

6 UPPER WIMPOLE STREET - 6 DEVONSHIRE MEWS SOUTH CHECKLIST B: CODE OF CONSTRUCTION PRACTICE

		YES	N/A
GENERAL SITE INFORMATION	The site is a large Grade II Mid-block terrace house 6 Upper Wimpole St and includes the mews directly behind, 6 Devonshire Mews South, they are part of the same ownership. All works will be serviced through 6 Devonshire Mews South. There will be no site deliveries / collections / logistics through the front of the main house, i.e. no logistics on Upper Wimpole Street. Drawings of the existing property, modifications and proposed scheme are available on the Westminster Council Planning website. Link to the documents page is below: https://idoxpa.westminster.gov.uk/online-applications/applicationDetails.do?keyVal=SKC18CRPH1E00&activeTab=summary	√	
PROGRAMME OF WORKS	Attachment 2. Gantt Chart. Summary: Demolition, new basement structural, new slab to existing basement, new 1st floor structure, internal water proofing 48 week. Internal fit out 48 weeks	√	
WORKING HOURS	Building Work which can be heard at the boundary of the site only (except excavation and demolition): - between 08.00 and 18.00 Monday to Friday; - between 08.00 and 13.00 on Saturday; and - not at all on Sundays, bank holidays and public holidays Excavation and demolition work only: - between 08.00 and 18.00 Monday to Friday; and not at all on Saturdays, Sundays, bank holidays and public holidays. We will maintain a dialogue with adjoining occupiers in relation to working hours and in particular noisy operations at sensitive times. The use of heavy machinery and noise generating equipment will not take place outside of working hours without seeking prior agreement from WCC and after demonstrating consultation with neighbouring properties.	√	
DEMOLITION AND CONSTRUCTION METHODOLOGY	Attachment 3a. Summary of Demolition and Construction Methodology; 3b. Outline Construction Sequence.	√	
SITE PLAN WITH MONITORING EQUIPMENT	Attachment 4. Movement Monitoring Plans. 78 points will be monitored, fortnightly during demolition (8 months) and then monthly (6 months)	√	
PLAN OF SENSITIVE RECEPTORS	Attachment 5. Plan of Sensitive Receptors The potentially sensitive receptors are a mixture of private houses, private houses that have been divided into flats, private houses that are being used for business purposes.	√	
PLAN SHOWING POTENTIAL VULNERABLE ROAD USERS	Attachment 7. Construction Management Plan		
LIAISON WITH THE LOCAL NEIGHBOURHOOD INCLUDING PARTY WALL AGREEMENTS	Attachment 6. Letter distributed to all properties on Upper Wimpole Street and all properties on Devonshire Mews South, including corner properties. The Party Wall process is ongoing. Party wall notices have been issued to all properties requiring notices under the Party Wall Act. Awards will be in place with all notifiable properties before notifiable work starts on site. Meetings requested and scheduled with neighbouring properties.	√	
LIAISON WITH OTHER SITES	14 UPPER WIMPOLE STREET 15 UPPER WIMPOLE STREET 41 DEVONSHIRE PLACE. These are building site in the vicinity of 6 Upper Wimpole Street. We don't believe our logistics will have any impact but we will liaise with all other nearby sites at least three weeks before the start of works and every four weeks, as a minimum, during the works on site in order to coordinate construction activities including logistics as far as practicable.		N/A There are 2 building sites on the other side of Upper Wimpole Streets but our works have no implications to them, nor them on us. However we will make contact with them as described.
ENVIRONMENTAL MANAGEMENT STRUCTURE	Site Manager to oversee Environmental Management Structure	√	

		YES	N/A
ROLES AND RESPONSIBILITIES	Project Manager: Richard Ilendo. Site Manager (to be appointed) has overall site responsibility on a daily basis, Structural Engineer and Architect to visit weekly; A Banksman will supervise all loading / collections on site and will ensure the safe movement of pedestrians.	√	
CONSIDERATE CONTRACTORS SCHEME	The site will be registered with the Considerate Constructors Scheme (CCS) at least four weeks before the start of works. The e mail from CCS confirming site registration will be sent to the council before any works starts on site.	√	
SUMMARY OF MAIN WORKS	Extensions and internal and external alterations to the existing property to facilitate the use as a single-family dwelling, including demolition and rebuilding of the existing rear infill extension and mews house behind a retained facade, and the extension of the basement. Complete internal refurbishment and fit out including new services.	√	
USE OF HIGHWAYS	Attachment 7. Construction Management Plan	√	
CONSTRUCTION TRAFFIC ARRANGEMENTS	Attachment 7. Construction Management Plan	√	
ROAD CLOSURES			N/A see CMP attached. Impact on the surrounding highway networks is assessed as minimal.
NOISE AND VIBRATION MANAGEMENT	Attachment 8. We will adhere to the statutory noise limits as set out in Planning Conditions 4 & 5. Consultation / communication with neighbours / others affected prior to the start of the works. Use only of modern, quiet and well maintained equipment, all of which will comply with the EC Directives and UK regulations set out in BS 5228-1:2009. Avoidance of unnecessary noise (such as engines idling between operations or excessive engine revving, no radios no shouting). Use of screws and drills rather than nails for fixing the hoarding and all other carpentry works where practicable. Careful handling of materials, no dropping of materials from height onto the ground. Spoil will be deposited into the wait and load vehicle from approximately two metres height but this should not cause unreasonable noise. Collection / delivery vehicles will not loiter / wait in the area before the allowed times. Structural elements to be demolished will be isolated from the party walls / adjoining properties, where practicable.	√	

		YES	N/A
AIR QUALITY DUST	Hoarding 2.4 high will be erected around all site boundaries, front, rear and sides of site and the working site will be enclosed as far as practicable barriers will be erected / maintained around dusty activities and the site boundary when practicable. Pavements and mews will be hosed down and swept on a daily basis. The highway will be brushed and washed down after each spoil removal operation, at the end of the working day and as needed to keep the footpath and road clean. Delivery / collection vehicles will switch off engines where possible and in accordance with the Mayor of London's Best Practice Guidance the following actions will be taken: iv. Barriers will be erected / maintained around dusty activities and the site boundary when practicable. v. The site will be planned so that dusty activities are kept within the protected site boundaries where practicable. vi. Delivery / collection vehicles will switch off engines where possible. vii. Only vehicles which comply with the Mayor's Best Practice Guidance on Control of Dust and Emissions will be used. viii. Electrical hand tools, rather than air powered tools which require a diesel-powered air compressor, will be used. ix. Particulate filters will be fitted to the exhaust system of any diggers used. x. Cutting equipment to use water as a suppressant or to have a local extraction ventilation system. xi. The working site will be enclosed as far as practicable. xii. Any conveyor will be fully enclosed in timber. xiii. Deliveries of cement / ballast will be in bags on shrink wrapped pallets. xiv. The works will be sprayed down with water as appropriate to reduce general dust and dirt. xv. The highway will be brushed and washed down after each spoil removal operation, at the end of the working day and as needed to keep the footpath and road clean. If measures to control dust are unsuccessful work will stop and alternative methods will be devised.	√	
NON-ROAD MOBILE MACINERY	No non-road plant or equipment to be used for the works exceeds the minimum NRMM power rating of 37kW. The largest possible NRMM plant that might be used is a 1.5 tonne digger which has a power rating of 15KW.	√	
WASTE MANAGEMENT ARRANGEMENTS	Attachment 7. Construction Management Plan Approximately 365m³ of ground will be excavated and removed from site. This is expected to be sands and gravels. All (100%) of the excavated ground will be recycled / reused as follows: - Sands and gravels - graded, washed and reused as building materials. - Clay (unlikely to be encountered) - reused as inert ground in land regeneration projects. The subcontracted spoil removal company will provide disposal tickets to show that the excavated ground has been disposed of at a licensed recycling location which will recycle / reuse the excavated ground in accordance with the previous paragraph. Brick and general rubble will be graded and recycled.	√	
TREE PROTECTION	Attachment 8. Tree Protection Plan & Arboricultural Method Statement	√	