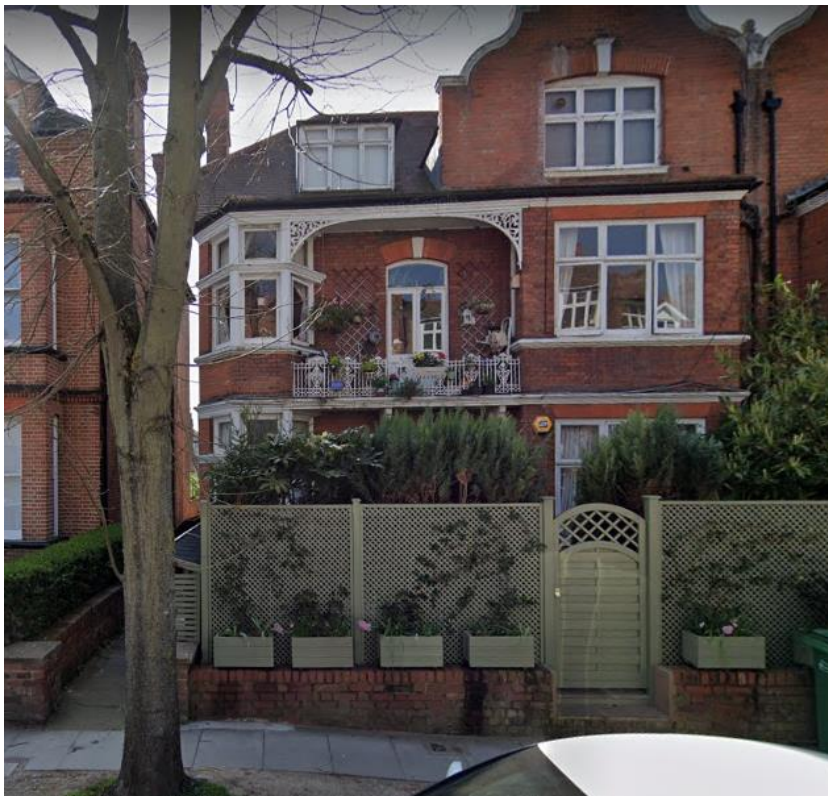


Draft Construction Management Plan

8A Fawley Road
West Hampstead
London NW6 1SH



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1.0 Introduction

1.1 Objectives the Plan

The purpose of the Construction Management Plan is to outline our approach to managing the basement development works for 8A Fawley Road NW6. This document includes specific comment on site establishment, logistics and the process of managing the overall environment surrounding 8A Fawley Road. It will also ensure that the works cause the minimum disruption to the adjacent residents by achieving a safe working and living environment.

The agreed contents of the construction management plan must form part of the development plan and agreed with Camden Council. The plan will be constantly reviewed and any changes and or improvements will be added and agreed with the Council and the plan revised and re-issued.

These proposals are to enable third parties to understand the nature of the works and the various construction activities associated with the development.

This Construction Management Plan is subject to third party approvals and therefore amendments are likely. Liaison with the neighbours and interested parties will continue throughout the project, as information is updated and as the project develops. Particular attention will be paid to ensure that the neighbours are kept informed of progress and future works on the project.

The information provided in this document is an overview of the key project activities at 8A Fawley Road. Generic statements herein are to be further developed into plans, procedures and detailed method statements as the project develops.

This Plan will be used as the background for the detailed construction method and risk assessments and will be included in all specialist trade contractor portions of the works.

1.2 Project Overview

The proposed development involves the excavation of a single storey basement beneath the current footprint of the existing property (approx. 500sqf) and the unification of the existing and new spaces into a single residential dwelling.

It is understood that the proposed basement is at a level of approximately 3.5m below ground level. The area underneath the property is already partially excavated to a depth of circa 1m.

2.0 Project Background

2.1 Site Description

(National Grid Reference: TQ 255 850)

8a Fawley Road is a single storey flat within a two-storey residential property with a loft conversion, located on the southern side of Fawley Road at approximate postcode NW6 1SH. The residential dwelling has three levels of accommodation; ground, first floor and loft conversion, with front and back gardens. The site covers an approximate area of 0.05 Hectares with the general area being under the authority of the London Borough of Camden. The site is located on the southern side of Fawley Road with residential properties to the south, west and east. The site surrounding areas are predominantly residential.

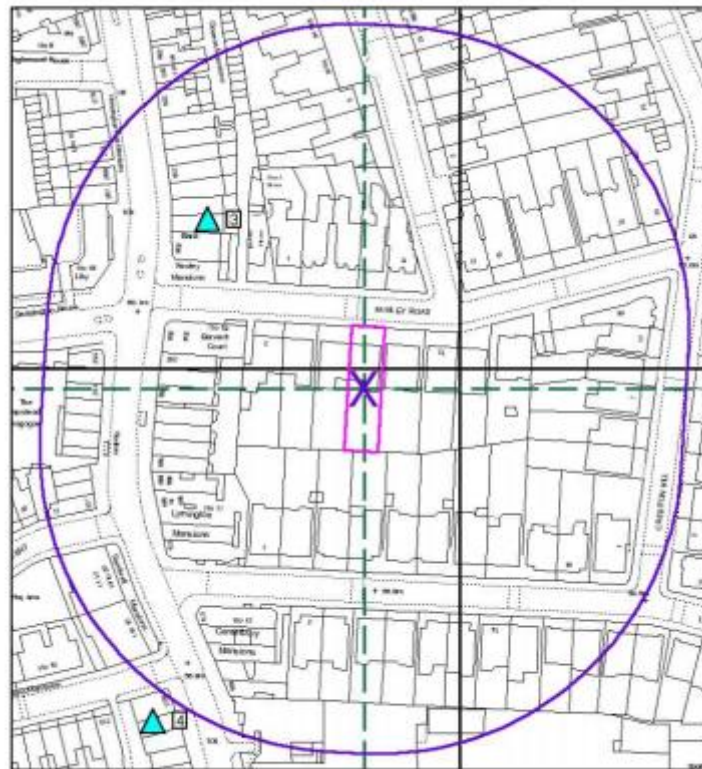


Figure 1. Site Location Plan

3.0 Proposed Site Works

3.1 Preliminary Programme

The works are scheduled to commence late Spring 2020, and due for completion Autumn 2020. It is envisaged that the duration of works described will be 12 weeks for the basement conversion and structural works, and 8-10 weeks for fit out.

The key elements of the development with regards to the potential impact on the surrounding area are:-

o Site Setup.

The space available within the property will be utilised for the site office and welfare facilities. The existing incoming power and water supply will be utilised.

o Excavation

Following the completion of the piling, the bulk dig to Basement level will be started. The excavation spoil will be removed from site by conveyor belt and into a skip in the suspended parking bay immediately in front of the site. A limiting factor with regard to the progress of the bulk excavation will be the speed at which spoil material can be delivered to the waiting lorry via the conveyer belt. The programme time allowed for this operation has been based on considerable experience of this type of work. The conveyor belt will be modified as necessary as the excavation progresses.

o Temporary Works

As the excavation progresses, temporary support works will be introduced in the form of plan bracing. The presence of these temporary structures will have the effect of slowing the excavation process and this has been factored into the programme. This will be designed by the assigned Temporary Works Engineer, who will also regularly visit site to monitor this process.

These temporary works will restrain the lateral loads until the permanent structure has been completed.

o Concrete work

Following the completion of the basement excavation, the basement slab and lining walls will be cast. When the concrete envelope has been completed, the waterproofing system will be installed.

o Dewatering

The information in the soil report regarding ground conditions and ground water levels, suggest that dewatering can be dealt with locally as the excavation progresses.

4.0 Construction Management Action Plan

The following sections outline the key elements for consideration. This document demonstrates our commitment to manage, control and where possible mitigate our impact on the local community and infrastructure.

Many of the issues identified will be further developed and dealt with in our more detailed site based method statements. Method statements will be prepared and agreed for all major site operations in advance of the relevant works commencing. This will be particularly important for piling, excavation and structural works.

4.1 Communication

4.1.1 Neighbourly Relations

The site is within a residential area. Maintaining good neighbourly relations is assisted greatly by good communication, and by keeping third parties regularly informed of the site activities which are likely to impact on adjoining residents. Our construction firm have found that listening to reasonable concerns and demonstrating a considerate and professional approach will always maintain a well-balanced relationship.

We will carry out at least two or more meetings with local residents for meaningful consultation for this proposed project. The CMP will be amended where appropriate and where not appropriate a reason will be given. The revised CMP will be submitted to Camden Council.

Appropriate signage and information boards will be displayed on site hoardings.

4.1.2 Considerate Constructors Scheme

Our construction firm will register and comply with the requirements of the Considerate Constructors Scheme for the duration of the project.

In addition, we have noted and will adhere to the Guide for Contractors Working in Camden.

The works will be carried out in accordance with the Considerate Constructors Scheme and in such a way as to minimise the impact on the local environment and amenities.

A contact board will be displayed outside the site providing contact details. This will include names and telephone numbers of key construction staff so that neighbours and the general public can contact us should they have cause to do so.

A complaints / contact book will be kept on site, which will be used to record details of any complaints. This will include the name of the person making the complaint, the date, time and nature of the complaint and the action necessary to resolve the complaint. The complaints book will be regularly reviewed to ensure that any complaints are dealt with and resolved promptly.

4.1.3 Neighbouring Sites

We are currently not aware of any anticipated construction sites in the local area at the time at which construction will begin.

4.2 Site Establishment

A solid hoarding will be erected to the frontage of the site. This will be tight up to the front building line and will not encroach onto the road. These will be extended upwards with ply hoarding to minimise nuisance to adjacent residents and to provide site security.

The hoarding will be painted in the Our construction firm colours (or an agreed colour) and kept in a clean and tidy condition throughout the works. A site office and welfare facilities will be established on site. Temporary power, water and drainage will be established to serve the site.

4.2.1 Access

Access to the site will be by the existing private access to 8A Fawley Road, so will not impact any of the other residents of 8 Fawley Road, nor neighbours.

The parking bay immediately in front of the property will be suspended for the duration of the works. This will be used for vehicles delivering to site and taking material off site to allow the necessary access to carry out the work without blocking the road. This is dealt with in more detail in the Traffic Management Plan.

The necessary arrangements will be made with the Camden Council at the appropriate times. The removal from the site of excavation spoil will be by conveyor belt directly into a skip in the front garden of the property. A high level ply enclosure will be constructed to enclose the conveyor where it projects beyond the building line and also to contain the spoil material as it is discharged into the skip. This will minimise the spread of dust.

4.2.2 CLOCS Standard Considerations

All drivers and vehicles will adhere CLOCS Standard. Contracts FORS Bronze accreditation as a minimum will be a contractual requirement, FORS Silver or Gold operators will be appointed where possible. Where FORS Bronze operators are appointed, written assurance will be sought from contractors that all vehicles over 3.5t are equipped with additional safety equipment (as per CLOCS Standard P13), and that all drivers servicing the site will have undertaken approved additional training (eg. Safe Urban Driving + 1 x e-learning module OR Work Related Road Risk Vulnerable Road User training + on-cycle hazard awareness course + 1 x e-learning module etc.). CLOCS Compliance will be included as a contractual requirement.

4.2.2.1 Traffic Site Management

Our construction firm will liaise with the other Contractors to ensure, so far as is reasonably practical, that deliveries and other construction operations are coordinated to minimise any negative impact on the residents and users of the roads. Deliveries will be managed on a 'just-in-time' basis. Deliveries will be carefully planned, pre-booked and managed on site to ensure no back up of vehicles Fawley Road and timed to minimise disruption to neighbours. All deliveries to site will be undertaken with full regard paid to:-

- Reduction and control of plant movements
- Reversing vehicles directed by a Competent Person
- Pedestrian and vehicle directional signage – suitable barriers will be erected when deliveries arrive to prevent pedestrians accessing the unloading area.
- Mobile plant will only be operated by a Competent Person with a Banks Person in attendance to any movements

Consultation with Camden Council will continue throughout the project to ensure:-

- Construction methods minimise the potential impact on nearby residents
- Maintenance of the existing public highway

Traffic Routing

We will ensure that a suitable, risk assessed vehicle route to the site is specified and that the route is communicated to all contractors and drivers. We will make any other service suppliers aware that they are to use these routes at all times unless unavoidable diversions occur.

Routes will be carefully considered and risk assessed, taking into account the need to avoid where possible any major cycle routes and trip generators such as schools, offices, stations, public buildings, museums etc.

Consideration will also be given to weight restrictions, low bridges and cumulative impacts of construction (including neighbouring construction sites) on the public highway network. The route(s) to and from the site will be suitable for the size of vehicles that are to be used

4.2.3 Working Hours

Working hours will be 08.00 – 18.00 Monday to Friday and 08.00 – 13.00 Saturdays. No working outside of these hours, on Sundays or Public Holidays

4.2.4 Fire and Emergency Procedures

Contact names and telephone numbers will be made available in case of ‘out of hours’ emergencies relating to the site. This information will be displayed on the hoarding.

Our construction firm shall implement procedures to protect the site from fire.

A Site Fire Safety Co-ordinator will be appointed to assess the degree of fire risk and formulate a Site Fire Safety Plan, which will be updated as necessary as the works progress.

4.2.5 Security

All site personnel will have to sign in on arrival and sign out before leaving the site. This will be incorporated into the Site Rules and included as part of the site induction process.

The front hoarding will be regularly inspected to ensure that it remains secure. All windows and external doors will remain closed when the site is not operational. The access door to the site will be fitted with a combination security lock to only allow access for authorised personnel.

The name and contact details of an appropriate member of staff will be provided in case of emergencies.

4.2.6 Health and Safety

A Construction Health and Safety Plan will be prepared for the works in accordance with the CDM Regulations. Risk Assessments will be developed and agreed. Sub-contractors’ detailed method statements will also be produced and safe methods of work established for each element of the works.

Site inductions will be held for all new site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to the effect that they have read the procedures. These will include any relevant neighbourly issues.

4.2.7 Scaffolding

It is not envisaged that there will be a requirement for external scaffold.

4.2.8 Good Housekeeping

The site will be kept in a clean and safe condition. The areas adjacent to the site will be regularly inspected and any rubbish or litter removed.

Adjacent roads and pavements will be kept clean.

Offloading will generally be direct from vehicles onto the site. Materials will not be stored on public footpaths or roads.

Waste and rubbish will be regularly removed from site and not allowed to accumulate so as to cause a safety or fire hazard.

Activities that have the potential to cause dust will be carefully monitored and dust reduction methods employed. This will include water spray, dust extraction and localised screening where appropriate.

Welfare facilities will be provided within the site. Site operatives will not be allowed to congregate or loiter on the footpath or road adjacent to the site.

4.3 Environmental Issues

Our construction firm operate an environmental policy in which we pursue the following objectives.

To:

- Conduct our activities with proper regard to the protection of the environment.
- Comply with all relevant regulatory and legislative requirements and codes of practice.
- Communicate with local communities to ensure the work causes the minimum disturbance and disruption.
- Ensure that our staff have a good understanding of the environmental impacts of our business and what is expected of them to minimise these impacts.
- Ensure that our suppliers and sub-contractors are aware of this policy and ensure they apply similar standards to their own work.

4.3.1 Waste and Material Management

A site waste management plan will be prepared prior to the works commencing.

All waste materials will be removed from site by a licensed waste contractor, discharged via Fawley Road using skips or lorries.

All waste from this site will be dealt with in accordance with the waste duty of care in Section 34 of the Environmental Protection (Duty of Care) Regulations 1991 (b). Materials will be handled efficiently and waste managed appropriately

We aim to minimise waste and to recycle as much material as possible. Due to the limited space on site, waste will generally be sorted for recycling at the waste transfer station. This element of the works will be carried out by one of our licensed sub-contractors specialising in waste management.

4.3.2 Affected receptors and measures for management of Dust, Noise and Vibration

Affected receptors include neighbouring residential dwellings.

Dust

The following measures will be considered as appropriate to mitigate the impact of dust due to the construction activities:

Solid barriers erected around the site particularly to the neighbouring buildings and boundaries;

Site set-up to be planned to ensure where possible dust creating activities are located away

from the sensitive areas;

All loads delivered to or collected from the site will be covered where appropriate;

All non-road mobile machinery will utilise ultra-low sulphur tax exempt diesel, where available;

All road vehicles will be requested to comply with set emission standards;

Cutting equipment will use water as a dust suppressant or have a local exhaust ventilation system;

Skips will be securely covered;

A method statement will be developed as part of this Construction Management Plan prior to the works commencing, to minimise gaseous and particulate emissions generated during construction.

Forced ventilation will be employed within the site to maintain air quality.

Noise and Vibration

We are fully aware of the sensitivities to noise of those occupying the adjacent properties.

We confirm that any noisy operations will conform to the Camden's Minimum Requirements for Building Construction (CMRBC).

All reasonable steps will be taken to minimise any noise disruption to adjacent occupiers.

Where it is necessary to carry out noisy activities, these will be identified well in advance and the timing agreed prior to commencement.

Operatives working in noisy areas will be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods.

Electrically operated plant will be used where practical. We will ensure all plant used on the site will be effectively silenced.

No radios or other audio equipment will be allowed on site.

Where it is necessary to carry out noisy activities these will be carried out in accordance with Local Authority requirements and in consultation with any affected residents.

5.0 Addendum

5.1 Contact Details

5.1.1 Site Address

8A Fawley Road, London, NW6 1SH.

5.1.2 Person Responsible for CMP

To be notified when contractor is instructed following full planning permission and tendering process

5.1.3 Site Project Manager & Community Liaison

To be notified when contractor is instructed following full planning permission and tendering process

5.1.4 Main Contractor

To be notified when contractor is instructed following full planning permission and tendering process