
Beaufort Court

65 Maygrove Road, NW6 2DA

Outline Demolition, Construction Management & Logistics Plan

June 2021

Job no: 1244.22

brooks
murray



1.0 Project Details

1.1 Site Address	Beaufort Court, 65 Maygrove Road, West Hampstead, NW6 2DA
1.2 Description of Project	<p>The works entail the erection of a single storey extension to an existing ground plus 4 storey building to create 16no self-contained flats.</p> <p>The works will include:</p> <ul style="list-style-type: none"> - Site clearance of all general waste - An upward extension to provide one additional storey - Provision of all services and utilities approved and signed off by relevant supplier - Internal alterations to existing building to facilitate access including the extension of all stairs, lifts and risers - External landscaping to the new roof to provide a green sedum roof.
1.3 Site Designations	<p>The site will be a hard hat and high visibility site throughout the full duration of the project.</p> <p>The finished structures will be used only for their approved Use Class (the design must therefore ensure it takes into account the relevant requirements of use specific regulations). Relevant method statements and risk assessments will be prepared for the project by the site contractor. All works will comply with current building regulations.</p>
1.4 Project Duration & Proposed Working Hours	<p>Anticipated Start Date: TBC</p> <p>Current Expected Duration (inc. strip out/clearance): TBC</p> <p>The proposed working hours are as follows; 8.00-18.00 Mon-Fri, 9.00-13.00 Sat, NO working Sun.</p>
1.5 Drawings, Plans and Reports	<p>A full set of working drawings and construction reports will be requested prior to commencement.</p> <p>At this stage no Programme of Works has been produced. This will be produced when the principle contractor is appointed.</p>

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<p>1.6 Client Considerations for the Management of Site</p>	<p>Mandatory PPE:</p> <ul style="list-style-type: none"> - Hard hat - High visibility jacket - Steel toe cap boots - Other task specific PPE - Coronavirus PPE as specified here: https://www.gov.uk/government/collections/coronavirus-covid-19-personal-protective-equipment-ppe <p>The materials brought to site by the contractor shall only be sufficient for the short term needs of the construction team to comply with the requirement of a tidy site on a day-to-day basis.</p> <p>Execution of works will always ensure the safety, health and welfare of all those engaged in the works and members of the public. It will always be the objective to have no accidents or incidents which result in the injury of any employee or member of the public, as a result of a failure in site safety management.</p> <p>All operative will be appropriately trained in their role and will have had task specific health and safety training. All operatives will be site inducted on their first day on site and will have read all specific risk assessments and other supplied documentation.</p> <p>No damage should be caused by construction activities or deliveries to any client, private or public property unless specified in the demolition plans and reports.</p> <p>It shall be the objective of all site employees to receive zero complaints from neighbouring and adjoining properties due to construction properties. Similarly, it shall be the objective of all site employees to receive zero complaints by enforcing authorities due to a lack of compliance with Statutory health and safety requirements. All current gas, electricity and Asbestos regulations will be complied to.</p>
<p>1.7 Communication</p>	<p>The Site Manager will maintain direct communication with the Client, employees, Architect and sub-Contractors. Any changes to site protocol and health and safety information will be relayed to all parties immediately. Any accidents or incidents involving site personnel, the general public or adjacent properties will be relayed to all parties immediately.</p> <p>A copy of the construction phasing plan will be kept on site and will be revised as and when necessary as the project progresses. All sub-contractors involved in the project will be informed of their duties/roles in regards to the CDM Regulations 2015.</p> <p>Site meetings will be held regularly at a time and frequency to be agreed prior to commencement. Progress workshop meetings will take place between the Client and the Principle Contractor regularly at a time and frequency to be agreed prior to commencement.</p> <p>Health and Safety aspects of the works will be monitored on an ongoing basis.</p>
<p>1.8 Co-ordination of on-going works and handling of design changes</p>	<p>The Construction Plan will be updated as when changes occur.</p> <p>Any changes to the design of the project will be communicated through the Site Manager to all relevant parties. Any change in materials will be taken into account and distributed as needed.</p>

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1.9 Security on Site	<p>Timber hoarding or heras interlocking fencing will be erected around the full perimeter of the access to the work site. There will be double gates for skips and material deliveries and a separate smaller gate for pedestrian access. Keys to gates will be kept by the site designated holders.</p> <p>Barriers and signage will indicate to both site employees and the general public of any hazards and alternative pedestrian routes. In use, public and private, walkways will be kept clean and clear at all times.</p> <p>All tools and equipment will be stored securely when not in use and removed from site at the end of each day. Operatives and visitors shall sign in and out daily.</p> <p>The use of radios and personal headphones is strictly prohibited on site.</p>
1.10 Contractors Public Liability Insurance	Contractors Public Liability Insurance will be in place before any site activities.

2.0 Project Location & Access



Figure 1. Site & Context Location



Figure 2. Site Location

-  Residential
-  Site
-  Community Use

2.0 Project Location & Access

<p>2.1 Highways, Carriageways and Footpaths</p>	<p>The site is accessed from public roads which can become busy with pedestrian and vehicle traffic during peak hours. To avoid incidents with the public, the Site Manager will seek to ensure deliveries do not arrive at site before 10am, between 11.30am and 1.30pm and after 3.30pm.</p> <p>Local speed limits will be followed strictly. Delivery vehicles will spend the minimum time possible on site and will leave as soon as unloading is complete. A banksman will always be available to aid vehicles entering and leaving the site. Delivered materials will be immediately taken inside the site compound and never left on the public highway for longer than is strictly necessary.</p> <p>It is anticipated that elements of the project may require road closure. Any disruption that requires the closing of any part of any carriageway will be applied for through the local authority and TfL. Permits for this type of work will be acquired before any road closures are undertaken.</p> <p>There is limited parking in the area. Permits may be required for some areas. These will be applied for and received in advance of any works starting.</p>
<p>2.2 Railways/Underground</p>	<p>The site is not close enough to any railways or London Underground routes to cause issue.</p>
<p>2.3 Bus Routes</p>	<p>The closest bus stop to the site is located 3 mins walk on Kilburn High Road. This bus stop is serviced by the No. 16, 32, 189, 316, 332, 632, JL-2 and the N16.</p> <p>The construction of the project will not disrupt bus services.</p>
<p>2.4 Cycling</p>	<p>The site is not near to any cycle routes.</p>
<p>2.5 Considerations and Challenges</p>	<p>Adjacent from the north boundary of the site, across Maygrove Peace Park is Sidings Community Centre. The buildings are unlikely to be unaffected by the construction works due to their relative location from the site. However the playing fields which directly abut the site should be secure throughout the project. Any noisy or dusty works must be undertaken outside of school break times and in accordance with 6.6 Noise and 6.7 Dust & Dirt.</p> <p>See 6.0 Hazard Control</p>

2.0 Project Location & Access

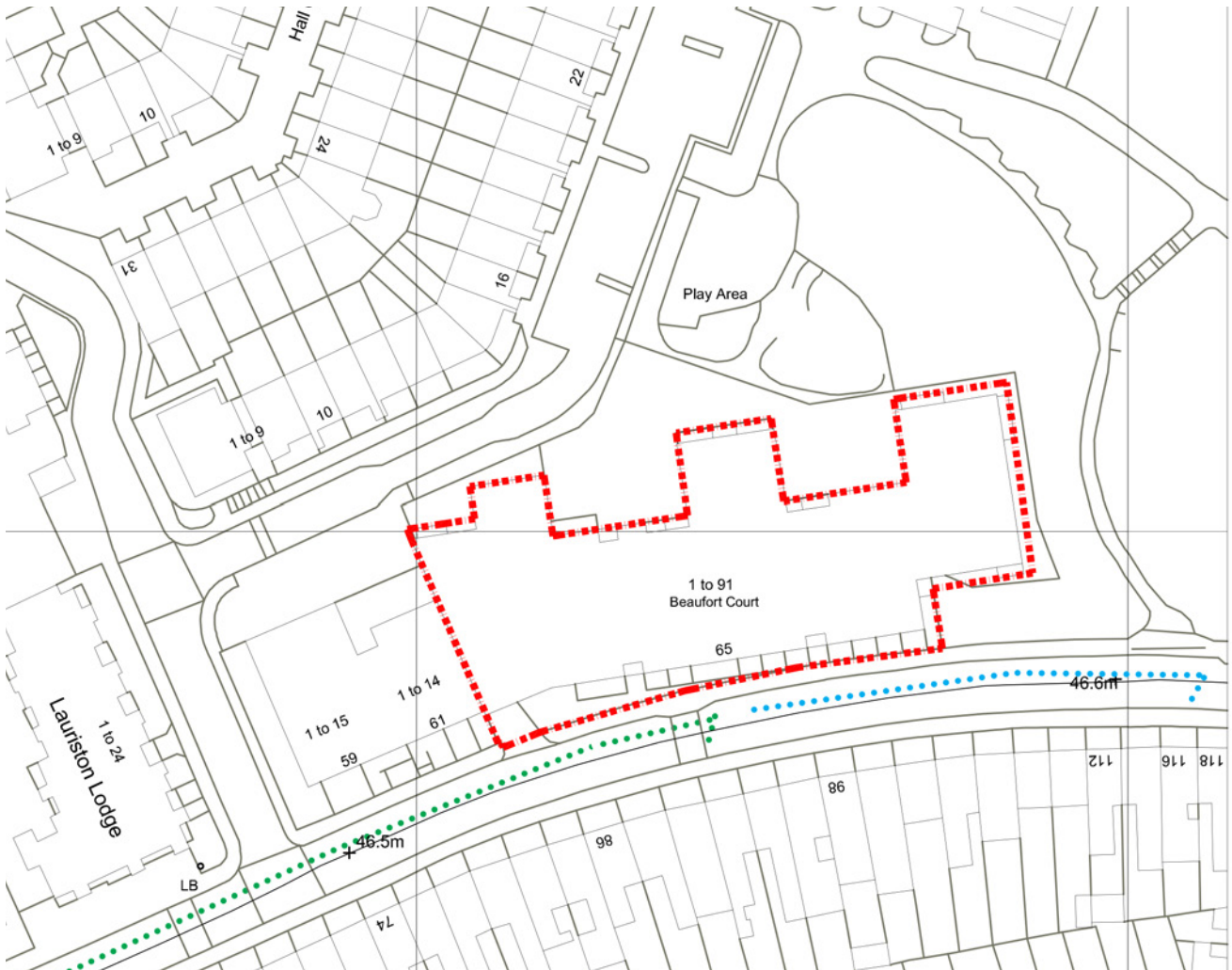


Figure 3. Deliveries

<p>2.6 Deliveries</p>	<p>Deliveries should be planned between the hours of 8.00 and 16.00 Mon-Fri only so as to cause minimal disruption to surrounding properties. Any vehicle arriving at site will notify the site supervisor who will ensure a trained banksman if available to assist.</p> <p>Access to site will be strictly via the agreed designated routes to avoid any potential impacts, conflicts and hazards. Junctions and parts of the surrounding network with potential concern have been identified in the following plan. All road users have been considered with particular attention paid to pedestrians and cyclists around access to the site.</p> <p>A copy of this route plan or later revision will be given to all suppliers when orders are placed to ensure drivers are fully briefed on the required route to take. Suppliers will be made aware that these routes are required to be followed at all times unless agreed. Green indicates the direction of deliveries on approach and blue those leaving the site.</p>
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3.0 Project Team

3.1 Client	Private Client
3.2 Principle Designer	To be appointed
3.3 Principle Contractor	To be appointed
3.4 Architect	Brooks Murray Architects, The Arts Building, Finsbury Park, London N4 3JG 02077399955 admin@brooksmurray.com
3.5 Structural Engineer	To be appointed
3.6 Contractors	To be appointed Sub-contractors will be required to provide: - Full risk assessments and method statements - Insurance details - Employee training records

4.0 Services & 5.0 Induction

4.1 Existing Services	<p>The property has incoming existing services.</p> <p>Existing services that cross any part of the site will be identified before work commences and shall be considered live until proved otherwise.</p> <p>Any work on or near utility systems will be covered by a Permit to Work.</p> <p>Only competent persons trained in electrical 'Lock Off' systems will be permitted to isolate electrical circuits.</p>
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5.1 Induction	<p>Induction to include as a minimum:</p> <ul style="list-style-type: none">- Assembly point- Sound of alarm- Location and types of extinguishers available- Accident reports- Management contact details- Names and locations of nominated first aiders- Details of nearest A&E Department- Welfare arrangements- Signing in/out requirements- Permits to Work required- Site Rules- Working Houses <p>Induction register must be signed before any work commences. Induction process will ensure that smoking is prohibited at all times.</p>
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6.0 Hazard Control

6.1 Principle Access	<p>Access is directly off Maygrove Road into the site. The public pathways surrounding site will be kept clear at all times and the site supervisor will make regular checks to ensure this.</p> <p>See 2.0 Project Location & Access</p>
6.2 Surrounding Environment	<p>The properties are located within a residential area consisting primarily of terraced houses, some of which overlook the site.</p>
6.3 Waste Management	<p>The waste skip shall be placed on the adjacent street will have the correct license or permit. In this situation appropriate warning signs will be put in place, including:</p> <ul style="list-style-type: none"> - Reflective markings - Traffic cones - Safety lamps - The name and telephone number of the skip hire company <p>The skip hire company will be contacted by site management when a replacement skip is required. A suitable time for collection will be agreed upon within the deliveries times.</p> <p>All waste removal shall be undertaken in accordance regulations on load and accompanied by a Waste Transfer Note.</p>
6.4 Work at Height	<p>Scaffold will be installed by trained and authorised persons only. Scaffold over carriageways and footpaths will only be erected once relevant permits have been approved by the local authority. Once works commence, the lowest access ladder to the scaffold will be removed at the end of each day to prevent access by un authorised persons.</p> <p>Working at height will be undertaken in accordance with the Work at Height Regulations 2005 and another other local authority revenant guidance.</p> <p>Ladders will be used for low level works only and for a maximum during of 30 minutes at a time. Work at height toolboxes shall be used on all ladders and scaffold and revenant training will be provided prior to use to avoid accidents.</p>

6.0 Hazard Control

6.5 Noise	<p>All work (including strip out, demolition and construction) will meet British Standard BS 5228.</p> <p>Control of Noise at Work Regulations 2005 will be complied with.</p> <p>Appropriate PPE will be provided and must be worn at all times when undertaking noisy work. Mufflers will be fitted to equipment where it is available and required.</p> <p>The Principle Designer shall employ a Safety, Health and Environment Adviser who is trained and experienced in the in the use of noise monitoring equipment. This adviser will carry out daily checks during the course of the project to ensure noise levels experienced by properties adjacent to the site are within the specified limits.</p> <p>Should any noise be measured above 60db outside of the site boundary all work must cease until noise mitigation measures can be put in place.</p> <p>The Principle Designer will be aware of occupied buildings of any use and work closely with the client management team to make neighbours aware of any excessive noise which cannot be mitigated.</p> <p>When noisy tasks are being completed neighbouring properties will be made aware and politely requested to keep their doors and windows shut to reduce impact.</p>
6.6 Dust and Dirt	<p>Dust will be controlled as much as is feasible. Water suppression and dust extraction will be used on tasks as much as possible to reduce dust levels.</p> <p>During the works (and especially in wet weather) the site supervisor will ensure that the wheels of all vehicles leaving site are jet washed before they rejoin the highway. During hot weather dust dampening will be undertaken along with reduced speed limits. All highways within a 10m radius of the site entrance will be monitored and washed down at regular intervals if dirt is present.</p> <p>Where dust prevention or extraction are not appropriate, temporarily enclosing the task with sheeting or screens would be considered an appropriate alternative.</p>
6.7 Asbestos	<p>An Asbestos survey report shall be requested prior to the commencement of works. Any removal of Asbestos will be undertaken by a trained and certified contractor.</p> <p>Where Asbestos is uncovered during the works the site manager will order the ceasing of works, the removal of any PPE/clothing with has been in contact with the material and shall not order restarting of the site until the area has been declared safe by a trained and certified contractor.</p>
6.8 Site Occupiers and Visitors	<p>The existing building is occupied. The roof will be accessed solely via scaffolding for the duration of construction with breakthrough upon completion. Once breakthrough commences the contractor will complete the finishing of the communal areas in the shortest possible time.</p> <p>Neighbouring businesses and premises will remain open and occupied. Authorised visitors onto site will be accompanied at all times.</p> <p>The building site will be made secure at the end of each day and keys will be kept by designated key holders.</p>
6.9 Hazardous Substances	<p>Risk assessments will be available for all products used and only trained and competent persons will handle and use the substances.</p>