Demolition & Construction Management Plan

72-76 Cadogan Lane SW1
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1.0 Introduction

1.1 Objectives the Plan

The purpose of the Demolition Management Plan is to outline our approach to managing the soft strip, demolition and basement construction works for 72-76 Cadogan Lane. This document includes specific comment on site establishment, logistics and the process of managing the overall environment surrounding 72-76 Cadogan Lane. It will also ensure that the works cause the minimum disruption to the adjacent residents by achieving a safe working and living environment.

The agreed contents of the Demolition Management Plan must form part of the development plan and agreed with The Royal Borough of Kensington and Chelsea. The plan will be constantly reviewed and any changes and/or improvements will be added and agreed with the Council and the plan revised and re-issued.

These proposals are to enable third parties to understand the nature of the works and the various construction activities associated with the development.

This Demolition Management Plan is subject to third party approvals and therefore amendments are likely. Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client. Liaison with the neighbours and interested parties will continue throughout the project, as information is updated and as the project develops. Particular attention will be paid to ensure that the neighbours are kept informed of progress and future works on the project.

The information provided in this document is an overview of the key project activities at 72-76 Cadogan Lane. Generic statements herein are to be further developed into plans, procedures and detailed method statements as the project develops.

This Plan will be used as the background for the detailed demolition method and risk assessments and will be included in all specialist trade contractor portions of the works.

1.2 Project Overview

The project consists of the formation of a new double storey basement below 3 no adjoining mews properties. The mews properties form part of an extended single dwelling that also includes 2 no properties fronting onto Cadogan Place. The dwelling encompasses 72-76 Cadogan Lane and 61&62 Cadogan Place. The new basement is to be formed under the mews properties on Cadogan Lane and the rear additions to the Cadogan Place properties. The new basement is to be the full extent of the footprint of the superstructure described above. The space created will accommodate a pool which will extent the full width of the 3 mews properties, There will also be a laundry, wine store, cinema, toilet/changing facilities,
various store rooms and a spiral staircase. This document covers the creation of these spaces but not their fitting out.

The structural envelop will consist of secant piles with an RC lining wall, RC slabs at sub-basement level, basement level and Lower ground level. There will also be intermediate RC loadbearing walls. The work will involve some fairly complex enabling works in order to create headroom for the piling rig and also to support the existing intermediate loadbearing walls to allow the excavation to be carried out.
1.0 **Project Background**

2.1 **Site Description**

72-76 Cadogan Lane & 61-62 Cadogan Place is a single dwelling that has been formed at some point in the past from 5 no adjoining properties. The frontages onto Cadogan Place and Cadogan Lane are both mid terrace

It is not envisaged that any of the works will require access to or from the Cadogan Place frontage

The property is situated within a primarily residential area and this has been taken into account in the preparation of this document
3.1 Preliminary Programme

It is envisaged that the duration of works described will be 75 weeks. The key elements of the development with regards to the potential impact on the surrounding area are:-
(See also attached outline tender programme)

- Site Setup.
  See section 4.2

- Enabling works
  In order for the works to commence certain items of enabling works will need to be carried out:-

  The piling is to be carried out from Lower Ground level. The headroom in much of this area is not sufficient to allow the piling rig to operate. This problem is to be overcome by reducing the floor level to provide this headroom. As this reduction of the floor levels will undermine the existing foundations to the adjacent walls, these walls will in the first instance have to be underpinned. This underpinning will be approximately 1m deep.

  The excavation of the basement will undermine the existing loadbearing walls at lower ground level. In the first instance further underpins will be installed to support new transfer beams which will be installed under these loadbearing walls. In order to temporarily support these walls while the transfer beams are installed, temporary concrete foundations will be excavated and cast on either side of the walls in question to support a series of needles. This will allow the transfer beams to be installed. The excavation spoil from the piling will be barrowed to a skip on the road. All necessary permits will be obtained. Concrete for these operations will be delivered and barrowed into the site from Cadogan Lane.

- Piling
  The perimeter structure of the new basement is a secant pile wall with a Reinforced Concrete lining wall. Once the enabling works have been completed the piling will commence. This will include a number of temporary piles to provide temporary support to allow the installation of further transfer beams. Spoil from this operation will be barrowed to a skip on the Cadogan Lane. Concrete will be pumped from Cadogan Lane. For the duration of the piling works a mobile concrete pump will be parked on Cadogan Lane. A section of the yellow line will be suspended for this period. Outside of working hours the pump will be enclosed within a secure demountable hoarding. The period of time allowed on the Pre-tender programme for this operation has been based on Walter Lilly’s extensive experience of this type
of work. Following the completion of the piling, the piles will be cut down and the capping beam will be cast

- **Bulk excavation**
  Once the Pile capping beam has been cast the bulk excavation will commence. This will carried out using a 360 degree excavator which will be of a size to suit the confined environment. Excavation spoil will be transferred to a waiting muck away lorry parked on Cadogan Lane by conveyor belt. The configuration of the conveyor belt will be adjusted as the dig progresses. As the excavation progresses the gaps in the secant piled wall as a result of the transfer beams obstructing the piling rig will be infilled with concrete. The period of time allowed on the Pre-tender programme has been based on Walter Lilly’s extensive experience of this type of work. The borehole log suggests that ground water will not be encountered in the course of the excavation. Should pockets of perched groundwater be encountered, this will be dealt with by pumping.

- **Temporary Propping**
  A fully designed temporary propping scheme will be developed by Walter Lilly’s temporary works engineer. This will be installed as the works progress. Each phase of the temporary works installation will be inspected by Walter Lilly’s Temporary Works Engineer prior to it being loaded. There will be a regime of formal regular inspections of the temporary works.

- **Concrete slabs and concrete lining walls**
  Following the completion of the excavation the sub-basement slab will be cast. The lining walls and internal load bearing Concrete walls will then be cast along with the new basement level slab. As this work progresses the temporary horizontal propping will be progressively modified and removed as the new structure becomes self-supporting. Once this is complete the new Lower ground slab will be cast. Once the new structure has become fully self-supporting all temporary piles will be removed. At each stage of the removal of the temporary works an inspection will be carried out by Walter Lilly’s Temporary Works Engineer who will confirm that the relevant elements of the permanent structure are ready to be loaded.

- **Water proofing works**
  Once the structural works are complete the waterproofing system will be installed and the perimeter blockwork lining walls will be built.
### Construction Management Plan

#### 72-76 Cadogan Lane SW1

**Demolition & Construction Management Plan**

**Issue Date:** February 2013

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<table>
<thead>
<tr>
<th>Task Description</th>
<th>Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Set up site</td>
<td></td>
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<td>2. Excavation</td>
<td></td>
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<td>3. Cast subbasement slab</td>
<td></td>
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<tr>
<td>4. Cast lining walls and internal RC walls up to and including basement slab</td>
<td></td>
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<tr>
<td>5. Cast lining walls and internal RC walls up to and including LO level</td>
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<tr>
<td>6. Break out temporary piles and infill resulting of piles</td>
<td></td>
</tr>
<tr>
<td>7. Install waterproofing system</td>
<td></td>
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<tr>
<td>8. Construct blockwork lining walls</td>
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</tbody>
</table>

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**Notes:**

- The table above outlines the tasks involved in the demolition and construction management plan for 72-76 Cadogan Lane SW1.
- Each task is assigned a duration, which is crucial for planning and scheduling purposes.
- The plan is designed to ensure a smooth transition from demolition to construction, minimizing disruptions and maximizing efficiency.
4.0 Construction Management Action Plan

The following sections outline the key elements for consideration. This document demonstrates our commitment to manage, control and where possible mitigate our impact on the local community and infrastructure.

Many of the issues identified will be further developed and dealt with in our more detailed site based method statements. Method statements will be prepared and agreed for all major site operations in advance of the relevant works commencing. This will be particularly important for demolition, piling, excavation and structural works.

4.1 Communication

4.1.1 Neighbourly Relations

The site is within a residential area. Maintaining good neighbourly relations is assisted greatly by good communication, and by keeping third parties regularly informed of the site activities which are likely to impact on adjoining residents. Walter Lilly have found that listening to reasonable concerns and demonstrating a considerate and professional approach will always maintain a well-balanced relationship.

Regular newsletters will be produced to keep neighbours advised of future events, general progress of the works and the requirements for any abnormal works.

Appropriate signage and information boards will be displayed on site hoardings.

4.1.2 Considerate Constructors Scheme

Walter Lilly will register and comply with the requirements of the Considerate Constructors Scheme for the duration of the project.

The works will be carried out in accordance with the Considerate Constructors Scheme and in such a way as to minimise the impact on the local environment and amenities.

A contact board will be displayed outside the site providing contact details. This will include names and telephone numbers of key construction staff so that neighbours and the general public can contact us should they have cause to do so.

A complaints / contact book will be kept on site, which will be used to record details of any complaints. This will include the name of the person making the complaint, the date, time and nature of the complaint and the action necessary to resolve the complaint. The complaints book will be regularly reviewed to ensure that any complaints are dealt with and resolved promptly (sample below).
<table>
<thead>
<tr>
<th>Date Received</th>
<th>Name &amp; Details of Caller</th>
<th>Complaint / Comment / Compliment</th>
<th>Walter Lilly Signature</th>
<th>Action Taken</th>
<th>Date Actioned</th>
<th>Status Open / Closed</th>
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4.2 Site Establishment

The space available within the property on the upper floors will be utilised for the site office and welfare facilities. The existing incoming power and water supply will be utilised. Access will be maintained for the duration of the works via Cadogan Lane. All areas to be utilised for site office and welfare facilities will be protected. This applies also to the sections of existing staircase to be utilised for access. The existing Garage and pedestrian doors on Cadogan Lane will be carefully removed and stored for the duration of the works. They will be refixed at the end of the works. Temporary Hoardings will be erected across the existing openings with secure access. Areas of the existing building that are not being used for site welfare facilities will be made secure for the duration of the works. Walter Lilly will liaise with the client’s representative with regard to the details.

4.2.1 Access

Access to the site will be from Cadogan Lane.

There is a footpath along the frontage of the property with dropped kerbs. There is also a continuous yellow line. During the piling and reinforced concrete works a mobile concrete pump will be permanently positioned on the road. It will be within secure demountable enclosure. A section of yellow line will be suspended for this period. All necessary permits and licences will be obtained in good time from the Royal Borough of Kensington & Chelsea.

During the period when the underpins are being excavated the excavation spoil will be barrowed to skip on the road All necessary permits and licences will be obtained in good time from the Royal Borough of Kensington & Chelsea

During the period of bulk excavation there will be a continuous transfer of excavation spoil to muck away lorries via a conveyor belt. The lorries will be parked on the yellow line. If the time for a lorry to be loaded exceeds the permitted waiting time then a section of yellow line will be suspended. The necessary permit and/or licence will be obtained from The Royal Borough of Kensington and Chelsea

4.2.2 Traffic Management (Please also see separate detailed Traffic Management Plan)

Walter Lilly will liaise with any other Main Contractors operating in the adjoining roads to ensure, so far as is reasonably practical, that deliveries and other construction operations are coordinated to minimise any negative impact on the residents and users of the roads

Deliveries will be managed on a ‘just-in-time’ basis. Deliveries will be carefully planned, pre-booked and managed on site to ensure no back up of vehicles in the adjacent roads and timed to minimise disruption to neighbours.

All deliveries to site will be undertaken with full regard paid to:-
• Reduction and control of plant movements
• Reversing vehicles directed by a Competent Person
• Pedestrian and vehicle directional signage – suitable barriers will be erected when deliveries arrive to prevent pedestrians accessing the unloading area.
• Mobile plant will only be operated by a Competent Person with a Banks Person in attendance to any movements

Consultation with Royal Borough of Kensington and Chelsea will continue throughout the project to ensure:

• Construction methods minimise the potential impact on nearby residents
• Maintenance of the existing public highway
• Segregation of all pedestrians, public or employees, on or in the vicinity of the site

4.2.3 Working Hours

Working hours will be 08.00 – 18.00 Monday to Friday and 08.00 – 13.00 Saturdays.

4.2.4 Fire and Emergency Procedures

Contact names and telephone numbers will be made available in case of ‘out of hours’ emergencies relating to the site. This information will be displayed on the hoarding.

Walter Lilly shall implement procedures to protect the site from fire. A Site Fire Safety Co-ordinator will be appointed to assess the degree of fire risk and formulate a Site Fire Safety Plan, which will be updated as necessary as the works progress and will also include the following:

• . Hot Work Permit regime.
• . Installation of the site fire fighting equipment e.g. establishing fire points and installing and maintaining fire extinguishers etc.
• . Evacuation alarm.
• . Material storage and waste control.
• . Fire Brigade access.

4.2.5 Security

All site personnel will have to sign in on arrival and sign out before leaving the site. This will be incorporated into the Site Rules and included as part of the site induction process.

The front hoarding will be regularly inspected to ensure that it remains secure. All windows and external doors will remain closed when the site is not operational. The access door to the site will be fitted with a combination security lock to only allow access for authorised personnel.
The name and contact details of an appropriate member of staff will be provided in case of emergencies.

4.2.6 Health and Safety

A Construction Health and Safety Plan will be prepared for the works in accordance with the CDM Regulations. Risk Assessments will be developed and agreed. Sub-contractors’ detailed method statements will also be produced and safe methods of work established for each element of the works.

Site inductions will be held for all new site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to the effect that they have read the procedures. These will include any relevant neighbourly issues.

4.2.7 Scaffolding

It is not envisaged that there will be a requirement for external scaffold. There is likely to be some required internally in association with:

-  the conveyor belt
-  edge protection
-  access
-  temporary works

4.2.8 Main Plant

A mini piling rig will be used for the piling works. This will be small enough to fit through the existing openings. The power unit for the piling rig will need to be located within the property. The exhaust will be vented to outside.

360° excavators will be used to excavate the new basement and load excavated material into a conveyor that will discharge into lorries on the road for removal from site. These excavators will be sized to access and operate within the confines of the site.

Air quality within the site will be continually monitored and forced ventilation systems will be introduced if required.

Lorry mounted hiabs will be used to off load steel beams that will be required as part of the temporary works.

At this stage it is not envisaged that there will be a requirement for any craneage during the course of the construction works.

4.2.9 Good Housekeeping
The site will be kept in a clean and safe condition. The areas adjacent to the site will be regularly inspected and any rubbish or litter removed.

Adjacent roads and pavements will be kept clean.

Perimeter hoardings will be repainted from time to time and will be kept in a neat and tidy condition. Any graffiti will be quickly removed from the hoardings.

Offloading will generally be direct from vehicles onto the site. Materials will not be stored on public footpaths or roads.

Waste and rubbish will be regularly removed from site and not allowed to accumulate so as to cause a safety or fire hazard.

Activities that have the potential to cause dust will be carefully monitored and dust reduction methods employed. This will include water spray, dust extraction and localised screening where appropriate.

Welfare facilities will be provided within the site to discourage operatives from frequenting the interface between the site and public areas. Site operatives will not be allowed to congregate or loiter on the footpath or road adjacent to the site.

4.3 Environmental Issues

Walter Lilly operate an environmental policy in which we pursue the following objectives.
To:

- Conduct our activities with proper regard to the protection of the environment.
- Comply with all relevant regulatory and legislative requirements and codes of practice.
- Communicate with local communities to ensure the work causes the minimum disturbance and disruption.
- Ensure that our staff have a good understanding of the environmental impacts of our business and what is expected of them to minimise these impacts.
- Ensure that our suppliers and sub-contractors are aware of this policy and ensure they apply similar standards to their own work.

During the early stages of the project the following activities will be carried out to deal with environmental management:

1. Preparation of the Project Environmental Plan in line with our ISO 14001 Environmental Management System.
2. Preparation and consultation with client and statutory authorities to obtain approved licences and consents for discharge and putting the stated consent conditions and controls in place through the Project Environmental Plan.
3. Preparation of the Site Waste Management Plan and consultation with supply chain partners and the design team to design out or minimise waste.

4.3.1 Waste and Material Management

A site waste management plan will be prepared prior to the works commencing. All waste materials will be removed from site by a licensed waste contractor, discharged via Cadogan Lane using skips or lorries.

All waste from this site will be dealt with in accordance with the waste duty of care in Section 34 of the Environmental Protection (Duty of Care) Regulations 1991 (b). Materials will be handled efficiently and waste managed appropriately.

We aim to minimise waste and to recycle as much material as possible. Due to the limited space on site, waste will generally be sorted for recycling at the waste transfer station. This element of the works will be carried out by one of our licensed sub-contractors specialising in waste management.

4.3.2 Dust, Noise and Vibration

Dust

The following measures will be considered, as appropriate, to mitigate the impact of dust due to the construction activities:

Site set-up to be planned to ensure where possible dust creating activities are located away from the sensitive areas;

Demolition activities will use water as a dust suppressant;

Adjacent road surfaces will be frequently swept clean;

All loads delivered to or collected from the site will be covered where appropriate;

All non-road mobile machinery will utilise ultra-low sulphur tax exempt diesel, where available;

All road vehicles will be requested to comply with set emission standards;

Cutting equipment will use water as a dust suppressant or have a local exhaust ventilation system;

Skips will be securely covered;
A method statement will be developed as part of this Construction Management Plan prior to the works commencing, to minimise gaseous and particulate emissions generated during construction.

Forced ventilation will be employed within the site to maintain air quality. The air quality will be continually monitored

**Noise and Vibration**

We are fully aware of the sensitivities to noise of those occupying the adjacent properties.

All reasonable steps will be taken to minimise any noise disruption to adjacent occupiers.

Where it is necessary to carry out noisy activities, these will be identified well in advance and the timing agreed prior to commencement.

Operatives working in noisy areas will be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods.

Electrically operated plant will be used where practical. We will ensure all plant used on the site will be effectively silenced.

No radios or other audio equipment will be allowed on site.

Where it is necessary to carry out noisy activities these will be carried out in accordance with Local Authority requirements and in consultation with any affected residents.