

14a Keats Grove



Preliminary Construction Method statement and management plan

For

Remodeling of the existing house including:

- Demolition of existing rear single story extension
- new rear single story extension
- Construction of new basement under existing house and new extension
- Formation of two lightwells, one to front and one to rear garden
- Removal of existing first floor front dormer window and construction of new full height first floor infill with cornice detail to top.
- New single story front side extension
- Improve thermal performance by adding External Wall Insulation (EWI)
- Replace all windows with modern secure and thermally efficient windows

Prepared by:

PERRY+BELL Ltd

to support a planning application lodged with Camden Council

date: 19 November 2024

Preliminary Method of Construction

Site setup

There will be a site hoarding and entrance gates erected to protect passers by.

The existing carport and bin store within the entrance passageway will be removed to allow free access to the site.

Demolition

The rear single story extension is to be demolished by hand and waste removed from site.

Basement

The existing floor is to be removed at ground floor in order to carry out the Basement construction under the existing house will be by hit and miss underpinning of the existing perimeter walls using a traditional method In order to maintain the integrity of the perimeter walls the works will be carried out sequentially.

Soil will be excavated in 1.2m maximum lengths by approximate 2.5m off wall to the proposed basement depth of approximately 3500mm. Temporary side shutters and propping will be installed if required to retain the soil and to provide protection to operatives. The underpinning will be monitored by the structural engineer.

The existing perimeter and internal walls above first floor level will be temporarily propped with steel needles and concrete pad foundations as found necessary. The completed underpins may be used for this purpose.

The basement construction for the front lightwell and the rear basement is to be again constructed using a hit and miss formation, this allows for the careful retention and where necessary underpinning of the listed garden wall of no 35 Downshire Hill.

It may be appropriate for some areas to use a mini piling rig where protection of neighbours boundaries are not an issue.

Once all of the underpins are completed the central bank of earth will be excavated to formation level and the new drainage and floor can be installed.

Rear extension

Building off the new basement retaining walls, the new extension will be constructed in a traditional cavity wall with full fill insulated cavity and fairfaced brickwork to the outer face.

New internal ground floor will be constructed as a beam and block floor capable of taking small capacity dumper for moving materials about the site.

The new roof is to be constructed as an enhanced timber structure with a green roof build up above. The green roof to have a min

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	<p>150mm substrate below the wildflower seeded mat to enable sustained growth.</p>
Front extension	<p>The new infill first floor front extension is to be constructed as cavity wall masonry with full fill cavity insulation and faced in off white render. The new top cornice will be precast and installed in sections. The new flat roof above is to be formed using traditional timber construction with single ply roofing over.</p>
Front first floor extension	<p>The new ground floor side extension will be constructed over the new basement retaining walls in a traditional cavity wall masonry with full fill cavity insulation and faced in off white render. The roof to be a timber flat roof.</p>
EWI	<p>Where existing external walls are retained in the existing house the thermal performance is to be enhanced by one of two methods depending on their location.</p> <p>Boundary walls directly on the boundary with neighbouring properties will be insulated internally by applying new insulation backed plasterboard to these walls.</p> <p>External walls that are not on the boundary line are to be insulated using 100mm external wall insulation faced with off white silicone render.</p>
External works	<p>On completion of the main construction works the rear garden and front access passageway will be reformed with permeable paving and new timber framed carport and new masonry bins / bike store erected in render faced blockwork</p> <p>New timber fencing is to be installed to boundaries as necessary.</p> <p>New electric gates are to be installed at the roadside entrance.</p>

Preliminary Construction Management Plan

Site description and context

Overview of the site and its constraints

this is a very awkward and unusual site, set behind the main line of properties on the north side of Keats Grove close to the centre of the triangle formed by Downshire Hill, South End Road and Keats Grove, and accessed by a relatively narrow entrance between nos. 14 and 15 Keats Grove.

Keats Grove is a relatively narrow street with a carriageway measuring 5.25m at the site entrance and pavement widths of 1.3m. It is not therefore possible to regularly park construction vehicle on the road.

There is currently new construction work being undertaken at 12b Keats Grove with construction traffic likely to continue for another 12 months or more.

Site management

Site personnel

The site will be manned during working hours only.

Site layout & welfare

The approach passageway will be kept clear at all times to allow free movement of materials.

Materials for construction will generally be stored in the rear garden

Welfare facilities will be provided on the first floor of the existing house.

Visitors

When not manned the front gate will be kept locked and a bell provided for visitors. All visitors to be logged in and out of site.

Managing Materials & site storage

Due to limited space on site for material storage, there will be a deliver as needed policy to minimise the space required on site. Materials will be delivered on smaller vehicles to enable them to back onto the driveway and off the public Thorofare.

Site security

The entrance will be secured and alarmed.

liaison and communication, including complaints procedure

A system will be enabled for logging and recording of complaints and monitoring resolutions.

Implementation, monitoring, and corrective

Action

Regular site progress meetings will be held to review all aspects of works including monitoring of actions required.

Site operations

Working hours

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The site will operate during normal hours from 7.30am to 5.30pm Monday to Saturday with occasional Sunday operations as required

Deliveries and transport of materials, plant, and equipment to site

All deliveries to site are to be made on smaller vehicles capable of backing into the drive entrance and park entirely off the main street.

For the occasional times when larger vehicles are required (e.g. concrete pumping) then negotiations will be made with the Highways authority for short term use of the highway at which point a traffic management system will be implemented.

All vehicle access to the site will be managed by onsite banksmen to ensure the safety of pedestrians and other road users during reversing operations onto site.

Materials and waste will be transported along the alleyway either by small dumper or by conveyor system depending on the contractors preference.

Noise and vibration

Noisy works and works producing vibration will be kept to normal working hours and not on weekends.

Dust

Dust prevention methods will be employed where required to limit dust produced by the works. Regular dousing with water can minimise flying dust.

Mud

No vehicles will be allowed off site without wheels being checked for mud and hosed down prior to leaving site.

Waste management

Construction waste will be transported from site by small waste trucks capable of backing entirely onto the drive entrance.

Waste will be sorted on site into material types for recycling purposes.

Different waste materials will be removed as full loads become available.

Environment

Soil and land management

Where soil is being removed, a soil management system will be implemented to keep top soil and subsoil separated for re use.

Control of watercourses and ground water

As directed by the GIA a system of monitoring stations will be installed to monitor ground movement during the course of the build.

The GIA anticipates some ground water seepage into excavations but that this can be managed by small scale onsite pumping.

Appendix A

Letter from likely contractor for the project (Lets Construction)



Let's Construction Ltd
Old Bank, The Triangle, BS39 7LE
Tel: 073 5484 5411
Email: admin@letsconstruct.co.uk
Company reg 10824790
Vat reg number 273 1675 93

Mr. Ian de Peyrecave
Perry and Bell Ltd
21 Woodstock Street
LONDON
W1C 2AP

24/04/2024

Dear Ian

Re: 14a Keats Grove

As requested, please find the following study and solution to the delivery of materials and removal of waste for construction works to be carried out at the above address.

In my opinion the delivery of materials would be by transit tipper which would be able to back into the 3m driveway and be offloaded into a dumper truck. This dumper truck can then be driven on to site and unloaded.

The removal of waste would be loaded into the dumper and the dumper would carry the waste to a wait and load skip which can be placed in the driveway. The skip lorry would leave site and recollect the skip within an hour each time of being loaded. At no point would the road have to be blocked.

We are currently working with a similar access issue on a construction project in Boston Road, Hanwell. This is a much busier road and a narrower access. Despite this, we have still managed to co-ordinate successfully the demolitions of this site and the construction of 9 new build properties. We would be happy to meet you on our Hanwell site to demonstrate our procedures. This would give you some confidence of our ability to carry out works within the access restrictions without creating traffic delays on Keats Grove.

If I can be of further assistance please do not hesitate to contact.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Jason Hirrell', with a horizontal line underneath.

Jason Hirrell
Managing Director