

New Build & Construction Ltd

238a King Street, London, United Kingdom, W6 0RF

CONSTRUCTION MANAGEMENT PLAN

SITE ADDRESS: 37 Primrose Hill Road NW3 3DG

PLANNING REFERENCE: 2023/1113/P

SITE MANAGER/
CONTRACTOR TOMASZ KOLODZIEJCZYK
New Build & Construction Ltd
newbuildc@gmail.com
tel: 07878531199

SITE: 37 Primrose Hill Road NW3 3DG

37 Primrose Hill Road is a three storey, end of terrace, brick and white rendered residential dwelling with a flat roof on the western side of the road. The application site is located within a planned residential estate (known as the Chalcots Estate), between Fellows Road to the north and King Henry's Road to the south, dating from the 1960s. To the rear of the site is a communal garden, which is located in the space between the private rear gardens of the properties on the western side of Primrose Hill Road and the eastern side of Quickswood. The surrounding area is residential in character. The site is not situated within a conservation area, and the host building is not listed.

The owner intends to carry out the erection of an additional storey, including the insertion of a new window to the side elevation on the third floor level. The extension is sought to provide increased living space for the residents to adapt to their changing needs.

The skip will be placed on sheet timber, and the perimeter will be illuminated. The skip will be placed in front of the existing garage and as far away from the bend as practically possible while remaining in front of the property demise. The skip will be replaced regularly and always have a cover when not in use. It is not anticipated there will be any requirement for parking bay suspensions.

Most deliveries are expected to take place through the front of the property to minimise disruption to the residents.

There will be a scaffold erected from July when work commences. This will require access from Primrose Hill Road for the lorry. The scaffolding will have a full hoarding externally and be alarmed. The tin hat would be added to the top of the scaffolding.

A security plan will be provided. The plan is a comprehensive strategy designed to ensure the safety and security of a construction site, its personnel, equipment, materials, and surrounding areas. Such a plan aims to minimize the risk of theft, vandalism, accidents, and unauthorized access.

The contractor's toilet - portable WC cubicles - sat upon timber sheeting and emptied every two weeks or more often if required.

The internal refurbishment works are commencing in July 2023, and the external extension is to start simultaneously. These works are due to complete in October 2023.

Noisy works are to be kept to two, two-hour periods during weekdays between 10 am – 12 pm and 2 pm – 4 pm. Noisy work will not be carried out at weekends.

The standard working hours are as per Camden Council's recommended hours:

- 8.00 am to 6 pm on Monday to Friday
- 8.00 am to 1.00 pm on Saturdays

No working on Sundays or Public Holidays.