

ARUP

Camden Lock Market

West Yard, East Vaults & Dead Dog Basin

Construction Management Plan
August 2022

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Glossary

Initial	Words
ABTO	Approved Battery Treatment Operator
ALG	Association of London Government
Arup	Ove Arup and Partners
EN	English Language (EU Usage)
BPG	Best Practice Guidance
BPM	Best Practicable Means
BS	British Standard
CAZ	Central Activities Zone
CCS	Considerate Constructors Scheme
CDM	Construction (Design & Management) Regulations 2015
CoCP	Code of Construction Practice
CMP	Construction Management Plan
CTMP	Construction Traffic Management Plan
COPA	Control of Pollution Act 1974
COSHH	Control of Substances Hazardous to Health Regulations 2002 CMP – Construction Management Plan
FAT	Factory Acceptance Test
HSE	Health and Safety Executive
ISO	International Standards Organisation
KPI	Key Performance Indicator
LA	Local Authority
LAQM	Local Air Quality Management
LBC	London Borough of Camden
LC	London Councils
LFEPA	London Fire and Emergency Planning Authority
MEP	Mechanical Electrical Plumbing
NR	Network Rail
OHSAS	Occupational health and safety management systems SCS – Secondary Containment System
SEMP	Site Environmental Management Plan SWMP – Site Waste Management Plan
T&C	Testing & Commissioning

TFL	Transport for London
TPO	Tree Preservation Order
TRO	Traffic Regulation Order
UXO	Unexploded Ordinance

1. Introduction

1.1 Outline

This Construction Management Plan (CMP) has been prepared by Ove Arup and Partners Ltd. (Arup) on behalf of Camden Lock Market Limited ('the Applicant') in support of an application for full planning permission and listed building consent at Camden Lock Market ('the Site') within the London Borough of Camden ('LBC').

The description of development is as follows:

“Introduction of new exhibition space, flexible events and market uses through a change of use of the existing East Vaults, installation of new retail shopfronts within West Yard; creation of a new jetty within Dead Dog Basin and erection of a temporary observation wheel together with ancillary works and alterations to existing structures, surfaces and other public realm improvements and associated works.”

1.2 Objectives of this document

This plan is to become the basis of the construction strategy for the construction partners, to be appointed to the scheme, which will be agreed with Camden Council and implemented immediately upon taking possession of the site.

The CMP is an evolving document and will be continually updated and bettered throughout the duration of the Project Works. This will ensure the safe execution of the works, adherence to the Council's Construction Code of Practice (CoCP), and the effective management of environmental and safety issues relating to the project.

The CMP describes in high-level how the construction partners will manage the following activities related to the site, including:

- Site setup
- The environment
- Works methodology
- Existing surrounding communities
- Local residents and businesses

The proposals are also intended to assist & enable third parties to clearly understand the nature of the works related to the site, and the management of the interface between the site and the public.

The CMP and its continual development will assist in creating a good working relationship with the Council, local communities, visitors and nearby residential and commercial properties to make sure they are kept fully informed of current progress and of contractor key activities.

It will also allow third party feedback to allow activity dates or nature be honed to minimise the risks, and disturbances to the locality as far as is safe, reasonable, and practicable.

1.3 Personnel

This report has been undertaken by Jonathan Evans and Ryan Nolan. Jonathan is a Senior Planner in Arup with 20 years' construction industry experience and Ryan is a Planner of five years plus experience working with Jonathan. Jonathan has significant management experience in the construction industry. He has worked both onsite as client representative and as a principal contractor's site agent. He has extensive experience in the design and development of construction management plans and project strategy within the UK and abroad.

1.4 Camden Guide for Contractors Working in Camden Feb 2008

The Applicant understands the needs to maintain the highest of standards in working both safely, but also alongside the Council to ensure that the works undertaken are managed and aligned with the Council's policies through the duration of the scheme.

1.5 Report structure

The main body of this report includes key information directly relevant to the site including a summary of existing buildings, proposed construction strategy, traffic considerations, construction logistics and potential impacts during works. A series of appendices follow containing information regarding:

- Temporary works design management
- Hoarding
- On Site best practice including:
 - The considerate contractors scheme
 - Health and Safety
 - Working on or near water (river) safety plan
 - Site security and emergency planning
 - Working hours
 - Site accommodation and lighting
 - Waste & site cleanliness and good housekeeping.
 - Third party liaison
- Mitigation measures including:
 - Plant mitigations
 - Noise mitigations
 - Dust
 - Archaeology
 - Bats

2. Scheme overview

The Site, known as Camden Lock Market measures 0.43 hectares and is bounded by the Regent's Canal and towpath to the south, Camden High Street/Chalk Farm Road to the east and Camden Lock Place to the north and the East Vaults to the west.

The existing market represents Camden's first arts and craft market which opened in 1972. The Site comprises a number of industrial and commercial buildings of varying sizes and ages. Generally, the market can be grouped into five distinct character areas:

- Camden Lock Place: the northern boundary of the site, bordered by the Gilgamesh building. An historic towpath which once circumnavigated the old wharves, now a pedestrianised market street which provides a number of access points to the following areas.
- Market Hall: This building was built in the 1990's in a mock Victorian style. The internal layouts are compromised by the varying levels making it a challenging environment for trading, accessibility, and wayfinding.
- Middle Yard: this area was originally used as the Dingwalls timber yard and the site's built form and open spaces reflect its industrial past. Today, this space is predominantly used for craft products. The original Dingwalls building comprises a multitude of poor-quality extensions, stalls and light weight buildings to the west of the building. To the east of the Dingwalls building lies the market hall building.
- West Yard: this space predominantly houses food stalls. This area was formerly known as Purfleet Wharf which used the canal basin to receive and transport goods.
- East Vaults: situated beneath the grade II listed 1900s Interchange Building at the western end of the site, the vaults provide access to the area of water known as 'Dead Dog Basin'. The East Vaults are currently used as storage space for the market and are inaccessible to the public.
- The market contains a mix of permanent units and stalls uses flexibly within Use Class E and sui generis.

In terms of its role and function within this part of the Borough, the Site forms an integral part of the wider Camden Market, being one of five popular markets including the Stables Market to the north, Hawley Wharf, Inverness Street and Buck Street Market. The Applicant owns four of these markets.

The layout of current buildings on the site are shown in Figure 1. The figure illustrates the location of East Vaults and West Yard, the areas that are included in the proposed works.

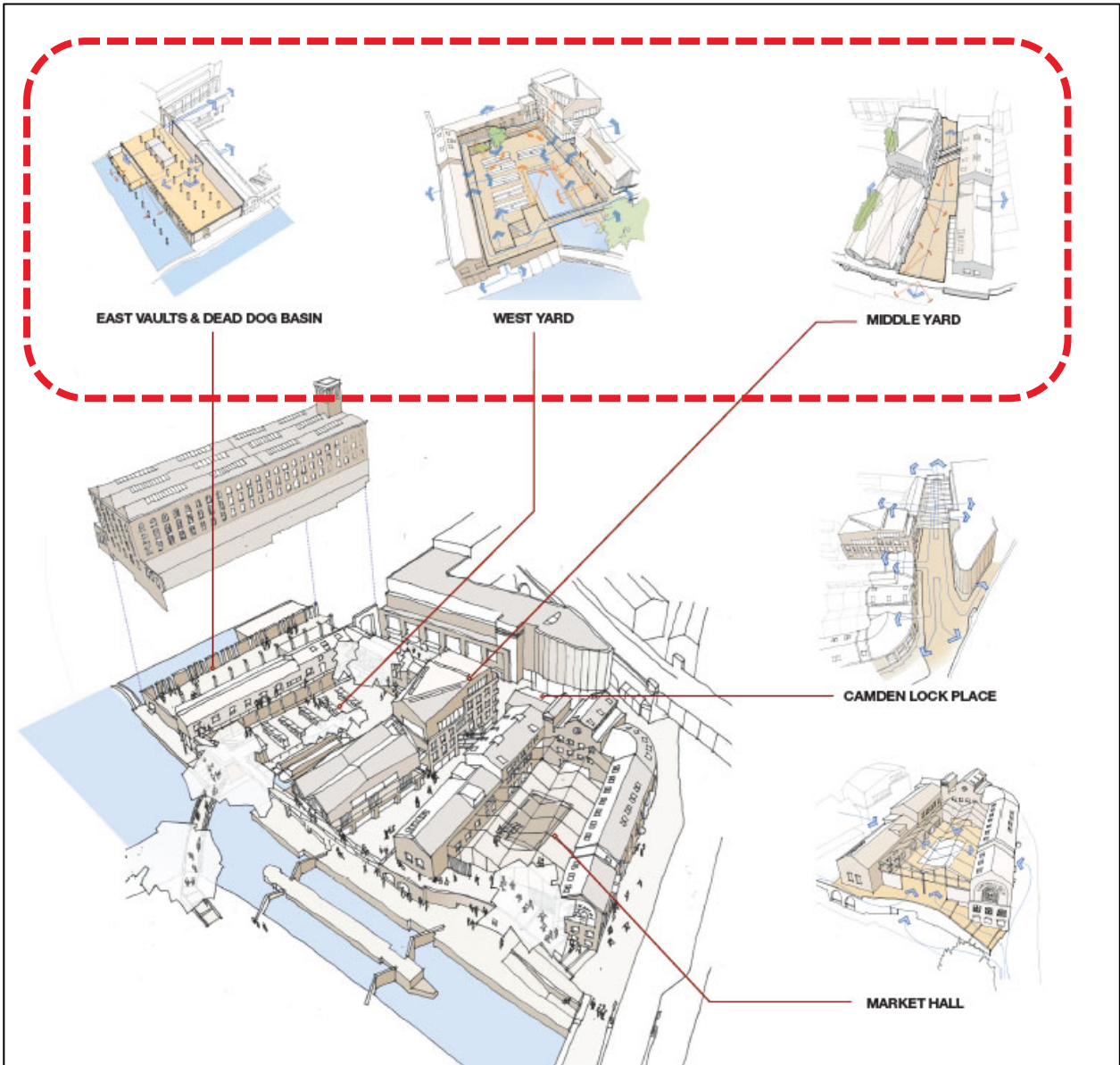


Figure 1 Existing buildings on site

3. Proposed development

The description of development is as follows:

“Introduction of new exhibition space, flexible events and market uses through a change of use of the existing East Vaults, installation of new retail shopfronts within West Yard; creation of a new jetty within Dead Dog Basin and erection of a temporary observation wheel together with ancillary works and alterations to existing structures, surfaces and other public realm improvements and associated works.”

A description of the construction works is set out below.

- Development of the East Vaults to become a publicly accessible gallery exhibition space and open up Dead Dog Basin (under the Interchange Building) to the public.
- Refurbishment of the Sui Generis Market units surrounding West Yard, with food and beverage and retail predominantly on the ground-first floors.
- Refurbishment of the existing paving on West Yard to enhance accessibility.
- The installation of the temporary Observation Wheel on West Yard for a period of up to five years.

An overview of the proposed development is set out below in Figure 2.

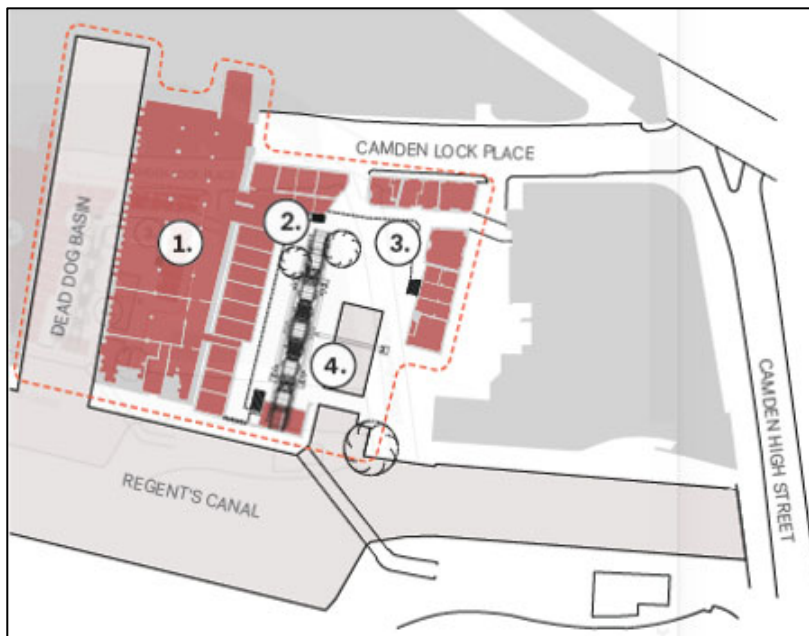


Figure 2 Overview of proposed development.

4. Existing buildings and proposed works

The following section sets out a description of the proposed buildings and demolition proposals.

4.1 East Vaults and Dead Dog Basin

The Interchange Building is a listed structure which was developed in the early 1900's and dominates the West perimeter of the site.

The Dead Dog Basin occupies the central and the west bays of the Interchange Building and extends for most of the length of the building. To the east side and adjacent the West Yard is two further bays of structure at ground floor and first floor levels which form the area of the building known as the East Vaults.

The East Vaults comprise an oversite concrete slab at the ground floor level, with loadbearing masonry perimeter walls to first floor and steel cruciform stanchions in a regular orthogonal internal grid.

At high level there are a series of steel beams with masonry jack arches over, then infill concrete to form the first-floor level slab. The jack arches run in an East West direction.

An overview of the vaults is shown in Figure 3.



Figure 3 Existing photos of East Vaults

Dead Dog basin is an area of water which extends under the Interchange Building, and it is presently only accessible from the canal to the south, Figure 4. Historically, this area would have been a location for barges to moor and goods would be lifted to and from the warehouse above, where they would be craned into waiting rail carriages. Since the demise of this means of moving materials, this area of the building has not been utilised and represents a significant opportunity for reuse. An overview of the basin is shown in Figure 7.

Dead Dog Basin location

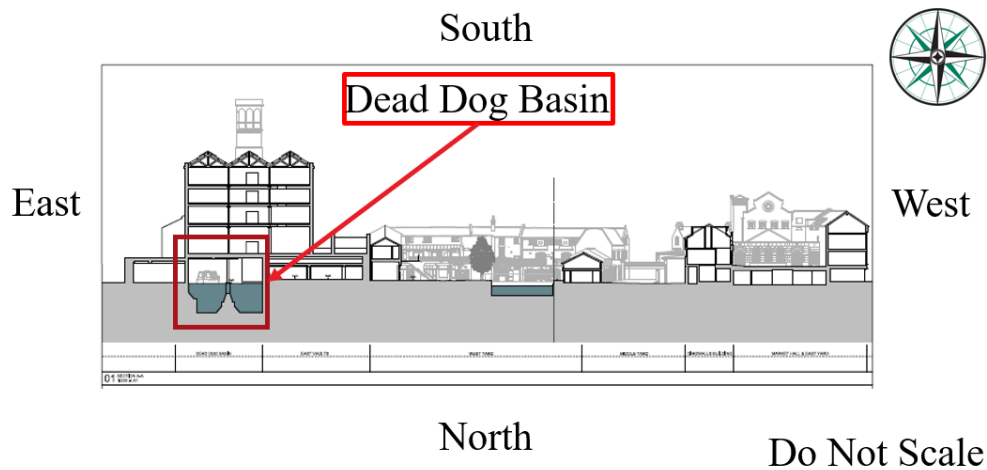


Figure 4 Dead Dog Basin



Figure 5 Existing photos of Dead Dog Basin

A series of openings are to be introduced so that the basin can be viewed from the new gallery in the East Vaults. It is intended to open this area to the public via new openings through the wall which divides the basin and the East vaults. Access to the water is to be provided by a jetty structure to the north of Dead Dog Basin which is to extend from the openings and into the basin.

The proposed works within Dead Dog Basin and East Vaults are illustrated are shown in Figure 6 and Figure 7



Figure 6 Indicative section through Dead Dog Basin and the East Vaults gallery proposal

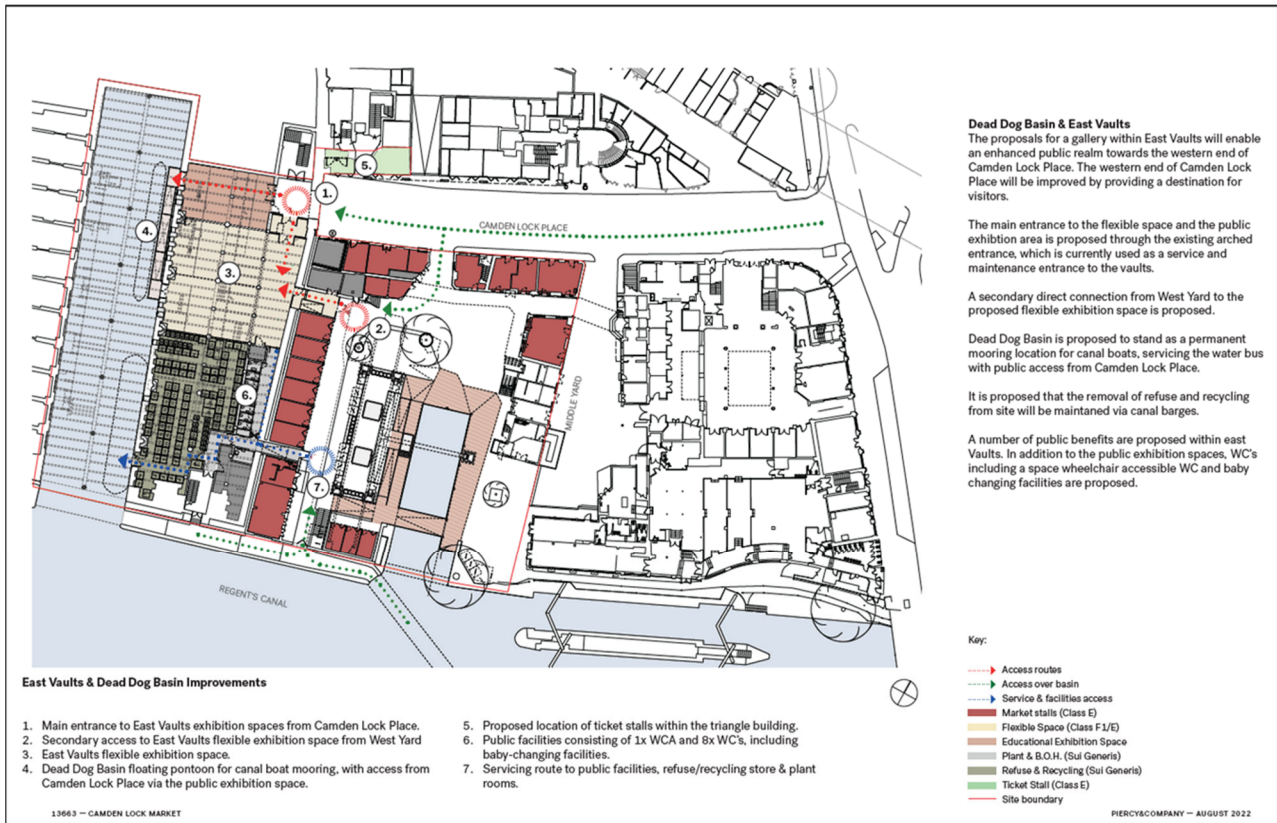


Figure 7 Dead Dog Basin and East Vaults works

4.2 West Yard

West Yard is a hard landscaped, open space formed of original granite setts and later York stone slabs. The area is currently used primarily for market stalls. The West Yard stalls are predominantly food orientated. There are also opportunities to board barge trips from Dingwall's basin.

The key aim of the proposals will be to open up West Yard by relocating the food and beverage stall tenants into the existing buildings within the market. The relocation will allow for the opportunity of creating more free space within the yard, for seating and the installation of the proposed Observation Wheel. The

Observation Wheel will remain in situ for a maximum of five years. After this is period, it will be dismantled and sold on to another operator.

An overview of the West Yard is shown in Figure 8. The proposed works within West Yard is shown in Figure 9 and Figure 10.

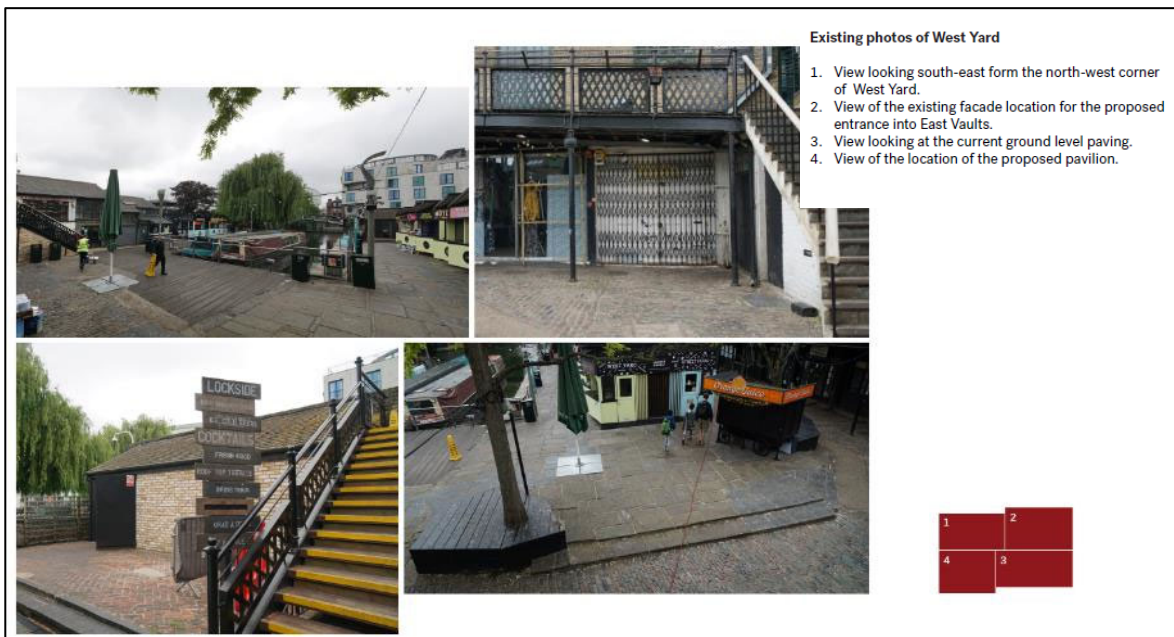


Figure 8: Overview of West Yard

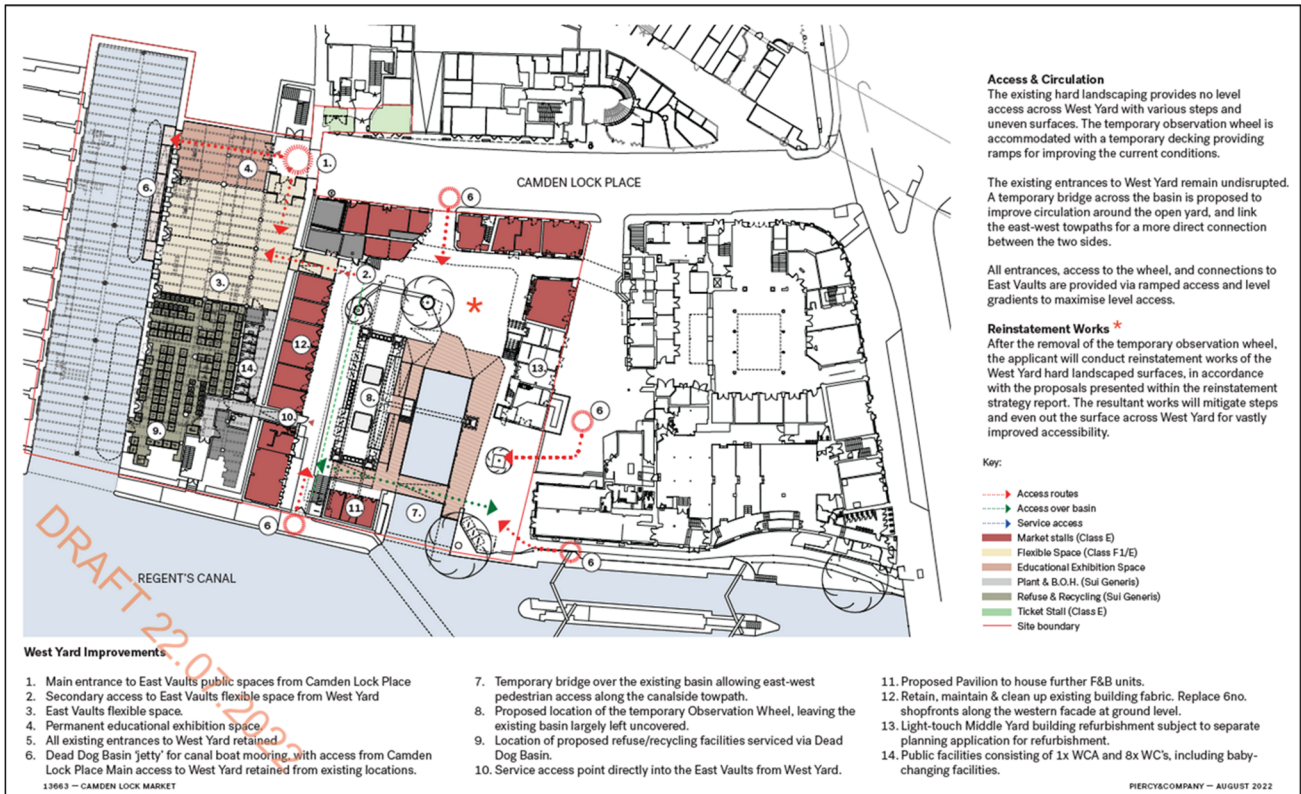


Figure 9: Observation Wheel and West yard works

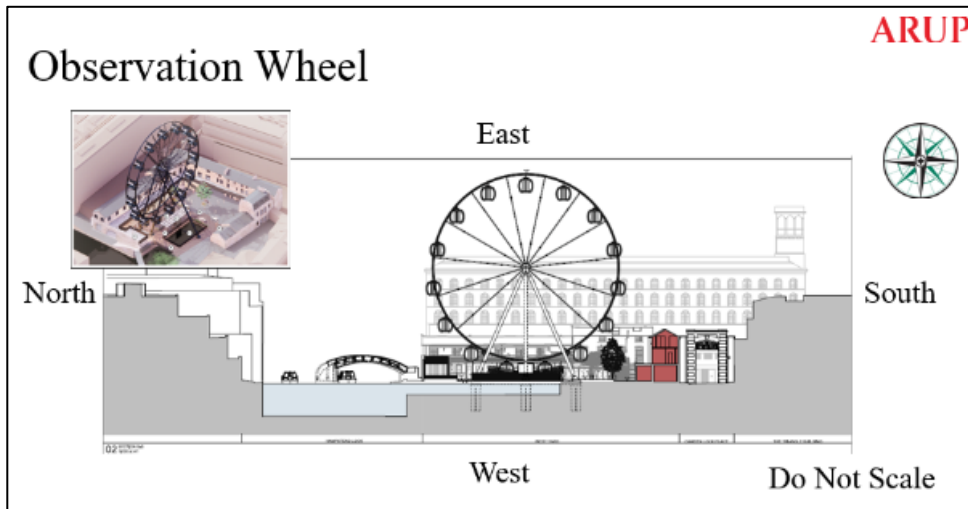


Figure 10: Impression of the proposed Observation Wheel

4.3 Planning history

Planning Permission and Listed Building Consent was approved in 2016 under the references 2015/4774/P and 2015/4812/L. This extant permission expired in June 2022 and was granted prior to the London Plan, therefore a new permission is sought. The 2016 Approved Scheme Description is as follows:

“Demolition of existing timber Pavilion building, Middle Yard buildings and canopy structures and internal floors in East Yard. Construction of new Middle Yard building comprising basement and part three, part five storeys; single storey Pavilion building; bridge over the canal basin; deck area over Dead Dog Basin; and double pitched roof structure over East Yard. Change of use of existing East Vaults for flexible market uses (Classes A) and exhibition/events use (Classes D1 and D2); use of Middle Yard basement as exhibition/events venue (Classes D1 and D2); and use of the rest of the site for market uses (Classes A and

B1). Ancillary works and alterations to existing structures and surfaces and other public realm improvements.”

5. Key project contacts

The key contacts are those known at the issue date of this CMP. On contracting of a suitably qualified construction partners, the CMP will be updated and reissued for information and be maintained live until such time that all of the related construction partners have been procured and finalisation of the CMP can be achieved and shared with the Council.

5.1 Initial key contacts

Role	Company	Contact Name
Client	Camden Lock Market Limited	Theo Maniatis
Principal Designer	TBA	TBC
Architect	Piercy and Co	Matti Lampila
Structural Engineers	Walsh	Christina Ayriss
Mechanical Engineers	GDMP	Nathan Lanston
Electrical Engineers	GDMP	Nathan Lanston
Public Health Engineers	TBA	TBC
Employers Agent (EA)	TBA	TBC
Local Authority (LA)	London Borough of Camden	TBC
Principal Contractor (CONTRACTOR)	TBA	TBC
CONTRACTOR Emergency Contact	TBA	TBC

Table 1 Key Contacts

6. Pre-start works

Prior to commencement on site the Client will ensure that the F10 Notification for the project is submitted to the Council and received by the contractor who will post the F10 on the site Board.

Prior to commencement of any works on site the Contractor will undertake the development and issue and receive acceptance as necessary for all documentation required for the commencement of the works. These will include:

Preparation of all Safety & Environmental documentation including the CMP and all work package method statements and risk assessments;

Meet the Contractor engagement meeting (community days) to agree works charter and practicalities such as lighting, security, provision of pathways and protected routes and nuisance issues. And then follow-on liaison meetings, consultations and newsletters as required;

- Organisation of sub-contract and consultant work packages, including hoarding, scaffolding, and service;
- Installation/isolation contractors. Drafting of RAMS for approval once scope is agreed;
- Waste Management Control Plan;
- Dust Management Plan (DuMP);
- Development of the Site traffic and Pedestrian management plan;
- Detailed Temporary Works designs for hoarding, scaffolding, canal side safety works and Council and third-party approvals;
- Production of drawings, survey reports, licences, agreements etc;
- R&D Surveys, Haz Mat Surveys, and utility services surveys;
- Asbestos notifications (if required) to the HSE;
- Establishment of all emergency procedures and the requirements of the Fire / Emergency Plan on site;
- Organisation and delivery of initial site plant, and equipment;
- Establishment & commissioning of all environmental monitoring equipment in line with the approved Environmental Management Plan (EMP);
- Application for Fire Hydrant License if required;
- Council's and third-party approvals and licences to facilitate the works; and
- Provide information to the Employer to discharge the applicable Pre-Commencement Conditions.

6.1 Tree Protection

Prior to commencement of works, the contractor shall agree with the Council a strategy for tree protection immediately on site, adjacent and within the local area that may be affected by the works and require protection.

All tree works will be agreed in advance of construction with the Tree Team:

Email: treesection@camden.gov.uk

Website: www.camden.gov.uk/trees

Phone: 020 7974 4444

Address: Arboricultural Services, Parks and Open Spaces London Borough of Camden, WC1H 9JE

This need for protection will be agreed on a tree-by-tree basis and an identifiable risk to that tree from direct contractor activities, such as turning of vehicles, crane usage, local storage, and traffic related activities.

6.2 Unexploded Ordnance

London is among many large cities subject to bombing during the world wars. This was particularly the case during the Blitz, September 1940–May 1941, when over 28 000 high-explosive bombs and parachute mines were dropped on London. Post-war research conducted in 1949 estimated that approximately 12 750 t of bombs, including V1 and V2 rockets, were dropped on London. The night of 16–17 April 1941 was one of the worst bombing raids, when 446 t of bombs were dropped on London and over 58 t did not detonate.

Unexploded bombs remain buried underground today, as they were unidentified at the time or abandoned owing to difficulties in recovering them. Uncharted bombs continue to pose a potentially significant hazard for developments around London.

The Client (through the design team) will undertake all necessary due diligence surveys to ensure that there are no unexploded bombs, shells and incendiary devices buried within the designated working sites.

The Clients nominated representative will ensure that all operatives are warned of this possibility on handover of the site, with issue of all survey information. Should any such item be uncovered during the works the contractor will ensure that there is a set procedure to take emergency evacuation of the site, which will be included within the site induction, and contact the Metropolitan Police immediately.

On contact with the Police the Principal Contractor will undertake all and action as directed by them make the site safe.

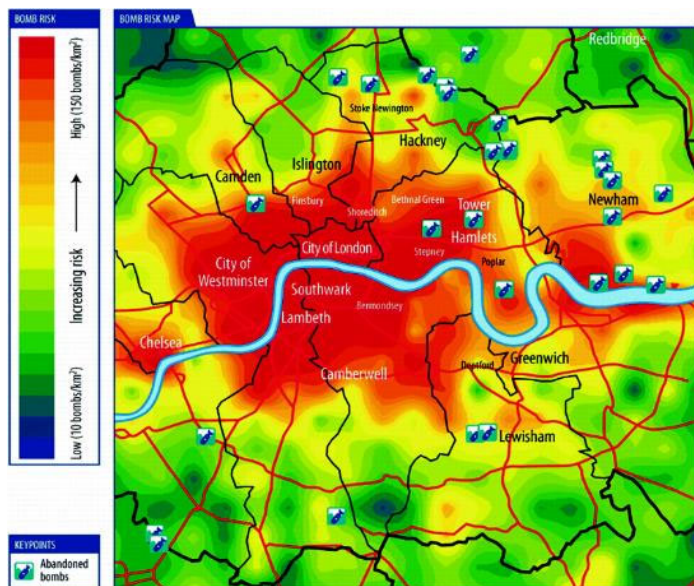


Figure 11 Extract from A Novel Wireless Measurement While Drilling System for the Detection of Deeply Buried Unexploded Bombs (UXBs)

6.3 Bats

A Bat Survey will be conducted within the area prior to commencement of works, and cover natural bat environments, local buildings, and bat boxes. The survey will record bats emerging to assist in the formation of bat management strategies.

Where bat boxes are installed or there are bat access points to adjacent buildings or natural flora and fauna, the contractor will minimise light levels as far as is practicable to minimise the disturbance to the bats.

7. Information, surveys, and reports

The following surveys will be required prior to the commencement of works on site:

Survey	Description	Survey Owner	Notes
Below Ground Services Survey	Radar Surveys / slit trenches of existing below ground services.	Client (Design Team)	Status Update
Above Ground Services Survey	Trace existing services within the building back to the meters / heads.	Principal Contractor	Status Update
Tree Survey (roots)	Review the existing foliage to the West Yard and root expansion	Client (Design Team)	Status Update
Geo Technical Surveys	Ascertain Ground Build up for consideration of piling strategy.	Client (Design Team)	Status Update
Pre-demolition materials audit (update)	Pre and Post Demolition Materials Audit (ICE Demolition Protocol). Note these works are mainly minor within the Exhibition Area on the party wall to Dead Dog Basin.	Principal Contractor	Status Update
Site Structural Investigations to inform piling and methodology	Structural investigations into the form and condition of the existing structure.	Client	Status Update
CCTV Drainage Survey	Pre and Post Demolition Materials Audit (ICE Demolition Protocol).	Client (Design Team)	Status Update
Topographic Survey	Identification of all structures above and below ground that may affect the working area or construction methodology	Client (Design Team)	Status Update
Condition Survey	Pre-start condition photographic survey of the site, adjacent buildings, roads, pavements, and street furniture.	Principal Contractor	Status Update
Ecological Reports (e.g., Nesting birds, Bats)	Reports and recommendations of environmental constraints and required mitigation / protection measures required.	Client	Status Update
Ordinance Survey (UXO)	Investigations into the probability of unexploded ordinance within the construction area. (Desktop)	Principal Contractor	Status Update
Arboricultural Survey	Survey of trees and roots within the West Yard Area	Client Design Team	Status Update

Table 2 Required surveys

8. Proposed development construction strategy

The proposed construction strategy has been simplified to reflect information available at this time. More detailed construction design will be developed throughout the pre-construction stages. Further detail around on site practice is provided in Appendix C.

The area of the works will be focused in the following areas:

- West Yard;
- Middle Yard (for logistics and materials storage); and
- Camden Lock Place (Logistics and welfare).

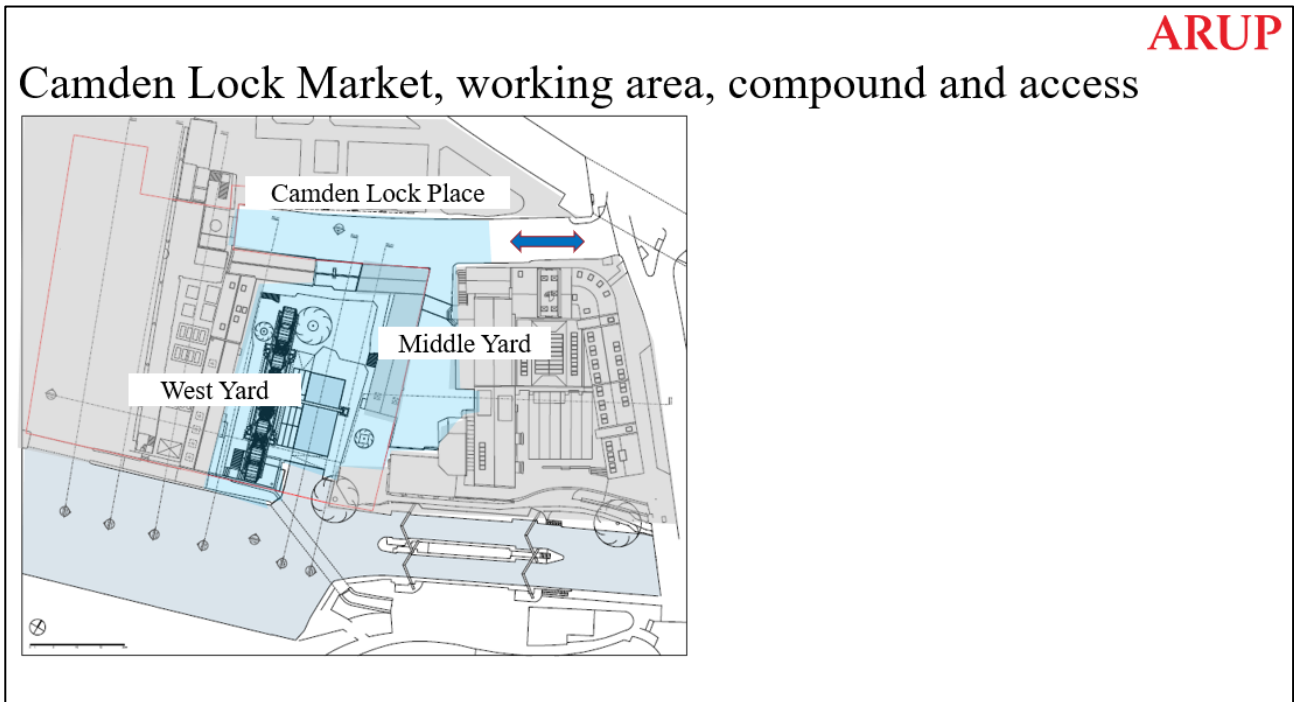
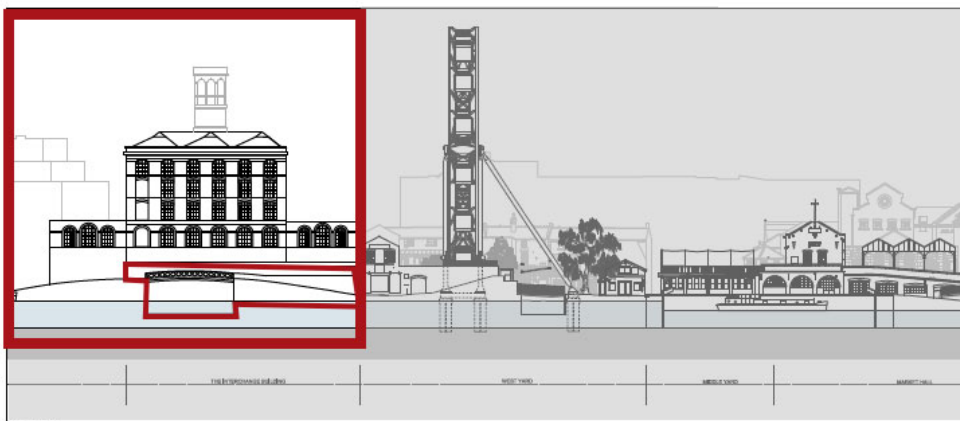


Figure 12 Camden Lock Market working areas

8.1 Task 1: Interchange Building - East Vaults and Dead Dog Basin



Interchange House

Figure 13 Location of Interchange House

The initial works within the Interchange building is broken down in to two parts: