



# elliottwood

4 Montpelier Square

Construction Management Plan

Project number: 2190560




Status: Draft

Revision: 1

Date: March 2021

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Document Control

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## 1.0 Introduction

### A) Objectives of the plan

This document has been prepared by the Elliott Wood Partnership Limited under the instruction of our client LBMV Architects to produce a Construction Management Plan (CMP) in relation to the proposed residential development at 4 Montpelier Square, London SW7 1JT.

The purpose of a Construction Management Plan (CMP) is to outline the approach to be taken for managing construction works. The CMP ensures that possible impacts that may arise from the works have been appropriately identified, managed, and minimised.

The contents of this CMP have been prepared as part of a comprehensive Planning Consent application for this scheme.

The CMP has been produced in line with the Westminster City Council supplementary planning guidance on the production of Construction Management Plans.

This report is for the sole use of our Client only. It is not to be used by third parties.

### B) Project Overview

The development at 4 Montpelier Square, London SW7 1JT, involves refurbishment / alternations and the addition of a basement and upper floor to an existing five storey mid-terrace residential property. The property dates from the mid nineteenth century.

The development is located in a Grade II Conservation area in the City of Westminster.

## 2.0 Project Background

### A) Site Description

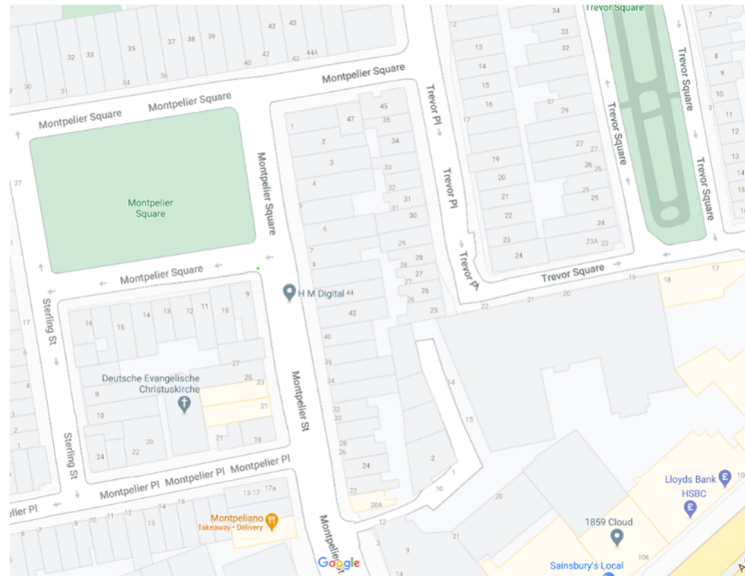
The development is situated on Montpelier Square approximately 500m south of Hyde Park.

The area is bounded to the north by the A315 Knightsbridge / Kensington Road and the south by the A4 Brompton Road.

Within the immediate vicinity of the development at number 4 Montpelier Square, is Montpelier Square to the north. In the west this leads to Montpelier Street bordered by the actual green space of the square. To the east Trevor Place and to the south Montpelier Mews.

Montpelier Square is a two-way single carriageway road, with some on street parking.

A location map is shown below;



### 3.0 Proposed Site Works

#### A) Preliminary Plan

The project at 4 Montpellier Square involves refurbishment / alternations and the addition of a basement and upper floor to an existing five storey residential property.

The indicative programme of works is included in Appendix A and provides details of the duration and timing of each phase of the works.

Further details on these will be provided in due course.

The contractor will mobilise their resources in preparation for a timely start on site. This process will also include establishing a number of reporting, monitoring and management regimes prior to the commencement of works covering:

- I. Construction Phase Health and Safety Plan
- II. Enrol the scheme in the Considerate Contractors Scheme
- III. Development and submission of a Site Environmental Management Plan (SEMP)
- IV. Application for hoarding licences.

#### 4.0 Communications

The responsibility of the day-to-day implementation of this CMP is with the contractor, as

As appointed this document will be updated with these details.

##### Contractor

At the current time, the contractor is yet to be appointed – this document will be updated with the relevant details in due course.

The contractor and site managers will be made aware of and will ensure compliance with any conditions attached to the future planning permission.

They will notify the relevant council officers at the City of Westminster of any changes during the works.

They will also be made aware of the relevant contacts in the council's Environmental Health and Highways teams, together with the appointed building control officer having regard to responsibilities of these officers and the obligations set out in this CMP.

## A) Neighbourly Relations

The appointed Project Manager will act as a point of contact between residents and the local council so that in the event of issues / concerns arising during the construction process, action can be taken as quickly as possible.

We will adopt a policy of open and honest communication.

Before the works commence on site a Newsletter will be delivered to the local businesses and residents surrounding the site.

These will contain the site contact details and the 24-hour contact number.

A copy of the CMP will be available on request.

Details of the development along with a copy of the CMP will also be provided to the Montpelier Garden Residents' Association.

The Montpelier Garden Residents' Association will be contacted via their email contact [pippa.warrell@btinternet.com](mailto:pippa.warrell@btinternet.com)

We will work with the resident's association to ensure that they are aware of all plans relating to the development.

The Developer and the appointed main contractor will write to all the neighbours and the Residents Association advising them of the proposed development timescales.

They will continue to deal with all queries throughout the duration of the project and not just as an initial consultation.

## B) Access

The general arrangement requires a vehicle loading area located outside the frontage of the property at 4 Montpelier Square. This will occupy a section of single yellow line.

This will require the suspension of at least one parking bay on the opposite side of the road in order to maintain the 3m carriageway minimum.

The footway at the frontage of the site on Montpelier Square is 1.43m width. A minimum 1.2m footway will be maintained during the work.

Vehicles will not enter or leave the site.

Instead, vehicles will stop on-street immediately outside the property on Montpelier Square.

This will be fully planned so that the Project Manager or their approved person is there in person to manage this.

Access to the neighbouring properties will be maintained at all times.

There will be allocated staff managing all construction vehicles to ensure that any potential conflicts can be avoided.

All drivers and sub-contractors will be made aware of the CMP and the Project Mangers' details. They will be made aware that they need to book a delivery time and call 30 minutes before to ensure the site is ready to receive them.

Once the construction traffic route has been agreed with Westminster City Council, a strategy to maintain the flow of traffic including any interventions, will be developed across the construction programme.

This will be confirmed when the final CMP is issued.

### **C) Traffic Management**

All vehicles route activity will take place outside of the front of the property at 4 Montpelier Square.

The suggested route for all traffic is as follows;

Access – from the A315 Kensington Road, turn left into Trevor Place, right into Montpelier Square, left into Montpelier Street –Montpelier Square.

Egress Montpelier Square – continue along Montpelier Street on to A4 Brompton Road.

A copy of this traffic route is shown in a plan format at Appendix B.

There is a Santander Cycle Hire Docking Station located on Montpelier Street, just before the turning on to the A4 Brompton Road. Drivers will be made aware of the likelihood of cyclists in the area.

All contractors, sub-contractors, delivery companies and visitors will be advised of and required to strictly adhere to the route specified above and all the other terms of this CMP.

At this stage we do not believe that we will require a road closure.

The contractor will make all reasonable efforts to coordinate the scheduling of construction traffic with other nearby developments.

If any new developments arise in the area, then appropriate coordination of construction traffic will be made by the contractor.

### **Protecting Pedestrians and vulnerable Road users**

Special provision will be made for vulnerable users using the footways and carriageways near or adjacent to our project, and we will ensure that wheelchair users, the elderly people with walking difficulties young children, people with prams blind and partially sighted people can make their way past the site, without any obstructions causing them difficulties or distress.

All vulnerable users as well as non-vulnerable members of the public will have a clear path on the footway.

A secure hoarding will be provided around the entire site which have lockable access and protect pedestrians from construction works.

The external site perimeter will be regularly patrolled to ensure that any debris is kept clear of pavements and from the road to ensure that there are no obstacles for pedestrians or cyclists.

All drivers will be fully trained and will be made fully aware of the routes to use to access the site.

### **D) Working Hours**

Working hours will be:

Monday – Friday 08:00 – 18:00 and Saturday 08:00 – 13:00  
 No noisy activities on a Saturday.  
 No working on Sundays or Bank Holidays except where specifically agreed.

Site deliveries will be between 9.30am and 4.30pm Monday to Friday.

All deliveries will be booked in with the developers, with contact up to 24 hours before their planned arrival. Further all delivery drivers will be advised to ring the site 30 mins prior to arriving on site to confirm that the area is clear. This information will form part of the agreed order issued to the supplier.

No construction deliveries will be undertaken on Saturdays, Sundays, Bank Holidays and Public Holidays.

If required permission for road closures will be applied for by the principal contractor and detailed within the final CMP.

The development is of a residential nature and therefore we do not envisage more than one vehicle visiting the site at any one time.

The contractor will comply with requirements of Construction Logistics and Cyclist Safety (CLOCS) standards and TFL'S Work Related Road Risk (WRRR). Additionally, the contractor will be a member of the "Fleet Operator Recognition Scheme" (FORS) a voluntary accreditation scheme that promotes best practise for commercial vehicle operators. The contractor and his suppliers will abide by the CLOCS and FORS requirements and procedures.

#### **E) Scaffolding**

More information will be provided as the project progresses.

#### **F) Main Plant**

All vehicle activity will be planned and scheduled.  
 The driver will also call within 30 mins of arrival.  
 If site staff are not ready, the delivery vehicle will wait outside of the borough at a suitable and safe location.

Narrow bodied vehicles will be used throughout construction where possible.

As soon as the contractor is appointed, we will provide further information and the associated tracking for the vehicles that we plan to use and storage of materials.

#### **G) Good House Keeping**

##### **Spoil**

Spoil will be transferred via a conveyor onto construction vehicles through a wait and load strategy.

This proposed method of spoil removal will not restrict access for others using Montpelier Square and Montpelier Street.

This method will not impact on any trees on Montpelier Square.

The maximum dwell time for construction vehicles during excavation will be 30 minutes maximum.

##### **Concrete**

The concrete used for the development at 4 Montpelier Square will be pumped directly from the vehicle.



We will provide information in relation to this once we have spoken with the contractor.

## 5.0 Environmental Issues

### A) Waste and Material Management

We confirm the following.

The depositing of mud/detritus on the highway originating from the site or from any construction vehicle associated with the development is unacceptable.

Under no circumstances will concrete residue or other detritus be washed into the drainage system. Appropriate measures will be taken to prevent concrete and other detritus from being washed into the public highway drainage system. The Council will be informed promptly should any such damage to the highway occur and will be duly reimbursed for the cost of the repairs.

A wheel washing facility shall be provided at all vehicular access gates to the development site to ensure that mud/detritus originating from the site is not deposited on the public highway.

Where the deposition of some dirt on the highway is unavoidable, any mud/detritus shall be expeditiously cleared using street cleansing vehicles or similar. Jet washers will not be used to flush such dirt into road gullies. No development dirt shall be evident on the highway at the end of any working day.

## 6.0 Summary and Conclusions

The Constructor's Project Manager will work with the Council to review this CMP should problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council and compiled by thereafter.

All revisions shall be signed and dated in an addendum format forming part of the original.

A full copy of the approved CMP and addendums shall be kept on site readily available for inspections at the request of an Authorised Officer of the Council.

The purpose of the CMP is to ensure that the impact of the construction work at this site on residents and the immediate highway network is minimised. The CMP provides details of all measures the considered appropriate.

However, the CMP is a live document that will evolve as necessary to address issues that may be identified through ongoing consultation with residents as the project progresses.



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Appendices

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APPENDIX A

**APP05-TIMESCALE-REV03 - 04/01/2021**

P065	Year	2021			2021			2021			2021					
	Month	January			February			March			April			May		
	Weeks															
<b>STAGE A</b>																
	SITE SURVEY															
	FEASIBILITY STUDY															
	FINAL DESIGN DRAFT															
	PREPLANNING APPLICATION SUBMISSION															
	STRUCTURAL ENGINEER - CONSTRUCTION METHOD STATEMENT															
	STRUCTURAL ENGINEER - SITE INVESTIGATIONS															
	PLANNING PERMISSION SUBMISSION															

<b>STAGE B</b>	CONSTRUCTION DRAWINGS															
	STRUCTURAL ENGINEER															
	SPECIFICATIONS															
	DETAILED DESIGN															
	SERVICE ENGINEER															
	TENDER															
	BUILDING CONTROL															
	PARTY WALLS - TBC															

<b>STAGE C</b>	CONSTRUCTION															
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This Timescale is a provisional assumption  
 All boxes marked with the red colour indicate main issue of documents

**APP05-TIMESCALE-REV03 - 04/01/2021**

P065	Year	2021				2021				2021				2021								
	Month	June				July				August				September				October				
	Weeks																					
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STAGE C	CONSTRUCTION												
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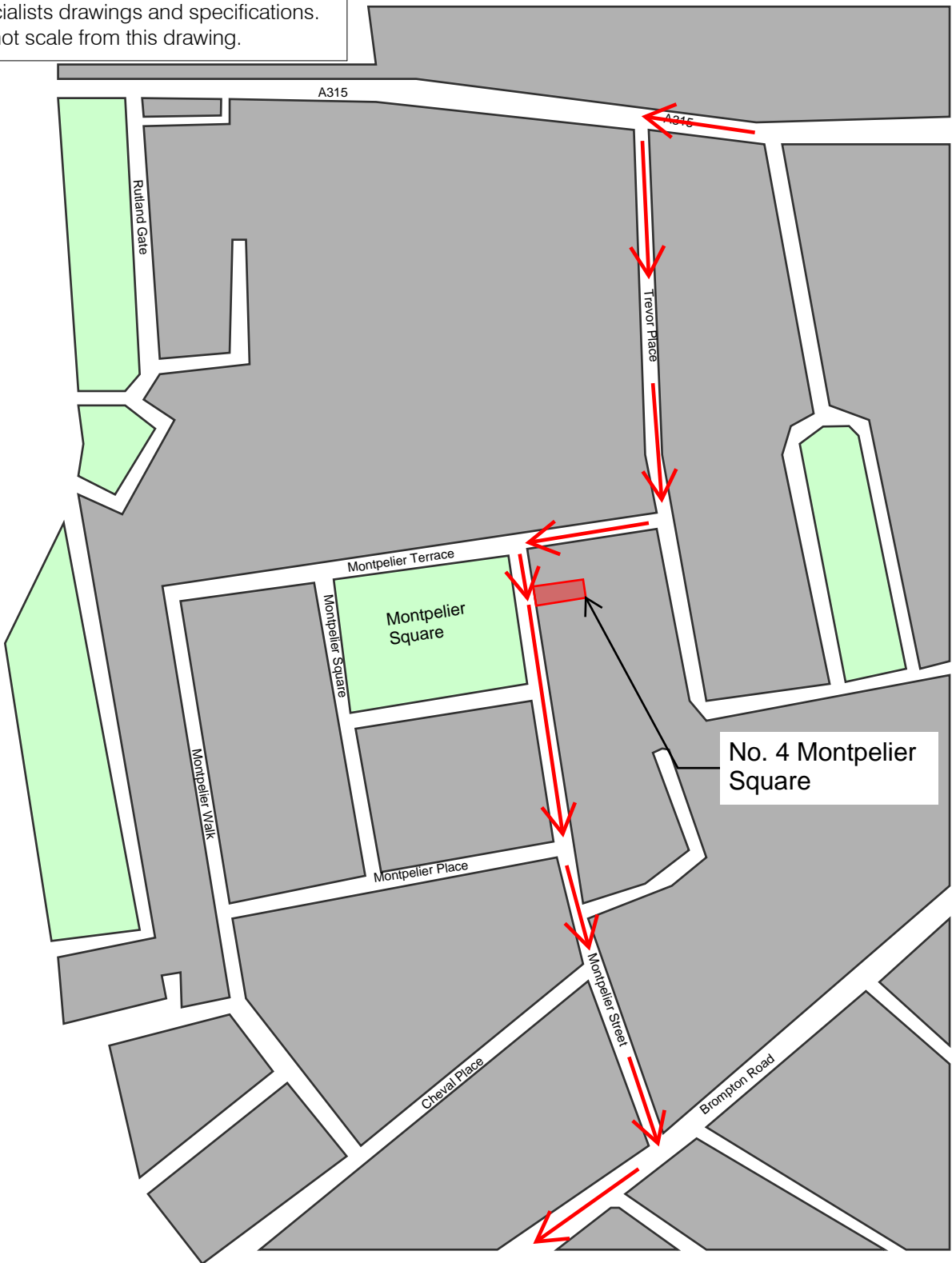


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APPENDIX B

This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications. Do not scale from this drawing.

rev	date	by	chk	description
P1	22/01/21	TH	Chk	Preliminary



<b>Drawing title</b>		
Construction Traffic Map		
<b>Scale</b>	<b>Date</b>	<b>Drawn</b>
N/A	January 2021	TH

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<b>Project</b>			
4 Montpelier Square, London SW7 1JT			
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Preliminary	S2	P1	
<b>Project no.</b>	<b>Originator</b>	<b>Zone</b>	<b>Level Type Role drg no.</b>
2190560-EWP	- ZZ	- 00	- SK - S - 0001

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