



Traffic Management Statement

14 Charlotte Street, London, W1T 2LX

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Project Description

The proposed development involves the replacement of the existing roof and the construction of a mansard roof containing a fourth floor. The internal layouts are altered on the first, second and third floors. Therefore, the new development will contain 2 duplex flats over four floors.

The new roof structural frame will be constructed in a cranked steel frame filled in with timber joists and rafters. The construction process will require a scaffold support at third and fourth floor level which will allow for safe access to the pavement along both Charlotte Street and Windmill Street. The scaffolding will be anchored inside the building and cantilevered over the pavement with full protection from dust and debris spilling on the pavement. The main purpose of the scaffolding is to allow for the steel beams and timber joists and rafters to be delivered and installed on site. This is a short process that will be completed in approximately 3 weeks. The scaffolding will be required for no longer than 3 months.

Project timeframe

The proposed works will last approximately 6 months. However, there are no excavations, foundations, or any concrete works. Wet trades are limited to the application of skim coats to plasterboard. Therefore, once the steel and timber construction trades are completed, the site will have no significant vehicle traffic, other than delivery of materials from time to time.

Working Hours

The proposed site working hours shall be strictly observed. The working hours are 0800 to 1800 from Monday to Friday and 0800 to 1300 on Saturdays with no working on Sundays and Public Holidays. Delivery vehicles will be expected to visit site between 8am and 12 noon during working days.

Site delivery Vehicles

The steel and timber joists will be delivered with 9m truck with crane attachment. All other materials will be delivered in 8.5m trucks, such as the MACK Truck Terra Pro MRU16 or smaller wherever possible. Refer to Dr No's 0101, 0102 and 0103 for further details. All materials will be promptly unloaded to avoid traffic disruption. All refuse will be collected using a wait-and-load vehicle avoiding the need for any skip to be in the street.

Please note, the offices at 2 Windmill Street are owned and occupied by the same client. The access into the upper floors of 14 Charlotte Street is adjacent to the access for 2 Windmill Street. Therefore, the immediate neighbours will not be disrupted during the construction phase.

Health and Safety

Health, Safety and Environment is an integral part of the planning process for each project. Implementation of a comprehensive Health, Safety and Environment System and Procedures ensures every facet of the construction process is planned, managed and monitored. This also ensures compliance with statutory obligations. Designers and contractors engaged will be competent and adequately resourced.

There is a requirement for a First Aid kit that must be kept on site at all times. A WC facility must be provided and if no drainage is available, then there will be a need for contract with a company that can provide a portable WC and regularly empty the contents. As the site is restricted, only a small space can be allocated for a staff changing room. This will be a small portable building that can be moved around on site to accommodate the construction work. The site manager for this project is a qualified site marshal and will oversee the site for the duration of the project.

Dust, Noise and Vibration

Methods are to be employed during the works to control noise, dust and vibration to reduce the impact upon the surrounding residents and populace. The methods are based on guidance given by Building Research Establishment 'Control of Dust from Construction and Demolition Activities' 2003, the Mayor of London's SPG 'Control of Dust and Emissions' 2014, and other BRE 'Good Building Guides'. British Standard BS 5288 'Noise and Vibration Control on Construction and Open Sites' has been consulted.

Dust – Risks to the public as well as staff on site are taken into consideration in the building process, including number of vehicles and plant used on site. This will include and is not limited to: machinery and dust causing activities are located away from sensitive areas; erect screens or barriers around dusty activities or the site boundary; avoid site runoff of water or other liquid substances; keep site fencing, barriers, surfaces and scaffolding clean using wet methods; remove materials that have a potential to produce dust from site as soon as possible; cover or fence stockpiles to prevent wind whipping.

Noise and Vibration – Personnel's risk will be reduced by limiting the duration of exposure, PPE such as ear protection, noise diffusers and avoiding multiple use of plant and machinery simultaneously. Protective acoustic screen if considered necessary. Locating noise generating equipment, such as generator, compressor, away from sensitive areas. All the construction work will take place internally and will pose minimal risk to the public, however, all precautions will be taken to protect the public as well.

Warning signs will be displayed when there is a use of plant and machinery that may affect the public or surrounding neighbours.