GODSMARK Architecture

Job: 848RC
154 Royal College Street,
London
NW1 0TA

CONSTRUCTION MANAGEMENT PLAN

Rev - B

August 2020

Client- SITIO Ltd
271 Royal College Street,
London
NW1 9LU

Introduction

This Construction Management Plan (CMP) should be read in conjunction with the Architects information.

The main contractor is: edge2 Properties Limited at 8 Hawley Crescent , Camden , London, NW1 8NP.

The main contractor has determined the necessary contacts within the Council's Building Control, Environmental Health and Highway's team and the requirements

All information within this document will be confirmed and finalised by the main contractor. During the project, the contractor will review and update the CMP accordingly, taking into account other development projects within the area.

The main contractor will take ownership of the CMP. The nominated person (Mr *******) will be responsible for reviewing the CMP at regular periods during the works, and re-issuing this where required. He will also co-ordination with other traffic management plans within the local area. They will also ensure compliance with the conditions attached to the planning permission.

Any significant changes to the CMP should be reported to the Department of Planning and Borough Development.

A. Management Arrangements, Communication

A.1. What is the full postal address of the site? Provide a brief description

The full site address is 154 Royal College Street, London NW1 0TA

The site is on the Royal College Street close to the junction with Baynes Street.

The site is currently occupied by a flat in the basement, a coffee shop on the ground floor and a maisonette on the upper floors.

A.2. Who will have responsibility for the management of the site, and communications with the neighbours and the council? Outline the complaints procedure?

The contractor has nominated one of their staff who will be the point of contact for any comments on the works. The contractor will display, on the hoarding, a 24 hour emergency telephone number that can be used be members of the public. This will be displayed in a prominent place.

The contractor will inform occupiers of all properties which may be affected by noise, dust or vibrations arising from the works of the works on site. The properties most affected by the works are thought to be the neighbouring council estate blocks, located across the yard. The contractor will also advise of the intended works, proposed hours of work and their expected duration.

Any complaints from local residents will be dealt with by the main contractor in a timely manner. A staffed telephone enquiry line will be maintained at all times when site works are in progress to deal with enquiries and complaints from the local community. The telephone number (and any changes to it) shall be publicised widely in the local community affected.

B. Other Codes, Freeholder Permissions and Requirements

B.1. Outline who the freeholder is, and codes, guidance or good practice guidelines.

The freeholder is SITIO Ltd. No freeholder permission is necessary.

Licences will be applied for scaffolding, skips and basement works near the highway.

The main contractor will have responsibility for all works on site. They will conduct themselves in a professional manner at all times.

B.2. Site operating procedures during the Covid pandemic.

The site will be operated following the guidance published by the Construction Leadership Council ver. 5 and subsequent updates.

C. Timetable and Programming of Works

C.1. Provide an estimation of the duration of the works, including an indication of the length of the noisy works on the site.

The total timescale for the project is anticipated to be approximately 9 months. The outline timescale for the main activities is shown below. Note that these are approximate durations only and together with the construction sequence will be formed up by the contractor following their appointment.

Temporary Props and New Steelwork (Lower Ground) - 3 weeks
Excavation for Basement - 4 weeks
Basement/Ground Floor Slab – 4 weeks
Superstructure – 18 weeks
Fitting-out – 10 weeks

D. Working Hours

D.1. What are the proposed hours of the site works and how will any works at sensitive times be avoided?

It is anticipated that the site hours will be 8am to 6pm Monday to Friday, and Saturday 9am - 1pm. There will be no working on Sundays or Bank Holidays, unless previously agreed with the Council.

A 2 hour low impact time will be maintained between 12pm and 2pm.

The contractor will maintain good relations with the adjoining owners and will inform them of any particularly noisy works in advance of the works occurring. The contractor will avoid works at sensitive times and will adhere to the working hours noted above.

All subcontractors will be required to produce a procurement schedule for their materials which will be monitored at their weekly or fortnightly meetings and must be book delivery slots with the

contractor. The main contractor will ensure that all deliveries will be made between the hours of 9.30 am – 12 pm Monday to Friday, and 9.30am – 1pm on Saturday. Each delivery will be allocated a delivery time period.

The contractor has informed occupiers of all properties which may be affected by noise, dust or vibrations arising from the works. The contractor has also advised of the intended works, proposed hours of work and their expected duration.

E. Welfare Facilities, Storage of Materials and Equipment and Use of Highway

E.1. Will there be a need for construction staff welfare facilities.

Construction staff will need 1 mobile WC, 1 mess rooms, and 1 storage container. One office and a mess room will be located immediately to the rear of the site.

The access to the WCs will be shielded from public vision

E.2. Will there be a requirement to locate any materials or structure on the highway?

There will not be any materials storage on the highway.

E3. Will there be a requirement for any scaffolding or other licences during the works?

All necessary licences will be applied for.

F. Access, Parking, Traffic Management and Deliveries

F.1. Show/Describe the proposed routes of vehicles to site and how these impact on the surrounding highway and other users?

All construction vehicles will be expected to make use, where possible, of the main TFL Road network in order to avoid residential streets at all times.

Vehicles arriving to site from the east and west are expected to route along Royal College Street and avoid minor roads.

F.2. Provide details of the size and type of vehicles accessing the site, and where vehicles will wait to load/unload.

It is expected that there may be 4 concrete wagons a day during the formation of the basement. These will unload within Baynes Street, with the concrete pumped from the wagon to the site. Concrete wagons are expected to take 30 mins to unload

F.3. What are the arrangements for co-coordinating and controlling delivery vehicles?

All vehicles numbers will be timed up by the contractor.

There are a number of concrete batching plants located within and on the outskirts of London who can provide the pumping vehicles required. Where possible, the contractor will be expected to use one within close proximity to limit the journey time.

Structural steelwork and temporary props will be transported using delivery vehicles that will park in the suspended parking bays in front of the site and or Baynes Street.

It is essential that the traffic management system is rigidly applied. Access to, on and around the site will be controlled by the main contractor at all times. The site foreman will be in control of all deliveries and the movement of site traffic. Where required he will also co-ordinate with any neighbouring street traffic requirements.

The main contractor will be responsible for operating a daily booking system so that all vehicles coming to site are known about in advance and have been programmed in. accordingly.

The contractor will operate a just in time scheduling of deliveries, where issued to all suppliers and subcontractors. These will detail the agreed access routes and will inform of the restrictions in accessing site.

If vehicles turn up outside of the agreed time, they will be refused entry to site. Persistent offenders will be banned.

The main contractor will have a single van and will apply for a parking permit to allow this to park locally.

F.4. Where will the contractor's own vehicles park?

All workers will be actively encouraged to use sustainable transport methods such as the underground, overground and local buses to get to site.

Where car journeys have to be made, workers will be encouraged to car share. Whilst the roads surrounding the site are pay and display, the contractor will be aware that spaces in these locations will not always be available.

If vehicles cannot access the site, they will wait on the route at the roadside, at locations where traffic regulations allow. The driver will wait with the vehicle in order that there are no vehicles left unattended.

F.5. How will the public highway be protected from damage?

All plant and equipment to be placed on the highway shall be delivered, and later removed, in a manner to prevent scuffing or dragging of the road surface.

Concrete will not be mixed on the highway. All concrete will be pumped into the site. Any spilt concrete will be picked up and leaned from the roadway surface in an on-going operation during the delivery period.

F.6. How will you protect pedestrians from the construction works, particularly vulnerable users?

The scaffolding facing Royal College Street will be built over the pavement and will provide a tunnel for pedestrian access. The scaffolding will be lit, alarmed and with exposed corners and poles protected with padding and hi-vis tape. All vehicular movements onto and off of the site will be supervised by a banksman, who will direct pedestrians safely through any areas of work. He will operate in a professional and polite manner at all times. He will also ensure that all vehicle movements are undertaken in a safe manner and drivers are aware of pedestrians and other road users.

F.7. How will you stop vehicles crashing into the excavation if they lose control and leave the road?

Vehicle barriers will be placed on Royal College Street before vehicles are due to stop there. It should be noted that because of the width of the plot it would be hard to inadvertently drive onto the site.

F.8. How will you stop dirt being transferred to the highway on lorry wheels?

Vehicles will not be able to access the site. Diggers used on site will be washed before removal and craned onto a lorry for removal.

G. Handling Materials and Waste

G.1. What arrangements are there for recycling waste?

The contractor will use working methods to minimise the construction waste. The aim will be for a zero waste site. Materials from the demolition and construction process will be salvaged as far as possible and separated on site in accordance with the appropriate legislation and the guidelines set down in The London District Surveyors Association guideline document "Reducing, Recycling and Reusing Demolition and Construction Waste".

H. Noise, Dust and Vibration Emissions

H.1. Outline what steps will be taken to during the works to reduce noise, dust and vibration emissions.

The contractor is to use the quietest and newest vehicles/plant machinery at all times. Vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers, shall be maintained in good condition and efficiently operated in such a manner as to minimise noise emissions.

The contractor is to provide information on the specific plant to be used to excavate the basement, and any other activities that are considered to be either noisy or induce vibration. The contractor is to demonstrate that the machinery and tools that he has chosen result in low vibration transmitted through the structure

Management Orders and will allow sufficient time for this within his programme.

The Best Practicable Means (BPM), as defined in Section 72 of the Control of Pollution Act 1974, shall be employed at all times to reduce noise (including vibration) to a with reference to the general principles contained in British Standard BS5228: 2009 'Noise and Vibration Control on Construction and Open Sites'.

H.2. How will the existing structure be demolished?

The existing structure will be taken down carefully without use of percussive machinery. Dust suppression will be as below.

RISK ASSESSMENT EARTHWORKS

- Proximity of receptors – There are residential flats within 50 metres of the site. These are high sensitivity receptors.
- Nature of works – excavation of basement
- Duration of works – 4 weeks
- Scale of works – small
    - Total site area <2,500m^2, or
    - soil type with large grain size (e.g. sand), or
    - <5 heavy earth moving vehicles active at any one time, formation of stockpile enclosures <4m in height, or
    - total material moved <10,000 tonnes (where known), or earthworks during wetter months.
- Sensitivity to dust – high

From table 4.6 in the Greater London Authority's Supplementary Planning Guidance "The Control of Dust and Emissions During Construction and Demolition" this is a Low Risk.

RISK ASSESSMENT CONSTRUCTION

- Proximity of receptors – There are residential flats within 50 metres of the site. These are high sensitivity receptors.
- Nature of works – excavation of basement
- Duration of works – 6 weeks
- Scale of works – small
    - total building volume <25,000m3, or
    - construction material with low potential for dust release (e.g. steel frame and acrylic render).
- Sensitivity to dust - high

From table 4.8 in the Greater London Authority's Supplementary Planning Guidance "The Control of Dust and Emissions During Construction and Demolition" this is a Low Risk.

RISK ASSESSMENT TRACKOUT

- Proximity of receptors – There are residential flats within 50 metres of the site. These are high sensitivity receptors.
- Nature of works – excavation of basement
- Duration of works – 6 weeks
- Scale of works – small
    - <10 HDV (>3.5t) trips in any one day,
    - surface material with low potential for dust release,
    - unpaved road length <50 m.
- Sensitivity to dust - high

From table 4.9 in the Greater London Authority's Supplementary Planning Guidance "The Control of Dust and Emissions During Construction and Demolition" this is a Low Risk.

MEASURES TO MINIMISE BUILDING OPERATIVES EXPOSURE:

- Respiratory masks will be used at all times. The masks will be FFP2 disposable mask or half mask with P2 filter.
- Operatives will rotate from dust generating tasks on a regular basis.

Training will be given for:

- Communication on dust and health risks
- Training on how to use the dust controls
- Training on how to check controls are
- working;
- Training on maintaining/cleaning equipment;
- Training on use and maintenance of RPE and PPE;
- Training on what to do if something goes wrong.

The project is deemed as a low risk category as the scale of the works is relatively small and the sensitivity of the surrounding area is also relatively low as it is not located on main pedestrian walkways or near buildings with a high sensitivity is such as hospitals and schools.

MEASURES TO MITIGATE DUST POLLUTION TO SURROUNDINGS

The following measures from Appendix 7 will be complied with. These measures are shown as being both highly recommended and desirable.

- Display the name and contact details of person(s) accountable for air quality pollutant emissions and dust issues on the site boundary.
- Display the head office contact information.
- Record and respond to all dust and air quality pollutant emissions complaints.
- Make a complaints log available to the local authority when asked.
- Carry out regular site inspections to monitor compliance with air quality and dust control procedures, record inspection results, and make an inspection log available to the local authority when asked.
- Increase the frequency of site inspections by those accountable for dust and air quality pollutant emissions issues when activities with a high potential to produce dust and emissions and dust are being carried out, and during prolonged dry or windy conditions.
- Record any exceptional incidents that cause dust and air quality pollutant emissions, either on or off the site, and the action taken to resolve the situation is recorded in the log book.

- Plan site layout: machinery and dust causing activities should be located away from receptors.
- Erect solid screens or barriers around dust activities or the site boundary that are, at least, as high as any stockpiles on site. These screens will be 1.8 metres high and made of painted sterling board on timber framing.
- Fully enclosure site or specific operations where there is a high potential for dust production and the site is active for an extensive period.
- Avoid site runoff of water or mud.
- Keep site fencing, barriers and scaffolding clean using wet methods
- Remove materials from site as soon as possible.
- Ensure all on-road vehicles comply with the requirements of the London Low Emission Zone.
- Ensure all non-road mobile machinery (NRMM) comply with the standards set within this guidance.
- Ensure all vehicles switch off engines when stationary – no idling vehicles.
- Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where possible.
- Impose and signpost a maximum-speed-limit of 10mph on surfaced haul routes and work areas (if long haul routes
  are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate).
- Implement a Travel Plan that supports and encourages sustainable travel (public transport, cycling, walking, and car-sharing).
- Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.
- Ensure an adequate water supply on the site for effective dust/particulate matter mitigation (using recycled water where possible).
- Use enclosed chutes, conveyors and covered skips.
- Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.
- Reuse and recycle waste to reduce dust from waste materials
- Avoid bonfires and burning of waste materials.
- Avoid scabbling (roughening of concrete surfaces) if possible
- Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place
- Regularly use a water-assisted dust sweeper on the access and local roads, as necessary, to remove any material tracked out of the site.
- Avoid dry sweeping of large areas.
- Ensure vehicles entering and leaving sites are securely covered to prevent escape of materials during transport.
- Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).

OTHER REQUIREMENTS

1. Details of Site hoarding required;

   Shown in mitigation above.

2. Copy of asbestos survey.

   An asbestos survey will be carried out and appended to this document.

3. The treatment of waste bricks, tiles and concrete by crushing, grinding or reducing in size depending on the method used and amount of waste produced may require a T7 exemption, and/or a triviality exemption. If such treatment will occur on site provide the relevant exemption documents.

   No such treatment will occur on site.

I. Programme

Please see Appendix A for an outline programme of works.

APPENDIX A

154 Royal College Street, London NW1 0TA
Outline Programme of Works

Task	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14
Demolitions														
Ground Survey Report														
Groundworks, excavation and drainage works														
Foundations & retaining walls														
Structural frame														
External walls, floor slabs														
Windows & external doors														
Roof & waterproofing														
Services first fix														
Internal partitions														
Services second fix														
Flat fit-outs and decorations														

End