

**CONSTRUCTION MANAGEMENT PLAN
AMENDMENT REQUEST**



PHOENIX PLACE

WC1X0DA

Revision Number	Section Amended	Changed by	Approved by	Date
01	Logistics	E. Gormley		

Contents

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- 1-2. Introduction
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A. Current CMP- Blue Sky Builders Rev 01 August 2020

1. **Calthorpe Street Entrance Gate Usage-** Along Calthorpe Street the logistics route for construction vehicles shows the use of the newly created vehicle entrance, this gate is on the NorthWest corner, this crossover and access route were created by the previous contractor prior to McAleer & Rushe’s start on site.
2. **Use of Phoenix Place Entrance-** The plan does not show the use of Phoenix Place access gate to phase 3 construction works
3. **Reversing Vehicles-** The logistics information does not include information about the reversing of large vehicles into the site entrance
4. No mention of Poweron’s utility works on Phoenix Place

Appendix no.1 Currently approved CMP



B. Amendment Proposal

- 1. Calthorpe Street Entrance Gate Usage-** The newly created entrance gate on Calthorpe Street has been set at height of the permanent end state laneway, the construction phase site formation level is c.800mm lower, meaning that this entrance cannot be used for the construction logistics.

McAleer & Rushe would propose to use the other entrance on Calthorpe Street to the Eastern Side, this entrance can be seen on the below drawing. (Diagram Appendix no.2)

This entrance & crossover was existing from Royal mail's use of the site, vehicles would be marshalled into the site as per the other entrances

- 2. Use of Phoenix Place Entrance-** McAleer & Rushe require the use of the existing entrance on Phoenix Place to phase 3, this entrance was previously used by Royal Mail and would provide direct access to Block E construction, using this entrance would ease the quantity of vehicles required to use the entrance on Calthorpe Street and Farringdon Road.

- 3. Reversing Vehicles-** The logistics information does not include information about the reversing of vehicles into the site entrance. The approved CMP was not an accurate representation of the site internal layout, tower cranes and constraints.

There is not sufficient space within the site boundary to reverse and turn an artic & all rigid lorries, we are therefore required to reverse the larger vehicles into the site boundary, lorries will leave the site in forward gear.

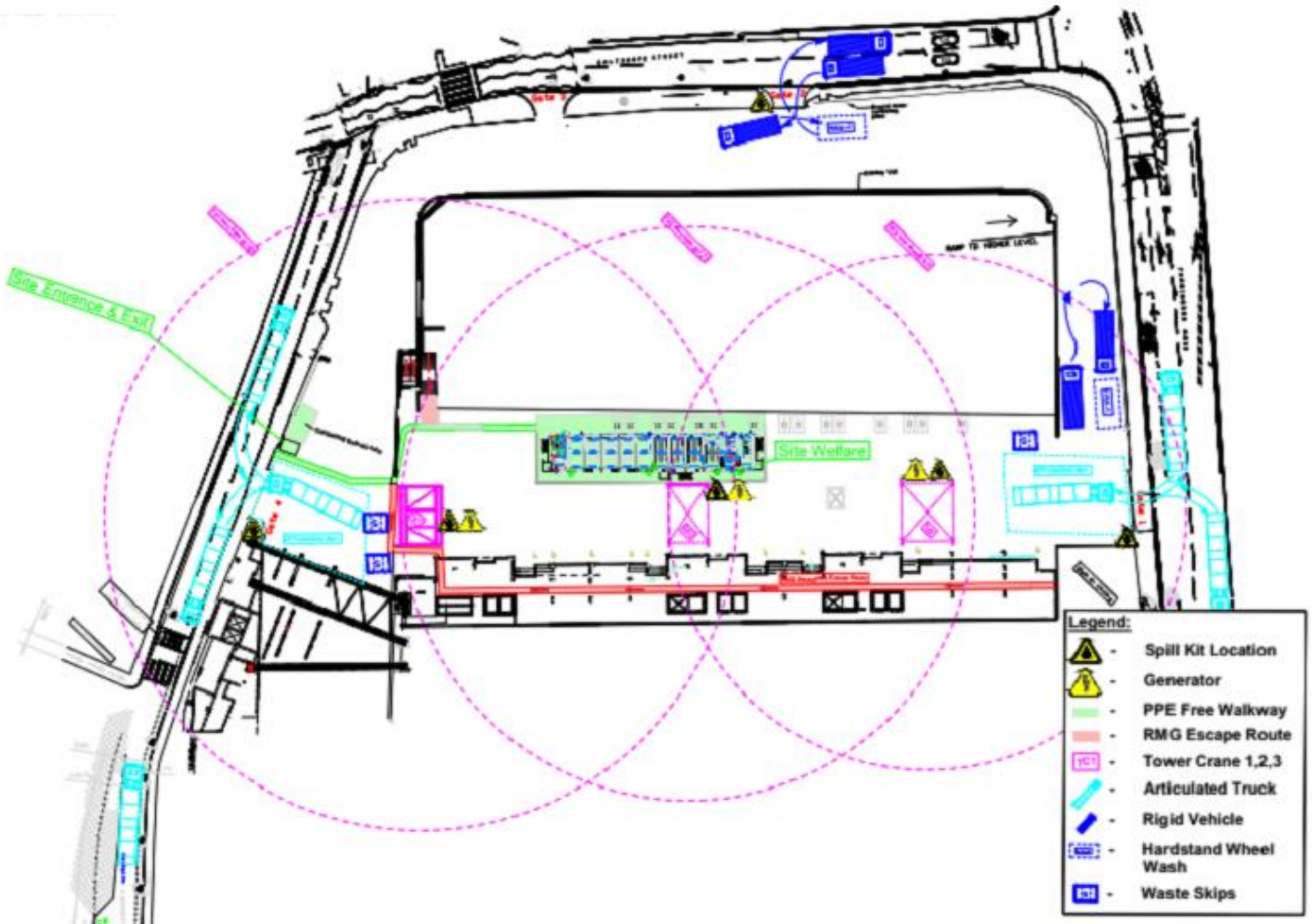
All vehicle movement will be controlled by traffic marshals, ensuring that pedestrians do not enter the area that the vehicle is moving within, they will temporarily stop the flow of traffic and safely guide the vehicles into the site entrance.

- 4. Poweron** have been carrying out utility connection works on Phoenix Place and are due to continue these works until the start of April. Through traffic routes are not achievable on Phoenix Place during these times.

McAleer & Rushe have amended their traffic management plan to accommodate the reversing of vehicles on Phoenix Place to access the entrance (Gate no.4) See appendix no.3 for extract from TMP.

As above, all reversing vehicles will be controlled by McAleer & Rushe traffic marshals.

Appendix no.2. Proposed Traffic Management Amendment



Appendix no.3 Poweron's Utility Works On Phoenix Place

"Poweron" Sub-station works:

On 04/01/2022 a full road closure will be in place for Poweron/JSM on Phoenix Place. These works are not associated with McAleer and Rushe, however, will impact our deliveries to site. The below information must be adhered to.

Should you need to contact PowerOn or the traffic management company (JSM) carrying out the works, for any reason, the contact details are as follows:

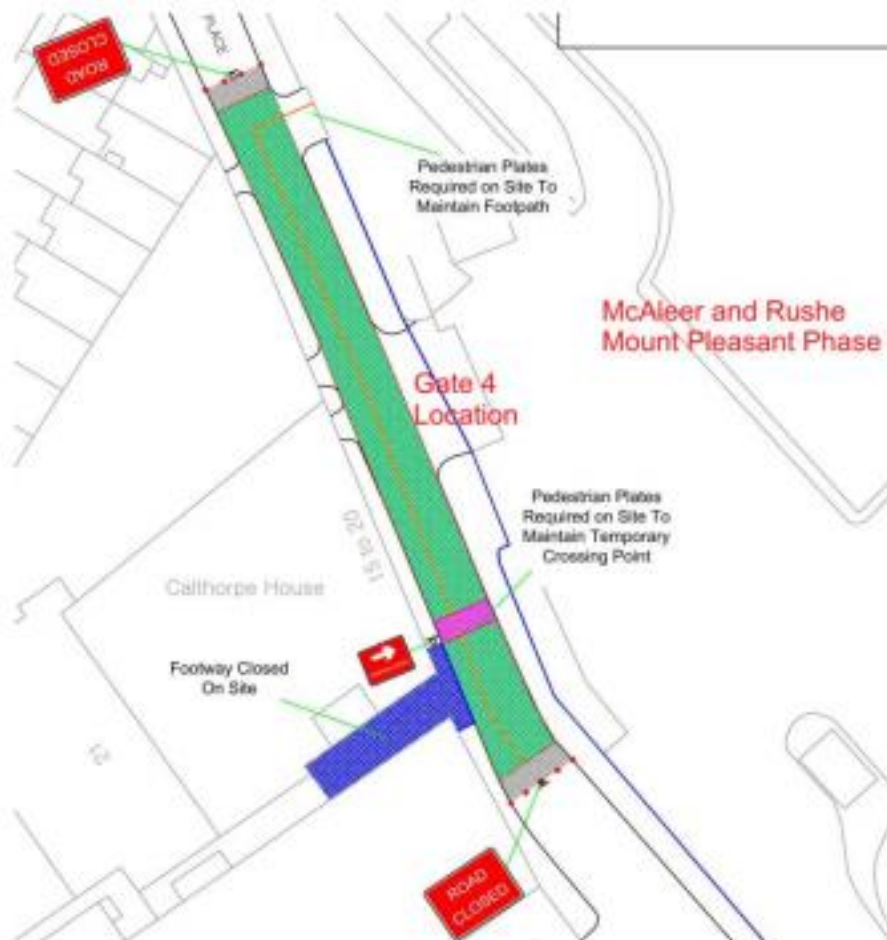
PC Project Manager JSM Group Padraic Garvin - Padraic.garvin@jsmgroup.com; 07747 772 032

PC Site Manager JSM Group Mark Beadle - Mark.beadle@jsmgroup.com; 07713 367 855

Power On site supervisor:
Phil Charlwood - +44 7725 699044.

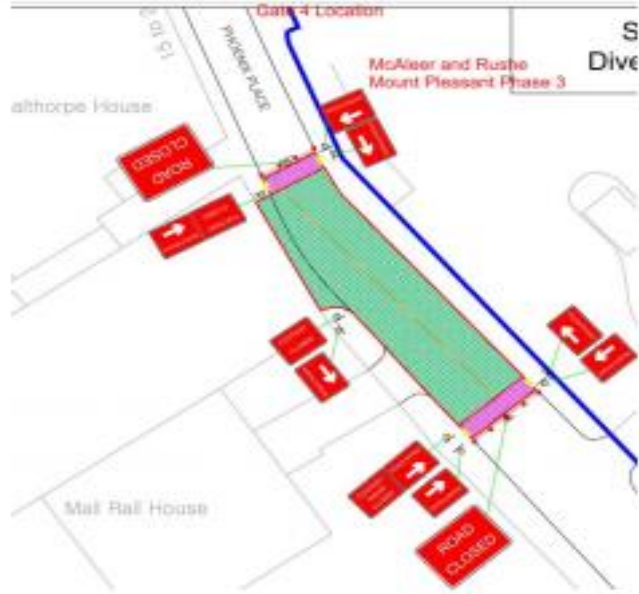
4- 27th JANUARY 2022:

Phoenix Place and "Gate 4" closed to all deliveries. The area shown in Green will be closed to ALL traffic. If a driver already has a booking to deliver to Gate 4, they should contact The Logistics Manager Mo Chentouf, on 07448 762 690 to rearrange delivery location to another of the Site Gates.



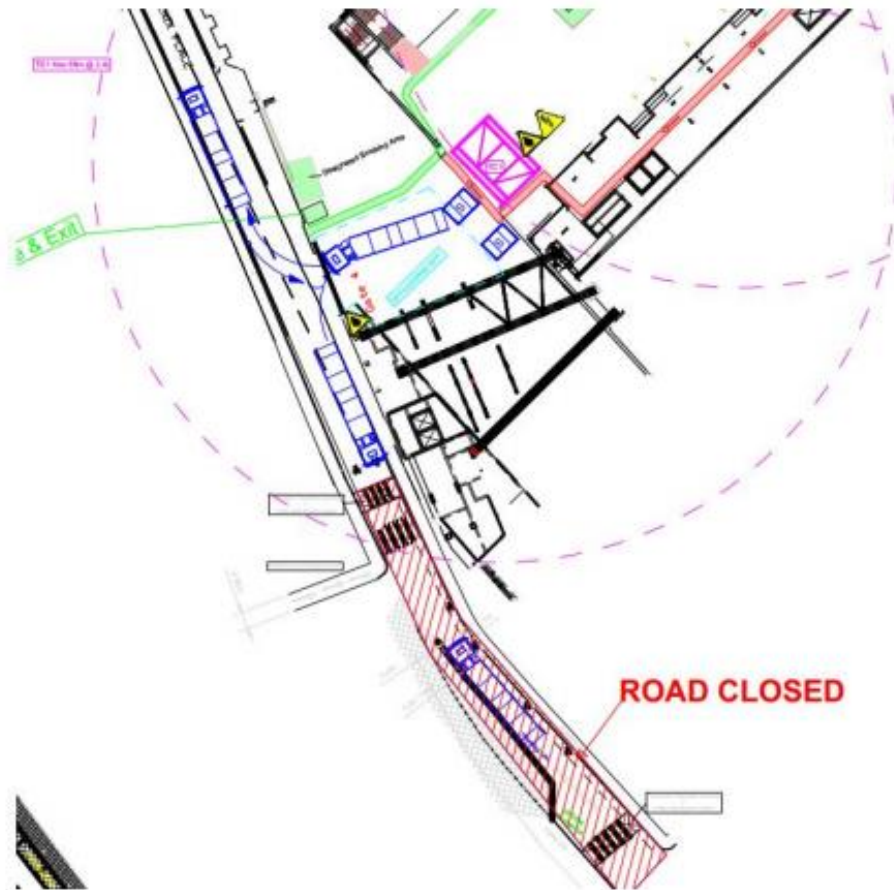
MOUNT PLEASANT PHASE 3 & 4

Phoenix Place will be closed to through traffic as below drawing from JSM. However, we should be able to take deliveries into Gate 4. These deliveries MUST arrive from the Northern end of Phoenix Place, from the Calthorpe Road Junction. If drivers attempt to approach from the Southern end of Phoenix Place they will meet the Road Closure and cannot reach the site.



Any vehicles which do arrive to Gate 4 from the Northernly direction should follow the traffic movements noted below. Drive forward past the site, as far as the road closure, then, under instruction of the traffic marshal, reverse into the site. When leaving the site, the vehicle must turn Right, and exit driving in a northernly direction towards Calthorpe Street

Phoenix Place



C. Consultation

McAlee & Rushe has discussed the ongoing traffic management and logistics routes with the residents through monthly community liaison meetings and through the issue of newsletters, see below for an example of the newsletter.



Mount Pleasant Phases 2, 3 & 4
March 2022 Newsletter





Indicative CGI - Phase 2



Site Progress - Phase 3



Dear Neighbours

McAlee & Rushe Contracts UK Ltd have been appointed to undertake the new build construction of Phases 2, 3 and 4 at the Mount Pleasant (Postmark) development.

Communicating with you

If you wish to receive email updates on the works, please notify the following; eoin.gormley@mcaleer-rushe.co.uk

Traffic Management

Poweron/UKPN continue their service connection works on Phoenix Place. Vehicle access to the road is closed during the works which is estimated to complete for the end of March 2022. Pedestrian through access is maintained, along with construction logistic traffic to Phase 2 & access for Royal Mail. Visitor access also maintained for The Postal Museum. Calthorpe Street and Farringdon Road will remain in use as the main logistics route for Phase 3.

Progress to Date

The following progress has been made since our last newsletter:

Phase 2:

- Block D concrete frame complete
- Block D scaffold now complete
- Block B windows installed to L6
- 1st fix fit-out works ongoing to L4
- Block C L4 concrete frame complete
- Brickwork ongoing to L2 of Block B

Phase 3:

- Foundation piling works now 70% complete
- L4 of Block F concrete frame complete
- Block E L1 concrete slab poured

Considerate Constructors Scheme

The site is registered with the Considerate Constructors scheme and we will abide by the code of practice.

