

**65 Aberdare Gardens
London
NW6 3AN**



Construction Site Traffic Management Plan

Date Issued:	December 2012
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Checked by:	Stephen Merritt
Revision:	A

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1. Introduction and Site Description

This document covers the routing of construction site traffic, access arrangements to the site, details of the vehicles expected, the required licences and suspensions, a description of London Basement procedures and a waste management policy.

- The property is sited on Aberdare Gardens in a residential area with two-way traffic.
- 65 Aberdare Gardens is a substantial, brick built, timber framed, stucco fronted, period building and will remain unoccupied for the duration of the works.
- The Aberdare Gardens frontage is set back from the pedestrian walkway, with a small front garden and driveway.
- The proposed works consist of the formation of a retro fit basement below the footprint of the existing property.
- Access to the property will be required throughout the works and both hoarding and bay suspensions will be necessary for the site set up.
- All welfare facilities, material storage and the compressor will be contained within the boundary of the property.
- 2No residents permit bay suspension outside the property will be necessary for the siting of 1No 16yd skip,
- The proposed excavation and construction works are expected to take 25 weeks with licences and bay suspensions in place for the duration of the works.

2. Highways and Community Liaison

This section covers the procedure for informing the local community of the activities on site and informing the highways department.

- Prior to licences and suspensions being applied for London Basement will meet onsite with the local highways enforcement officer to discuss the proposal.
- Prior to commencement onsite London Basement will undertake to notify by letter all local residents detailing the anticipated duration of the project, agreed working hours and the contact details of Head Office, supervisory staff and health and safety officers.
- If our works should cause any complaint the site foreman cannot deal with, then our structural manager John Mealey can be contacted 24 hours direct (07939-485840) or the office can be informed (020-8847-9449). All concerns and complaints are taken very seriously and London Basement does all in its power to resolve them appropriately.
- Contact details will also be clearly displayed on the site hoarding and an ongoing process of community liaison will be maintained under the Considerate Contractors Scheme.
- Safe pedestrian access will be maintained at all times and the public right of way will be regularly cleaned down and inspected for hazards.
- Clear signage and good lighting for pedestrians will be in place during the works and London Basement operatives are to maintain courteous relations and to be helpful to neighbours and passers by at all times.
- Utility companies have been contacted and no forthcoming works are planned to be undertaken in the area, so no disruption or abnormal use of the highway is expected. If this should change then our administrative team will liaise with the highways enforcement officer prior to the commencement of works. Other sites have also been considered and there are no other works in the road at present.
- The site working hours are between 8.00am - 5.00pm Monday - Friday and 9.00am - 1.00pm on Saturdays in accordance with the Local Authority regulations. No work at will be carried out on Sundays or public holidays.
- This construction traffic management plan will be carefully monitored, reviewed and adapted by the project manager throughout the works if the site requirements should change or it is deemed unsuitable. Consultation with the highways enforcement team and agreed alterations will be implemented as necessary.
- A copy of this construction traffic management plan is held on-site and all contractors and suppliers are sent a copy to ensure they are aware of the requirements and parameters of this document.

3. Procedure – Delivery of materials and plant

This section covers the steps that will be taken to reduce the potential for traffic congestion when there are deliveries to site and to maintain the local amenity whilst the Contract Program is executed.

- Materials will be delivered to site by numerous subcontractor suppliers. Delivery drivers will park their vehicles outside the site prior to offloading materials. Materials will be transferred immediately into the property boundary.
- To minimise any disruption, we will restrict all large vehicle deliveries/collections to between the hours of 10.00am and 3.00pm.
- Traffic management will be employed as necessary by banksmen, with priority at all times for emergency vehicles.
- Our office will be made aware of refuse collection times and care will be taken to avoid congestion when calling off deliveries.
- All materials will be contained within our compound, and materials will only be ordered when required. These will be moved into the working area as soon as practically possible.

Call off procedure

1. Materials will be ordered through the Head Office Purchasing Department at least 48 hours prior to their requirement onsite. Site foremen will be instructed to ensure orders are to be kept to a minimum to avoid delays in offload and double handling after being stored in our compound.
 2. We use licensed contractors for muck away which will be requested by site staff and scheduled by the head office contracts administrator a minimum of 24 hours prior to their being needed onsite.
 3. Concrete trucks and pumping plant will be arranged through the head office contracts administrator a minimum of 24 hours prior to pouring. No late delivery of concrete will be allowed; if late delivery does arrive then it will be sent back to the batching plant.
 4. Delivery drivers will be required to notify the site manager at least 15 minutes before arrival.
- Materials and plant will be unloaded by driver and site staff, temporary traffic management will be supplied by suitably qualified site staff.
 - Traffic management will consist of temporary signage and cones as required to sufficiently warn all pedestrians and passing traffic of our operations. We will position personnel at both ends of Aberdare Gardens as necessary.
 - We estimate that the maximum number of vehicles coming to site in any one day would be four. This would typically be two skip lorries, one grab lorry, one concrete lorry, and periodically a materials delivery. The estimated dwell time for concrete would be 30-45 minutes, for deliveries 15-20 minutes and the skip exchange 10-15 minutes, during which time banksmen would be provided at all times with PPE.
 - When HGV's are leaving following offload they will be required to do so under the supervision of our trained banks man prior to exiting the site towards the B510, B507 and A5. Under no circumstance will HGV traffic be allowed to execute 3 point turns.
 - Large vehicles will be directed towards the B510, B507 and A5 and will be discouraged from any minor roads or routes.
 - The call off procedures above will ensure no double drops or lap over with different contractors/suppliers. No stacking of vehicles will be allowed at any time.

4. Spoil Removal and Waste Management

This section deals primarily with the removal of spoil from the site, general building debris and site refuse will be dealt with by our approved specialist waste management contractor, Gowing and Pursey. A copy of their Site Waste Management Policy and Core Rules is to be found at the end of this document.

- At 65 Aberdare Gardens the system of loading a skip from a conveyor system will be utilised. The skip will be sited in the suspended parking bay outside the property and will be unloaded by grab truck once full.
- The spoil will primarily be loaded at basement level onto a conveyor which will be fully protected. The conveyor will then load directly into the skip.
- Protection will be provided where any part of the access extends over the pedestrian walkway. The skip and hoarding will have all the appropriate night lights and safety notices. The conveyor will be adequately supported and secured to the existing building using a temporary scaffold structure.
- The lorry will pull up outside the skip prior to grabbing the spoil and we will have banksmen from site to implement traffic control.
- Whilst the skip is being emptied members of the site staff are present and will notify other drivers of the approximate time the operation will take.
- If residents need to access or exit the area and our wagons are in the way, every effort will be made by the banksmen to re-position these in order that vehicles can drive past.
- Gowing and Pursey are also under strict instruction that if any emergency vehicles need to get past they are to move immediately.
- Once the spoil wagon has left the site banksmen will ensure that the road is completely clear of debris, immediately following the collection of waste.
- Periodically during the day and at the end of every working day the main road will be thoroughly swept and washed down, so it is kept presentable and safe at all times.

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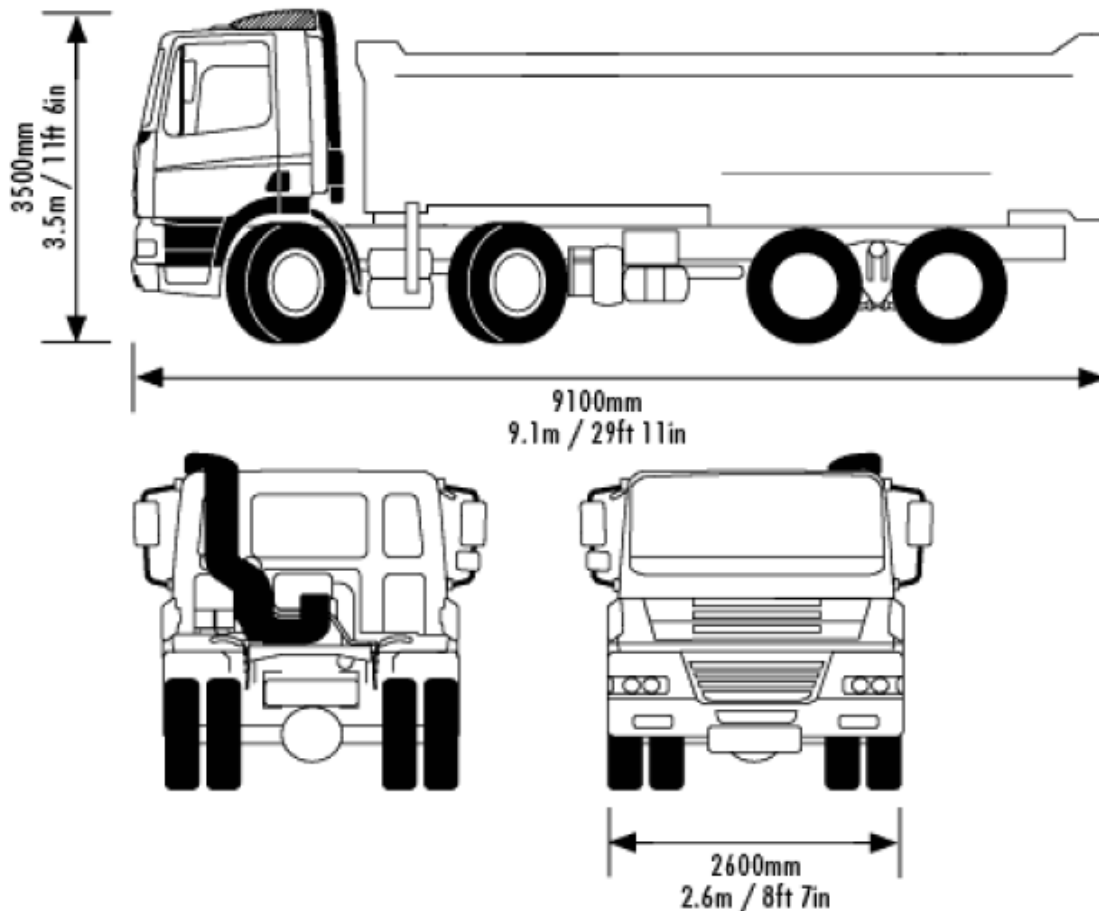
2. Site traffic, frequency, type and dimension

As this is a domestic contract, the site traffic will be relatively low. We consider that the likely vehicle movements will be as follows:

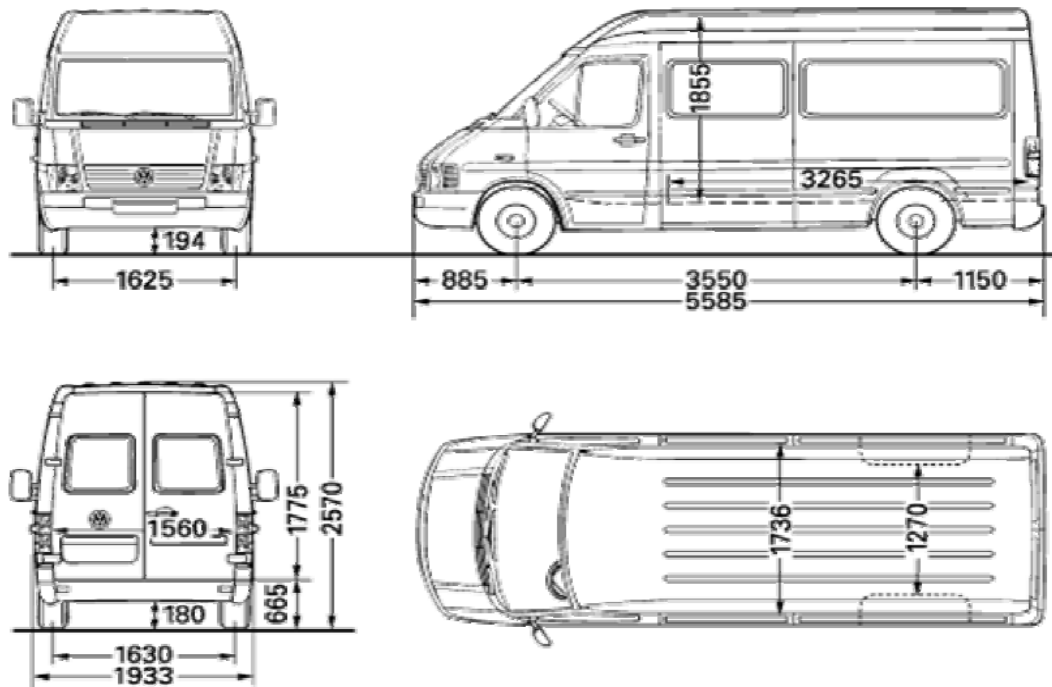
Vehicle type/no of visits per day	Dimensions
1 concrete lorry/day maximum	9.0m x 2.5m
2 spoil wagons/day maximum	9.1m x 2.6m
1 staff van/day maximum	5.6m x 2.1m
1 material delivery/day maximum	7.5m x 2.45m

Deliveries/skip lorries will be restricted to after 10am and before 3.00pm to avoid rush hour/school times.

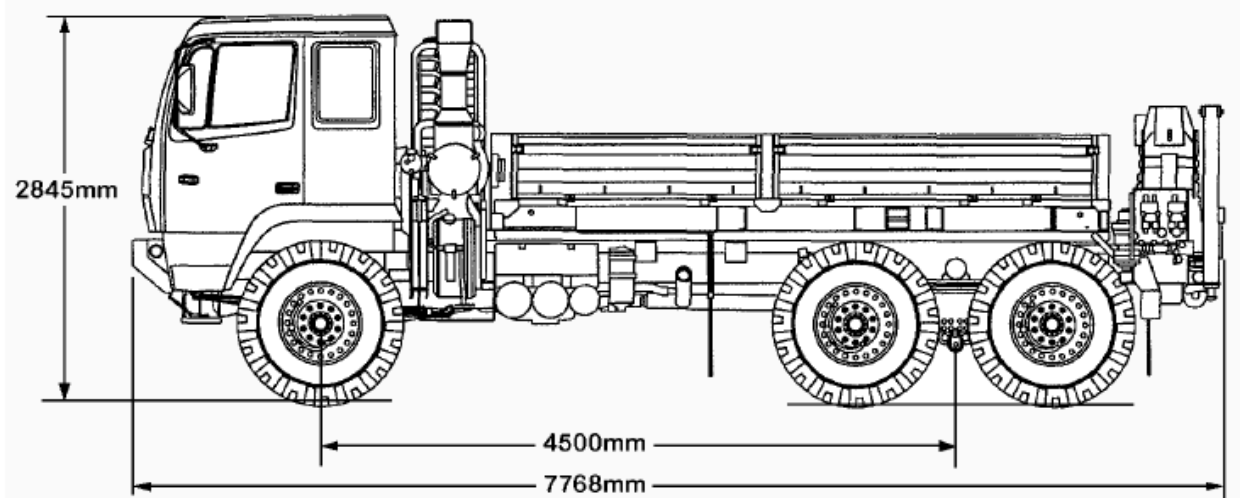
a) 8 Wheel grab lorry



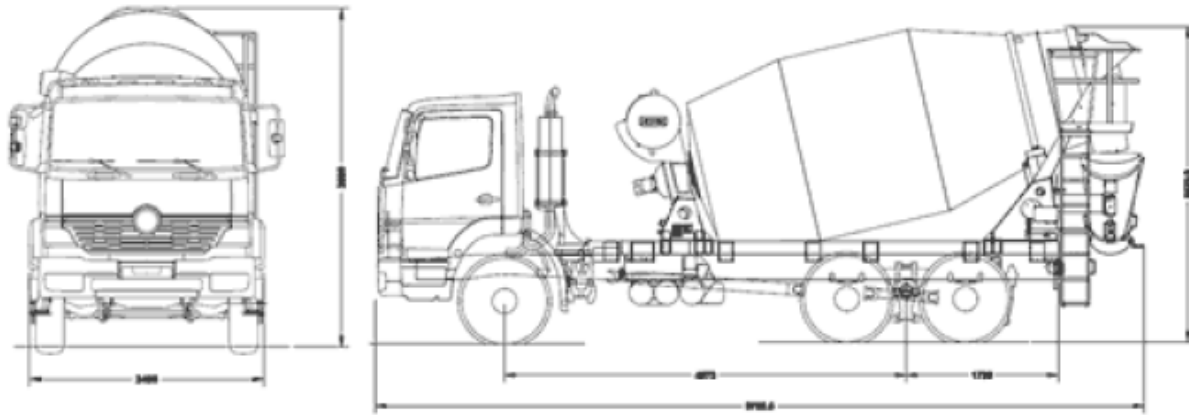
b) Delivery van



c) Delivery truck



d) Mini mix concrete lorry



Overall width - excluding mirrors 9 ft

Overall width - including mirrors 10 ft

Overall length 28 ft

Height 12.5 ft

1st chute pivot to end of 3rd chute 8.5 ft

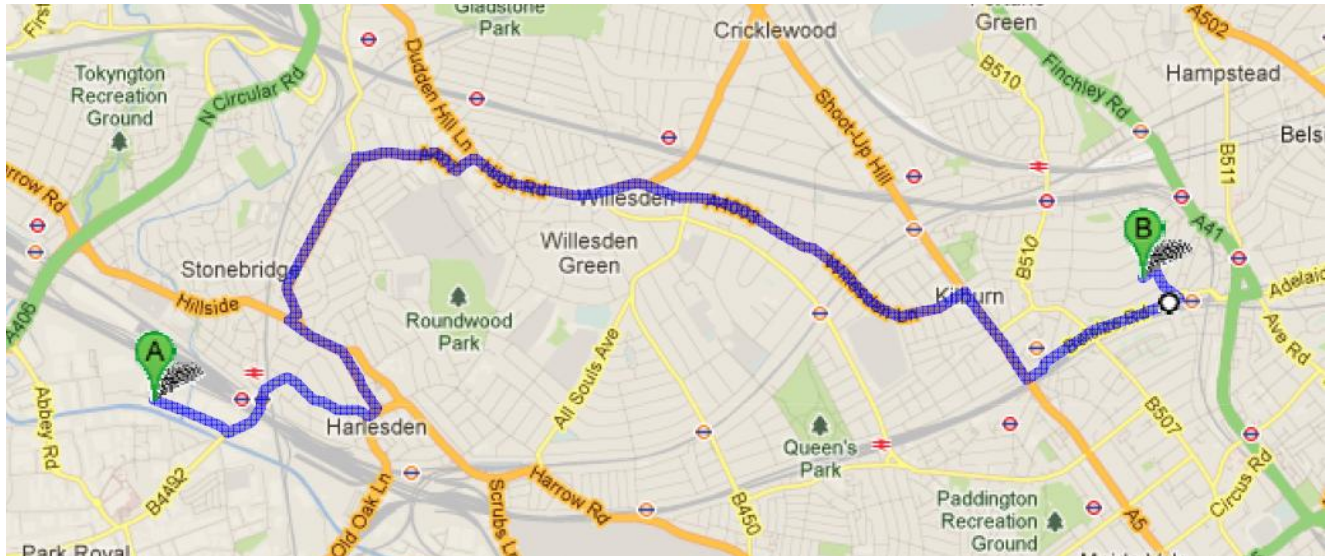
3. Licenses & suspensions

At this time it is planned that the following licenses and suspensions will be required and will be applied for at least 10 working days before they are needed on-site.

License Type	No.
Skip License	1
Plant/Materials	0
Hoarding/Conveyor	1
Bay Suspension	1
Yellow line suspension	0

4. Routes and directions

a) Routes and directions to site for excavated and waste material

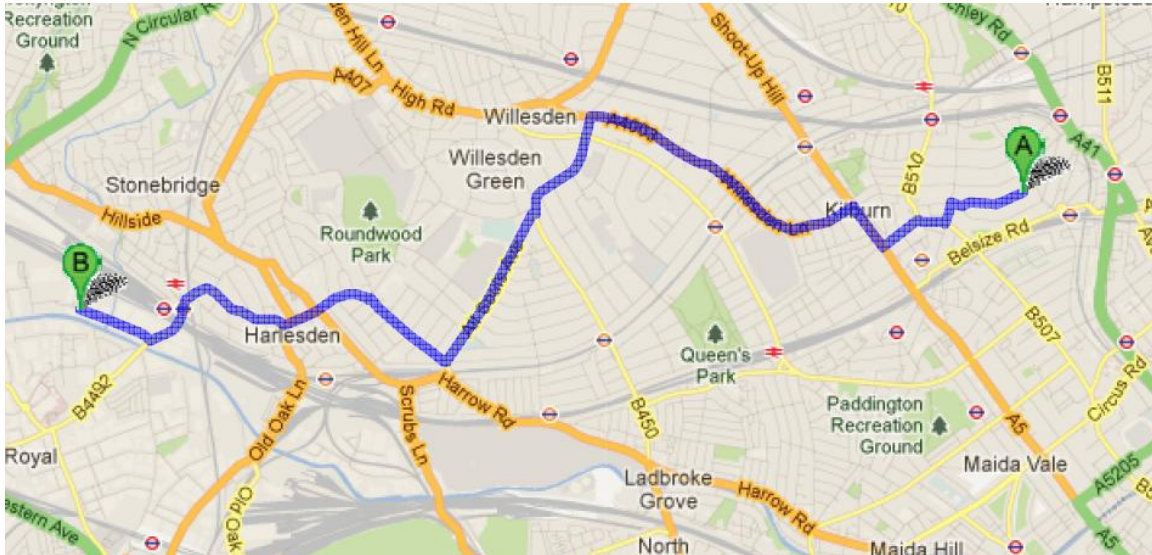


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1. Head east on Waxlow Road toward Acton Lane/B4492 0.3 miles
2. Turn left onto Acton Lane/B4492 0.7 miles
3. Turn left onto Station Road/A4000 210 ft
4. Turn left onto High Street/A404 0.5 miles
5. Turn right onto Craven Park/A404 177 ft
6. Turn left onto Craven Park/A407 1.0 miles
7. At the roundabout, take the 1st exit onto High Road/A407 0.7 miles
8. Continue onto Willesden Lane/A4003 1.3 miles
9. Turn right onto Kilburn High Road/A5 0.4 miles
10. Turn left onto Belsize Road 0.6 miles
11. Turn left onto Fairhazel Gardens 0.1 miles
12. Take the 3rd left onto Aberdare Gardens 292 ft

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b) Routes and directions from site for excavated and waste material

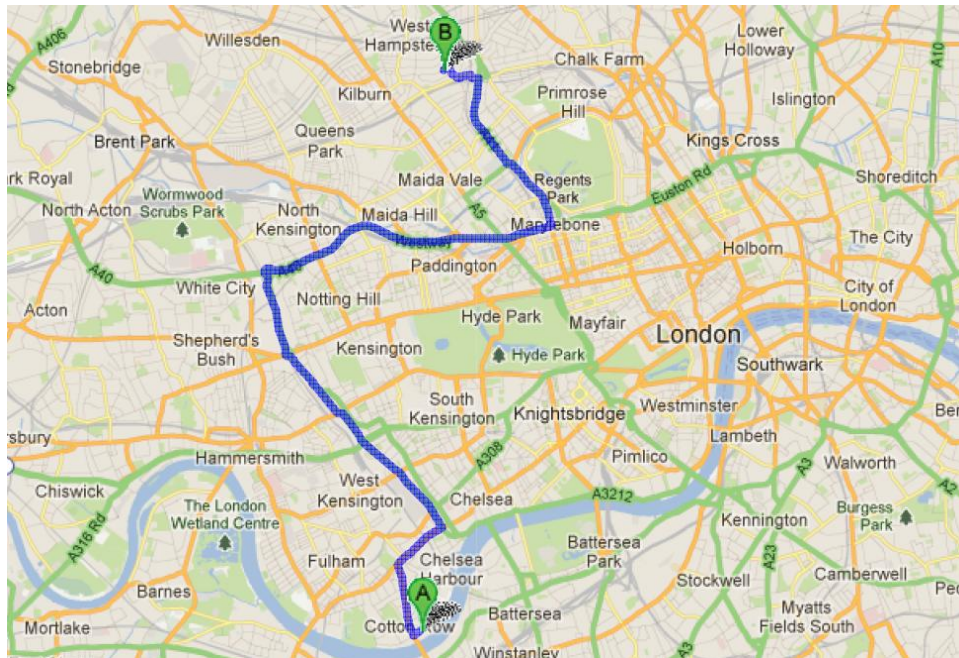


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1. Head southwest on Aberdare Gardens toward Goldhurst Terrace 0.2 miles
2. Turn right onto Goldhurst Terrace 230 ft
3. Turn left onto Priory Road 430 ft
4. Take the 2nd right onto Abbey Road/B507 0.1 miles
5. Take the 2nd left onto Quex Rd/B510 0.2 miles
6. Turn right onto Kilburn High Rd/A5 0.2 miles
7. Turn left onto Willesden Lane/A4003 1.1 miles
8. Turn left onto Sidmouth Road 0.4 miles
9. At the roundabout, take the 2nd exit onto All Souls Avenue 0.7 miles
10. At the roundabout, take the 4th exit onto Wrotesley Road 0.4 miles
11. At the roundabout, take the 1st exit onto Park Parade 0.2 miles
12. Slight right onto A404 0.1 miles
13. Turn right onto Acton Lane/B4492 0.7 miles
14. Turn right onto Waxlow Road 0.3 miles

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Routes and directions to site for concrete and screed deliveries

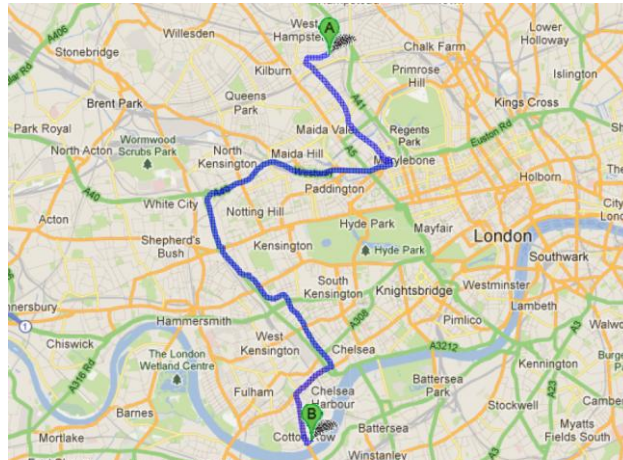


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1. Head southwest on Townmead Rd toward Wandsworth Bridge Road/A217 328 ft
2. Take the 1st right onto Wandsworth Bridge Road/A217 10.7 miles
3. Turn right onto New King's Road/A308 0.5 miles
4. Turn left onto Gunter Grove/ A 308/A3220 3.0 miles
5. At the roundabout, take the 2nd exit onto the A40 ramp 0.3 miles
6. Merge onto Westway/A40 2.3 miles
7. Continue onto Marylebone Rd/Marylebone Flyover/A501 0.3 miles
8. Turn left onto Gloucester Place/ A 41 1.6 miles
9. Turn left onto Hilgrove Road/B509 0.2 miles
10. Turn right onto Fairhazel Gardens 0.1 miles
11. Take the 3rd left onto Aberdare Gardens 292 ft

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Routes and directions from site for concrete and screed deliveries



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1. Head southwest on Aberdare Gardens toward Goldhurst Terrace 0.2 miles
2. Turn right onto Goldhurst Terrace 230 ft
3. Turn left onto Priory Rd 430 ft
4. Take the 2nd left onto Abbey Rd/B507 1.7 miles
5. Turn left onto Harewood Row 262 ft
6. Turn right onto Harewood Avenue 420 ft
7. Turn right onto Marylebone Road/A501 0.2 miles
8. Continue onto Marylebone Flyover/A40 2.3 miles
9. Take the A3220 ramp to Hammersmith/Shepherd's Bush/White City/Earls Court 0.2 miles
10. At the roundabout, take the 1st exit onto W Cross Route/A3220 1.3 miles
11. Turn right onto Addison Rd/A3220 0.5 miles
12. Turn left onto Pembroke Rd/A3220 0.1 miles
13. Keep right at the fork and continue to follow A3220 1.2 miles
14. Turn right onto King's Rd/A308 0.6 miles
15. Turn left onto Wandsworth Bridge Road/A217 0.7 miles
16. Turn left onto Townmead Road 328 ft

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5. Site photographs

a) Proposed skip location outside 65 Aberdare Gardens



b) View from No. 65 Aberdare Gardens towards Priory Road



c) View along Aberdare Gardens towards No. 65



d) Example of proposed site set-up



6. Site location plan

