

Construction Management Plan

43 Belsize Lane, London NW3

AFKS Construction & Joinery Ltd
8 Hillview Road
London, NW7 1AJ
afksconstruction@gmail.com

Contents

1. Introduction

- 1.1. The site
- 1.2. The development
- 1.3. The location
- 1.4. The team
- 1.5. Undertaking by the contractor

2. Programme and control hours

- 2.1. Programme
- 2.2. Control hours

3. Site traffic arrangements

- 3.1. Access
- 3.2. Parking
- 3.3. On-site wheel washing
- 3.4. Site traffic impact mitigation

4. Impact on public realm

- 4.1. Site enclosure
- 4.2. Pavement closure
- 4.3. Parking suspension
- 4.4. Other construction sites in the vicinity

5. Consultation of local residents

6. Considerate Contractors Scheme

Appendices

1. Introduction

1.1. The site

The site is located on Belsize Village, a residential area in north London. It is currently occupied by a two-storey building, that was most recently used as a tile and stone supplier at ground floor, with a residential unit at first floor.

1.2. The development

In September 2012 planning permission was granted for a redevelopment of the site into a single house with rear extension and new basement. The footprint of the existing building is retained, and an extension is sired at the rear of the site. The basement extends to most of the site area below the existing building, extension and entrance courtyard.

A condition of the consent requires the front (pavement) wall and courtyard wall of the existing building to be retained. The practicality of this is being investigated by the structural engineer. For the purposes of this construction management plan, it is assumed the walls are to be retained.

1.3. The location

The site location is 43 Belsize Lane, London, NW3 which is a fairly narrow undesignated two way road. There is designated parking on both sides of the road and a pavement on both sides. It is not a relatively busy road, although is it used as a “cut through” between Fitzjohn's Avenue and Haverstock Hill.

Belsize Lane is generally residential in character, although on the north side at ground floor, there is a variety of non-residential uses. The site is very close to the commercial centre of Belsize Village at the junction of Belsize Lane and Belsize terrace.

1.4. The team

The Works will be undertaken by AFKS Construction and Joinery Ltd. as Principal Contractor who will be responsible for ensuring the site and operatives comply with all relevant health and safety legislation.

Architect/ Lead Consultant:	PKS Architects LLP
Structural Engineer:	VKHP Consulting Ltd

Mechanical & Electrical Consultant: Edward Pearce and Partners

Planning Supervisor: TBA

Party Wall Surveyor: Delva Patman Redler LLP

1.5. Undertaking by the contractor

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 construction of the Development. Any future revised plan must be approved by the Council and complied with thereafter.

2. Programme and control hours

2.1. Programme

The project is due to start as soon as the pre-start conditions can be discharged. This is likely to be at the end of March 2013 and will commence with any measures required to stabilise the retained elements of the building, after which demolition of the remainder of the existing structure will take place. This phase is expected to take no longer than 4 weeks.

A site investigation survey has already taken place and this will be used to inform the development of the foundations and basement structure. Additional investigations may be required as the design is progressed.

The construction programme is expected to extend to approximately 12 months and therefore construction should be completed by the end of April 2014.

2.2. Control hours

The controlled working hours for the project are as follows:

Monday-Friday: 08:00 to 18:00

Saturday: 08:00 to 13:00

Sunday and public holidays: Site closed

The operational construction hours of the project will be within these times although in the later stages of the programme, some internal work may be carried out outside these times provided no noise is audible to adjoining properties.

3. Site traffic arrangements

3.1. Access

The only access to the site is from the existing vehicle gates to Belsize Lane and this will be used for all construction traffic.

The route for construction traffic will be one of the following from the Transport for London Road Network (TLRN):

- A41 Finchley Road – B511 Fitzjohn's Avenue – Belsize Lane, or
- A505 Haverstock Hill – Ornan Road – Belsize Lane.

An application will be made to suspend the residents' parking bay immediately in front of the site to permit deliveries without causing unnecessary congestion to traffic along Belsize Lane.

Vehicles entering the site before excavations commence and after the ground floor slab has been cast will reverse into and drive out of the site, as there is insufficient space for manoeuvrability within the premises. When reversing into the site, vehicles will be directed by a Banksman at all times to ensure safety for pedestrians and road users.

No deliveries will take place outside the control hours.

The majority of deliveries will take place in the morning between 08:00 and 10:00, but due to the nature of suppliers' schedules, there could be deliveries to site at any time during the working hours of the site (up to 18:00).

The largest vehicles accessing the site will be skip collection and ready mixed concrete lorries during the sub and superstructure phases with a crane lorry delivering general building materials throughout the programme. During excavation and substructure works, two to three vehicles may be required per day and on average there may be two crane lorry deliveries per day. There will also be smaller, pick-up vans delivering materials throughout the project.

The lorries will not be able to turn into the site and deliveries will be made from the kerbside with off-loading carried out by crane lorries or an on-site based forklift truck.

Traffic along Belsize Lane will be regulated by managing the delivery times to avoid clashes and queuing. The suspend parking bay immediately adjacent to the site entrance will be used as a

provision for delivery vehicles to pull-in and queue, permitting traffic flow along Belsize Lane to remain uninterrupted.

3.2. Parking

There will be very limited opportunity for parking on site due to excavations works for the basement during the initial months of the programme. Once the ground floor concrete slab has been cast, one or two vehicles may be accommodated.

Operatives working on site will be obliged to use public transport or cycle to the site.

3.3. On-site wheel washing

A water supply will be laid to a suitable access point on commencement of the works for connection of a hose incorporating a high pressure nozzle. A booster pump will be used to supplement the pressure if necessary. This appliance will be set up in a designated drain vehicle cleaning area. Solid particles will be segregated within a catch pit to prevent contamination of the adopted drainage system.

All vehicle drivers will be held responsible and accountable for ensuring that vehicles do not leave the site carrying earth and mud on wheels in a quantity which causes a nuisance, hazard or visual intrusion to other road users.

This procedure will be monitored by the Site Manager with the assistance of the Banksman to ensure the highway is maintained clear of debris associated with the project. As a backup measure the site will be authorised to engage the services of a road sweeper on a call off basis. This system shall be retained in working operation throughout the works.

In drier periods, the above method will not be used as ground conditions will be firmer and the procedure will be to inspect vehicles before leaving site, brush any noticeable debris off, inspect the highway and locally sweep. On monitoring the highway it may from time to time require the services of a contract road sweeper. Site management will control this operation.

3.4. Site traffic impact mitigation

The measures outlined above will be employed to mitigate the effects of site traffic on the surrounding area:

- Deliveries controlled to avoid congestion.
- Suspension of parking bay to permit kerbside deliveries.
- Operatives encouraged to utilise public transport and cycle.
- Vehicle and road cleaning.

4. Impact on the public realm

Construction will be managed to minimise any impact on neighbours, pedestrians and the surrounding area.

As noted, any works inducing loud noise will be carried out during the control hours to minimise disruption.

4.1. Site enclosure

The site will be secured with a Herras type or solid boarded hoarding to the rear and a solid board hoarding at the front with painted boarded access gates.

4.2. Pavement closure

If the front wall is to be retained, it will be necessary to erect a temporary structure on the pavement next to the wall as the ground inside the site is to be excavated. An application to close the section of pavement in front to the site will be made and appropriate signage and directions provided advising pedestrians to use the pavement on the opposite side of the road. The closure will be kept to a minimum and will be required only until the permanent new building structure is in place to tie in to the existing wall.

4.3. Parking suspension

As mentioned above, an application will be made to have one parking bay suspended for the duration of the works to allow delivery vehicles to access or queue for access to the site with minimum disruption to traffic flow.

4.4. Other construction sites in the vicinity

There are currently no other construction sites which may have bearing on 43 Belsize Lane and vice versa. AFKS will continue to check the local area for any such construction projects and make contact with the corresponding site manager should any arise to establish any opportunities opportunities to reduce traffic congestion, share deliveries and maintain public safety.

5. Consultation of local residents

Relations have been established with the immediate adjoining neighbours when the planning application was made in 2012.

Mr & Mrs Lynch
41a Belsize Lane (adjacent)

And Ms Valerie Akkus
45 Belsize Lane (adjacent)

And also with the further properties: Mrs Segal at 41a Belsize Lane and Mr & Mrs Placks @ 45a Belsize Lane.

Due to the proximity of No 41a and 45 our party wall surveyor Alistair Redler of Delva Patman will serve party notices on both adjoining properties which require party wall surveyors being appointed for the respective adjoining properties.

The neighbours have all been advised as to the proposed works and introduced to the Architect as their contact point for the duration of the works.

Once a contractor has been selected for the works a Liaison Officer/banksman will be appointed to co-ordinate with the neighbours and the public and ensure maintaining watering down of the access to the site and the public footway and road and co-ordinate equipment moving to and from the site.

Prior to commencement on site, scheduled for April 2013, further meetings will be held with the immediate neighbours explaining in detail the sequence and construction process during the works.

6. Considerate Contractors Scheme

AFKS will register the site with the Considerate Contractors Scheme which sets out standards to be adhered to ranging from site tidiness, keeping local residents informed, minimising impact of deliveries, employing sustainable practices, protecting ecology and minimising the risk to the public and workforce. The site will be inspected to check for adherence and given a rating.

APPENDIX A – SITE MANAGEMENT PROPOSALS PLAN

