

Rev	Date	Description
A	22/01/2021	Text amendments for submission

Second floor
118a London Wall
London EC2Y 5JA
rp@prewettbizley.com
020 7359 2692

prewett
bizley
architects



Coram's Fields, 93 Guilford St, London WC1N 1DN
178 DOC 03 - Traffic Management Plan

January 2021

Existing Site

Coram's Fields is located in the London Borough of Camden, on the north side of Guilford Street in the south of the borough.

This application relates to the demolition of an existing park building (the Tractor Shed) and construction of a new substation within the footprint of the existing structure, within Coram's Fields, London.

The site is registered as a listed Park & Garden and contains within its boundary a number of Grade II listed structures. Its boundary is defined by low brick walls and vertical bar railings, those to the southern access are listed structures. The boundary forms part of the wider Park & Garden listing and is also typical of the wider Bloomsbury conservation area.

The site contains a range of children and youth services, notably:

- A preschool nursery
- Youth centre
- Café
- Children's play areas and fountain / paddling pool
- Sports pitches and basketball court
- A small animal enclosure.

The existing buildings on site also contain some administrative function for the charity who own and manage the site.

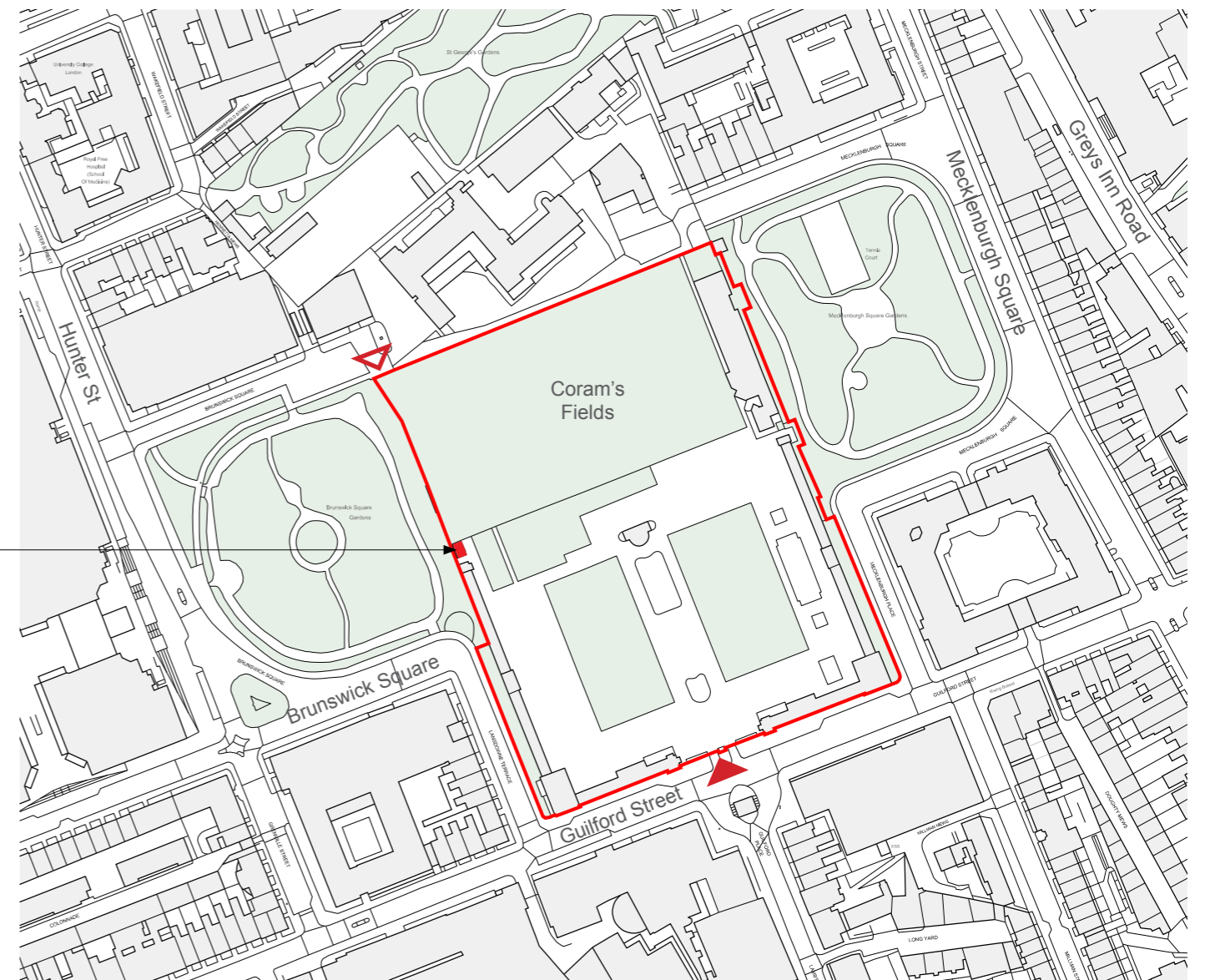
Primary access (pedestrian and vehicular) to the site is from Guilford Street to the south, with an additional emergency exit / egress from the artificial sports pitch to the north of the site via Brunswick Square.

Vehicular access is controlled and by permission only, as the site is a predominately pedestrian area. Vehicles on site are limited to maintenance, emergency and special event vehicles with all movements managed.

The site is secured at night with managed access.

Proposed substation location (over existing building to be demolished)

- Site boundary —
- Primary access ▲
- Secondary access ▲



Coram's Fields Site Plan - 1:2500

2.0 Proposed Development

The proposal relates to the removal of an existing maintenance structure and subsequent replacement with a new substation. The substation will be located within the footprint of the existing building and will be connected to the network via cables running in a new trench to the north of Brunswick Square. This document relates only to the works within Coram's Fields site.

2.1 Construction Project Manager

Responsibility of construction traffic movement will be that of the Construction Project Manager (CPM). The name, telephone number and email address of the CPM will be added to the Construction Traffic Management Plan - CTMP, once appointed). At this stage of the planning process, prior to the appointment of a contractor, some information relating to the CTMP is unknown. However, the Traffic Management Plan is a live document and will be updated by the CPM, once appointed to include relevant information and if necessary address issues that may be identified through consultation with local residents as the project progresses.

The contact details of the CM will be displayed on the frontage of the site. The CPM will liaise with local residents when necessary to ensure that they are aware of the programme of works taking place and to give advance notice of any noisy or disruptive works. The CPM will be responsible for monitoring and reviewing the CTMP and will deal with any concerns of local residents and businesses. The contact details for the CPM will be confirmed once a contractor has been appointed.

2.2 Construction Access Arrangements

It is expected that the CPM will develop a full method statement and strategy in relation to construction traffic including programmed delivery and waste collection both to and into the site including the location of the site compound.

Access for construction traffic will be by either the existing gates off Guilford Street to the south or from the northern access into the pitches off Brunswick Square to the north. It is not known at this time how this will be managed, the CTMP will be developed with consideration to the following:

- Making use of existing welfare facilities on site in lieu of temporary facilities for the small construction team.
- Deliveries to be limited to kerbside as far as possible, with more controlled movement of materials on site by the main contractor.
- Programming deliveries and waste collection outside of busy park times.
- Limiting vehicle movements on site to:
 1. Reduce or fully mitigate any potential impact on existing trees
 2. Protect park users
 3. Use hand tools as far as reasonable for demolition and construction to avoid heavy plant movements.

Any construction traffic on site would be within a cordoned off section of the site (using Heras fence) to reduce risk and impact on wider site users. This would include the assessment of impact on any existing trees in advance, in-order that appropriate levels of tree protection are in place.

The appointed contractor / CPM will draft an assessment to understand the full measures required on site to reduce any harmful risks on users (on or off site) during the construction programme. This will likely include:

- Programmed delivery of all incoming materials and outgoing waste
- Banksman for all vehicle manoeuvres (including off site if required)
- Site marshal to manage interaction between site operations for construction against the day to day running of the site, and the wider off site public.

2.3 Programme

The works (pending all associated approvals) are expected to commence on site in early April 2021 with an anticipated completion date of September 2021. This allows for a 6 month construction programme.

2.4 Site Set-up

Prior to any works commencing a site hoarding will be installed where necessary. The extent of the hoarding and lighting requirements will be agreed with the client and highway authority (in accordance with their licensing procedure if it is deemed they impact on public highways). The hoarding will assist in making the site area secure and creating a safe working area. Any necessary licenses will be applied for by the CPM

2.5 Organisation

Site working hours are:

- Monday -Friday 8am to 5pm
- Saturday 8am to 1pm.

No noisy works shall be permitted on Saturdays, weekdays noisy works are between the hours of 9am to 4pm.

Waste collections shall only be carried out between 10am and 3pm. The delivery of materials, collection of waste and delivery/collection of machinery will be scheduled and managed by banksman. All drivers will be provided with instructions on approach routes and mobile phone contact details of a banksman who will be put on standby to receive a vehicle.

All necessary signage will be provided in accordance with relevant guidance. Banksman will assist with any potential conflicts when materials are being transferred into the site.

In the event of other construction activity taking place in proximity to the site, the CPM will liaise with other sites in order to avoid unnecessary conflicting vehicle movements. On the advice of the Council, the CPM will liaise closely with the Project Managers of any other construction sites in the immediate vicinity so that consideration can be given to any measures that could be implemented to minimise the cumulative effect of construction work.

The CPM will be responsible for any complaints made in relation to construction works associated with the site. Details for the CPM will be provided on the site frontage or any site access associated with the works should any local residents or businesses have any concerns. Where possible the CPM will attempt to resolve any issues as quickly as possible. The CPM will monitor all construction procedures to ensure all activities are undertaken in a safe and efficient manner. Should any issues arise the CPM will make efforts to provide a suitable solution.

Monitoring checks will be undertaken on a monthly basis. Should the development

2.0 Proposed Development

require any new utility connections the project manager will make contact with the relevant utility companies in order to co-ordinate any scheduled work.

2.6 Nuisance Control

A range of measures will be implemented to ensure that the potential impact of the works on local residents and neighbours will be minimised. These measures are discussed in turn below.

- Dust Control

Hoardings bordering the property will help contain any dust. Where required, scaffolding and sheeting can be erected to further contain dust. Water dampening measures will also be used if considered necessary.

- Hazardous Materials

The CTMP is a live document which will require consultation with local residents. In the event that hazardous materials are present in the existing building, the materials and the appropriate procedures for their disposal will be detailed in an updated CTMP and local residents advised accordingly.

- Noise Control

Deliveries to the site will take place between the hours of 0800 - 1600 on a weekday. Where possible, deliveries will be scheduled to distribute vehicle movements throughout these hours and to avoid more than one vehicle delivering to the site at any one time. Noisy work on site (in excess of 80dB) will be carried out in accordance with guidance provided by the local authority for example:

- Restricting the hours that noisy work is carried out to between 0800 and 1600 Monday to Friday.
- No noisy works should be carried out on Saturdays, Sundays and Bank Holidays.
- Using well-maintained and silenced plant and equipment including compressors, generators and power tools.

The CPM will endeavour to use suppliers and contractors that use electrically powered vehicles where possible.

-Wheel Wash

Any vehicles accessing the site will be inspected and wheels cleaned before leaving if necessary.

-Site Security

All construction materials will be stored on site. The CPM will be responsible for site security and emergency procedures. Once the CPM has been appointed, residents will be advised of appropriate procedures and contact information for out of hour's incidents.

2.7 Consultation

The CPM will liaise with immediate neighbours to ensure that residents are aware of how the construction works are progressing and provide them with the opportunity to raise any issues that may arise as they occur.

2.8 Construction Good Practice

The CPM will ensure that the site operates in accordance with the good practice principles.

2.9 Storage of materials

Materials will be stored within a secure site compound.

2.10 Root Protection Areas (RPAs) of existing trees

There are many existing mature trees on site (refer to tree reports submitted as part of this application). All trees will be protected from the works as per the arborists recommendations, with no storage of materials, liquids or heavy plant within the root protection areas or zones identified by the tree report and full protection from manoeuvring vehicles and / or plant and heavy machinery if required.

Summary

This Framework CTMP has been prepared in relation to the proposed substation at Coram's Fields. The purpose of the CTMP is to ensure that the impact of construction works on the site, site users, local residents and the immediate highway network is kept to an absolute minimum.

At this stage of the planning process some information relating to the CTMP is unknown. However, the CTMP is a live document that will be updated by the CPM, once appointed, to include relevant information.

The CTMP shall work with the Council and review this document if any problems arise in relation to the construction of the development and in the event of issues arising from local residents.