

## **CONSTRUCTION MANAGEMENT PLAN**

Client : SOMERS TOWN ISLAMIC CULTURAL AND EDUCATION CENTRE

Prepared by

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### **INTRODUCTION**

The existing property is a three storey building within a terrace of differing structures and used as a Mosque and Educational Centre. The building faces directly onto Churchway with a small yard at the rear flanked on all sides by adjoining buildings and structures. The building is of some age and constructed in traditional brickwork under a mansard roof.

The purpose of this Construction Management Plan at this planning stage is to outline our approach to managing the execution of the proposals to extend the existing second floor of the Mosque and provide an additional third floor to increase the capacity of the prayer halls and provide educational rooms to serve a growing community. The Plan has been formulated out of best practice for the execution of minor nature of the proposed development. The building works essentially comprise removal of the existing mansard pitches to the front and rear elevations and the building up off the existing structure at second floor level to form the larger foot print at second floor and the addition of a mansard pitched extension at third floor level. This document includes comment on the envisaged construction operations comprising site establishment, logistics and the process of managing the overall local environment. It seeks to ensure that the works cause the minimum practicable disruption to residents and local businesses including achieving a safe working and living environment.

Throughout the project, we will regularly review the Plan and maintain a communicative relationship with the Council advising them of such changes and or improvements to the Plan as may occur. The Plan's proposals will enable third parties to understand the nature of the works and the various construction activities associated with the development.

To the extent that this project requires third party regulatory approvals, the Plan will be reviewed periodically. Formal approvals and activity methodology will be addressed in submissions to the design team and the Client. Liaison with the neighbours and interested parties will continue throughout the project and as information is updated. Neighbours will be kept informed of progress and any works that may cause concerns. The contractors will use this Plan as a template to develop the construction phase health and safety plan and

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management procedures to ensure delivery of the project with minimum disruption and inconvenience to local residents and business users.

## **PROPOSED SITE WORKS**

It is anticipated that the duration of the works will be 16 weeks.

The key elements of the development with regard to the potential impact on the surrounding area are

### **1 Site Works**

1.01 Churchway is a pedestrian street with limited access for vehicles. Access to the site is limited to the street frontage and visitors and contractors will be encouraged to use public transport to arrive at the site. There are limited parking facilities in the streets within the area with time constraints. It is anticipated that a hoarding will be required in Churchway minimum 1.75m from the front wall of the building for the duration of the works. The hoarding will be 2.5m high with security lighting and a protected covered access point to allow entry to the prayer hall at prescribed times. The hoarding will be alarmed and lit at night. The entrance door will be manned at all times during working hours and locked at other times.

1.02 Scaffolding will be required to the front and rear elevations. The scaffold at the front of the building will be contained within the site hoarding and be used for the vertical movement of materials and contractors. The hoarded area will be subject to licence from the Local Authority and the contractor will be required to adhere to conditions imposed in the licence at all times. Scaffolding at the rear will be within the small courtyard. Any over sailing scaffolding to neighbouring premises will be agreed with neighbours and raising of party structures will be the subject of Party Wall matters. A temporary roof will be erected and form part of the scaffolding over the building to prevent water damage to the floors below and the entire scaffolding structure will be sheeted to prevent materials and other debris from falling from the site.

1.03 Demolition of the existing second floor mansard structures will be carried out by hand with materials being carefully lowered to ground level and man-handled to skips at a location agreed with the Highways Department of the Local Authority. The skips will be removed at regular intervals when full and no skips will be allowed to remain in the highway overnight. The contractor will carry out dust control procedures at all times and keep adjoining roofs, gutters and downpipes clear of all debris.

1.04 Party Wall Awards will be entered into with neighbouring owners who buildings are affected by the works. This will include the raising of the party walls to encompass the new structures at second and third floor levels.

1.05 Where large components are to be delivered to site, hoist equipment will be installed within the scaffolding on the street frontage. It is not anticipated that any street closures will be necessary but during lifting operations, the street will be policed

by contractors and this may cause some disruption to the flow of pedestrians in Churchway on a periodic basis. Appropriate signage and cordon arrangements will be necessary to prevent any injury to both contractors and pedestrians using the street.

1.06 Traffic management is not an issue as generally, construction vehicles will not be allowed or required at the site and motorists are not permitted in the pedestrianised street. Delivery vehicles will not be encouraged to enter the pedestrianised zone which passes in front of the building and all materials will be man-handled to and from the site from the junction of Churchway and Drummond Crescent. In the event that a vehicle is required to enter the pedestrianised zone for a particular necessary reason, reversing vehicles will be directed by a competent person and suitable barriers, directional signage, cones and personnel will be made available to prevent passers-by being exposed to any dangers.

1.07 Working hours will be limited to 8.00am – 5.45pm Monday to Friday only and in accordance with the Local Authorities' Code of Construction Practice.

1.08 Fire and Emergency Procedures are to be implemented. Contact names and telephone numbers are to be made available in case of 'out of hours' emergencies relating to the site. This information will be displayed on the hoarding.

The contractor shall implement procedures to protect the site from fire. The site Manager shall assess the degree of the fire risk and formulate a Site Fire Safety Plan which will be updated as necessary as the works progress and will also include the following :

- a. Hot work permit regime
- b. Installation of site fire fighting equipment e.g. establishing fire points and assembly points and installing and maintaining fire extinguishers etc.
- c. Evacuation alarm
- d. Material storage and waste control
- e. Fire Brigade A

1.09 Security. All site personnel are to sign in on arrival to the site and sign out when leaving. This will be incorporated into the Site Rules and included as part of the induction process. The front hoarding is to 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 street is to be controlled to only allow access to authorised personnel.

1.10 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 emergency

procedures when signing in for the first time and sign to the effect that they have read the procedures. This will include any relevant neighbourly issues.

1.11 Good Housekeeping. The site will be kept in a clean and safe condition at all times. The areas adjacent to the site will be regularly inspected and any site rubbish removed. The adjacent public pavement is to be kept clean. The perimeter hoarding is to be repainted from time to time and kept in a neat and tidy condition. Any graffiti is to be removed. No site materials are to be left or stored on the public pavement.

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

Welfare facilities will be provided within the site to discourage operatives from frequenting the interface between the site and public areas.

#### 1.12 Environmental Matters

The selected contractor will operate an environmental policy as follows:

- Conduct their 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 the staff have a good understanding of the environmental impacts of construction work and how to minimise these impacts
- Ensure their suppliers and sub-contractors apply similar standards to their own work

During the early stages of the project, the selected contractor will consult with the Client and Statutory Authorities to obtain all relevant approvals, licences and consents to ensure the smooth and continuous running of the project.

All waste materials will be removed from the site by a licensed waste contractor and discharged from the site to an authorised waste disposal site.

#### 1.13 Dust, Noise and vibration

The site is in a sensitive area which contains part commercial and residential properties. It is however considered that with due care and attention in mitigating these consequences from site activities, no special measures are necessary for the ordinary consequences of implementing the project but as a measure of good practice, the contractor will as far as possible :

##### a. Dust

Use vacuum appliances for the removal of dust during demolition  
Keep clean adjacent pavement and road surfaces  
Cover all loads delivered or removed from site as appropriate  
Skips will be securely covered  
Air quality within the site shall be maintained

b. Noise and Vibration

The Contractor will take all reasonable steps to minimise noise from percussion tools  
As necessary, carry out noisy activities at times to minimise annoyance to adjacent occupiers and give such notice where such activities are unavoidable  
Operatives are to wear all necessary protective clothing and headphones when using noisy equipment and use such time efficiently to minimise disturbance  
Try to ensure all plant and tools on site are effectively silenced  
No externally audible radios or other audio equipment will be allowed on site

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