

# Construction management plan for development sites 23 West Tenter st.

## 1.0 Introduction

### 1.1 Site address

- 1.1.1 23 West Tenter Street ,London, E1 8DT  
Within the London Borough of Tower Hamlets



### 1.2 Project details and overview

1.2.1 A single storey roof extension and associated alterations to the existing building to create one new self-contained dwelling

1.2.2 The project start date is set to be November 2021 (subject to when permission is granted) and last 6-8 Months.

### 1.3 Site description and context

1.3.1 The Site is located Aldgate a part of the London Borough of Tower Hamlets and lies within the west of the Whitechapel Ward. This area of Tower Hamlets has been labelled as the “City Fringe” sub-area as part of the Tower Hamlets Local Plan. The City Fringe sub-area is bounded by the City of London’s financial district to the west, the London borough of Hackney to the north, the River Thames to the south, and the borough’s inner city communities to the east. The sub area also corresponds with the borough’s portion of the London Plan’s City Fringe opportunity area. The wider opportunity area also includes parts of the London boroughs of Hackney and Islington. The City Fringe represents a collection of vibrant and distinctive town centres and employment hubs, which sit alongside residential areas.

1.3.2 This project involves the additional storey to an existing 5 storey terrace building. Generally Demolition is kept to a minimum with the only Demolition being the existing roof covering in order to allow for the new storey to be installed.

Although the adjacent st is accessible. It is noted that there will have to be road closures, parking restrictions and necessary licenses in order to carry out the work at hand. Road closures may have to be considered in order to safely deliver and install any large materials (i.e steelwork).

1.4.3 Local receptors are mainly made up of commercial dwellings: primarily offices. Considerations will have to be taken throughout the course of the project in order to provide minimal disruptions from noise, waste, dust etc.

## **2.0 Site management**

### **2.1 Site personnel**

Site personnel information:

- Contact details of the person responsible for the production and submission of the construction management plan.  
Grant Maxwell – [grant@wildcardconcept.co.uk](mailto:grant@wildcardconcept.co.uk) – 07970350115
- Contact details of the person(s) responsible for compliance with the construction management plan.  
Grant Maxwell – [grant@wildcardconcept.co.uk](mailto:grant@wildcardconcept.co.uk) - 07970350115
- Contact details of the person(s) responsible for community liaison and dealing with any complaints from members of the public, regulatory bodies, and occupiers of other adjacent premises.  
Oliver Dancer – [Oliver.Dancer@leos.co.uk](mailto:Oliver.Dancer@leos.co.uk) - 0771255 586
- The head office or registered address of the main contractor with responsibility for implementation of the construction management plan.  
68a Claremont Rd.  
Tunbridge Wells  
Kent  
TN1 1TH
- The address where the main contractor's company accept receipt of legal documents.  
68a Claremont Rd.  
Tunbridge Wells  
Kent  
TN1 1TH

### **2.2 Development site layout and welfare arrangements**

2.2.1 Site Layout plan to Be Confirmed within Final CMP to be secured by pre-commencement conditions of planning approval, prior to the construction phase)

2.2.2 The site welfare and accommodation will include, but not limited to.

- Canteen with designated fridges, microwaves, kettle, toaster and fresh drinking water.
- Changing rooms for both Genders.
- Drying room
- Lockers
- Toilet facilities

2.2.3 In order to ensure that the general public and pedestrians are segregated from the project, hoarding with a lockable gate will be erected.

### **2.3 Site personnel and visitors**

2.3.1 Should any visitors of new personnel attend site it will be mandatory for them to sit a full site induction to ensure they are aware of all the health and safety procedures on site as well as the work being undertaken at any given time.

2.3.2 The content of the construction management plan will be in the site office for any on site personnel to view at any time it will additionally be reviewed during site inductions.

## **2.4 Managing materials, site storage, and good housekeeping.**

2.4.1 Waste materials will be segregated to designated areas as close to the site exit as possible, in order to prevent double handling.

2.4.2 During the course of the project, subcontractor will be primarily responsible for housekeeping, ensuring that their work areas are clean and tidy at the end of each day. This will be managed by the on-site management team.

In addition to this, regular waste collection will be arranged in order to ensure that site does not become congested and cause any issues with neighbouring residents.

## **2.5 Site security**

2.5.1 Site will be fully hoarded with a digi lock for access. In addition, site will have CCTV monitoring and light after dusk in order to prevent any unwanted activity.

## **3.0 Community liaison and communication, including complaints procedure**

### **Essential requirements**

- i) A display board shall be prominently displayed on site. Detailing the nature of the works being undertaken, a contact name, telephone number (including a telephone number to be used outside normal working hours), and a postal address where any enquiries can be sent.
- ii) The telephone number provided to local residents and businesses shall be maintained at all times whilst the development works are taking place in order to respond to any enquiries and complaints.
- iii) Regular communication with neighbouring residents and any community groups shall be maintained throughout the duration of the works to provide updates on the scheduled works and any changes that may occur as a result of unforeseen circumstances.
- iv) A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.

3.1 During the duration of the construction, the site manager/project manager will be in regular contact with the neighbours to ensure there is minimal disruption. Any disruption raised will be identified and dealt with in a manner that suits both parties.

In addition, contact details for the site/project manager will be on the project hoarding ensuring that any communication will be available for the neighbours.

3.2 All comments/concerns raised will be investigated and taken into consideration. The third party will be addressed and an agreement between the contractor and the third party will be put in place. Any concerns that cannot have a direct solution will be given a time limit to the "issue" at hand being complete. i.e., noisy drilling - this may be a necessity to the project, but the third party can be informed times of drilling as well as when the drilling will be complete.

3.3 Should there be any events that are unavoidable that will directly affect residents. These parties will be directly informed with plenty of prior notice to any disruption that may be occurring.

**NB** Clear information should be given to local communities in advance and in writing

## **4.0 Implementation, monitoring, and corrective action**

### **Essential requirements**

*A responsible person shall undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.*

4.1 A Leos Appointed personal will be instructed to visit site on a Monthly basis to evaluate the CMP and ensure that every detail is directly followed.

4.2 Should there be any avoidance or evidence that the CMP is being ignored, a meeting will be held immanently with the site team to ensure corrective procedures are put in place.

## **5.0 Site operations**

### **5.1 Working hours**

- 07:30 to 17:00 on Monday to Friday
- 07:30 to 13:00 on Saturdays
- No working on Sundays or Public Holidays

These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the local planning authority. These hours may be amended by the local planning authority where local circumstances demand, as necessary.

5.1.1 Any planned works that may have to be undertaken at times outside of the below hours, should have specific mitigation measures employed during the proposed works to minimise impacts on nearby sensitive premises e.g. installation of utility services, delivery of large/bulky plant and equipment, concrete pouring, etc.

### **5.2 Deliveries and transport of materials, plant, and equipment to site**

- i) Deliveries including the transport of materials, plant, and equipment to the development site shall only take place during the following hours:

- 08:00 to 16:30 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No deliveries on Sundays or Public Holidays

Any deliveries outside the above hours cannot be undertaken without prior written approval of the local planning authority.

- ii) Delivery vehicles shall not be permitted to wait, queue, or circulate on the public highway when the development site is not open for deliveries.

5.2.1 Due to the Location of the site, Parking suspensions will have to be put in place in order to accommodate safe deliveries. Deliveries will have to be booked in to one hour time slots to ensure there is now waiting or queues.

### **5.3 Highways and development traffic management**

5.3.1 Due to the nature and location of site, there is no designated parking for staff and operatives. Instead, parking will be down to the individuals to find within the local area. Tools may be dropped at site via a form of transport, but parking will not be permitted. It would be advised that public transport is used where possible.

5.3.2 Heavy Duty vehicles will be able to use the main highway route in order to gain access to site.

5.3.3 Any parking suspensions or temporary road closure due to craneage etc will be clearly displayed via signage on the highway and the site hoarding.

5.3.4 A traffic management plan is yet to be drafted; however, it must take into consideration the surrounding environment any disruptions that may be caused. This must also be approved by the local authority.

5.3.5 Throughout the duration of the project a site banksman will be present in order to ensure the safety of other when deliveries arrive. The banksman will also be responsible for the public safety especially if any overhead work is to be carried out.

5.3.6 Any temporary structures which would overhang the public highway (e.g. scaffolding, gantries, cranes etc.) Should be detailed and raised to the local council for any necessary closures or permits.

### **5.4 Noise and vibration**

#### **Essential requirements**

- i) All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
- ii) All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers and shall be maintained in good and efficient working order.
- iii) All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- iv) Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- v) Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- vi) All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- vii) Wherever possible mains electricity or battery powered equipment shall be used instead of diesel- or petrol-powered generators.
- viii) The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
- ix) No stereos or similar amplified devices shall be audible at the site boundary.

5.4.1 Noise will be monitored by site management on 3 hourly intervals throughout the day. This data will be logged in the site diary.

Where loud machinery or tools are being used, the recommended noise exposure by the manufacture will be monitored and not exceed.

It is to be noted that where applicable ear defenders will be mandatory.

In addition to the above details of necessary PPE will be outlined within the contractor's method statements which will be reviewed and signed off by site management prior to starting works.

## 5.5 Dust

### Essential requirements

- i) All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
- ii) Engines of plant, machinery, and lorries shall be turned off at all times when not in use.
- iii) Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.
- iv) Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
- v) Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised, and fine water sprays should be used on equipment where necessary.
- vi) Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.
- vii) All vehicles carrying dusty materials shall be securely covered.
- viii) Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate).
- ix) Areas where there is regular vehicular movement should have a consolidated surface which shall be kept in good repair.

5.5.1 The requirement for a dust impact assessment will be identified at the planning application stage and will be determined based on a variety of factors including (but not limited to); the scale and nature of the development works, the sensitivity of the area, the likely duration of the project, the history of dust complaints in the locality, and the cumulative impact of any other concurrent developments in the vicinity.

5.5.2 The local pedestrian walkway and road will be regularly monitored by the onsite banksman, any spread onto walkways or the road will be swept/cleared in order to provide minimal mess and disruption.

5.5.3 Processes that may cause dust during this project would be limited due to the nature of work. However, Demolition and waste materials may be a contributing factor to excess dust. Again, this will be monitored. Should Dust become excessive during the Demolition phase dust suppression will have to be introduced. One example of this may be a mist machine.

## 5.6 Air quality

### Essential requirements

Non-road mobile machinery (NRMM) with a net power between 37kW and 560kW will be required to meet the standards set out below. These standards are applicable to both variable and constant speed engines and apply for both particulate matter (PM) and nitrogen oxide (NOx) emissions. These standards should be read in conjunction with Warwick District Council's Air Quality and Planning Supplementary Planning Document (2018)<sup>1</sup>:

(a) NRMM used on the site of any MEDIUM<sup>2</sup> classified development will be required to meet Stage IIIA of EU Directive 97/68/EC<sup>3</sup> (as amended) as a minimum.

(b) NRMM used on any MAJOR<sup>2</sup> classified development will be required to meet Stage IIIB of EU Directive 97/68/EC (as amended) as a minimum.

From 1 September 2020 the following changes will apply:

(a) NRMM used on any construction or demolition site within urban areas will be required to meet Stage IIIB of EU Directive 97/68/EC (as amended) as a minimum.

(b) NRMM used on any MEDIUM or MAJOR classified development will be required to meet Stage IV of EU Directive 97/68/EC (as amended) as a minimum.

The requirements may be met using the following techniques.

(a) Reorganisation of NRMM fleet (b) Replacing equipment (with new or second-hand equipment which meets the policy) (c) Retrofit abatement technologies.

All eligible NRMM should meet the standards above unless it can be demonstrated that the machinery is not available or that a comprehensive retrofit to meet both PM and NOx emission standards is not feasible.

5.6.1 Evidence to demonstrate compliance with the above requirements and include the following information:

- a) An inventory of NRMM identifying any Machines net power to ensure that all NRMM's are compliant.
- b) A copy of the inventory shall also be kept on site for inspection.

5.6.2 All NRMM shall be regularly serviced. Service logs shall be kept on site for inspection.

5.6.3 Records shall be kept on site which provides proof of emission limits including legible photographs of individual engine plates for all NRMM equipment. This documentation shall be made available to local authority officers on request.



## **5.7 Mud**

### **Essential requirement**

- i) Due to the Nature and location of the project, mud will not be a concern during the works.

## **5.8 Artificial lighting**

### **Essential requirements**

- i) Flood lighting, security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task(s).
- ii) The direction and angle of any external lighting will not cause light spill, glare, or nuisance to neighbouring properties or highway users. Where practicable, the use of shields or covers will be used to minimise the level of obtrusive light beyond the site boundary.
- iii) Any light sensors fitted will be adjusted as such to ensure that they are only activated from activity on the development site.
- iv) On large development sites the use of localised lighting will be used wherever possible to avoid excessive illumination of inactive areas.
- v) The use of external lighting overnight will be minimised consistent with safe access, egress, and security of the development site.

5.8.1 A temporary lighting plan will be issued in order to ensure that all lighting present is not intrusive to any third party.

## **6.0 Waste management**

### **Essential requirements**

- i) There shall be no burning of waste at any time.
- ii) The appointed contractor(s) shall have an appropriate means of waste disposal in place for the duration of the works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection.
- iii) The appointed contractor(s) shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas (streets, laneways, footpaths and reserves).

6.1 Prior to any works commencing an asbestos survey must have been carried out and stored on site.

## **7.0 Environment**

### **7.1 Soil and land management**

7.1.1 Spill kits will be readily available and dispersed evenly around site to ensure that any accidents involving harmful liquids can be cleared accordingly. It must also be noted that small plant whether in use or in storage must always have a plant nappy.

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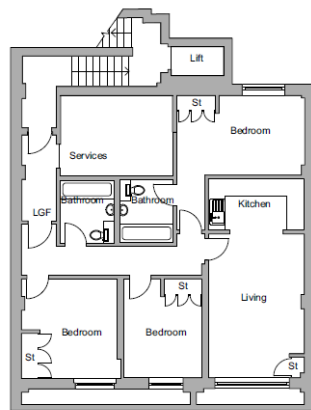
### **7.2 Control of watercourses and ground water**

7.2.1 No Hazardous material is to be disposed of via any drainage on site. Should there be any hazards liquids this should be disposed of in the designated waste disposal area for the relative waste.

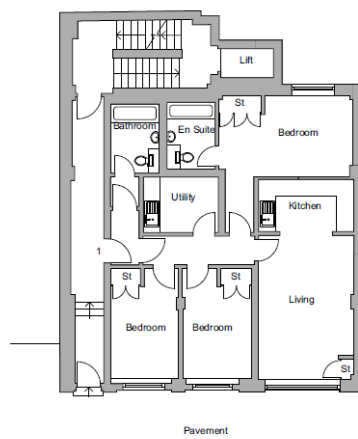
7.2.2 any pollution on site must be mopped/soaked. Should any run-off reach unwanted areas such as drains or public areas, it must be noted, monitored and raised to the local authority immanently.

## 8.0 Appendices and supporting documentation.

a. Drawings



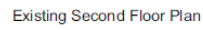
Existing Lower Ground Floor Plan



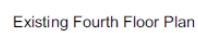
### Existing Ground Floor Plan

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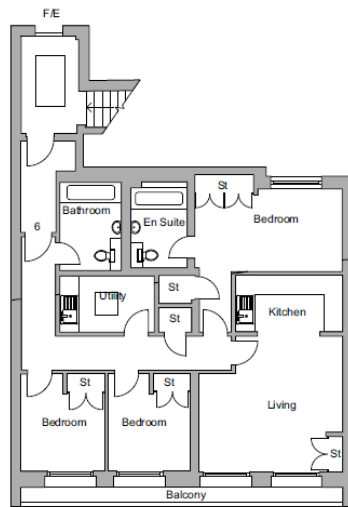
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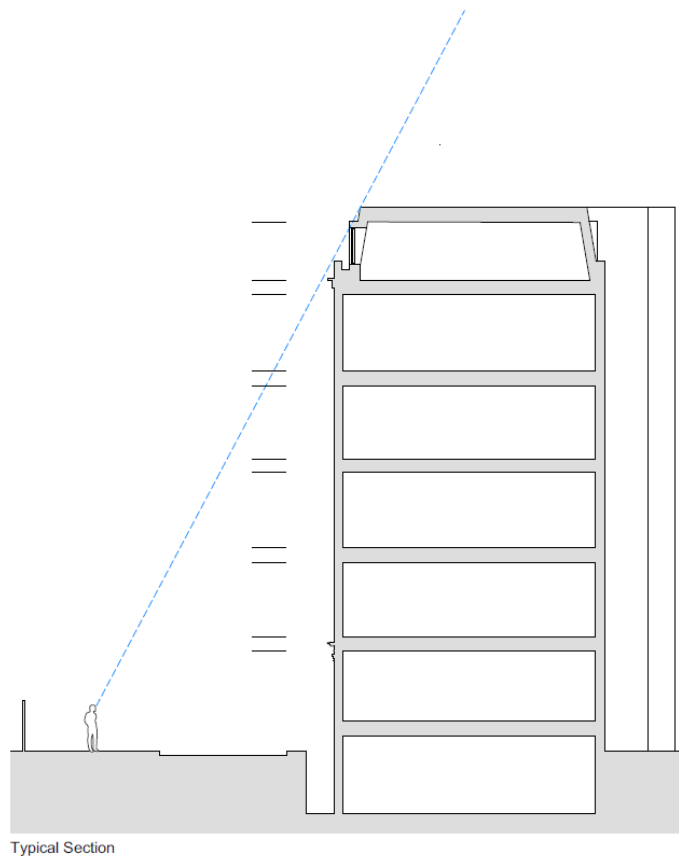
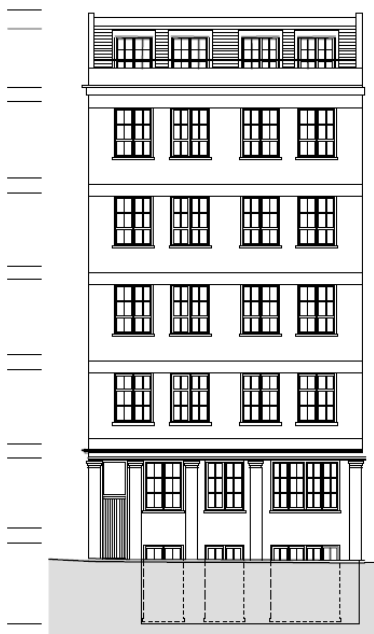
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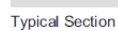
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<div> <div>stephen davy</div> <div>architects</div> </div> <div> <div>peter smith</div> <div>           100-1000 10th Avenue, Suite 1000            New York, NY 10019-7099            Tel: 212 769 1000            Fax: 212 769 1001            Website: www.stephendavy.com         </div> </div>				
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- ① Mansard Roof: Grey slates to match existing top floor.
- ② Dormers: Lead sheet cladding to match existing.
- ③ Windows: Timber/powder coated aluminium, colour to match existing.



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