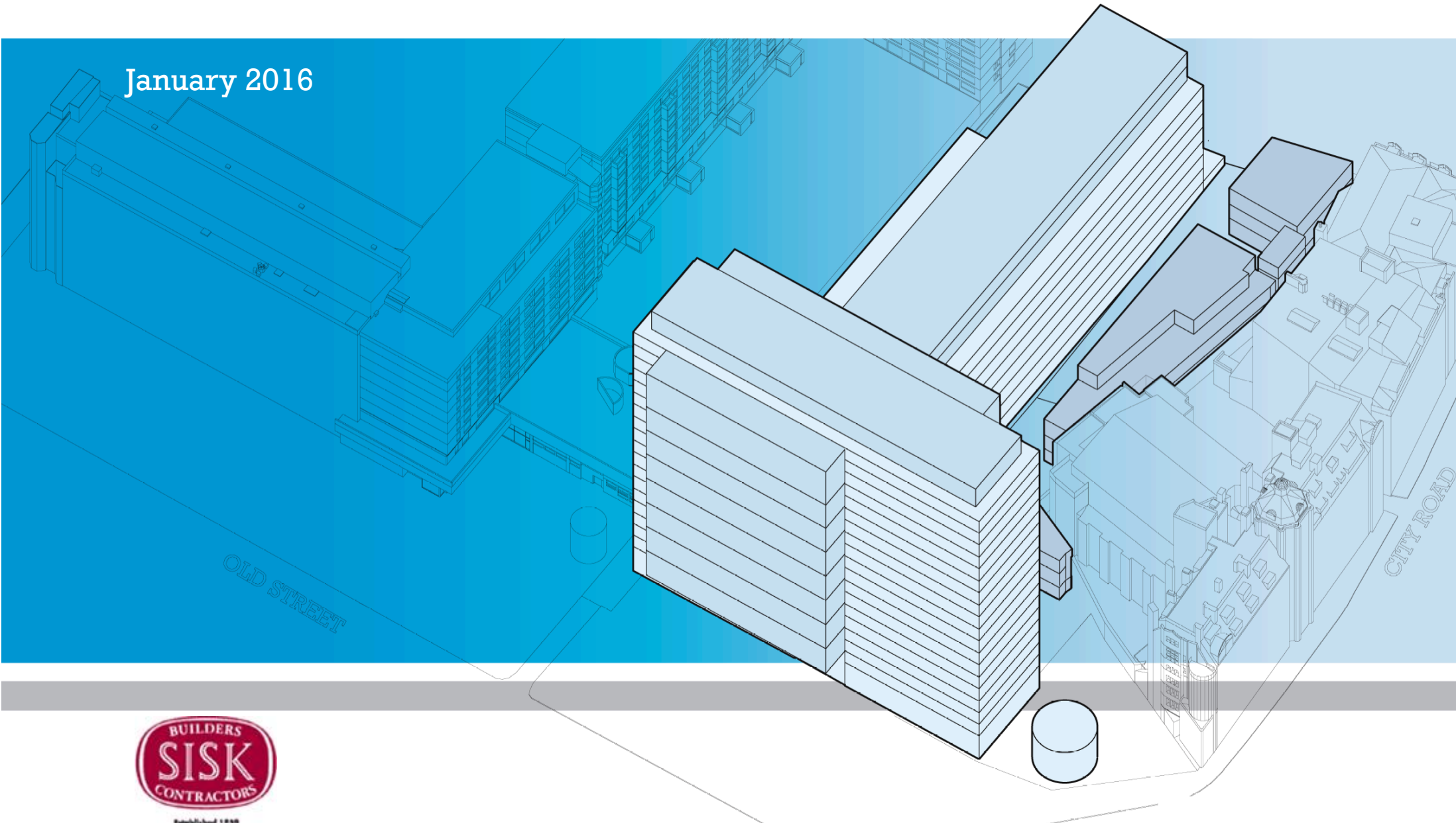


The Bower  
207-211 Old Street **Phase 2 (The Tower)**  
**Construction Management Plan and Construction Logistics Plan**

January 2016



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## Appendix

Community Newsletter, dated 22<sup>nd</sup> December 2015  
 Sisk Environmental & Sustainability Policy  
 Sisk Safety & Health Policy Statement  
 Sisk Project Specific Induction and Training Policy  
 Vehicular Swept Path Analysis for entry into Gate A

# 1. Introduction

## Introduction

This document sets out the proposed Construction Management Plan and Construction Logistics Plan relating to works at 207 Old Street, as approved by the London Borough of Islington (LBI) under Planning Permission P2015/0824/S73 granted on 4<sup>th</sup> November 2015.

In accordance with the Planning Permission, Condition 26 requires a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) to be submitted to and approved by the Local Planning Authority following consultation with Transport for London, detailing the following information:

- Identification of construction vehicle routes
- How construction related traffic will turn into and exit the site
- Details of traffic management to be used during construction works
- The parking of vehicles of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction
- A scheme for recycling/disposing of waste resulting from demolition and construction works

The enclosed Construction Management Plan has been developed and reflects the requirements and needs of several stakeholders consulted over a period of several months during the pre-construction phase for the works. In addition to the client's team and selected sub-contractors we advise that the following authorities and stakeholders were consulted as part of this process:

- LBI Planning officer – Colin Leadbeatter
- LBI Highway officers – Barry Lucas, Sebastian Lall, Peter Thompson
- LBI Tree officers – Jake Tibbetts, Andy Lederer
- LBI Street lighting – Cynthia Tracy
- LBI Environmental case officer – Casey Lee
- TFL Buses and Infrastructure – Mohammed Arshad
- LUL – Peter Breiley
- Old Street Post Office manager – Peter O'Grady

The details of this proposal were subsequently outlined within a consultation presentation with the following Councillors and LBI staff present, on the 14<sup>th</sup> December 2015:

- Councillor Webb
- Karen Sullivan, Head of Environment and Regeneration
- Colin Leadbeatter, Planning Officer
- Peter Thompson (LBI Highways)
- Martin Holland (LBI Highways)
- Andy Lederer (LBI Trees)

- A community engagement session has also been arranged to take place on the 25<sup>th</sup> January 2015 on site with the neighbouring occupants of St. Luke's Estate and retail tenants located adjacent to the site along Old Street.

We are fully aware of the size and importance of this particular project within the area and in formulating our initial proposals we have been mindful of the environment in which major construction works will be carried out. Given that the location of the construction works is also in close proximity to numerous occupied premises and within a busy tourist and commercial area we shall use every endeavour to cause minimal disruption to adjacent neighbours and passing public. Our site logistics and management strategy will be critical to the success of the project.



Above: View of the development from the Old Street roundabout

## Development Site (The Bower) - Overview

### Successfully Refurbishing 207 Old Street

207 Old Street (The Tower) forms the second phase of the redevelopment of the 207-211 Old Street site and will deliver highly sought after office accommodation in one of London's most vibrant locations. The completion of the development as a whole will be a defining moment for the site's developer Helical Bar PLC, and we therefore recognise there are high expectations associated for quality with this Phase 2.

Sisk have successfully completed Phase 1 (211 Old Street – The Warehouse) and have been selected to carry out Phase 2. With the knowledge deemed from Phase 1, we have grown to better understand the expectations in terms of the surrounding environment and project constraints.

### Phase 1 (Warehouse)

Works to Phase 1 were completed in November 2015 and consist of the following:

- Full refurbishment of the existing building at 211 Old Street including fitout to Cat A standard
- Extension of 211 Old Street by 2 new floors and a deck structure over the existing service road
- Construction of a link block between the 207 and 211 Old Street buildings that will form the new shared office reception
- Construction of a block of low-rise offices (the Studio Buildings)
- Creation of retail units fronting Baldwin Street
- Creation of a podium and landscaping of the area between the buildings
- Constructing foundations for 207 Old Street



Above and right: Completed Phase 1 works

