

## CONSTRUCTION MANAGEMENT PLAN (CMP)

WARREN COURT, EUSTON ROAD, LONDON, NW1 3AA

Alteration and extension of existing 6<sup>th</sup> floor of existing building to create four residential units.

1.01 Introduction.

1.02 This site, like many London sites, is subject to a complex and demanding set of constraints. It is surrounded by a mix of commercial, retail and residential properties. Whilst operating within this challenging context, the priority will be to provide security and to protect residential amenity.

1.03 This Planning stage Construction Management Plan (CMP) provides a broad outline of the activities that will take place during the construction phase and sets out the strategies that are being proposed to address these.

1.04 The elements within this CMP will be developed further during the course of the preparation of the production information drawings as well as through the tendering process and with the successful contractors input. It is intended to develop this CMP in conjunction, and consultation with local residents, and the London Borough of Camden.

1.05 The following items provide a brief outline scope of the works. It is initially anticipated that the works will take in the order of 12 months to complete. Broadly, activities will be as follows:-

- Preparation of Party Wall awards.
- Hoard off / protect the site.
- Strip out internal structures and demolish the 6th floor structures and plant, etc.
- Retain some demolished material on site at 6th floor level so that unloading of the Underground does not occur.
- Construct the lightweight frame and clad.
- Remove retained material to balance loading on the tube tunnels. - Construct internal walls, doors etc.
- Repair existing fabric and redecorate as appropriate.
- Complete terrace works and clean and clear site.

1.07 Material movements are likely to be via hoists from footpath level to the top of the building.

1.08 The programme assumes standard permissible working hours of 0800 – 1800 Monday to Friday, 0800 to 1300 on Saturdays, and construction vehicles allowed to arrive from 0730 in preparation for work to begin. There will be no Sunday or Bank Holiday working without the specific prior agreement of the Local Authority.

1.09 Quality of life during construction.

1.10 The site is located in an area containing a mix of uses, and inevitably any form of development will cause an element of disturbance. However, the client is committed to ensuring that the re-development of the site is undertaken in such a manner as to minimise disruption to local businesses and residents as far as is practicably possible.

1.11 This document sets out the initial construction approach proposed, and is intended to demonstrate that the Project Team is aware of the potential issues arising.

## 1.12 Safety.

1.13 Safety is of paramount importance. The presence of nearby business residential properties requires that detailed thought is given to account for the particular safety issues arising particularly with regard to deliveries to and from the site.

- Site security will be provided with measures put into place to prevent unauthorised access into the site.
- Any scaffolding and any temporary roof structure will be secured through the use of alarms.
- The site will be fully hoarded/protected to provide a barrier to falling items.
- Site lighting will be installed, however, this will be provided in such a way as to minimise glare.
- Departure and arrival of site traffic will be restricted to avoid the rush hours, and site traffic will use pre-agreed access routes.

1.14 The Principal Designer, in accordance with the requirement of the CDM Regulations, will ensure that all stages of the development process pay due regard to all health and safety issues and requirements. The Principal Contractor will be responsible for health and safety issues for all works carried out on site.

1.15 A full risk analysis and appropriate assessments will be undertaken at the start of the project to identify all elements of the design and the construction process that could present risk to the public, and in particular neighbouring occupiers, operatives employed on the project and the end users of the properties.

1.16 Once identified the appropriate steps required to mitigate these risks will be recorded, incorporated into method statements and implemented.

1.17 Liaison with Local Residents - One of the key ways of minimising misunderstandings will be to ensure that proper lines of communications are established. To this end -:

The selected contractor will be required to nominate a senior member of their project based team to assume the role of Liaison Officer with businesses and residents. This individual will be responsible for keeping interested parties informed of on-going activities by issuing regular written updates and by personal contact. He or she will also be available to respond to any particular issues that arise on a day-to-day basis.

The contractor will also be obliged to become a member of the Council's "Considerate Constructors Scheme." This will assist in ensuring that a high standard of site hoardings, protection and lighting are achieved and maintained on this project. Details of a typical Considerate Constructors Scheme follow at Sections 1.36 to 1.47. The contractor will be responsible for providing security on site and particular attention will be paid to areas of interface with adjacent properties.

- Emergency contact numbers will be issued by the contractor

1.19 Party Wall Awards and schedules of existing conditions will be put in place with the appropriate neighbours before any works start.

1.20 Any percussive works to party walls will be previously notified to party wall neighbours and be undertaken during specified "noisy works" periods, and not outside of those hours.

1.21 Site Access and Traffic.

- Specific attention will be given to times when materials can be moved on to and off the site.
- The contractor will be obliged to ensure that all vehicular movements are planned in accordance with his Traffic Management Plan to ensure minimal disruption to local residents and that surrounding highway movements are not compromised.
- The design team will develop a traffic management strategy that will be finalised in conjunction with the relevant stakeholders.
- Contractor's operatives personal parking, if allowed, will be controlled and managed away from the site.
- Parking bay suspensions, if required, will be agreed with the local authority prior to any works starting.

1.22 Site waste management during construction.

1.23 Prior to commencement of construction a detailed Site Waste Management Plan (SWMP) will be prepared.

1.24 This will be developed in accordance with the relevant legislation, namely:

- The Construction site Waste Management Plans Regulations 2008 - The Environmental Protection (duty of care) Regulations 1991
  - The Environmental Protection Act 1991
  - The Hazardous Waste (England and Wales) Regulations 2005
- Guidance from the DTi report Site Waste Management Plans – Guidance(2004) and/or the statutory Guidance published by defra.

1.25 The plan will address the following hierarchy of waste disposal:

- Eliminate Waste - Avoid producing waste in the first place
- Reduce Waste - Minimise the amount of waste produced.
- Re-Use Waste - Use items as many times as possible
- Recycle Waste - Recycle where possible following re-use
- Dispose of Waste - Dispose of what cannot be recycled in a responsible way

1.26 Within the plan, the Client, the Principal Contractor, the person who drafts the SWMP, and the person responsible for coordinating and monitoring the relevant activities will be identified.

1.27 The SWMP will contain the classification of anticipated waste materials and their respective expected quantities, together with the targets for reuse and recycling. There will be details of where materials taken off site will be either processed or otherwise disposed of. It will also describe the monitoring process and frequency of updating of forecasts.

1.28 The SWMP will confirm that the records at the end of the project will be reviewed, and a report, together with the records, will be retained by the Client within the Health & Safety File for a minimum of two years.

1.29 Noise and vibration.

1.30 Noise and vibration tends to be a principal concern of adjoining owners and residents. Unfortunately some noise is inevitable, but the following measures should reduce its impact.

- All noisy activities will be restricted to set hours, agreed with the Council's Environmental Health department to minimise disturbance to residents;
- Noise and vibration on the site during construction will be generated by vehicle movements, machinery, and hand held tools. As noise cannot be eliminated entirely, specific control measures will be put in place so that, as far as reasonably practicable, noise and vibration from construction activities have the least possible impact on adjoining properties and residents.
- Ambient noise levels will be established before the works as a benchmark for achievement.
- Construction plant and methods of construction will be selected that generate the least possible noise and vibration. Engines will be regularly maintained and attenuated, and switched off whenever possible. For demolition activity cutting or crushing techniques will be used wherever possible, instead of breaking, and other impact techniques.
- Acoustic screening may be erected around some operations, if the noise is likely to be prolonged. This will also serve as a visual and dust barrier.
- There will be operations that have higher noise or vibration levels than ideal. These may be undertaken within restricted periods following discussion with the relevant parties and local residents.

Noise levels will be monitored during the course of the works to establish levels and determine what control measures are required.

1.31 Air pollution.

1.32 The following precautions will be undertaken in respect of avoiding air pollution.

- Plant and machinery will be regularly maintained in order to manage emissions, and will be switched off whenever possible.
- Plant and machinery may be screened if appropriate.
- Hoardings and screening will be used to isolate areas of dust generating activity.

- Cutting and crushing techniques will be used wherever possible, as these generate less dust, and will be damped down at the place of work.
- Damping down of dust in dry conditions will be carried out using water sprays.
  
- Where necessary, effective vehicle washing facilities will be provided for vehicles leaving the site.
- Waste containers leaving site will be sheeted.
- Adjacent roads will be cleaned of any site-generated debris.
  
- Burning of materials on site will not be allowed.

1.33 Sheetting off.

1.34 In order to reduce the visual impact of work being carried out, framed sheetting may be used.

1.35 This will have the added advantages of containing dust, maintaining neighbours privacy, and weatherproofing of the works thereby allowing work to continue during inclement weather.

1.36 Outline Considerate Constructors Scheme.

1.37 Consideration - all work is to be carried out with positive consideration to the needs of traders and businesses, site personnel and visitors, pedestrians, shoppers and the general public. Special attention is to be given to the needs of those with sight, hearing and mobility difficulties.

1.38 Environment - noise from construction operations and all other sources is to be kept to a minimum at all times. Consideration should be given to the selection and use of resources, using local wherever possible. Attention should be paid to waste management and the avoidance of pollution - recycling of surplus materials is encouraged.

1.39 Cleanliness - the working site is to be kept clean and in good order at all times. Temporary safety barriers, lights and warning signs are to be maintained in a clean and safe condition. Surplus materials and rubbish shall not be allowed to accumulate on the site or spill over on to the surrounding environment. Dust from construction operations is to be kept to a minimum.

1.40 Neighbourliness - general information regarding the scheme is to be provided for all neighbours affected by the work. Full and regular communications with neighbours, including adjacent traders and businesses, regarding programming and site activities is to be maintained from pre- start to completion.

1.41 Respect - respectable and safe standards of dress shall be maintained at all times. Lewd or derogatory behaviour and language will not be tolerated, under threat of severe disciplinary action. Pride in the management and appearance of the site and the surrounding environment is to be shown at all times. Operatives are to be instructed in dealing with the general public.

1.42 Safety - construction operations and site vehicle movements are to be carried out with care and consideration for the safety of the general public, traders, shoppers as well as site personnel. No building activity should be a security risk to others.

1.43 Responsibility - all site personnel, specialist sub-contractors, drivers and any other persons working on the site shall understand and implement the obligations of this Code, and will monitor their compliance with it.

1.44 Accountability - posters are to be displayed around the site, giving names and telephone numbers of staff who can be contacted in response to issues raised by the general public, traders, shoppers and others affected by the site operations.

1.45 Complaints - complaints received from any source will be recorded giving name, telephone number, the nature of the complaint together with the site concerned.

1.46 Nature of complaint headings:

Noise. Abusive language. Road conditions. Dirt / Dust. Other Safety. Parking. Inconsiderate behaviour.

1.47 The site manager will be informed of the nature of the complaint and will be advised of the name and details of the complainant together with any suggested manner to deal with the complaint. The complainant will be contacted by the site manager after approximately two days and asked if the complaint has been properly dealt with