



Construction Environmental Management Plan

Project:

Full refurbishment to form 5 Nr Apartments

At

37 Doughty Street,

London

WC1N 2AA

For

37 Doughty Street Limited

Prepared By: Adrian A. Davies

Issue: 0

Date: 20th January 2021

1.0 Context of provided information.

The construction environmental management plan has been devised to outline how this construction project will avoid, minimise or mitigate effects on the environment and surrounding area. It will also be submitted to the local authority to clear any relevant planning permissions pertaining to the submission of this document.

As a minimum this plan will address the following issues:

- Parking of vehicle of site operatives and visitors
- Routes for construction traffic
- Hours of operation
- Pedestrian and cyclist protection
- Arrangements for turning vehicles
- Measures to reduce the effects of noise, vibration, dust and site lighting.

2.0 Scope of Work:

The scheme is located at 37 Doughty Street, Bloomsbury, London and comprises the refurbishment and alteration of the existing building to construct 5nr apartments forming 8nr bed spaces.

Internal fit-out is to comprise a mixture of 2nr one bed apartments and 3nr two bedroom apartments, all with self-contained en-suite bathrooms.

3.0 Contractor and Visitor Parking

Site personnel are not able to park on site and the immediate vicinity is restricted by residents parking scheme and pay and display parking.

However, we anticipate that the Contractor will wish to apply for suspension of 3 nr parking bays to facilitate:

- Skip location
- Deliveries and temporary laydown area
- Possible welfare facilities
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4.0 Deliveries

We have proposed that deliveries must occur between 9.00 and 16.00hrs, and therefore strictly not before 9.00am or after 16.00hrs to ensure traffic along Doughty Street does not become elevated at peak times.

All materials will be taken from the temporary lay down areas to areas within the building.

5.0 Routes for Construction Traffic

We have proposed that deliveries will be pre-arranged and a banksman provided to facilitate safe and effective offloading. Delivery drivers will be advised as part of delivery instructions to contact the Site team to ensure a banksman can receive a delivery safely and prevent vehicles blocking the road.

6.0 Hours of Operation

We are proposing that working hours will be as follows:

- Monday to Friday 08.00 to 18.00hrs
- Saturday 08.00 to 13.00hrs

Working outside these hours would be by exception and would not be audible.

7.0 Pedestrian and cyclist protection

Pedestrians

We are proposing that a section of pavement may be closed, should this be required a license will be applied for and case hoarding and signage provided to ensure a safe method of crossing the road.

Cyclists

The suspension of parking bays will not unduly encroach upon the roadway. Fencing and barriers with appropriate signage and lighting will be provided.

8.0 Arrangements for turning vehicles

As noted under section 5.0 no vehicle turning will be permitted to the street and are not required for accessing the main roads.

There is no direct vehicular access within the site.

9.0 Measures to reduce the effects of noise, vibration, dust and site lighting.

Signage will be displayed to provide a point of contact in the event of any nuisance issues that may arise.

Noise

The site is not an open, but a closed site and to an extent noise will be contained

In accordance with good practice, machinery will be fitted with noise reducing devices such as silencers and baffles. Temporary electrical supplies are available and therefore no generators will be utilised

All noisy operations will be restricted to the following hours:

- Monday to Friday 08.00 to 18.00hrs
- Saturday 08.00 to 13.00hrs

Vibration

The proposed works are predominantly a fit-out of the existing buildings. There are no proposals for piling or significant breaking out. Any limited breaking out will be preceded by cutting to minimise vibration from breaking out. The closed site will also limit the impact of vibration.

All operations likely to give rise to vibrations will be restricted to the following hours:

- Monday to Friday 08.00 to 18.00hrs
- Saturday 08.00 to 13.00hrs

Dust

We will follow the HSE's "Access, Control and review model" to mitigate the impact of dust through:

- Prevention - e.g. choosing a suitable working method
- Control - e.g. using the correct tools
- Review - e.g. monitor and act to put issues right

Site lighting

All site lighting will be internal with the exception of on street welfare facilities if required and warning lights on skips.