

Construction Management Statement

for the site at

**Wards Corner
Seven Sisters, Tottenham**

January 2008

1.0 Introduction

- 1.1 This Construction Management Statement is submitted in support of the planning application and explains how the development of the scheme is proposed to be managed, from the commencement of the construction process through to completion.
- 1.2 The construction management methodology will be consistent with the principles of the Considerate Constructors Scheme, and adheres to its Code of Considerate Practice. The principles of this Code are as follows:
- **Considerate**
- 1.2.1 All work to be carried out with positive consideration to the needs of traders and businesses, site personnel and visitors, and the general public. Special attention will be given to the needs of those with sight, hearing and mobility difficulties.
- **Environment**
- 1.2.2 Noise from construction operations and all other sources to be kept to a minimum at all times. Efforts will be made to select and use local resources wherever possible. Attention will be paid to waste management and the avoidance of pollution. Recycling and the use of recycled materials will be encouraged.
- **Cleanliness**
- 1.2.3 The working site to be kept clean and in good order at all times. Safety barriers, lights and warning signs will be maintained in a clean and safe condition. Surplus materials and rubbish will not be allowed to accumulate on the site or spill over into the surroundings. Dirt and dust from construction operations will be kept to a minimum.
- **Good Neighbour**
- 1.2.4 General information regarding the scheme will be provided for all neighbours affected by the work. Full and regular communication with neighbours, including adjacent traders and businesses, regarding programming and site activities should be maintained from pre-start to completion.
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1.0 Introduction

- **Respectful**

1.2.5 Respectable and safe standards of dress will 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 will be shown at all times. Operatives will be instructed in dealing with the general public.

- **Safe**

1.2.6 Construction operations and site vehicle movements will be carried out with care and consideration for the safety of site personnel, visitors and the general public. No building activity will be a security risk to others.

- **Responsible**

1.2.7 It will be ensured that everyone associated with the site understands implements and complies with this code.

- **Accountable**

1.2.8 The Considerate Constructors Scheme poster will be displayed where clearly visible to the general public. A site's contact details will be obvious to anyone affected by its activities.

2.0 Demolition

- 2.1 The existing buildings are predominantly constructed in brick and timber, varying in height from two to three storeys and comprising of timber and steel floors, pitched timber roofs. A larger concrete building exists to the rear of the High Street Facade.
- 2.2 Prior to any demolition works commencing, the building will be surveyed to ascertain whether any substances are present, such as asbestos, which could be harmful to the workers' health.
- 2.3 Following this survey the soft strip will commence. Materials arising from the soft strip will be separated on site for reuse or recycling wherever possible.
- 2.4 Prior to any structural demolition, a full method statement will be prepared identifying how the demolition will be undertaken and measures taken to ensure works will have as little impact on neighbouring properties as possible.
- 2.5 The method of demolition of the main structures will be confirmed by the chosen contractor, though its is likely to be either dismantled or via pneumatic peckers and crunchers.
- 2.6 Wherever possible any serviceable material arising from the works will be re-used or recycled.

3.0 Excavation

- 3.1 Due to the site's position above Seven Sisters Underground station, careful consideration needs to be given to the method of excavation and piling. At this point in time, due to the ongoing discussions with LUL, and ongoing geological surveys, a detailed plan for excavation has not been agreed.
- 3.2 The demolition of the existing structures on the site and excavations to form the basement to the Seven Sisters Road Wing will remove load from the underground structures. Constructing the new buildings will then add load back again. Load changes of this sort will create ground movements around the tunnels. It is anticipated the process of removing load will actually cause more ground movement than the net change between the existing building loads and the proposed new permanent loads.
- 3.3 Further information will be provided prior to commencement, once a contractor has been selected and further geological / structural details have been obtained.

4.0 Construction

- 4.1 The sequence of construction will need to be developed with this in mind. The ground movements around the tunnels from this process will occur over a number of months. The movements can therefore be limited by keeping the demolition and excavation activities as close together as possible with the construction of the new buildings. Limiting movements in this way should reduce the likely impact on the station and possibly reduce the potential scope of monitoring and surveying required.
- 4.2 Keeping the programme for demolition, excavations and construction relatively compact should also reduce the timescale over which monitoring may be required. It seems sensible for the demolition and new construction works to be carried out in one contract. Not only would this allow for a smoother overlap in the sequence of works but would mean one contractor is responsible for monitoring movements throughout the project.
- 4.3 The methods of demolition and construction activities also need to be carefully controlled. Operations that create significant vibration, noise or dust are not appropriate, both to the station and the local neighbourhood, which is predominantly residential. Appropriate methods of working will need to be developed by the contractor.
- 4.4 A further detailed construction statement will be provided prior to development.

5.0 Public Realm / Pedestrian Movement

- 5.1 Given that the site fronts a large public space, it will be necessary to close the western side of the pedestrianised area during the course of demolition and construction, to ensure public safety. A route around the site will be maintained along with the accesses to the tube station and bus stop on the High Road.
- 5.2 At a later stage in the development, the western side of the pavement will be re-opened and the eastern side closed in sections to allow for the remainder of the new landscaping and paving to be completed. Again, a north-south route will be available as will access to the tube station and bus stop.
- 5.3 The remainder of the pavements around the development, along Seven Sisters Road, West Green Road, and Suffield Road will need to be closed during construction, and opposite pavements will need to be used at all times. Safety measures will be put in place to allow for safe crossing of these roads.
- 5.4 There are no trees within the site which are due to be retained as part of the proposal. The large Plane Tree just outside of the site to the south east will be retained and protected as necessary.
- 5.5 A landscaping plan has also been prepared in support of the planning application, planting for which will commence at the appropriate time during the course of construction.

6.0 Traffic Management

- 6.1 Vehicle movements are to be carried out with care and consideration for the safety of site personnel, visitors and the general public.
- 6.2 Any inconvenience to the public arising from increases in traffic flows and disruptive effects of construction traffic on local and main roads will be limited.
- 6.3 Care will be taken to ensure that all roads and footpaths adjacent to the site are kept clean of construction materials, mud, and any spillage.
- 6.4 A Traffic Management Plan would be developed, taking into account the advice of the highway authority, local planning authority, the police and other emergency services. It would be reviewed and updated regularly, in line with the construction programme.

7.0 Hours of Operation

- 7.1 Normal working hours would be limited from 0800 to 1800 on weekdays, and 0800 to 1300 on Saturdays, with no work on Sundays or Public Holidays.
- 7.2 Under exceptional circumstances work may occur outside these hours. Where this is necessary, preference would be given to undertaking works during the evening rather than at night, and consideration would be given to additional weekend (day) working.
- 7.3 Any activities likely to generate noise that would affect sensitive areas would occur during normal working hours.
- 7.4 Where such activities have to occur outside normal hours, occupiers of nearby residential or other properties would be given adequate notification in advance of the time of the works and the likely duration where practicable.

8.0 Security

- 8.1 In liaison with the London Borough of Haringey and local police, the following security measures would be adopted from the beginning of the works:-
- Complete site hoardings with vision panels would be installed around the perimeter of the site.
 - The site would be security patrolled 24 hours/7days week.
 - Informal surveillance through presence of workers on site.
 - CCTV and lighting maintained around entrances to the tube station as usual (lighting designed not to create shadowing of footpaths and roads by the site hoarding).

9.0 Consultation

- 9.1 A number of consultation exercises have already taken place in the vicinity to provide information about the scheme. Further information will also be distributed to all neighbours affected by the work.
- 9.2 A contact board will be displayed outside the site, giving names and telephone numbers of staff who can easily be contacted to respond to the concerns of local residents, businesses or others.
- 9.3 The developer aims to foster a dialogue with local residents, which will be maintained throughout the construction process to ensure that any disturbance arising from the development of the site is kept to an absolute minimum.