

# 12 Keats Grove

## Planning Stage Construction Management Plan



This document is to be read in conjunction with the Structural Engineer’s Basement Impact Assessment.

This document is for use during the project pre-construction stage.

**Note**

A construction stage Construction Management Plan is to be prepared by the Contractor before any construction work starts on site.

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Date	Version	Notes/Amendments/Issue Purpose
November 2019	1	Issued for planning
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**Note:**

This report has been prepared for The Building Owners and their advisors, for the purposes noted in Section 1, using the information available to us at the time. It should not be relied upon by anyone else or used for any other purpose. This report is confidential to our Client; it should only be shown to others with their permission. We retain copyright of this report which should only be reproduced with our permission.

## 1 Introduction

This domestic basement construction is part of the refurbishment of this house that will be carried out as a construction project expected to last 12 to 18 months. This document outlines the measures that will be taken to mitigate the impact of this building work on the neighbours and local area. A detailed Construction Method Statement will be prepared, in due course, by the Contractor appointed to carry out the works; this document will provide more detail on the specific issues in line with the constraints outlined herein. The detail content of this will be agreed with the neighbours via the Party Wall Award process.

The Contractor will be required to meet the requirements of Camden Council's: Guide for Contractors Working In Camden and should be a member of the Considerate Constructors Scheme.

The Contractor will be required to provide regular updates on planned activities and progress to the neighbours, as agreed via the Party Wall Award process.

## 2 Provisions for site management, safety, and supervision

Price & Myers have been appointed by the client to provide a civil and structural engineer's overall review of the work on site.

The Contractor is to have a site manager responsible for all site activities; including the control of noisy work and traffic management. In addition the Contractor will appoint their own Temporary Works Co-ordinator to provide "day to day" site supervision and a Temporary Works Designer to prepare detailed temporary works proposals and method statements.

All site operatives and visitors, unless accompanied by the site manager, must have current, appropriate CSCS cards.

The Contractor will prepare detailed proposals for site safety including details of adequate protection for neighbours and passers-by.

## 3 Management of construction traffic and parking

### Site Logistics

The existing site access will be used for construction traffic; within the site space will be created to allow all vehicles to turn and exit to the street travelling forwards. Deliveries will be planned so that there is no construction parking on the street outside the site.

### Site Hoardings and Security

The work area is to be enclosed by a secure scaffold and entry to the site is to be controlled.

## 4 Management of noise, vibration, dust, and waste

### Control of Noise

Noisy work on site will be limited to, at most Mondays to Fridays - 8am to 6pm; and the Contractor will liaise with neighbours should there be limited specific times when additional limits would be beneficial.

### Control of Vibration

No work, such as piling, likely to create vibration in the site vicinity is proposed.

### **Control of dust and waste**

There will be wheel washing of all vehicles leaving the site; and water will be used to control dust during work such as demolition. Construction waste will be minimised; stored on site in skips and its disposal co-ordinated with material deliveries.

## **5 Provisions to ensure stability of buildings and land**

The outline sequence of construction is outlined on sketch 28412/sk3; see the Basement Impact Assessment. The impact of this construction sequence has been analysed by the Ground Movement Analysis and generally the predicted damage measured by the Burland scale is Category 0 - 'Negligible'.

Detailed temporary works proposals prepared by the Contractor's Temporary Works Designer will be agreed by Price & Myers and the Party Wall surveyors before any excavation work starts.

All temporary works design proposals are to be prepared in time to allow at least 5 working days for Price & Myers to comment.

## **6 Provisions for monitoring movement**

It is essential to check that the effect of the construction work will have on the existing house and the surrounding buildings. The work has been planned and will be supervised to minimise the potential for any movement in the house or adjoining houses. The monitoring should demonstrate that the measures taken have performed as required; if however the trigger levels are reached it will allow the swiftest possible action to be taken to limit building movement.

The movement monitoring will be carried out by a specialist surveyor. The survey shall be to an array of targets fixed to the house and adjoining houses at locations to be agreed but at least three targets on each of the elevations of the houses. The targets and surveying system will allow for measurement in three orthogonal directions.

Readings shall be taken fortnightly from the start of the work on site; the targets will be installed within a week of the work starting, until the major underpinning and excavation work start when monitoring shall be carried out weekly. When the work to form the proposed basement is complete the frequency of readings shall be reduced to monthly until the structural work is complete; a final set of readings should be taken after a further 6 months.

Reports recording the site readings in tabular and graphical format will be issued to all Parties within two days of the measurements being carried out. These will show the trend and size of any movements.

When there is a difference between two individual readings in excess of 6mm recorded and this shows a trend of increasing movement, or there is an overall trend of increasing movement in excess of 8mm, this is a "cause for concern" and the Contractor and Engineer are to assess the need to carry out any additional works to provide temporary support to the excavation or adjust the planned work sequence to reduce the potential for further movement. Where there is a "cause for concern" all Parties are to be informed of the result of the review and of any agreed additional works or adjustment to the planned work sequence

Should there is a difference between two individual readings in excess of 10mm recorded; work will be suspended as soon as practicable until all Parties agree on the action to take.