergency lighting and procedures for calling the fire brigade
- Fire brigade access facilities and coordination including the provision of operational rising mains where appropriate

Organisation of fire safety procedures:

Project/site manager:	Implementing company policy and procedures
Fire warden:	Calling fire & rescue services
Health & safety advisor:	Advisory and investigative procedures

Fire action notices to be clearly displayed where everyone onsite will see them.

Before any work commences, the emergency fire procedures and/or additional fire safety measures will be in place. Occupants will be informed of temporary arrangements if it becomes necessary for any part of the fire alarm system to be temporarily disconnected. The fire warden is responsible for assessing the degree of fire risk and for formulating and regularly updating the site fire plan as construction proceeds.

The contractor will ensure that all temporary fire extinguishers are in place in all work areas and in temporary facilities. This equipment must be labelled and dated for annual test verification. At least one fire point to be established at each access point to the building plus any additional fire points as required by the fire warden. At each of these points, there will be one 2-litre carbon dioxide extinguisher and one 5-litre water fire extinguisher. The contractor will also allow for 'fire point' signage to be displayed at each point and all extinguishers to be raised off the floor.

- Fire equipment is located where it is really needed and is easily accessible
- The location of firefighting equipment and how to use it is clearly indicated
- The right sort of extinguishers are provided for the type of fire that could occur (a combination of water or foam extinguishers for paper and wood fires and CO2 extinguishers for fires involving electrical equipment is usually appropriate)
- The equipment provided is maintained and works
- Firefighting equipment to be checked regularly by a competent person

Control of noise:

The Control of Noise at Work Regulations 2005 requires us to eliminate or reduce risks to health & safety from noise at work. Depending on the level of risk, the contractor will take action to reduce the noise exposure and also provide employees with personal hearing protection. The contractor will also:

- Make sure the legal limits on noise exposure are not exceeded
- Maintain and ensure the use of equipment you provide to control noise risks
- Provide employees with information, instruction and training
- Carry out health surveillance (monitor workers' hearing ability)

The contractor will address noise if any of the noise is intrusive; employees have to raise their voices to carry out a normal conversation when about 2m apart for at least part of the day; employees use noisy powered tools or machinery for more than half an hour each day or there are noises due to impacts.