

430 Mary's Youthwork**Construction Management Plan**

05.10.22

I Main Contractor Information

- Name and address of the main contractors company: TBC
- Completion date: TBC
- Site address: ST Mary the Virgin, Elsworthy Road, NW3 3DJ.
- Contact name and telephone number of the site and project manager: TBC.

II Site Setup & Logistics**1. Site Set-Up**

Please refer to the site set-up drawing attached, 430/05/500.

We are proposing that the site compound is located on the carriageway of King Henry's Road, alongside the church building. There is sufficient width to establish a compound without impacting on traffic, with the compound positioned in an area of road where cars are seldom parked.

This location is also sited furthest from St Paul's Primary School to the south of the church on Elsworthy Road.

We are proposing that site deliveries are made from the west, and that the adjacent door into the church is closed for the duration of the works on site.

The footpath along King Henry's Road adjacent to the site will be closed.

2. Working Hours

8.00am to 6.00pm (Monday to Friday)

8.00am to 3.00pm (Saturday)

No working on Sunday or Bank Holidays.

3. Traffic Management

- All materials will be delivered within pre-planned delivery slots.
- All delivery vehicles will be unloaded within the delivery area wherever possible and controlled by our banksmen and traffic marshalls to ensure safety.
- Traffic Marshalls will ensure the safe passage of pedestrians, cyclists and motor traffic in areas adjacent to the site boundary.

- Delivery vehicles, whenever possible, will avoid peak public traffic hours to reduce traffic congestion and nuisance to the existing surrounding road and highway networks .
- Local suppliers will be used wherever practical and possible to do so, in order to minimise the volume of construction traffic.
- All suppliers and contractors will be made aware of the traffic routes to minimize delays and congestion at the site entrance.
- The site entrance will be maintained clean and clear. There will be appropriate onsite wheel wash facilities to prevent soiling of the highway roads.
- All containers leaving site will be appropriately covered to avoid soiling of the roads and highway and nuisance to the public.
- A member of staff will be appointed to be responsible for all day-to-day traffic management matters.
- Experienced personnel will undertake maintenance and inspection of site perimeters; the outcome of inspections will be recorded and handed to the project manager on a weekly basis.
- A stock of signs, cones and barriers will be kept on site so that any damaged or stolen equipment can be replaced as quickly as possible.
- Road access will be managed by traffic marshalls using chapter 8 type barriers to restrict temporary access for the duration of all delivery's
- We anticipate all delivery vehicles to drive onto site and exiting hard standing areas guided by site traffic Marshalls.
- Secure storage will be available in the form of a fully enclosed compound area and a locked container away from adjacent site boundaries, where small tools and materials can be kept. Any machines on site will be secured at the end of each working day with keys held in lock box within site office.

4. Delivery Location

We anticipate all delivery vehicles to drive adjacent to the site & use existing hard standing areas, guided by site traffic marshalls, to unload materials into the adjacent material storage area.

5. Delivery Times

Deliveries will be scheduled outside peak traffic times on local roads within the area, and outside drop off/pick up times St Paul's Primary School on Elsworthy Road.

6. Site Security

Secure hoarding will be erected to the perimeter boundary of the site together with a lockable gate allowing access for pedestrians and vehicles. A secure locking system will be used on the boundary treatment – a minimum of 2400mm high along all boundaries together with warning signage of the dangers of entering site - to prevent any intruders.

All works will be visible to the public and the local residents through pre-formed vision panels, so that they can see and understand what is happening on a day-to-day basis. Should they have any questions these can be directed to the site manager whose contact details will be displayed prominently at the site entrance or they can address the site manager directly as safe access to the site office will be given via a separate pedestrian route into site. This will form part of an 'open door' site policy to encourage neighbourly communication.

7. Tree protection

The proposal is designed around two existing trees on the site. The retained trees will need to be protected from construction damage. The proposed site set-up plan is designed around the limited space for storage and construction work within the site. To prevent disturbance or contamination to these trees and to their root protection area, robust protection will be constructed around them in accordance with advice from our consultant arboriculturalist. The existing hard surface will be retained to protect the roots until construction is complete, and machinery moved off site. Additional ground protection may be required during foundation works when the ground is exposed. The tree stems will need to be protected with boxed structures.

III Environmental Management

8. Waste Management

We will work with an appropriate and sustainable waste removal company. Bankspeople and traffic marshalls will be provided for picking up and dropping off skips and other deliveries.

9. Control of noise

- General noise levels will be monitored before works start on site, to establish a base line against which site noise will be monitored. Where the measured site noise levels are more than 3 dB (A) above the predicted noise levels, or if

a noise complaint is received, an investigation will be carried out to check the cause of the excess or the complaint, and to check that best practicable means are being used to control the noise. Noise levels shall be reduced further if it is reasonably practicable to do so. Where noise exceeds noise limits for a period of 10 or more days of working in any fifteen consecutive days, or for a total number of days exceeding 40 in any 6 month period, provisions for temporary respite accommodation will be offered.

- Noisy works will be restricted on site between the hours of 8.30 am – 5pm during the week and 8.30am – 1pm on Saturday. Modern plant and machinery will be utilised which has better noise performance.
- The Site will be a radio-free zone.
- Noise generated by the demolition and construction process will be considered and its impact on neighbouring properties mitigated. Suitable mitigation measures to be used include:
 - Standard construction hours
 - The use of quieter alternative methods or mechanical plant, where reasonably practical.
 - Locating plant, equipment, site offices, storage areas and worksites away from neighbouring properties where reasonably practical.
- Machines and equipment in intermittent use will be shut down or throttled down to a minimum when not in use.
- Noisy plant & equipment will be sited as far as is practicable from noise sensitive buildings.
- Vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers and maintained in good and efficient working order and operated in such a manner as to minimise noise emissions.
- Muffling of equipment will be in accordance with the recommendations set out in Code of practice for noise control on construction and demolition sites: Compressors will be fitted with properly lined and sealed acoustic covers, which will be kept, closed whenever in use.
- Pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Machines in intermittent use will be shut down in the intervening periods between work or throttled down to a minimum care will be taken when loading or unloading vehicles or dismantling scaffolding or moving materials etc. to reduce impact noise.

- We will follow best practicable means to reduce the noise effect on the local community
- We will use of site hoardings or portable acoustic enclosures/screens where practical.
- We will maintain and operate all vehicles, plant and equipment such that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.

10. Control of dust

- The dust control measures operated will follow the principle of 'prevention, suppression, containment.'
- During works the main source of air pollution will be the dust generated when building materials are broken up as well as the fumes from machinery. The site team will use high-pressure hoses to saturate all bulk materials with water during the process and whilst loading the waste materials for disposal.
- Machinery exhaust emissions will be kept as low as is practical by using well-maintained vehicles and machinery at all times.
- Hoarding erected around the site, along with reducing the visual impact and providing protection for the construction workers and public, will also act as a barrier for dust and dirt originating from within the site.
- All HGV's removing spoil from the site will be fully sheeted to minimise the risk of any mud over spilling onto the highway.
- A wheel-washing facility will be provided, as required, for the duration of the construction works to ensure the levels of soil on roadways near the site are minimised.
- The site team will ensure that the area around the site including the public highway is regularly and adequately swept to prevent any accumulation of dust and dirt.
- Important management techniques for effective control of emissions will be followed, including proper management, supervision and training for process operations; proper use of equipment; effective preventative maintenance on all plant and equipment concerned with the control of emissions to the air; and good practice ordering of spares and consumables in order to rectify breakdowns rapidly.

11. Control of Vibration

- Plant equipment will be maintained in good working order so that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.
- No maintenance of plant will be carried out in such a manner as to cause unnecessary noise or vibration except in the case of an emergency when the work is absolutely necessary for the saving of life or property or the safety of the works.
- Noise emitting machinery which is required to run continuously will be housed in a suitable acoustically lined enclosure wherever practicable.
- The above actions will be considered where possible during the construction process to ensure that the adjacent neighbouring properties are not impacted upon.

12. Lighting

- All temporary site lighting will be directed into the site and not towards any neighbouring properties.

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13. Hazardous Materials

- All COSHH items will be stored in designated area.
- Hazardous substances will be used in accordance with the relevant COSHH assessment that will be briefed to the operatives involved. All dangerous substances will be secured and their issue will be controlled.

14. Rodent Control

- Pre-construction monitoring for the presence of rodents will be carried out
- At all times the site shall be kept free, so far as is reasonable practicable, from rats and mice.
- 28 days prior building works start, the contractors will submit a method statement on how the destruction/dispersion of rodents will be controlled during demolition works.

IV Site Management**1. CCS Scheme**

The site will be register under the Considerate Contractors Scheme and adhere to the guidelines set out by the scheme and the Council's Control of Pollution & Noise from Demolition and Construction Sites Code of Practice.

2. Fire Prevention

- A site-specific emergency plan will be developed in line with existing control procedures at St Mary's Church, and displayed on site.
- A designated fire point will be made identified on site.
- All reasonable steps to avoid the outbreak of fire, particularly during 'hot' work involving the use of naked flame or intense heat. will be taken.
- Appropriate and adequate portable fire extinguishers will be readily available where work necessitates the use of such equipment.
- It will be prohibited for the workforce to smoke on site. The accumulation of flammable rubbish will be prevented.

3. Neighbourly relations and complaints procedure

- The project site manager will be the Residents Liaison Officer, and will circulate his/her contact details to the residents in the neighbouring properties.
- The site management team will be expected to maintain good relations with neighbours and local residents. Neighbourly relations will be reviewed and monitored in monthly site progress meetings.
Introductory letters will be sent out at the start of the project in order to be give a point of contact in the event of any problems.
- A site contract board will be prominently displayed. It will show contact details with emergency contract telephone details for out of hours use, as well as the name and address of the contractor, the name and telephone number of the site manager, and the dates of the construction programme.
- The contact telephone number (and any changes to it) will be publicised widely in the local community and notified to LB Camden Noise and Licensing Enforcement Team (T 0207 974 4444).
- A community liaison officer will be identified, responsible for keeping neighbours informed of disturbances such as traffic or footpath disruption, demolition and large deliveries. Where possible, two weeks notice in writing will be given.
- Particular attention will be made to those neighbours in close proximity, sharing boundaries with the church.
- Any neighbourly complaints will be recorded in a register maintained by the contractor, and available to LB Camden. The complaint register will record the day, time, details of complaint, details of monitoring carried out and any additional mitigation works.

- Evidence will be maintained on site that staff have been trained on BS 5228:2009.
- Pest Control job receipts will be retained on site.
- An incident logbook will be maintained on site, recoding the, date time and worker/s involved and action taken to prevent recurrence of similar event.
- A log of noise, vibration and dust level monitoring will be kept on site.

Demolition Method Statement

- Prior to starting work on site, a temporary works engineer will review the demolition of the St Mary's Centre extension and impacts on adjacent fabric walls. Subsequently under the engineer's advice, temporary works will be installed as necessary.
- Once the temporary works are completed, we will undertake demolition using hand-held tools. Debris will be removed from site with wheelbarrows to the compound. These works will be dust and water controlled to ensure minimum amount of disruption to pedestrians. All debris will be taken to the compound area and then removed from site by a grab lorry.
- The new structure will be measured as demolition progresses and will be fabricated ready for installation before the temporary works are removed. The new timber and steelwork will be delivered and off loaded to the compound and then manually handled into the site where we will use genie lifts to install them into place.
- Once the new structural is installed we will then dry pack and remove the temporary works.
- Whilst demolition is in progress, adequate provision will be provided to inspect and survey the existing structure.
- All static noise sources will be sited (as far as reasonable practicable) well away from neighboring properties to prevent excessive disturbance.
- Dust emissions will be controlled at the working face and at the loading away area with a fine water spray. The quantity of water emitted by the sprays will be regulated and controlled to prevent any flooding at ground.
- Throughout the works, fine-mist water sprays will be used to control the soft-strip dust emissions.
- Where deemed necessary, a separation cut between the building under demolition and neighboring buildings will be undertaken by hand to prevent vibration transfer.
- Operative walkway routes at the working floor will be kept clear at all times. The works will be undertaken from the highest point downwards, strictly one level at a time per building.
- PPE requirements for all operatives will be assessed in accordance with specific Risk and COSHH assessments, and enforced accordingly.

- Site ownership
- Proposed hoarding location
- Proposed site compound
- Pavement retained
- Temporary pavement
- Pedestrian crossing location
- Area of road to become site compound
- Parking bays maintained
- Tree protection measures
- Tree root protection zone
- St Paul's Primary School

