

DESIGN AND ACCESS STATEMENT  
Including:  
Construction Management Plan

The Courtyard House

Application for Non Material Amendment

Development of a new house on land to the rear of  
Wildwood Lodge, 9 North End, Hampstead, London

Date: 01.11.2012  
Reference: P12-101-A-RP-10-001A

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## **1. INTRODUCTION**

### **1.1. Purpose of this Document**

1.1.1. This Design and Access statement has been prepared to support an application for non-material amendments to an existing approved proposed development of a new house on land to the rear of 9 Wildwood Lodge, North End, Hampstead. Planning permission was granted on 20 March 2012 (Ref: 2011/6334/P ). The approved development is referred to as the Courtyard House.

### **1.2. Planning History**

1.2.1 The original planning and conservation area consent was granted on 05 February 2007 (ref: 2006/4989/P). This was renewed on 02 August 2010 (Ref: 2009/5102/P) subject to an S106 agreement. The expiry date of this consent is 02 August 2013.

1.2.2. Pre-commencement conditions associated with the above planning consent (Ref:2009/5102/P) below were discharged in September 2012 (ref: 2012/3723/P, 2012/4140/P).

These were:

- condition 4- Details of hard and soft landscaping
- condition 6- Tree protection method statement
- condition 7- Details of building foundations

1.2.3 Following the renewal, a further Non-Material Amendment Application was submitted due to the client changes. The permission to this proposal was granted consent on 20th March 2012 (Ref: 2011/6334/P).

1.2.4 This statement provides a description of the amendments that have been made since the grant of the consent to the above mentioned currently approved scheme (Ref: 2011/6334/P) and the reasoning behind the proposed changes.

1.2.5 This document should be read in conjunction with the Design and Access statement 031/A/0910 submitted with currently consented Non-Material Amendment Application.

### **1.3. Supporting Information**

1.3.1. The drawings included in this application indicate the changes to the proposals by directly comparing the Approved Drawing (plans, sections and elevations) against the new.

1.3.2. The purpose of making the comparison is to show that the proposed changes to the permitted scheme do not increase the scale and mass of the building and therefore does not adversely impact on the adjacent properties and the wider conservation area.

1.3.3 The Design and Access Statement (Ref: 031/A/0910) submitted with currently consented non-material amendment application 2012 (Ref: 2011/6334/P) is included in Appendix B.

1.3.4 Included in Appendix C is the Construction Management Plan (Ref: 9 North End - traffic management plan - Revision A) which has been updated to reflect the changes.

## 2. PRE APPLICATION CONSULTATION

### 2.1. Pre Application Consultation

2.1.1. As part of the pre application consultation process on 10th July 2012, proposed drawings indicating repositioning of the building were submitted to Charles Thuaire of Camden council for his comments. It was confirmed that this variation could be dealt with under the non-material amendment route on 16 August 2012.

The drawings submitted are included within Appendix A.

*P12101-A-P-00-D101 Proposed Ground Floor and Site Plan*

*P12101-A-P-B1-D100 Proposed Basement Plan*

*P12101-A-P-SI-D102 Proposed Roof Plan*

*P12101-A-X-AA-D103 Proposed Section A-A*

### 3. PROPOSED AMENDMENTS

#### 3.1. Reasons for the Proposed Amendments

3.1.1. The amendments to the permitted proposals have been made for the following reasons;

- To incorporate renewable energy by introducing air source heat pumps to comply with the renewable energy targets and to increase the building's sustainable credential.
- To reduce impact on neighbouring properties by moving the building further away from two South Eastern boundaries.
- To improve accessibility and circulation to the house

#### 3.2. Layout Changes

3.2.1. The proposed amendments to the design are described in the drawings below submitted with the planning application. The drawings indicate with a dashed red line the extent of the currently approved scheme (ref: 2011/6334/P) so that a comparison can be made between the two schemes.

*P12101-A-P-Si-D115 Existing Site Plan*

*P12101-A-P-B1-D116 Proposed Basement Plan*

*P12101-A-P-00-D117 Proposed Ground Floor and Site Plan*

*P12101-A-P-R1-D118 Proposed Roof Plan*

*P12101-A-X-AA-D119 Proposed Section A-A*

*P12101-A-X-BB-D120 Proposed Section B-B*

*P12101-A-X-CC-D121 Proposed Section C-C*

*P12101-A-E-VA-D122 Proposed SE and SW Elevations*

*P12101-A-E-VA-D123 Proposed NW and NE Elevations*

3.2.2. Following the planning approval of the removal of mature Sycamore tree due to its condition (Ref:2012/3723/P), the basement footprint has been increased to accommodate the larger plant room to house air source heat pumps to comply with the renewable energy targets.

3.2.3. The proposed building was moved away by approximately 800mm from the boundary wall to Parfitt Close and by half a meter from the Wildwood Cottage boundary wall. This would reduce the impact on the neighbouring properties as well as accommodate construction from within the site.

3.2.4. Amendments to the ground floor layout include the repositioning of the kitchen and dining space to define more clearly the family zone. Level changes between the ground floor rooms have been omitted to improve accessibility.

### **3.3. Mass and Scale**

3.3.1. The overall massing and scale of the building is fundamentally the same. They remain as per the approved design.

3.3.2. We believe that the proposed changes do not create any greater impact on the conservation area than the approved scheme.

### **3.4. Fenestration**

3.4.1. The location of windows and door openings have remained as per the proposed scheme. The only addition being a new window to the ground floor study area facing the basement courtyard space to provide an emergency egress route to meet the statutory requirement.

### **3.5. Materials**

3.5.1. The proposals for the materials remain as the currently consented scheme.

3.5.2. We understand that the selection of materials will likely be subject to planning conditions upon grant of planning permission for the changes.

## **4. OTHER INFORMATION**

### **4.1. Construction Management Plan (CMP)**

4.1.1. The CMP produced by Day Building in April 2010 for the approved scheme has been superseded by updated report produced by J&Z construction Ltd (Ref: 9 North End - traffic management plan - Revision A). A copy of the revised plan is included within Appendix C.

### **4.2. Hydrology and Structural Engineering**

4.2.1. A Design Construction Statement produced by Taylor Whalley Spyra, document reference GB/8396 Version 1.2 which includes hydrology study has been submitted with an application for Approval of details reserved under condition 7, associated with the existing planning permission (ref. 2009/5102/P). This application was granted permission on 07 September 2012 (ref:2012/3723/P).

We are submitting the revised Statement, document reference GB/8396 Version 2.0 dated 22.10.2012 as a separate document to form a part of the supporting information for this application.



## **5. APPENDIX**

**A - Architects' Drawings (pre application consultation information)**

**B - Design and Access Statement (031/A/0910) submitted with previous non material amendment application**

**C - Construction Management Plan by J and Z Construction Ltd**

## **A. Architect's Drawings**

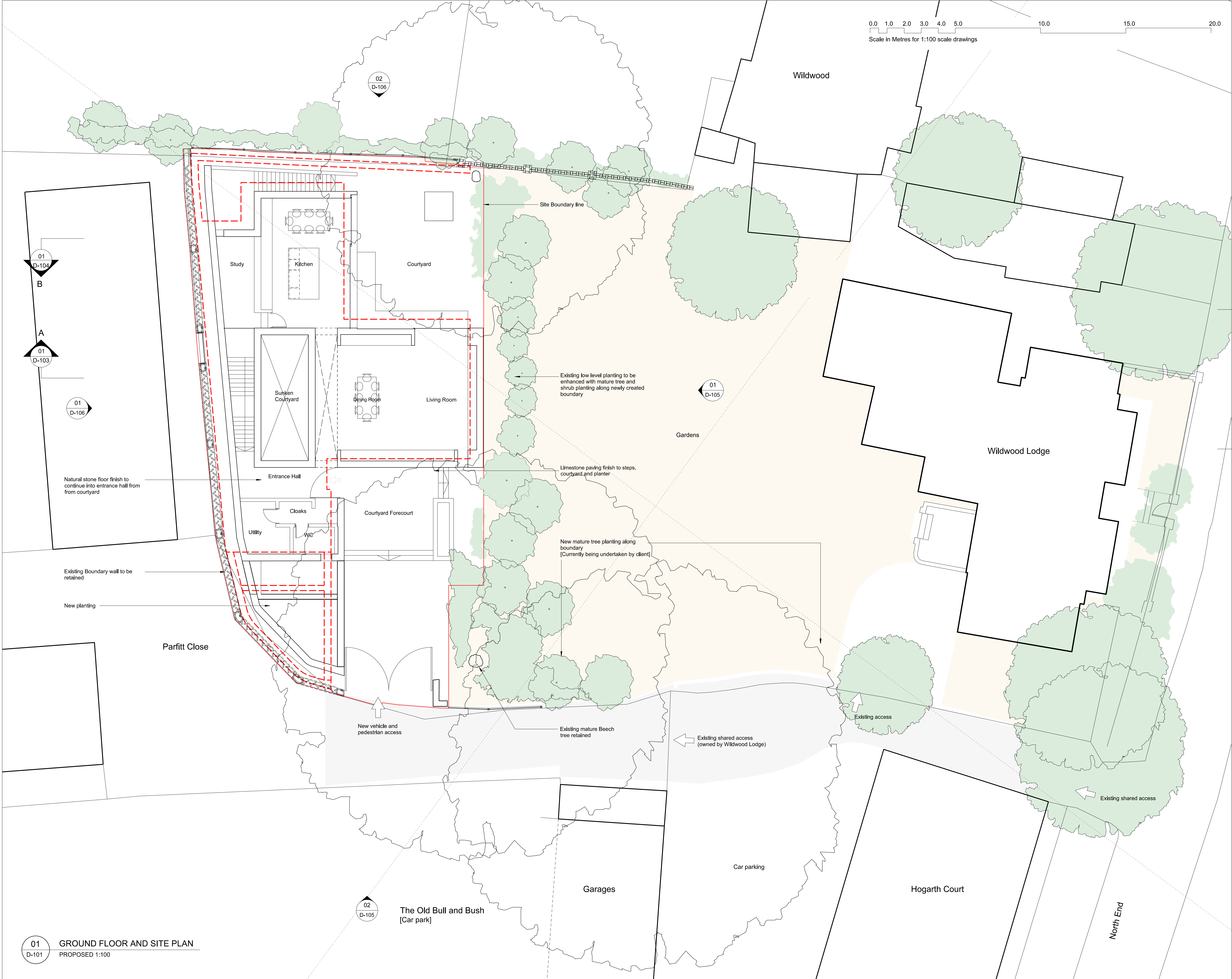
Pre application consultation information discussed with Charles Thuaire (16.08.2012)

*P12101-A-P-00-D101 Proposed Ground Floor and Site Plan*

*P12101-A-P-B1-D100 Proposed Basement Plan*

*P12101-A-P-SI-D102 Proposed Roof Plan*

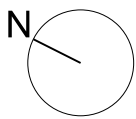
*P12101-A-X-AA-D103 Proposed Section A-A*



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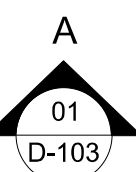
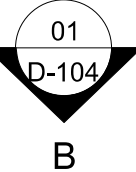
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Key

- Site Boundary
- Outline of approved planning drawing (Application no.: 2011/6334/P)



Revisions

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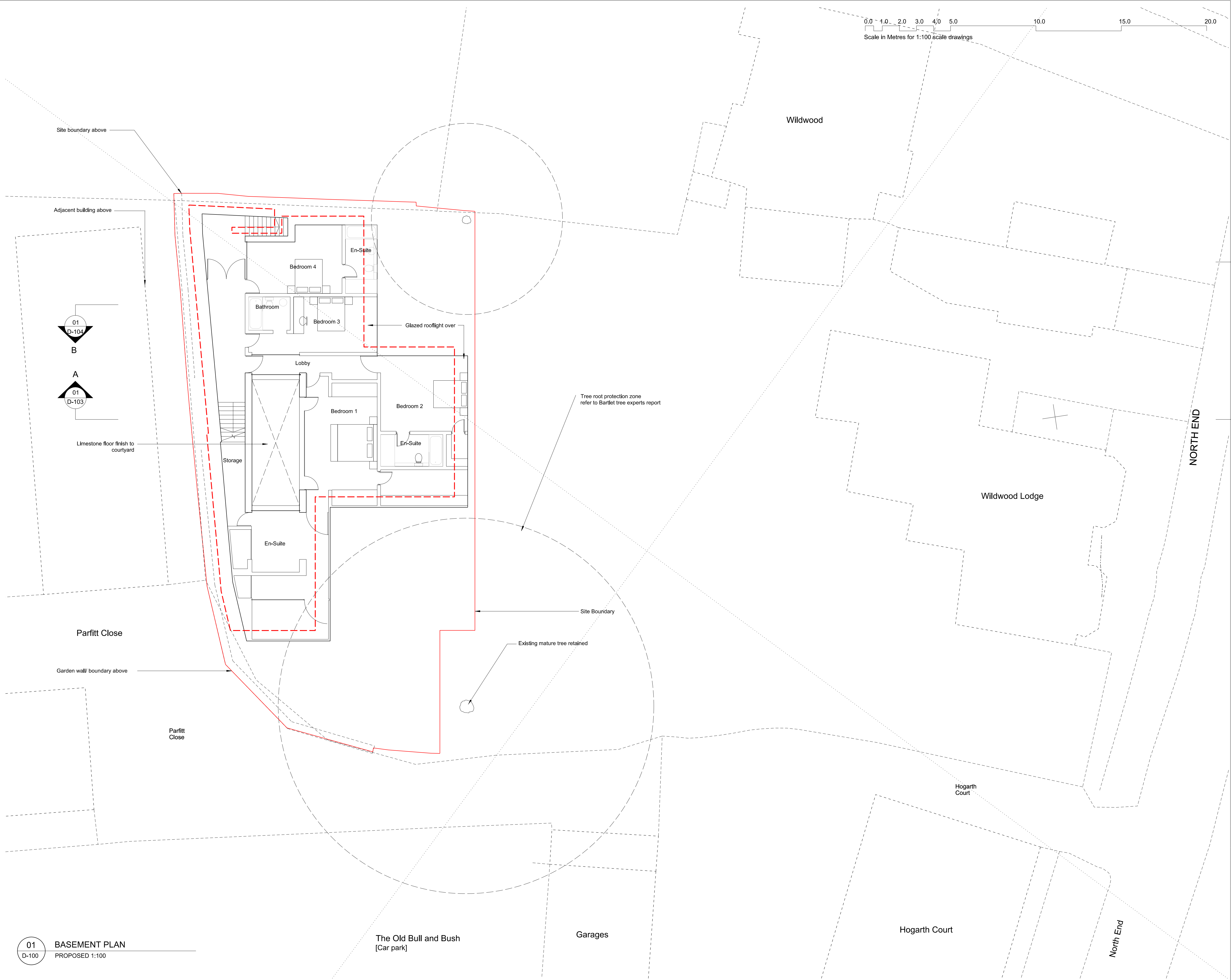
Client  
Mr and Mrs Nurtman

Project  
Proposed New House To The Rear Of  
Wildwood Lodge, North End, London  
Drawing Title  
Proposed Ground Floor and Site Plan

Date  
June 2012

Scale  
1:100@A1

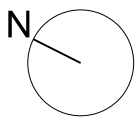
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PLANNING	DH	NF			



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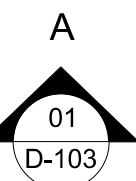
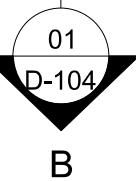
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Project  
**Proposed New House To The Rear Of Wildwood Lodge, North End, London**

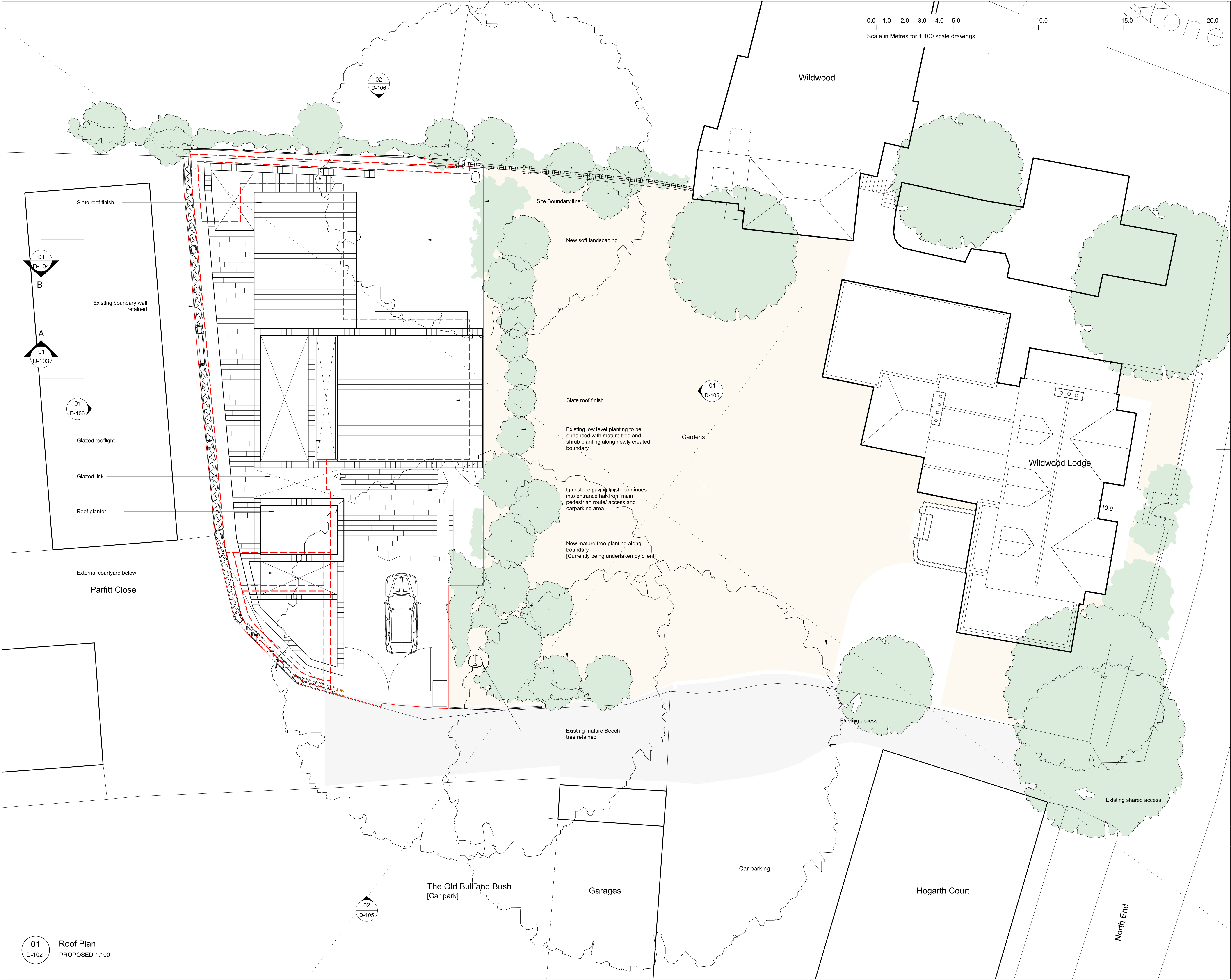
Drawing Title  
**Proposed Basement Plan**

Date  
**June 2012**

Scale  
**1:100@A1**

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PLANNING	DH	NF			

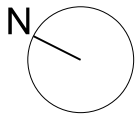




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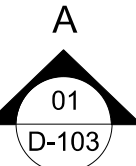
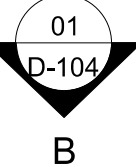
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Key

- Site Boundary
- Outline of approved planning drawing (Application no.: 2011/6334/P)



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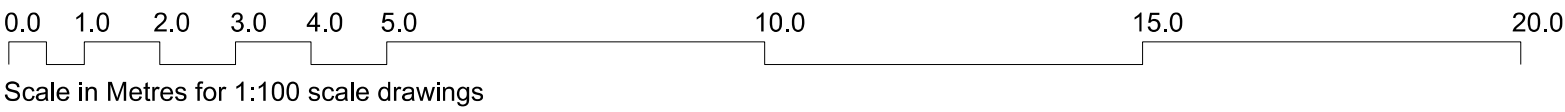
Drawing Title  
**Proposed roof plan**

Date  
**June 2012**

Scale  
**1:100@A1**

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Status	PLANNING			Drawn DH	Checked NF





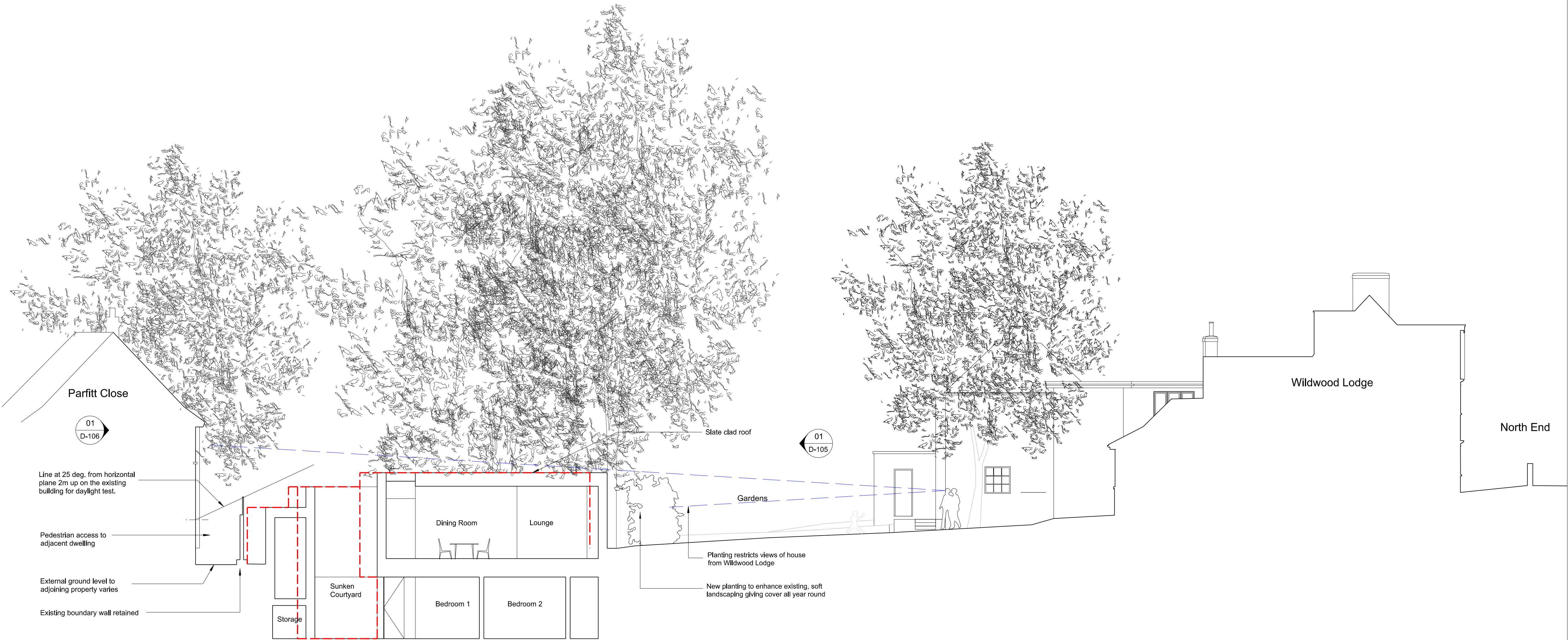
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Key

Outline of approved planning drawing (Application no.: 2011/6334/P)



Revisions

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Wildwood Lodge, North End, London

Drawing Title  
Proposed section AA

Date  
June 2012

Scale  
1:100@A1

01 SECTION AA  
D-103 PROPOSED 1:100

Project	Origin	Type	Level/View	Package Dwg No.	Revision
P12-101	A	X	AA	D-103	-
Status	Drawn	Checked			
PLANNING	DH	NF			

**B. Design and Access Statement (Ref: 031/A/0910) submitted with previous non material amendment application (Ref: 2011/6334/P)**



## DESIGN AND ACCESS STATEMENT

Including: Lifetime Homes Statement  
Construction Management Plan and  
Hydrology Report

## THE COURTYARD HOUSE

Application for Non Material Amendment

Development of a new house on land to the rear of  
Wildwood Lodge, 9 North End, Hampstead, London

Date: November 2011

Reference: 031-A-0910



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## **1. INTRODUCTION**

### **1.1. Purpose of This Document**

- 1.1.1. This design and access statement has been prepared in support of an application for approval of a material change to the proposed development of a new house on land to the rear of 9 Wildwood Lodge, North End, Hampstead, granted planning permission on 05 February 2007 reference 2006/4989/P. The proposed development is referred to as the Courtyard House.
- 1.1.2. This statement provides a description of the changes that have been made to the approved scheme and why they have been made.
- 1.1.3. This document should be read in conjunction with the design and access statement reference 031/A/100 that was submitted with the original planning application. Existing site and context information remains current and is covered in that document. An A4 copy of the document is included in Appendix A.

### **1.2. Supporting Information**

- 1.2.1. The drawings that have been included in this application indicate the changes to the proposals by directly comparing the approved drawing (plan, section and elevation) against the new.
- 1.2.2. The purpose of making the comparison is to show that the proposed changes to the permitted scheme do not increase the scale and mass of the building and therefore does not adversely impact on the adjacent properties and the wider conservation area.

## 2. PRE APPLICATION CONSULTATION

### 2.1. Pre Application Meeting

2.1.1. A pre application meeting was held at Camden Council Offices on XXXXX with Charles Thuairé to discuss the proposed amendments to the scheme. A set of drawings was presented showing the proposed changes to the permitted scheme.

2.1.2. The key points raised and discussed at the pre application meeting were as follows:

- the proposed changes to the design of the building remain in the same development envelope as the approved scheme;
- the proposed changes to the internal arrangement of the building is not considered to be of any significance in relation to the application for material change;
- the impact of mass and scale on the adjoining property in Parfitt Close;
- confirmation required that natural light and ventilation to the proposed basement bedrooms would be sufficient to meet minimum required standards for habitation;
- external materials would be conditioned;
- agreement that the existing hydrology report would remain valid;
- agreement that the existing Construction Management Plan would remain valid;
- confirmation that only one car-parking space would be permitted for the dwelling/ development;

- a design and access statement will need to be submitted with the application for material change showing DDA compliance, recognition of lifetime homes guidance and an explanation as to why the changes to the original proposals have been made; and
- should approval be given for the material changes then a deed of variation will be required to the existing section 106 agreement.

2.1.3. It was confirmed at the meeting that the current LDF had been adopted and did not fundamentally change the planning policies under which the changes to the proposals will be considered.

### 3. PROPOSED DESIGN

#### 3.1. Reasons for the Proposed Changes

3.1.1. The changes to the permitted proposals have been made for a number of reasons, these are as follows;

- improve on the quality of the accommodation in the house;
- create a home more suited to everyday family life;
- improve accessibility into and circulation to the house;
- reduce the scale and mass of the building;
- improve the quality of natural light to the basement;
- pull the development back from the boundary with Parfitt Close to reduced an impact on neighbours during construction; and
- accommodate client requests to make changes to the proposals to remove leisure facilities.

#### 3.2. Layout Changes

3.2.1. The proposed changes to the design are described on the attached drawings. The proposed plans indicate with a broken red line the extent of the approved scheme so that a comparison might be made between the proposed changes and the existing approved scheme.

3.2.2. The main fundamental change to the layout of the house has been to locate all the bedroom and bathroom spaces to the basement level of the house. This is in lieu of the swimming

pool, plant and changing rooms that are shown in the current approved scheme. The swimming pool has been removed from the design entirely.

3.2.3. The kitchen, dining, living room, utility, WC and storage space have been located to the ground floor.

#### *Basement*

3.2.4. The basement area has increased marginally to accommodate the relocated bedrooms and to facilitate decreasing the volume of the house above ground level.

3.2.5. The proposed accommodation in the basement is, four double bedrooms, three with en-suite bathrooms and a family bathroom. In addition two new courtyard spaces have been created.

3.2.6. The first new courtyard is located to the northern corner of the house accessed from the internal accommodation stair. An external access stair has been introduced along the north-eastern boundary to the adjoining gardens linking the new courtyard to the courtyard garden at the ground floor. To the year of the property.

3.2.7. The second courtyard is accessed from the en-suite bathroom to the master bedroom. The courtyard allows natural daylight and ventilation to the en-suite.

3.2.8. The result of these changes is to reduce the scale of the house generally above ground, particularly to the north and north east, thus lessening the impact on adjoining properties.

3.2.9. The basement has been reduced by approximately 1.5metres to the east where the second bedroom and en-suite bathroom are now located. This has also had the effect of reducing the scale and mass of the house

along this boundary reducing its impact on the neighbouring property of Wildwood Lodge.

### *Ground Floor*

3.2.10. Changes to the ground floor of the house have been made to simplify the layout and make more useable space for day today living with improved connections to the external courtyard spaces.

3.2.11. The mass and scale of the house has been decreased at the ground floor, this is in part to the change in the type of accommodation planned for this level but also a marginal reduction of the building footprint at this level. Area.

3.2.12. Rooms now planned at the ground floor are; a central kitchen and dining space, living room, entrance hall from which an accessible WC, utility room and cloakroom area are located.

3.2.13. The boundary wall with the adjacent property to Parfitt close has been moved back by approximately half a metre. This is being proposed to accommodate construction methods and to further reduce the impact of the house on the neighbouring house. In addition this will facilitate

### **3.3. Mass and Scale**

3.3.1. Changes to the plan of the house have resulted in minor changes to the building envelope. Generally the mass of the building has reduced from the approved. This is indicated on the proposed sections where a broken red line indicating the approved scheme has been overlaid on the proposals.

3.3.2. The building envelope has been reduced on the north-east boundary, the north-west boundary with Parfitt Close, and the south-east boundary with Wildwood Lodge.

3.3.3. The height of the building has generally remained as per the approved design, however the height of the building has been reduced by approximately 300mm to the larger central element of the house over the kitchen and dining room areas. This has been achieved by changing the roof design to it flush with the uppermost level of the walls.

### **3.4. Fenestration**

3.4.1. The location of windows and door openings have remained the same as in the proposed scheme with the only additions being a slot window to the accessible WC and the dining room on the south-west façade facing the entrance courtyard.

3.4.2. The glazed screens and doors to the rear courtyard have changed in sized to accommodate the new rooms planned at the ground floor however the overall glazed/opening area remains consistent with the approved scheme.

### **3.5. Materials**

3.5.1. The materials on the approved design consist of slate walls (stone) and a copper orange metal roof.

3.5.2. The amended design proposes to use a Portland or similar limestone stone finish to the walls in either natural or cast stone with slate used on the roofs in lieu of the metal copper.

3.5.3. The changes are proposed so as to improve the quality of light to the courtyards with the use of a lighter coloured materials to the walls (limestone and to) and reduce the impact of a potentially reflective material to the roof with the slate.

- 3.5.4. We understand that the selection of materials will likely be subject to planning conditions upon granting of planning permission for the changes.

### **3.6. Lifetime Homes and Accessibility**

- 3.6.1. The proposed design of the house does not detract from the approved design in terms of lifetime homes and the level of accessibility, indeed the proposed changes improve accessibility
- 3.6.2. Level thresholds have been proposed at the entrance to the house. It is possible to adapt the courtyard forecourt to insert a ramped access from the parking area should it be required.
- 3.6.3. An accessible sized WC has been provided to the entrance level of the house. There is ample space in the property to manoeuvre a wheelchair in and around the kitchen and dining spaces should it be required. Adoptions to stairs at changes in levels would be required should full wheel chair access be required through the ground floor.
- 3.6.4. Should a lift be require in the house, space has been identified in the sunken courtyard adjacent to the kitchen and living room linking to the basement exiting into the hall at the base of the main access stair or the lobby to the master bedroom or bedroom two.
- 3.6.5. Bedroom spaces, the en-suite and general bathroom have been designed to accommodate disabled access.

### **3.7. Parking**

- 3.7.1. The proposed parking remains at one parking space to the drive at the front of the house.

## **4. SUMMARY AND OTHER INFORMATION**

### **4.1. Summary of Proposed Changes**

- 4.1.1. The amended proposals are an improvement on those originally permitted in 2007. The spaces provided by replanning the house greatly improve accessibility and connections between internal living spaces at the ground floor particularly and links to the external courtyard spaces.
- 4.1.2. The proposed design reduces the impact on neighbouring properties. The form, scale and mass of the building above ground level have been reduced with the new building plan.
- 4.1.3. The design of the building is outwardly fundamentally the same as the approved scheme.
- 4.1.4. It is fair to assume that the proposed changes do not create any greater impact on the conservation area than the approved scheme.

### **4.2. Construction Management Plan (CMP)**

- 4.2.1. The CMP produced by Day Building on April 2010 for the approved scheme (document reference: C0682100419 CMP) remains valid for the development of the amended scheme. A copy has been submitted as part of this application.

### **4.3. Hydrology and Structural Engineering**

- 4.3.1. The Hydrology and structural engineering report submitted to the council for the renewal of the original permission produced by Barton Engineering, document reference 08-002, 08-003 Stage C Report, remains valid for the proposed amendments to the development of the courtyard House.

## **C. Construction Management Plan by J and Z Construction Ltd**

**(Ref: 9 North End - traffic management plan - Revision A)**



# J & Z Construction Ltd

## TRAFFIC MANAGEMENT PLAN

For works at rear of 9 North End, London NW3 7HH  
With access from Parfitt Close

This document is to supplement the granted planning decisions 2009/5102/P.  
Furthermore, it covers the steps that will be taken to reduce potential traffic congestion  
outside of the property, during deliveries and waste removal.

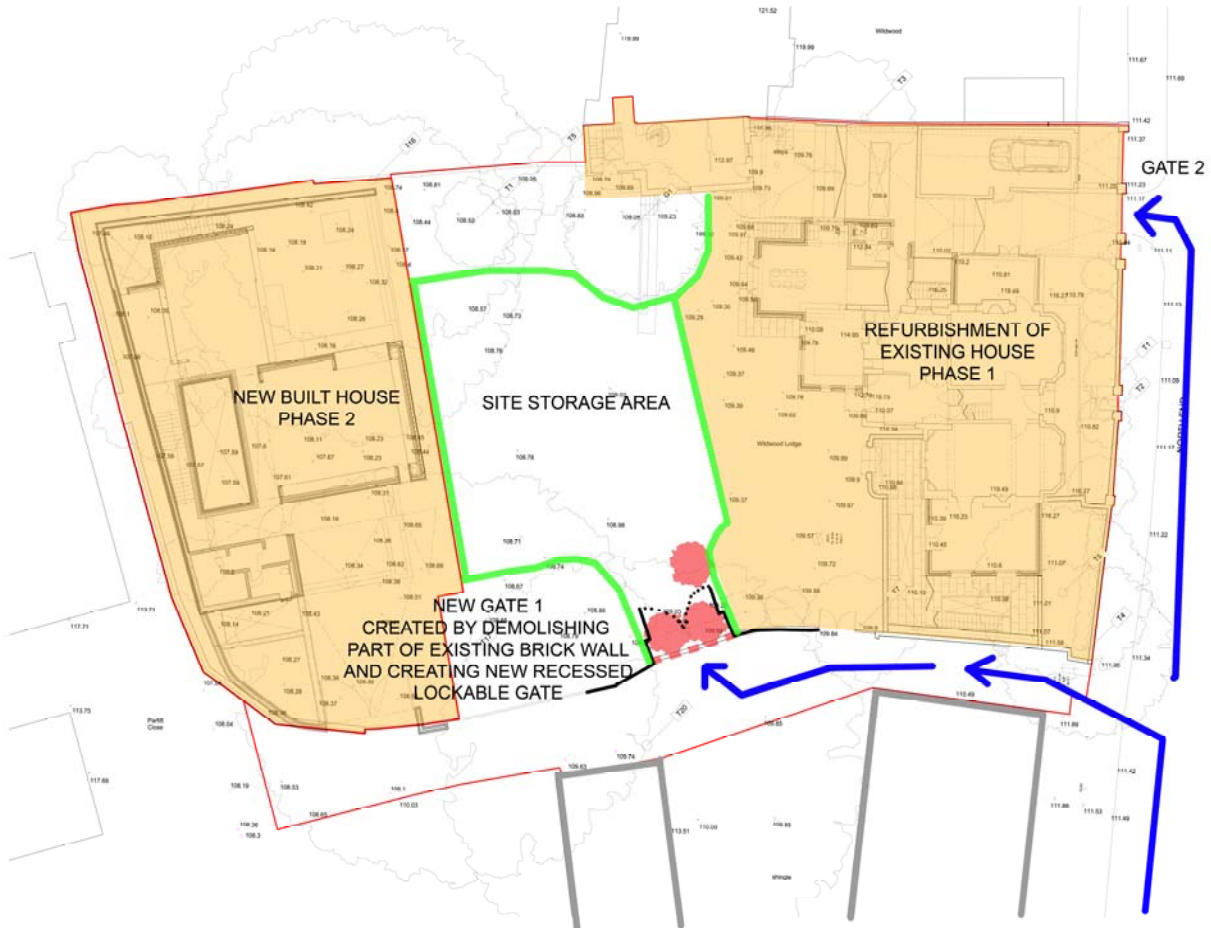
Background Information	
Property information	The property is in a residential area with two way traffic.
Proposal	Erection of a single storey plus 4-bedroom courtyard dwelling house with access from Parfitt Close. Additionally for planning permission ref.: (ref: 2009/5102/9)
Main contractor	J & Z Construction Ltd. Unit 14, 715 North Circular Road, London NW2 7AQ Tel : 020 8830 5038, Fax : 020 8450 1206 Mobile : 07770 472507
Ground works subcontractor	TBC
Architect	Canaway Fleming Architects The Dutch House, 307-308 High Holborn London WC1V 7LL T: 020 7430 2252 F: 020 7430 2274 mailbox@canawayfleming.com
Structural Engineer	Taylor Whalley Spyra 3 Dufferin Avenue, London, EC1Y 8PQ T: 020 7253 2626 F: 020 7253 2767
CDM / H&S	Andrews & Boyd 24 Old Burlington Street, Mayfair, London, W1S 3AW T: 020 7494 0399 F: 020 7494 0477 info@andrewsboyd.co.uk
Building Control	MLM Building Control Eldon House, 2 Eldon Street London WC2M 7LS T: 02074227800 F: 02074262095
Site address contact name / number	Zbigniew Niemiec - 07770 472507
Duration of works (estimated)	The project is estimated to start at end of Oct2012, estimated duration is 18 months.
Key timescales	Site start : End of Oct 2012 (day to be confirmed) Ground works and Construction : 9 months Decoration and fit out : 9 months

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Proposed Site Plan (not to scale)



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### **View 1:**

Existing view from North End onto the front of the site – seeing the existing building surrounded by temporary hoarding, and the entrance along the site to the left into Parfitt Close, an internal road.



### **View 2:**

Existing view when entering into Parfitt Close.

Proposed demolition of existing brick wall, and two small trees behind, is shown in **red**.

**Blue** indicates the construction vehicle route.



### **View 3:**

Existing view on Parfitt Close and an existing gate (unused) and view towards housing at the end of Parfitt Close. To the far left of this picture is a customer parking to the rear of Hogarth Court house and also serving “The Old Bull and Bush” pub.

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Site control	
Hours of work (in line with planning decision 2011/6334/P)	No construction work will be carried out on the premises at any time on Sundays, Bank or Public Holidays, <b>before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days</b> . If any other times are required due to yet unforeseen circumstances, consent will be sought from the Local Planning Authority.
Deliveries	All deliveries are aimed to be scheduled after <b>10am and finish by 4pm</b> to avoid congesting the street and become a hindrance to neighbours. Should this not be possible to achieve, the delivery hours will be in line with the planning decision. Deliveries are scheduled to arrive on smaller lorries (non-articulated) as often as possible. Any necessary additional licenses or permits will be applied for in advance.
Traffic volume (estimated)	We estimate the maximum number of vehicles coming to site in any one day to be <b>four</b> . This would typically be two grab lorries, one concrete wagon and periodically miscellaneous deliveries of materials. The estimated dwell time would be 15-20minutes.
Traffic control	Traffic management will consist of temporary signage and cones as required to sufficiently warn all pedestrians and passing traffic of our operations.  The main construction site entrance is created as shown on the site plan above. An existing site entrance just off North End will be shared with 9 Wildwood construction traffic and used for piling, spoil collection and concrete deliveries at the early stage of construction. Project will be completed using Parfitt Close access when above entrance can not be shared. Smaller vehicles will be used then.
Traffic route for demolition / excavation / construction and delivery vehicles  (see diagram below)	The route for site related traffic would be : <ol style="list-style-type: none"> <li>1) Vehicle entering North End by way of North End Road</li> <li>2) All construction traffic to enter through the GATE no 2</li> <li>3) Side gate from Parfitt Close to be used for pedestrian access – for details refer to site plan as shown above.</li> <li>4) All traffic to leave through the same routes described above.</li> </ol>



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Delivery call-up procedure	We will operate a call-up procedure, in which the delivery companies are asked to notify the site foreman of any changes in the agreed arrival time, and additionally 5min prior to arrival. Upon arrival, the site foreman sets up the site and confirms that the delivery can take place. Banksman will clear off the pavement and access on Parfitt Close and alert any pedestrians of a delivery taking place and take all necessary steps to ensure security of third parties.
Traffic diversion	No diversion of traffic will be required.
Parking suspension	There is no parking suspension proposed.
Strategy for coordinating the connection of services on site	Existing services connections are to be replaced and/or moved for this project. All such works will be carried out inside the extended site boundary. Should any of such works be carried out outside the site boundary, the council will be notified in advance and the works will be scheduled in an appropriate time. During the duration of such works, equivalent safety procedures as relating to on site deliveries will be in place to ensure the safety of the public at any time.
Waste disposal	Construction waste will be disposed using a grab lories which will be collecting spoils regularly. At later stage waste will be collected to skip deposited in designated storage area.
Street / pavement cleaning	The street close to the property entrance and the whole length of associated paving will be kept clean and cleaned following site deliveries or skip loading, to maintain a clean and safe appearance.

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Fly-tipping deterrent procedure	Fly-tipping will be actively discouraged due to the permanent on site presence of a dedicated person responsible for maintaining and cleaning of the driveway and associated pavement. Should fly-tipping occur after working hours, it will be removed as soon as possible upon arrival of the responsible person.
On-site storage	Site storage area will be prepared and set up as described in Bartlett Tree Protection Report. No other areas to be use for storage except one described by Tree consultants. Construction materials will be stored on site as needed. No hazardous materials will be stored on site. Tools, equipment and noxious materials (e.g. cement) will be stored in designated areas which will be kept under supervision and locked after working hours.
Inspection of equipment	All equipment necessary for carrying out the works shall be regularly inspected before commencement of work.
PPE	All operatives and visitors to the site shall be equipped with and use personal protective equipment (PPE) in accordance with current Health & Safety Executive current directives and industry codes of practice.
Site security	The site will be secured after working hours using a scaffolding alarm, or boundary alarm at all times. The alarm will be concealed and connected to the site foreman's mobile phone and audible external sounder. This will be clearly labelled next to the site entrance.

<b>Construction management plan (brief)</b>	
<b>Hazardous Task / Risk</b>	<b>Method of Control</b>
General notes	This method statement should be read in conjunction with the structural engineers and architects drawings. A more detailed breakdown of any of the sequence of work described below can be requested at any time by the council.
Demolition of brick fence wall	A 4.5m wide opening is proposed to be created in the existing brick fence facing Parfitt Close and the adjacent car park. Brick wall along Parfitt close where 9 Wildwood Lodge development will take place is proposed to be taken down including of pier at the entrance to Parfitt Close. This will allow construction traffic to pass freely to the development at the rear. Brick walls to be taken down manually, brick stored and used to rebuild wall in the same location to match existing.

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Felling trees on site	Two small trees are proposed to be felled just behind the brick fence wall to make way for the proposed construction access to site. The appointed arbocultural consultant will be assessing the importance of these trees if required.
New site entrance gate and wall	The proposed gate is to be 4.5m clear to allow for adequate access to delivery vehicles to site. The gate will be lockable and recessed by about 2m into the site to create a "pocket" for safety. Clear signage will be provided to the gate. Two new walls will be created to supplement the new gate and secure the site perimeter. Details are available upon request.
Installation of temporary safety barrier within 1m of the site boundary.	For Health and Safety, a highly visible barrier will be erected marking the area designated for works and excavation. All contractors will be made aware.
Ground protection / handling of noxious substances during construction	To prevent leakage into the soil area under the ground protection, fuels, oils, chemicals and cement will be carried in a portable bowser and petrol will be stored in a ventilated tool box. There will be no mixing/preparation of noxious substances (e.g. cement) on the ground protection surface.
Ground protection before demolition works and trial pits	Install temporary ground protection close to protected trees (compressed mat for tree roots protection) before any demolition and / or construction works begins. J&Z Construction will undertake trial pit investigations to determine the foundation type, width and depth. All findings will be reported to the structural engineer.
Hoarding	Erect plywood hoarding with vertical standards, anchored to the ground. The hoarding will be fully secured with a lockable door for access.
Site office	A site office and welfare facilities is to be erected in storage area shown on attached diagram
Cap off services	Existing services are to be capped off by specialists (water, electricity, gas and drains)
Temporary supply	Install temporary electrical and water supplies from existing permanent connections at 9 Wildwood Lodge before separate supplies are provided to the client's property.
Site drainage	All drainage pipes, following routes specified by the M&E consultants, will be laid onto a bedding of pischingle and a geo membrane. Drainage runs to be connected into existing drain.
Scaffolding / dust protection	Scaffolding will be erected around newly constructed concrete shell. A dust protection system will be in place to minimize the impact on the surrounding area.
Tree and tree roots protection	Tree and roots to be protected as described in arbocultural report. Tree protection to be installed before work commences and to be regularly by Bartlett the Tree Protection Consultants.

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External works	For details of planned external works, refer to architect's specification.
Internal works	For details of planned internal works, refer to architect's specification.
Remove temporary protection measures	Remove temporary ground protection.
Removal of temporary safety barrier	When removing the temporary site barrier, extra care is to be taken in order to ensure safety of passers-bys. Any Health and Safety issues are to be reported immediately to the client / architect.