

The Poplars, Montpelier Grove

Construction Management Plan

February 2013

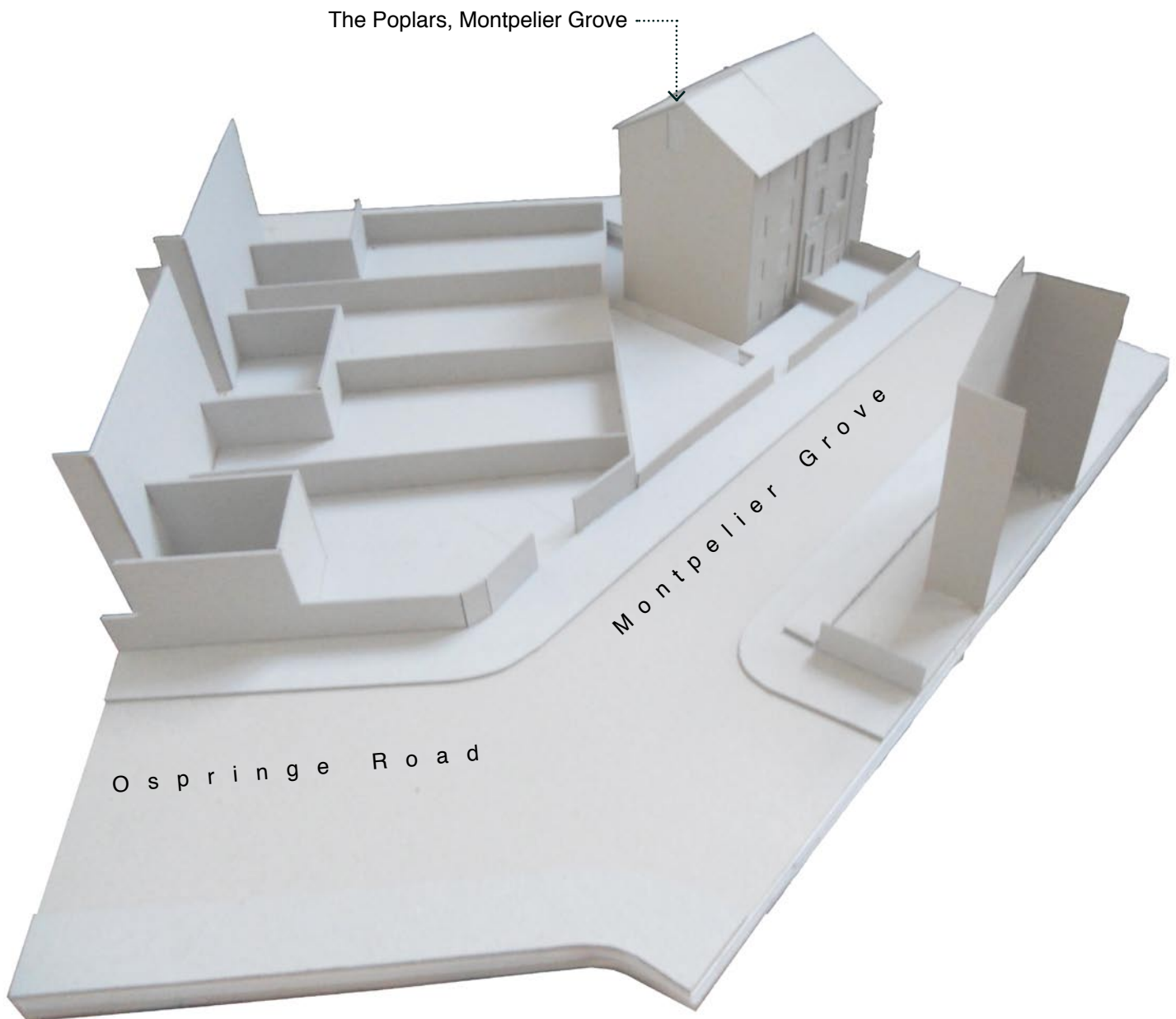
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1.0 Introduction

A planning application for an extension to The Poplars, Montpelier Grove was submitted to London Borough of Camden by Edward Carter Design in January 2013. Camden Planning reviewed the material submitted and advised that a Construction Management Plan and other information would be required before the application can be validated. The following report sets out the proposal in terms of dealing with construction issues to ensure that the development does not damage nearby properties or the amenity of neighbours.

The scope of the proposed development is to extend the existing end of terrace flats building with an additional 20.4m² gross internal area for Flat 1 on ground level and an additional 23 m² gross internal area for Flats 2-4 on first to third floors. The entrance to the property from Montpelier Grove will be altered to allow for the new location of the front door to the building. For further information on the design of the extension, please refer to the drawings and the Design and Access Statement.



Model of existing site showing relationship to neighbouring houses and gardens on Montpelier Grove, Ospringe Road and Brecknock Road

2.0 Construction management

2.01 Contents

This construction management plan has been prepared at outline design stage, in advance of completion of final production information. It contains provisions setting out in detail the measures the final version of the construction management plan should contain. All construction management proposals will be in line with the Council's Considerate Contractor Manual and best practice guides from the GLA.

As per the recommendations of Camden Planning Guidance 6 Amenity, we note that the agreed contents of the construction management plan must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council to review this construction management plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council and complied with thereafter.

2.02 Dust, noise and vibration on site and off site

The Poplars site is located in a residential area. Hours of site operation will be controlled and can be agreed in advance with neighbouring residents so that work is carried out during working hours.

It is not envisaged that the construction of this project will involve very much noisy work or vibration nuisance to surrounding properties. Little demolition work will be required other than for the following elements:

- Removal of existing low level retaining wall between pathway and garden.
- Removal of existing low level wall and fence between Montpelier Grove and The Poplars garden.
- Creation of four new openings in the existing north facade of The Poplars which will connect the existing flats with the new extension.
- Removal (subject to agreement) of existing eastern boundary wall and fence.

During construction, the appointed main contractor will be responsible for:

- Site Health and Safety requirements;
- Provision of Site welfare facilities;
- Erecting hoarding to secure site and site access points security;
- Ensuring demolition works are carried out using hand tools to limit damage by vibration;
- Installing all necessary protective coverings to the building and surrounding structures/area where required;
- Ensuring competency of all sub-contractors allowed on to site.

2.03 Traffic management highways safety and highways congestion

The Main Contractor will be responsible for how work on site will be serviced including delivery of materials, set down and collection of skips with the disruption and avoiding dangerous situations for pedestrians and other road users. Materials and refuse skips will be stored in the garden area of The Poplars and will be carried onto the site via the site entrance from Montpelier Grove and stored on site in accordance with appropriate Health and Safety requirements for each individual case. The Main Contractor will be responsible for reserv-

ing a set down parking space on Montpelier Grove and agreeing in advance with the project manager suitable delivery times to avoid any possible congestion.

It is not envisaged that any road closures will be necessary. No new service connections will be required.

2.04 Stability of adjacent properties;

Approximately 20m³ of earth will be excavated from the garden area of The Poplars to facilitate the extension of the ground floor flat. Temporary support for adjacent structures will be designed by temporary works engineers. The adjacent structures which will be affected by this development are:

- The Poplars flats
- Boundary walls will properties on Brecknock Road.

At all times the existing structures will be carefully monitored to ensure no damage due to unsupported work occurs. During the works inspections will be made by a temporary works engineer as deemed necessary. All work will be carried out in logical sequence with due regard for health and safety issues. Any unforeseen problems encountered will be notified to both the permanent and temporary works engineers.

The stability of affected adjacent structures will be monitored by fixing level stations to affected structures. Readings will be taken and reported on a weekly basis by site engineer.

2.05 Protection of biodiversity and trees;

All the trees that are either on or surrounding the site will be fully protected according to the guidelines and specifications set out in BS5837: 1991: Trees in relation to construction.

The proposed extension has been designed to avoid any damage to existing established trees on site. One small Purple Hazel *Corylus Maxima Purpurea* sapling will be removed from the northwest corner of the garden and can be re-planted elsewhere on site if necessary.

Protective fencing will be installed around the diameter of the crown or half of the height of the tree, whichever is the greater. To avoid damaging trees by compacting the soil around the root, the location of vehicles, site huts, machinery and storage areas will be carefully considered. The garden area will be used for storage of materials and so it may be necessary to lay sleepers (at 1.2m centres) on a bed of sand and two layers of Geotextile and erect a scaffold structure for storing materials off the ground.

2.06 Preserve the amenity of surrounding residential and other sensitive uses.

Access to the site in general is to be prohibited by the erection of a timber hoarding (minimum 2.0m high) with secure, lockable gate(s).

Where possible all demolition and excavation works are to be carried out from within The Poplars site boundary with no access to the adjoining properties required during the works. Should limited access to the site boundary from the garden of 135 Brecknock Road be required all necessary care will be tak-

en including positioning of additional personnel to prevent risk to the public during these times.

Protective coverings are to be installed to any communal areas that may be accessed by the Contractors as necessary. The protective material should stay in place until all works are completed.

Any damage to any finishes to the surrounding properties by the contractor during accessing the site should be made good by the contractor, and inspected and agreed satisfactory by either Party Wall Surveyors, Engineers, Architects or other agreed upon representative as appropriate prior to final completion of the works.