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69 Highgate High Street

Construction Management Plan

Ref: 11050/02/002

Document Verification

Project Name:	69 Highgate High Street	Project No:	11050
Document Title:	Construction Management Plan	Ref:	02

Revision	Date	Description		
01	30/11/12	Draft 1		
		Prepared by	Checked by	Approved by
	Name	Matthew Wells	Tom Robertshaw	Matthew Wells
	Signature			

Revision	Date	Description		
02	18/12/12	Planning Issue		
		Prepared by	Checked by	Approved by
	Name	Matthew Wells	Tom Robertshaw	Matthew Wells
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Revision	Date	Description		
		Prepared by	Checked by	Approved by
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	Signature			

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	Name			
	Signature			

Contents Page

1. Summary

This note describes the activities necessary to construct a new building at 69 Highgate High Street and the management of these operations. Environmental impacts and their mitigation are reviewed.

The proposed building is relatively small and could be built simply using traditional hand-over-hand methods. A panellised structure is proposed to speed up construction and minimise the impact on the neighbourhood.

2. Building Structure Description

A single storey masonry building with timber flat roof is to be replaced with a three storey apartment block with ground floor retail spaces. The new structure will comprise upper storeys of prefabricated panellised construction on a ground storey of masonry load-bearing walls and partial steel framing. Foundations will be in-situ cast reinforced concrete ground beams and suspended floor slab supported on bored cast-in-place concrete piles.

3. Incoming Services, Drainage, Diversions and Adjacencies

The existing site drainage will be maintained throughout the works. Incoming services will be capped off at the site boundary and re-instated at commissioning stage. The exposed party walls with number 67 will be weathered while exposed. Surrounding walkways and roads will be maintained throughout the works.

4. Construction Method Statement

The construction phase will include the following stages:

4.1. Site Setup

Access to the site is restricted and the new building occupies the entire site area (Appendix 2 Construction Plan). All deliveries will be made from the Pond Square frontage of the site. The working area will be defined by a perimeter hoarding extending one metre outside the site boundaries. A platform above Snow Hill will provide additional work area.

4.2. Demolitions:

After the site has been hoarded the existing building will be reduced by hand with large structural elements, lintels and beams, lowered on chain hoists and cut down on site. The existing ground floor and foundations will be broken out and a piling platform prepared from the wall debris.

4.3. Foundations and Ground Slabs:

Excavations will commence with the grading of the ground slab and forming of ground beam trenches. A piling platform will be formed in rolled hard-core and piles placed. After reinforcement fixing and damp-proofing the concrete slab and beams will be cast in-situ.

4.4. Superstructure Erection:

The superstructure erection will proceed with masonry external walls and the installation of steel framing. The upper floors of the building are all to be pre-fabricated and will be placed by crane from just-in-time deliveries.

4.5. Cladding;

Window and door units will be fitted to make the building weather-tight. The main envelope is finished in cladding with rendered sections. A birdcage scaffold will be erected so that rain-screens can be fitted by hand and the rendering will be carried out in one continuous operation.

4.6. Fitting Out:

As the external finishes are being completed the service provisions within will be fixed and commissioned. Linings and trims will be added and decorations completed.

5. Plant Used

It is proposed to provide a scaffold crash-deck above Snow Hill for storage and to improve work area.

Demolitions will be completed using hand-tools powered by compressor. Arisings will be removed by basket onto Pond Square and taken away by lorry.

A mini-piling rig will be delivered to the site by low-loader from Pond Square.

All material deliveries will be made from Snow Hill from the South-west corner of the site.

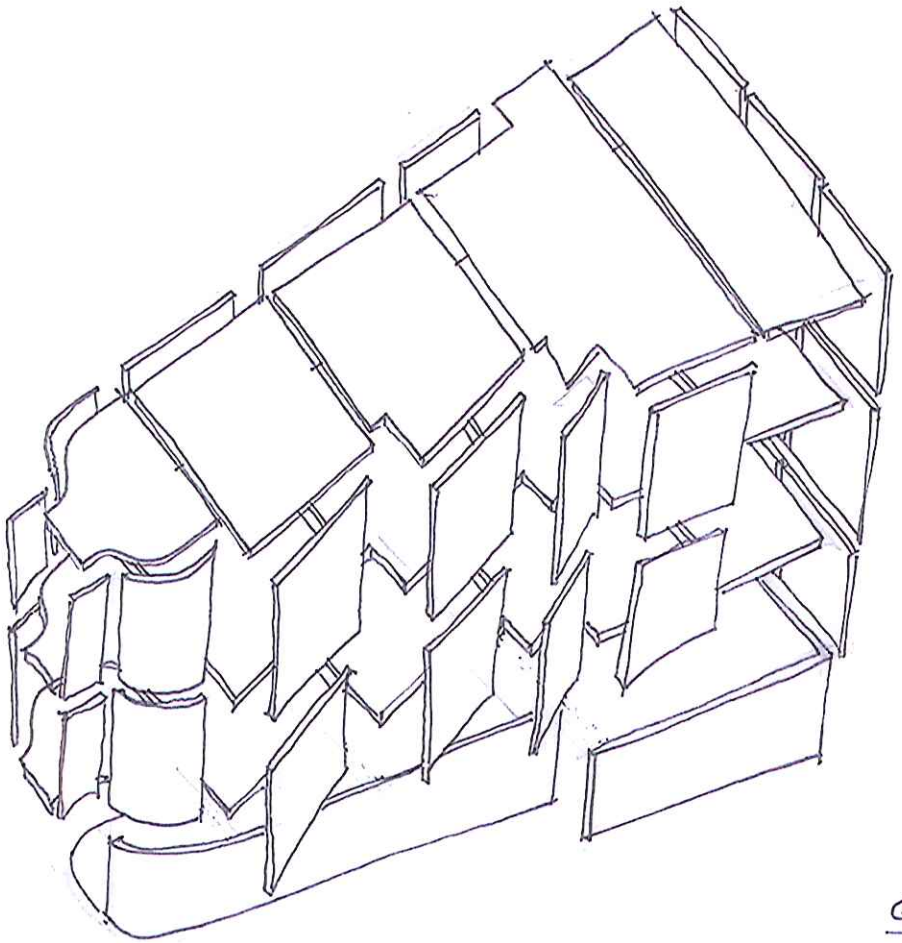
Concrete will arrive by mixer lorry and be pumped onto site. Masonry walls will be erected from ground level and from trestles. Steel sections will be placed by chain hoists and hand operated lifts.

The main superstructure will be erected over three days. Window frames will be lifted into place to seal the building. A full scaffold around the building will allow access for fixing cladding and render.

6. Safety

A full scaffolding with reinforced sheeting will prevent dropped materials and tools from reaching pavements or roadways. Stringent site security will prevent children entering the site.

Appendix A Structural Outline



SUPERSTRUCTURE

OPTION 1.

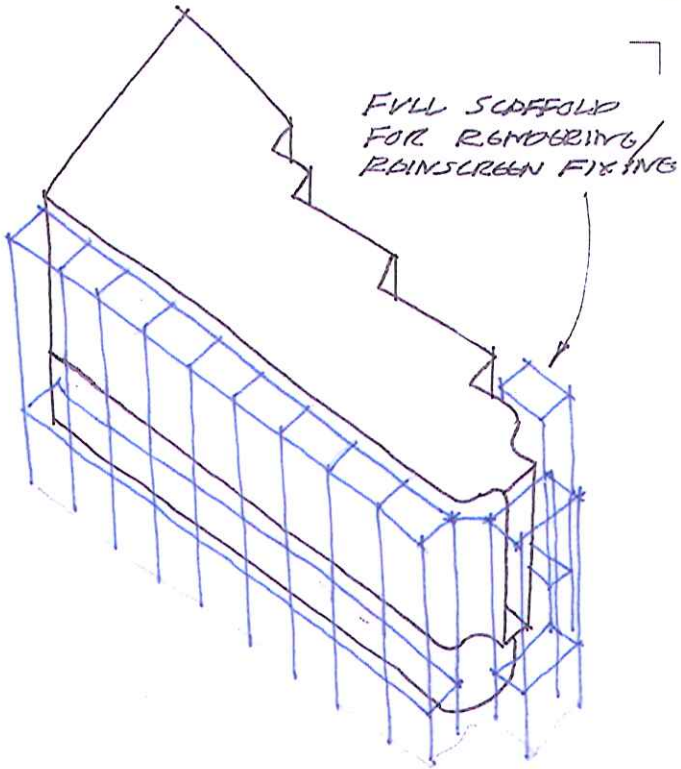
TIMBER FRAMED
WALL PANELS : 150 THICK
FLOOR PANELS : 225 THICK

OPTION 2.

CROSS-LAMINATED TIMBER
WALLS : 90 THICK
FLOORS : 200 THICK

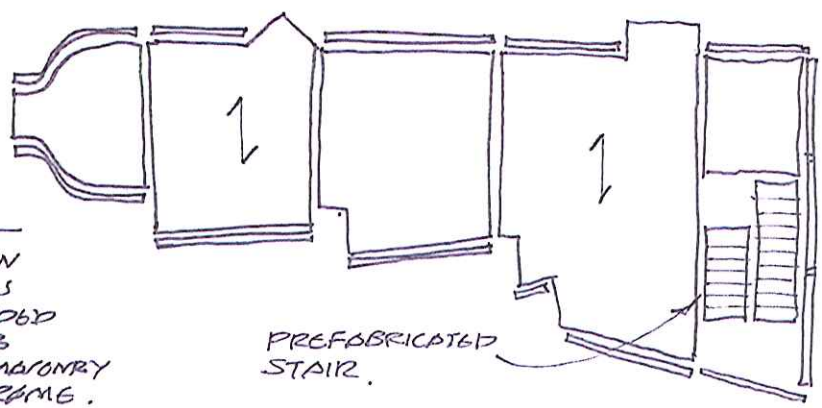
OPTION 3.

STRUCTURAL INSULATED PANELS
WALLS : 150 THICK
FLOORS : 225 THICK



GROUND STOREY

BORED MINI-PILES ON
R.C. GROUNDBEAMS
200 THICK SUSPENDED
R.C. GROUNDSLAB
LOAD-BEARING MASONRY
PARTIAL STEEL FRAME.



REV	COMMENTS	DATE	CHK

NOTES

NOT FOR CONSTRUCTION

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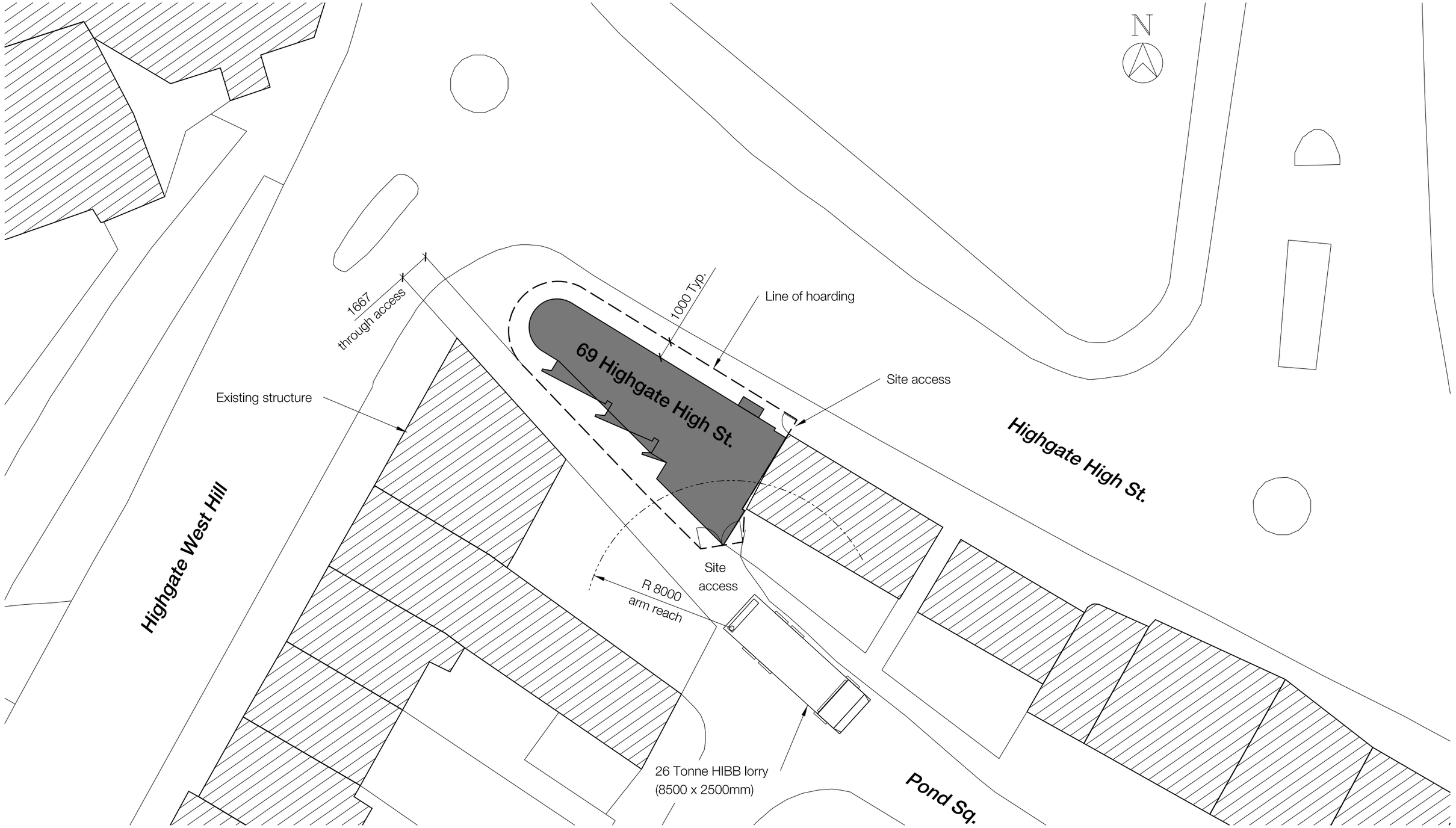
PROJECT: 69 HIGHGATE HIGH STREET			
SUBJECT: CONSTRUCTION METHOD			
SCALE @ A3: NTS	BY: MW	DATE: 29.10.12	CHK:
DRG. No.: 10103 /SK002			Rev:

Appendix B Construction Plan



REV	COMMENTS	DATE	ENG	APP
01	Issued with report.	19/12/12	KM	MW

NOTES

1. This drawing is to be read in conjunction with all relevant architects and engineers drawings and specifications.
2. Do not scale this drawing.

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PROJECT
69 Highgate High Street

SUBJECT
Proposed Site Plan

SCALE @ A3	BY	DATE
1:200	CR	19/12/12

DRG. No.	REV
10103/SK003	01