

Construction Management & Traffic Plan Athlone House Hampstead



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1.0 Introduction

1.1 Objectives of the Plan:

The purpose of this Construction Management & Traffic Management Plan (CTMP) is to outline our approach to managing the construction works for Athlone House Hampstead. This document includes specific comments on site establishment, logistics and the process of managing the overall environment surrounding Athlone House. It will also ensure that the construction works cause the minimum disruption to the adjacent residents with a safe working and living environment maintained.

These proposals are to enable third parties to understand the nature of the works and the various construction activities associated with the development.

The contents of the CTMP will be agreed with The London Borough of Camden. The plan will be constantly reviewed and any changes and/or improvements will be added and agreed with the Council and the plan revised and re-issued accordingly

This CTMP is subject to third party approvals and therefore amendments are likely. Formal approvals and activity methodology and approaches will be addressed in detailed submissions to the design team and the Client. Liaison with the neighbours and interested parties will continue throughout the project, as information is updated and as the project develops. Particular attention will be paid to ensure that the neighbours are kept apprised of progress and future works on the project.

The information provided in this document is an overview of the key project activities at Athlone House. Generic statements herein are to be further developed into plans, procedures and detailed method statements as the project develops.

This Plan will be used as the background for the detailed construction method and risk assessments and will be included in all specialist trade contractor portions of the works.

1.2 Project overview:

This project involves the demolition of the existing house and the construction of a new 8 bedroom home of the highest architectural calibre together with associated landscaping works throughout the grounds to enhance the existing character of the gardens.

Athlone House is located on the south side of Hampstead Lane bordering Hampstead Heath adjacent to Kenwood House in the Highgate Conservation area, where Walter Lilly have worked for English Heritage.

Works will include the construction of a basement level car park with associated car lift and basement level swimming pool. The ground floor level will incorporate the principal rooms enclosing a central atrium space. The bedroom accommodation at first and second floors will similarly surround the central courtyard with open roof terraces at second floor level.

Landscaping works will include a new access driveway from the existing entrance on Hampstead Lane, creation of tree screening along the boundary with Caenwood Court, creation of a pond utilising rainwater retention and the enhancement of the gardens and restoration of existing features.

2.0 Project Background

2.1 Site Description

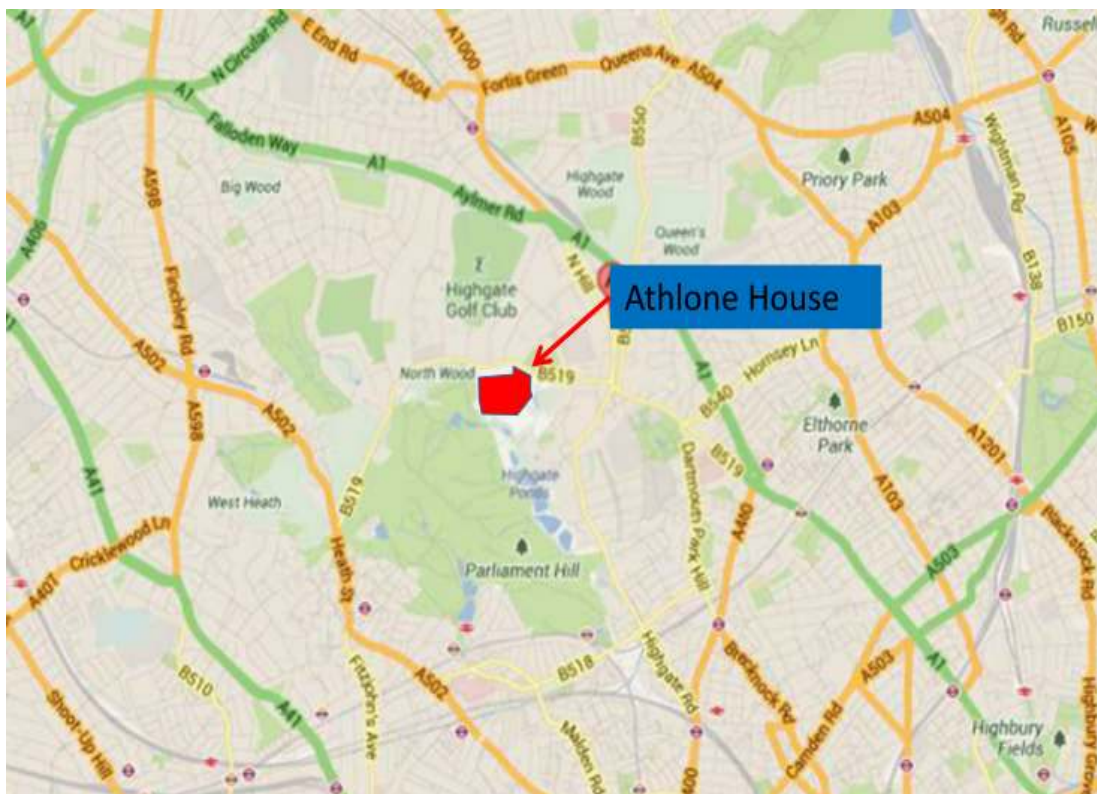
Originally known as Caenwood Towers, Athlone House was constructed in 1870-71 as an upper class family residence.

Over the years there have been numerous extensions and alterations culminating in the conversion to a geriatric hospital in the 1970's which included the construction of single storey ward facilities linked to the house with glazed walkways and separate staff accommodation buildings.

Since the closure of the hospital, these additions have been demolished leaving the damaged remains of the existing building.

In recent years there has been a development of 22 flats in 3 blocks within the grounds and these now share the access road off Hampstead Lane.

This will be the access route utilised for all construction traffic to the site.



3.0 Proposed Site Works

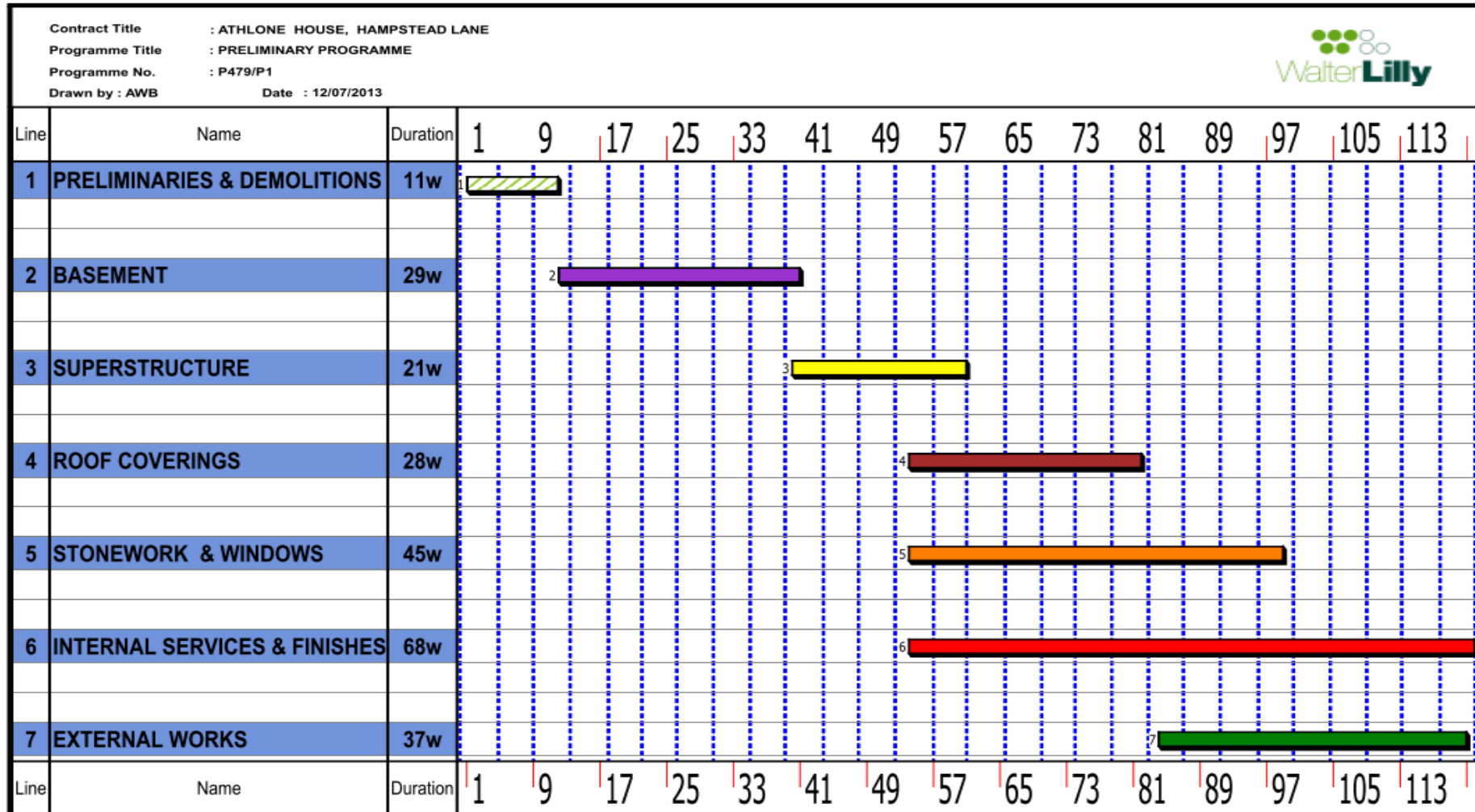
3.1 Preliminary Programme

We have produced an outline preliminary programme indicating the key activities over a construction period of 121 working weeks.

The key elements of the development with regards to the potential impact on surrounding area are:

- Site Establishment set up and removal
- Demolition of existing structures
- Substructure: Basement Excavations
- Structural basement box construction
- Superstructure concrete frame
- Envelope & roofing
- Internal services & finishes
- Landscape restoration works
- New External works

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 Prepared By W.L.- A.B..
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3.2 Surveys & Initial works

There have been numerous site surveys carried out over the last 10 years, the most recent being in 2012, to enable further design work to be developed on Athlone House.

These surveys include:-

- Condition survey of existing property
- Geotechnical surveys
- Hydrology survey
- Soil Investigation bore holes
- Trial Pits
- Ecological survey
- Tree condition survey
- Historic landscape appraisal
- Demolition asbestos survey

3.3 Outline Method of Works

The following is a brief outline / sequence for carrying out the construction works for Athlone House: -

Site Establishment & Demolition



Demolition activities will not commence until key elements of site establishment are completed, including a wildlife plan for construction which will reference the bat licence application and mitigation, reptile mitigation and salvaged grassland, tree protection works and segregation of the “construction zone” from the protected landscaped areas as indicated on the site layout plan.

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Site offices and welfare will be established to the north of the site and temporary services connections made.

An asbestos demolition survey will have been carried out prior to commencement and if asbestos is found the statutory notifications will be made to the HSE and relevant licences obtained prior to controlled removal by a licenced contractor.

Main demolition activities will then progress in a controlled manner to an agreed and approved method which will minimise the impact of noise and dust from the process.

Basement Construction

The new structure is to be built in a virtually identical position to the existing house. A new single story basement is to be constructed with central area extending down to a double basement to form the pool box and associated plantroom areas.

The excavations will be open cut with battered perimeter thus eliminating the need for extensive temporary works.

The basement will be constructed of a reinforced concrete raft slab and retaining walls topped with a concrete ground floor slab thus creating a basement box structure. As the basement does not cover the extent of the ground floor, there will be areas of ground beam foundations which will extend the ground floor slab to its full footprint.

The current design proposal is for a perimeter cavity drain system internally which will manage any potential leaks through the concrete structure to purpose built sumps.

Superstructure & Cladding

The superstructure will be a reinforced concrete frame with beams and columns and the use of waffle slab construction. Perimeter walls will be constructed of reinforced insitu concrete with openings formed for doors and windows. These will then create the backing for the stone cladding to be fixed to.

The domed and pitched roofs will be constructed utilising steel beams and timber rafters. Roof coverings will be predominantly copper, with the facades clad in natural stone and fenestrations installed.

Internal Fitting out

Internal finishes will be of a modern design and be of the quality to reflect the requirements of the Client brief.

Landscaping & External Works

The main restoration of the gardens and associated historic landscape structures to the rear of the house will be segregated from the main house construction works, and can therefore be carried out in moderate isolation from construction activities which will assist the works being carried out during the most appropriate seasonal periods.

Works to the immediate areas around the house such as the formal front garden area, formation of the new driveway and creation of the pond will be carried out as cladding works complete and external storage areas requirements start to diminish. The temporary site accommodation will be downsized and relocated at such time to allow completion of the external works

4.0 Construction Management Action Plan

The following sections outline the key elements for consideration. This document demonstrates our commitment to manage, control and where possible mitigate our impact on the local community and infrastructure.

Many of the issues identified will be further developed and dealt with in our more detailed site based method statements. Method statements will be prepared and agreed for all major site operations in advance of the relevant works commencing. This will be particularly important for demolition, excavation and structural works.

4.1 Communication

4.1.1 Neighbourly Relations

The site is within a fairly secluded area on the south side of Hampstead Lane with residential properties bounding the east side of the site area. Maintaining good neighbourly relations is assisted greatly by good communication, and by keeping third parties regularly informed of site activities likely to impact on adjacent residents. Walter Lilly have found that listening to reasonable concerns and demonstrating a considerate and professional approach will maintain a well-balanced relationship.

Regular newsletters will be produced to keep neighbours advised of future events, general progress of the works and the requirements for any abnormal works.

Appropriate signage and information boards will be displayed on externally adjacent to the main gate.

4.1.2 Considerate Constructors Scheme:

Walter Lilly will register and comply with the requirements of the Considerate Constructors Scheme for the duration of the project.

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The works will be carried out in accordance with the Considerate Constructors Scheme and in such a way as to minimise the impact on the local environment and amenities. Materials will be re-cycled wherever possible.

A contact board will be displayed outside the site providing contact details. This will include names and telephone numbers of key construction staff that neighbours and the general public can contact should they have cause to do so.

A contact book will be kept on site, which will be used to record details of any comments or concerns raised. This will include the name of the person raising the concern/comment, the date, time and nature of the issue and the action necessary to satisfactorily resolve.

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The contact book will be regularly reviewed to ensure that any issues are dealt with and resolved promptly (*sample below*).

Walter Lilly		PROJECT COMMENTS REGISTER				
Contract No & Project		Athlone House				
Date Received	Name & Details of Caller	Complaint / Comment / Compliment	Walter Lilly Signature	Action Taken	Date Actioned	Status Open / Closed

4.2 Site Operations:

4.2.1 Site Establishment

The site is currently secured by a substantial perimeter fence which will be checked and maintained throughout the duration of the project. Additional solid screening will be proposed along the boundary adjacent to Caenwood Court to further reduce the impact of the construction related works and to protect the existing trees planted on the boundary line.

To contain the construction works and to protect the existing landscaped areas a further “inner” security fence will be erected as indicated on the site set up plan. This will be made up of Heras type mesh fencing panels.

Where tree protection is required within the construction zone, this will be installed to the approved arborculturalist’s requirements prior to any demolition / construction related works commence.

The site office accommodation and welfare facilities will be established to the north side of the site as indicated with a secondary option to locate them where the current security cabin is located, as shown on the enclosed site layout plan. It is currently envisaged that the cabins will be double stacked to limit their footprint and maximise storage and circulation space. As they will be located on the north side of the site there will be no overlooking issues with adjacent neighbours.

Temporary power, water and drainage and phone lines will be established during the initial stages to serve the requirements of the Project.

4.2.2 Deliveries

Deliveries will be managed on a ‘just-in-time’ basis. Deliveries will be carefully planned, pre-booked and managed on site to ensure no back up of vehicles outside of the property and timed to cause no disruption to the neighbours. Delivery movements will be controlled by the designated traffic marshal to ensure minimum disruption to traffic flow and safety of pedestrians & general public

All deliveries to site will be undertaken with full regard paid to:

- Reversing vehicles directed by a Competent Person.
- Pedestrian and vehicle directional signage – suitable barriers will be erected when deliveries arrive to prevent pedestrians accessing the unloading area.
- Mobile plant will only be operated by a trained personnel with a Banks Person in attendance to direct movements

- Consultation with the London Borough of Camden will continue throughout the project to ensure:
 - Construction methods minimise the potential impact on nearby residents
 - Maintenance of the existing public highway
 - Reduction and control of plant movements
 - Segregation of all pedestrians, public or employees, on or in the vicinity of the site

4.2.3 Working Hours:

Working hours will be 08.00 – 18.00 Monday to Friday. If Saturday working is required, the hours will be 08.00 – 13.00

No works will be carried out on Sundays or Bank Holidays

Noisy works will be carefully planned and controlled as to cause minimal disturbance to the neighbours. This may mean altering working hours for some noisy operations.

4.2.4 Fire and Emergency Procedures:

Contact names and telephone numbers will be made available in case of out of hour's emergencies relating to the site. This information will be displayed on the perimeter boundary adjacent to the main access point.

Walter Lilly shall implement procedures to protect the site from fire, which will include the following:

A Site Fire Safety Co-ordinator will be appointed to assess the degree of fire risk and formulate a Site Fire Safety Plan, which will be updated as necessary as the works progress and will also include the following:

- Hot Work Permit regime.
- Installation of the site fire fighting equipment e.g. establishing fire points and installing and maintaining fire extinguishers etc.
- Evacuation alarm.
- Material storage and waste control.
- Fire Brigade access

4.2.5 Security:

All site personnel will have to sign in on arrival and sign out before leaving the site. This will be incorporated into the site rules and included as part of the site induction process.

The main site gates off Hampstead Lane will be open during working hours with a secondary barrier and security control point inside the gate to check vehicles on and off the site. This process will manage the traffic flow on site and will also assist in controlling vehicle movements within the shared apron with Caernwood Court. Hoardings and perimeter fencing will be regularly inspected to ensure that it remains secure. The names of two appropriate members of staff will be displayed on the main access gate in case of emergencies.

Due to the prominent location of the site it will be proposed that there will be a 24 hour security presence on site which will be backed up by CCTV to ensure full site coverage together with emergency call out procedures and arrangements.

The police will be notified that a construction site is to start so that occasional patrols may happen and reduce risk of crime.

4.2.6 Health and Safety:

A Construction Safety & Environmental Plan will be prepared for the works in accordance with the CDM Regulations. Risk Assessments will be developed and agreed. Sub-contractors detailed method statements will also be produced and safe methods of work established for each element of the works.

Site inductions will be held for all new site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to the effect that they have read the procedures. These will include any relevant neighbourly issues.

4.2.7 Scaffolding:

There will be a scaffold requirement to all elevations of the new house primarily during cladding operations and envelope works. All external scaffolds will be monarflex sheeted, which gives a number of advantages such as:-

- Security
- Noise reduction.
- Dust reduction.
- Maintaining a working environment during adverse weather conditions.
- Prevents overlooking into neighbouring properties

There will be loading gantries positioned externally for stone and glazing which will be served by both the tower crane and all terrain forklift.

There will also be requirements for internal scaffolds including the courtyard, birdcages, guardrails and access platforms.

4.2.8 Main Plant:

Large 360° excavators will be used to dig the new basement to the spoil heap zone. They will then load excavated material onto waiting muck away vehicles from the spoil heap for removal off site as indicated on the attached site plan. The excavators will only operate from within the confines of the site and will be loaded and unloaded from flat-bed low loaders on site and not from Hampstead Lane.

A saddle jib tower crane will be located within the central courtyard founded on the new basement raft slab. An appropriately designed crane base will need to be incorporated into the basement slab to accommodate this. The crane will be utilised for construction of the basement and superstructure and for the movement and placement of materials for cladding works and the initial internal trades.

Concrete lorries will deliver premixed concrete to site and off load within the designated area either into concrete skips or into a concrete pump depending on the size and type of pour being carried out.

An all terrain forklift will supplement the tower crane for storage of materials that are outside the crane hook radius and will be fully utilised during the latter stages once the tower crane has been removed.

4.2.9 Good Housekeeping:

The site will be kept in a clean and safe condition. The areas adjacent to the site will be regularly inspected and any rubbish or litter removed.

Adjacent roads and pavements will be kept clean.

Perimeter hoardings and gates will be repainted from time to time and will be kept in a neat and tidy condition. Any graffiti will be quickly removed from the hoardings.

Offloading will be direct from vehicles on site. No materials will be unloaded or stored on the public footpaths.

Waste and rubbish will be regularly removed from site and not allowed to accumulate so as to cause a safety or fire hazard.

Welfare facilities will be provided on site. We will discourage operatives from frequenting the interface between the site and public areas. Site operatives will not be allowed to congregate or loiter on the footpath adjacent to the site.

4.2.10 Utility Services

As far as we can detect at this time, all of the incoming utility services enter the site from Hampstead Lane. It is therefore proposed that the temporary power, water and drainage for site activities are connected to these services where possible which will negate the necessity to make temporary connections within the Hampstead Lane.

Prior to any works associated with demolition and groundworks, a full survey and CAT scan exercise will be carried out in conjunction with obtaining survey information from the utility companies to determine service run locations.

4.3 Environmental Issues

Walter Lilly operate an environmental policy in which we pursue the following objectives. To:

- Conduct our activities with proper regard to the protection of the environment.
- Comply with all relevant regulatory and legislative requirements and codes of practice.
- Communicate with local communities to ensure the work causes the minimum disturbance and disruption.
- Ensure that our staff has a good understanding of the environmental impacts of our business and what is expected of them to minimise these impacts.
- Ensure that our suppliers and sub-contractors are aware of this policy and ensure they apply similar standards to their own work.

During the early stages of the project the following activities will be carried out to deal with environmental management:

1. Preparation of the Project Environmental Plan including wildlife protection, in line with our ISO 14001 Environmental Management System.

2. Preparation and consultation with client and statutory authorities to obtain approved licences and consents for discharge and putting the stated consent conditions and controls in place through the Project Environmental Plan. This will include the requirements for a bat licence in conjunction with the project ecologist and Natural England.
3. Preparation of the Site Waste Management Plan and consultation with supply chain partners and design team to design out or minimise waste.

4.3.1 Waste and Material Management:

A site waste management plan will be prepared prior to the works commencing.

All waste materials will be removed from site by a licensed waste contractor discharged using skips or lorries.

All waste from this site will be dealt with in accordance with the waste duty of care in section 34 of the Environmental Protection (Duty of Care) Regulations 1991 (b): and materials will be handled efficiently and waste managed appropriately

We aim to minimise waste and to recycle as much material as possible. Due to the limited space on site waste will generally be sorted for recycling at the waste transfer station. This element of the works will be carried out by one of our licensed sub-contractors specialising in waste management.

4.3.2 Dust, Noise and Vibration

Dust:

The following measures will be considered as appropriate to mitigate the impact of dust due to the construction activities:

- Solid barriers could be erected around the site particularly to the neighbouring buildings and boundaries;
- There will no on-site bonfires;
- Site set-up to be planned to ensure where possible dust creating activities are located away from the sensitive areas;
- Demolition activities will use water and stipulated dust control equipment as a dust suppressant;
- Adjacent road surfaces will be frequently swept to keep them clean;

- All loads entering and leaving the site will be covered where appropriate;
- All non-road mobile machinery will utilise ultra-low sulphur tax exempt diesel, where available;
- All road vehicles will be requested to comply with set emission standards;
- Cutting equipment will use water as suppressant or have a local exhaust ventilation system;

A method statement will be developed as part of this Construction Management Plan prior to the works commencing to minimise gaseous and particulate emissions generated during construction.

Noise and Vibration:

We are fully aware of the sensitivities of those occupying the adjacent properties to noise.

All reasonable steps will be taken to minimise any disruption to adjacent occupiers by noisy activities.

Where it is necessary to carry out noisy activities, these will be identified well in advance and the timing agreed prior to commencement.

Operatives working in noisy areas will be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods.

Electrically operated plant will be used where practical. We will ensure all plant used on the site will be effectively silenced.

Where practical, the use of acoustic barriers will be implemented to suppress noisy operations.

When plant is not being used it will be shut down to prevent unnecessary background noise.

No radios or other audio equipment will be allowed on site.

Where it is necessary to carry out noisy activities these will be carried out in accordance with Local Authority requirements and in consultation with any affected residents.

5.0 Traffic Management

5.1 Site Description

Originally known as Caenwood Towers, Athlone House was constructed in 1870-71 as an upper class family residence.

Over the years there have been numerous extensions and alterations culminating in the conversion to a geriatric hospital in the 1970's which included the construction of single story ward facilities linked to the house with glazed walkways and separate staff accommodation buildings.

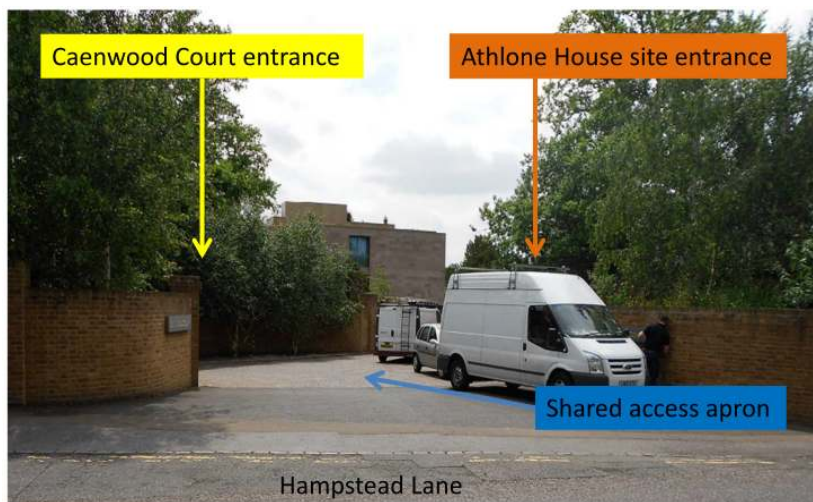
Since the closure of the hospital, these additions have been demolished leaving the damaged remains of the existing building.

In recent years there has been a development of 22 flats in 3 blocks within the grounds and these now share the access road off Hampstead Lane.

This will be the access route utilised for all construction traffic to the site.

5.2 Access

Vehicle access will be from Hampstead Lane and shares the same access apron as the residents of Caenwood Court. This apron will be manned during working hours to ensure that traffic to and from the site is controlled such to minimise any impact to the residents of Caernwood Court. This area will be monitored and cleaned on a regular basis.



To ensure minimum impact from dust and mud from vehicle movements on and off site there will be a wheel wash facility located within the site adjacent to the access gates. All vehicles will be checked and wheels cleaned prior to leaving site.

To minimise the interface between pedestrians and vehicles, it is proposed to create a separate pedestrian access point utilising an existing opening in the boundary wall adjacent to the existing Lodge house. This will be a secure access and egress point with a direct link to the site offices and welfare accommodation.

A review of tree canopy overhang around the vicinity of the access gates and general tree protection will be carried out with the project environmental consultants.

Hampstead Lane is a busy road and bus route with both single and double yellow line restrictions and with our traffic management procedures in place there should be no need for site traffic to stop or park on the road. This procedure will form part of the site induction which will forbid site traffic from stopping or parking on the road. This implementation will therefore maintain a free traffic flow along Hampstead Lane

5.3 Traffic Routing and frequency: (see flow plan)

All deliveries to site will be scheduled and pre-booked, to avoid vehicles having to queue to offload on site. Deliveries and unloading will be supervised to ensure that vehicles are dealt with quickly to minimise the period that they are on site.

All subcontractors and suppliers will be made aware of the Plan and its requirements, all movements will be booked and controlled by Walter Lilly management to ensure overbooking and congestion does not occur. Contractors will be expected to provide details of how they will manage their deliveries in accordance with the plan.

The parking up of deliveries within Hampstead Lane will be prohibited and any un-booked deliveries that arrive on site will be sent away. We do not anticipate any requirement for holding areas off site, however where concreting and other timed return movements are required specific arrangements and holding points on site will be made with the relevant contractors.

There will be no provision for any site parking, and this will be clearly identified in our subcontract documents and site inductions. All site personnel will be encouraged to utilise the local London Transport network with 2 bus routes stopping immediately outside the site gates in Hampstead Lane which link directly to both Archway and Hampstead tube stations.

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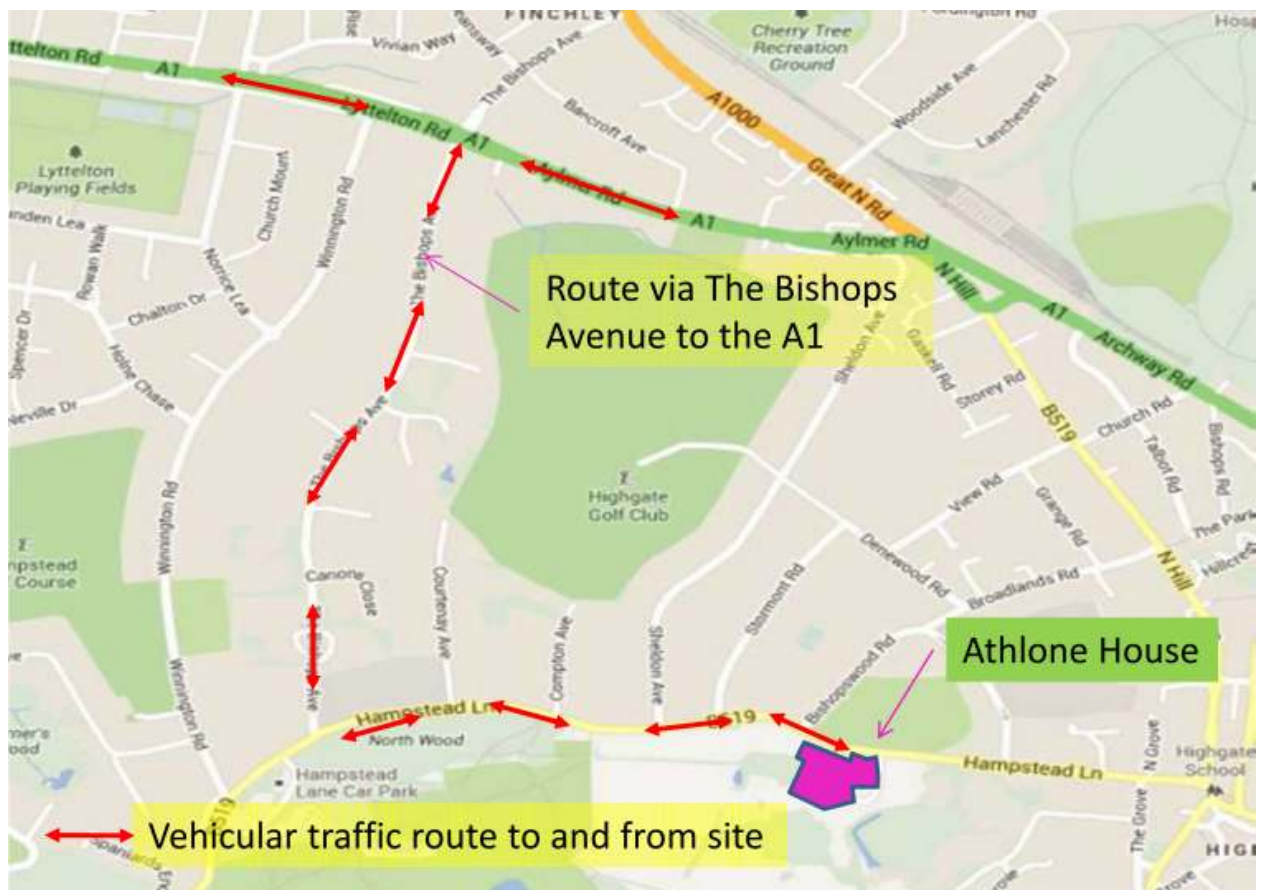


Site traffic will be directed to and from site via Hampstead Lane and The Bishops Avenue to link with the A1. This will reduce the impact of heavy vehicle movements through Highgate Village and past Highgate school. This will be identified and agreed within each of the trade contractors' packages.

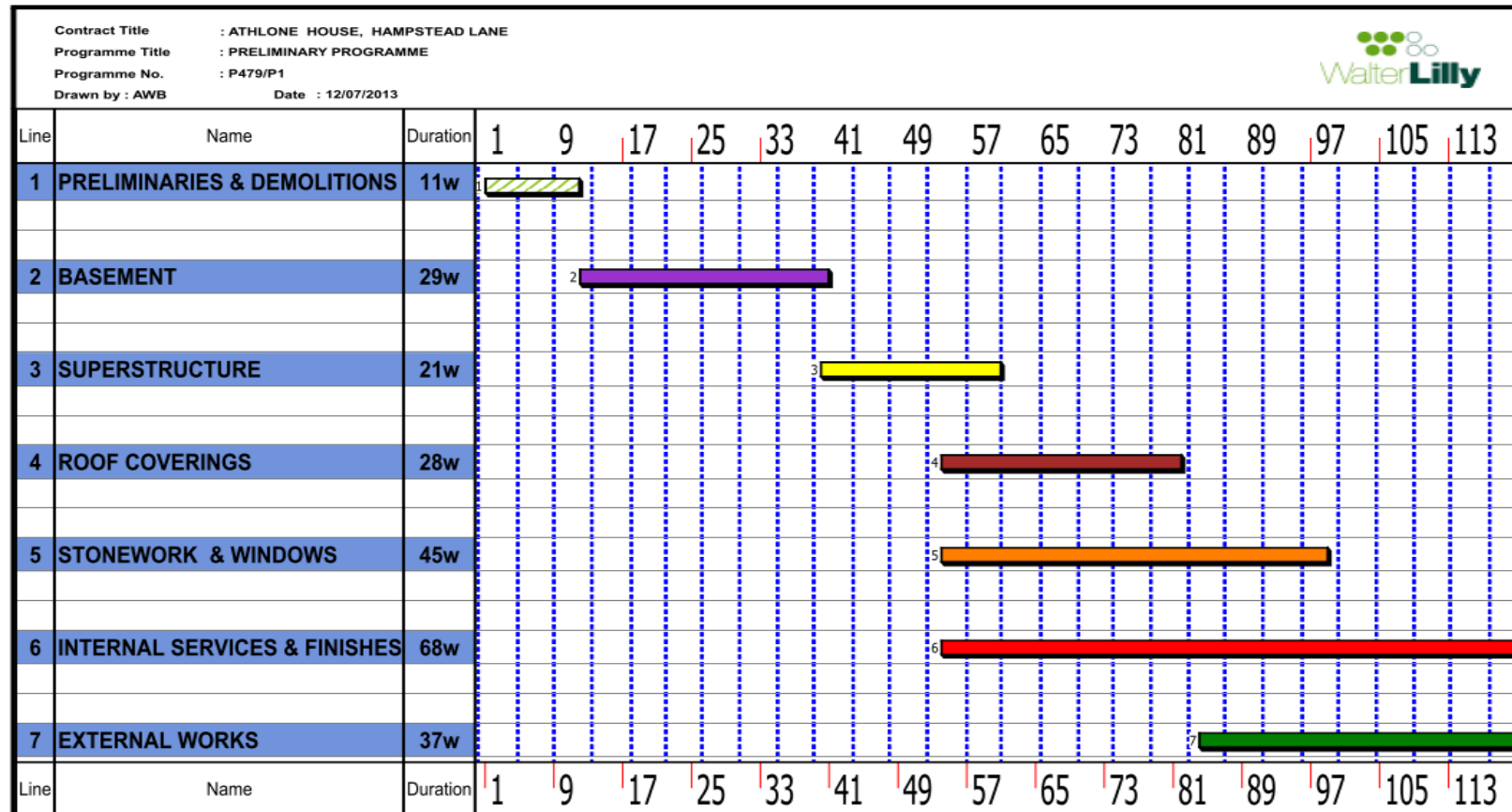
5.4 Attachments

5.4.1 Location & routing plan

Athlone House Traffic Routing Plan



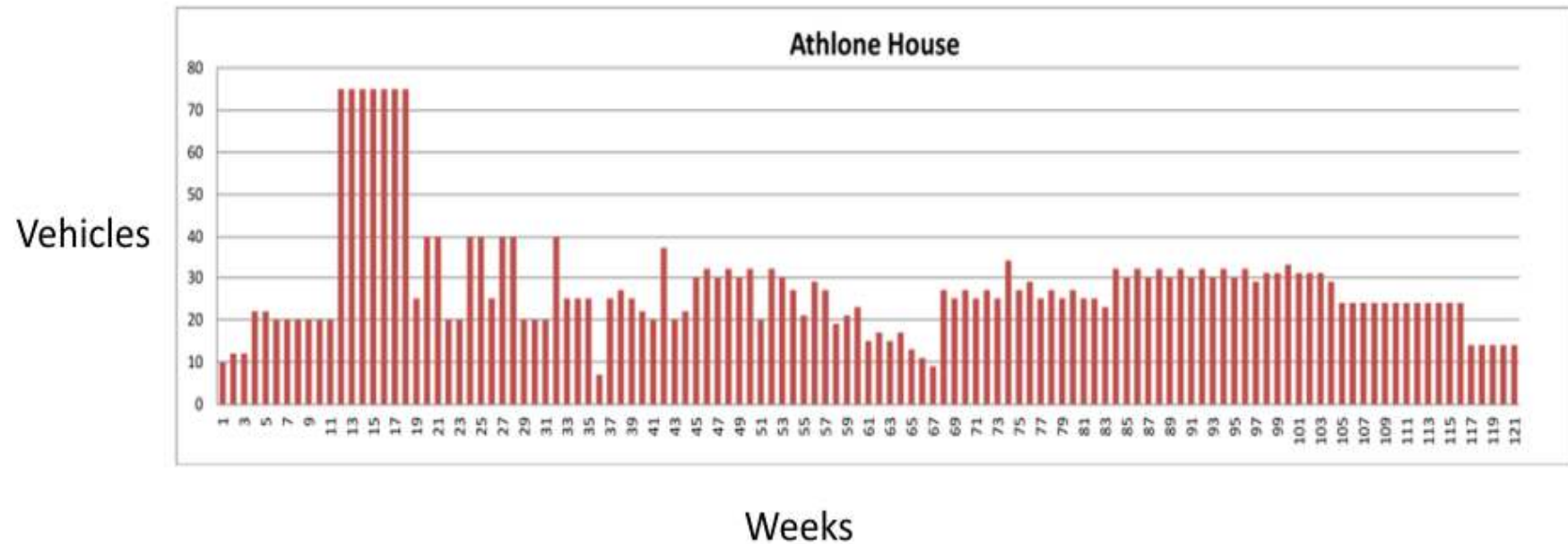
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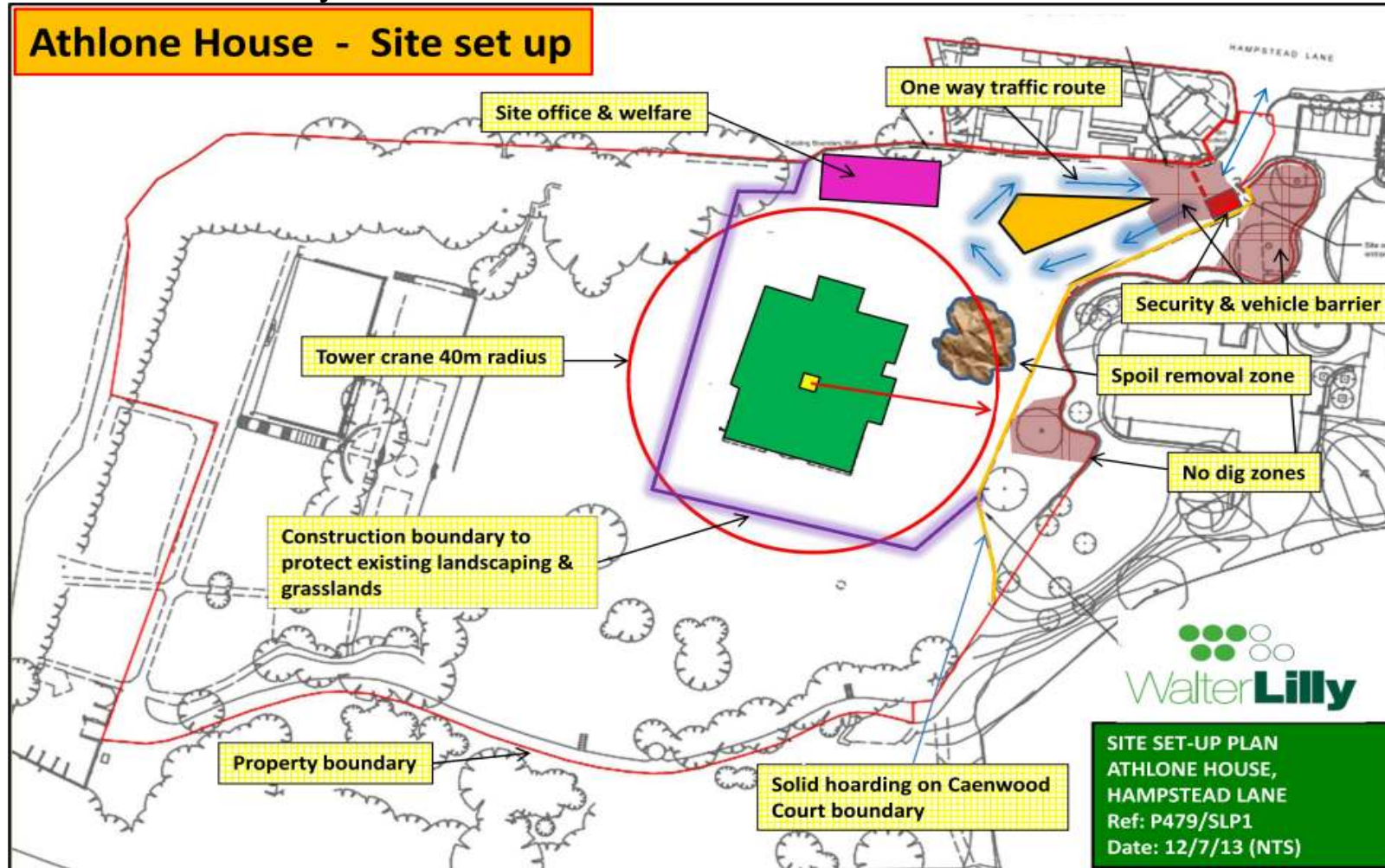
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5.4.3 Weekly Traffic Graph

Traffic Movement Flow Chart



5.4.4 Indicative Site Layout 1



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