

Draft Construction Management Plan Statement:

Alterations and Extension: 58 Regent's Park Road, London NW1 7SX.

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April 2012



Fig 1. Street View: 58 Regent's Park Road, London NW1 7SX

Project Details:

Site Address:

58 Regent's Park Road
London
NW1 7SX

Applicant:

Westheath Projects Ltd.
c/o Agent

Agent:

DP9
100 Pall Mall
London
SW1Y 5NQ

Architect:

MSA Ltd
70 Hatton Garden
London
EC1N 8JT

To be read in conjunction with the following drawings and documents submitted as part of the application:

MSA Drawings:

- P139-100 – Site Location Plan
 - P139-101 – Existing Site Plan
 - P139-102 – Existing Site Section
 - P139-110 – Proposed Site Plan
 - P139-111 – Proposed Site Section
 - P139-200 – Existing Lower Ground Floor Plan
 - P139-201 – Existing Ground Floor Plan
 - P139-202 – Existing First Floor Plan
 - P139-203 – Existing Second Floor Plan
 - P139-204 – Existing Loft Plan
 - P139-205 – Existing Roof Plan
 - P139-210 – Proposed Lower Ground Floor Plan
 - P139-211 – Proposed Ground Floor Plan
 - P139-212 – Proposed First Floor Plan
 - P139-213 – Proposed Second Floor Plan
 - P139-214 – Proposed Loft Plan
 - P139-215 – Proposed Roof Plan
 - P139-300 – Existing Cross Section X-X
 - P139-301 – Existing Cross Section Y-Y
 - P139-302 – Existing Cross Section Z-Z
 - P139-310 – Proposed Cross Section A-A
 - P139-311 – Proposed Cross Section B-B
 - P139-400 – Existing South Elevation
 - P139-401 – Existing West Elevation
 - P139-402 – Existing North Elevation
 - P139-403 – Existing East Elevation
 - P139-410 – Proposed South Elevation
 - P139-411 – Proposed West Elevation
 - P139-412 – Proposed North Elevation
 - P139-413 – Proposed East Elevation
- Structural Engineers Report: Symmetry's Limited- 201233/CA- April 2012.

- EcoHomes 2006 Pre- Assessment: Price & Myers-21064- April 2012.
- Energy Strategy Report: Price & Myers-21064- April 2012.
- Flood Risk Assessment: Price & Myers-21064- April 2012.
- Impact Assessment of Lower Ground Excavation: Price & Myers-21064- April 2012.
- Arboricultural Impact Assessment Report: Landmark Trees- MSA/58RP/AIA/01- April 2012.
- Sunlight and Daylight Report: Right to Light Consulting- BRE Daylight and Sunlight 190412- April 2012.
- Planning Statement: DP9- April 2012.

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Appendix:

Site set up drawing.

1.0 Introduction

As set out in the accompanying Design and Access Statement the proposals submitted for this application are for alterations and extension to the existing 58 Regents Park Road and include internal and external works to the property and a rear extension up to ground floor level.

The purpose of this document is to set out the initial considerations for the procurement and delivery of the proposal within the existing context and Conservation Area. A full and detailed Construction Management Plan will be completed by the preferred contractor in due course and following planning approval. As such this document is to be considered a draft high-level appraisal of the key issues.

It is the intention to work within the Camden guidelines as set out in the 2008: 'Guide for Contractors Working in Camden' (published as an electronic PDF on the Local Authority Website).

All works will be compliant with relevant British Standards for construction as set out in the above document.

A draft Site Set-up drawing has been included in the appendix setting out the key issues relating to construction on site.

2.0 Permissions and Licences

The proposed alterations form part of an application to the Local Authority for full planning consent. The scheme has been reviewed internally by the design team as well as an Approved Assessor with regards to Building Regulations compliance. It is the intention to use an Approved Assessor to meet statutory requirements relating to the Building Regulations.

Over and above these permissions it is the intention that the preferred contractor seek full approval, and gains the requisite licences for the work as set out in the 'Guide for Contractors Working in Camden'.

3.0 Access

The site is accessed from Regents Park Road. This is the only road with vehicle access to and from the site. Details of key highway issues are set out in the following sections.

Access within the site to the property will be via internal access through the existing ground and lower ground doors.

Access to the rear of the site and garden can be achieved through the side passageway to west of the house and as such this will be the main access route to and from the rear of the site. This passage way will therefore be the only way through to the rear garden. An initial assessment has confirmed that this will enable access for plant required to deliver the proposed foundations for the extension and will allow for all waste to be taken from the site.

4.0 Site Setup

Site Offices: It is anticipated that the site offices can be accommodated entirely within the constraints of the site on a phased basis.

Hording and Pedestrian Protection: The front of the site will be fully hoarded for the duration of the works. to avoid pedestrian access and to provide safe separation to the pedestrian footpath.

Scaffolding: It is anticipated that the whole building will be scaffolded and screened during the refurbishment and restoration of the external envelope. Covered scaffolding will provide protection to the public for excessive airborne dust and dirt.

Tree Protection: Trees on the site will be protected by means of timber hoarding for the duration of the works as agreed with the Local Authority Tree Officer.

WCs: Existing facilities on the site will be used for the early part of the works on site. Thereafter provision of portable toilets (to be sited discretely, and regularly cleaned) will be arranged. It is intended that these will be located behind the hoarding to the front of the site and not visible from the public highway or pavement.

Site Waste: Site waste will be managed responsibly on site and it is proposed that waste from excavation and foundation works will be dealt with specifically by means of removal from the rear garden through the side passage to awaiting skips that will be located on an agreed and licensed area of the highway to be agreed with the Local Authority. Other waste related to the works will be skipped in accordance with agreements with Local Authority and certain waste commodity recycled where possible.

5.0 Highways issues

It is expected that there will be requirement for controlled vehicle drop off and collection and for secure and safe crossing for the pavement.

Roads and Parking: The site is located on a busy road and opposite the junction with Albert Terrace. Detailed arrangements will need to be agreed with the Local Highways Officer but it is anticipated that some suspension of the CPZ zones to left or right of this key junction will be required so as to maintain surrounding road safety, maintain vehicle and pedestrian sight lines and allow for safe drop-off and collections from the site.

Pedestrian Routes: It is anticipated that access to the pedestrian footpath to the north side of Regent's Park Rd in front of the house will be maintained. Access and crossover of the pedestrian footpath (for delivery and waste removal) would be possible by overhead access. However it is anticipated that this may not be required because there is relatively little waste removal compared to the full garden excavation to 60 Regents Park Road.

6.0 Health and Safety

All works will be completed within guidance set out by the Health and Safety Executive, Camden Guidance and relevant British Standards. All works will be completed under the direction of the requisite CDM Coordinator in line with the current Construction Design and Management (CDM) Regulations.

Safety of site operatives and members of the public are our foremost concern. Key to this will be segregation of the public from the site. It is imagined that hoardings to the street and to the rear boundary of the site will be required so that there is complete and safe separation and that unwanted access to the site out of hours is minimised.

With the above in mind it is anticipated that a remotely monitored security system would be in place on site for the duration of the works.

7.0 Noise and Nuisance

Noise: Site noise pollution is one the key issues for surrounding residents and we will aim for noise on site to be kept to a minimum and will be constrained within agreed Local Authority limits. We will reduce disturbance to local people by:

- notifying residents about particularly noisy work
- scheduling drilling, piling and other very noisy work to give local residents and businesses some breaks
- avoiding delivery and skip vehicles arriving before 8am

Works must comply with BS5228: 1984: 'Noise Control on Construction and Open Sites'

Waste and Site Mess: Skips will be located on the highway as agreed with the Highways Officer and will be covered and emptied on a regular agreed basis. We will target segregated access for site operatives to and from skips and there will be regular agreed cleaning of highways and pavements resulting from deliveries and skip usage etc.

Air Pollution and Airborne Dirt: It is proposed that most airborne dust will be controlled by the sealed sheeted scaffold. When demolition work is being carried out outside this will be done in a controlled manner so as to reduce any nuisance. Further control of dust will be considered as part of the contractor's detailed method statement. Beyond this control of airborne dust and particles will be dealt with by means of dampening down as set out in the Pryce and Myers Impact assessment for the excavation works.

Contaminated Land and Asbestos: Prior to any work commencing on site a full risk assessment will be carried out with regards to both contaminated land and Asbestos. At this stage, having seen some record of the 1988 building refurbishment we are not anticipating any issues with the latter. All internal and external finishes and services were replaced during this work and therefore asbestos would not be part of approved materials at that time.

8.0 Neighbourly issues

It is proposed that the main contractor is signed up to the Construction Confederation's 'Considerate Contractor Scheme' and as such the site works will be carried out in line with scheme recommendations.

Successfully managing neighbourly issues is critical in dealing with concerns and possible complaints from nearby residents. Keeping people informed is critical and we will make sure that neighbours are kept fully up to date with proposed work schedules and programme so they know what to expect.

Clear lines of communication and named contact for neighbours to communicate with are a prerequisite and all the surrounding residents will have email and phone access to the site manager who will have met with them all before the works commence.

9.0 Hours of Work

All works to the property will be compliant with Local Authority guidance and the current working time as set out below

- Mondays to Fridays 8am to 6pm
- Saturdays 8am to 1pm
- Sundays and Bank Holidays No noisy work

13. Fix dowels into the face of the piles and install the 200mm thick reinforced concrete liner walls up to the underside of the pile caps. Slab starter bars will have to be installed for the new lower ground slab/pool surround.

14. Install all internal tanking.

15. Form the new pool walls, lower ground floor slabs and pool surrounds.

16. Install all temporary props and all walling channels to the main house as necessary.

17. Dry pack the pins to form a solid pin in accordance with the Contractor's Engineers details. The Building Control Officer should be afforded the opportunity of inspecting the temporary works prior to removing any load bearing walls.

18. Carry out any rear demolition works as indicated on the Architects and Structural Engineers drawings.

19. Install all new steelwork that will form the superstructure to the new extensions and internal refurbishments. The Building Control Officer should be afforded the opportunity of inspecting the new steel frames and all dry packing before the temporary works are removed.

Creating Front Lower Ground Floor Extensions: The sequence of these works will be similar to those noted above however further investigation will have to be carried out to determine if the front elevation of the property will have to be underpinned. There is also just one level of new structural slab and there are no proposed steel frames that will need to be installed in the front extension.

KEY:

A - SITE OFFICE

B - WC

C - SITE HUT

D - WASTE SKIPS

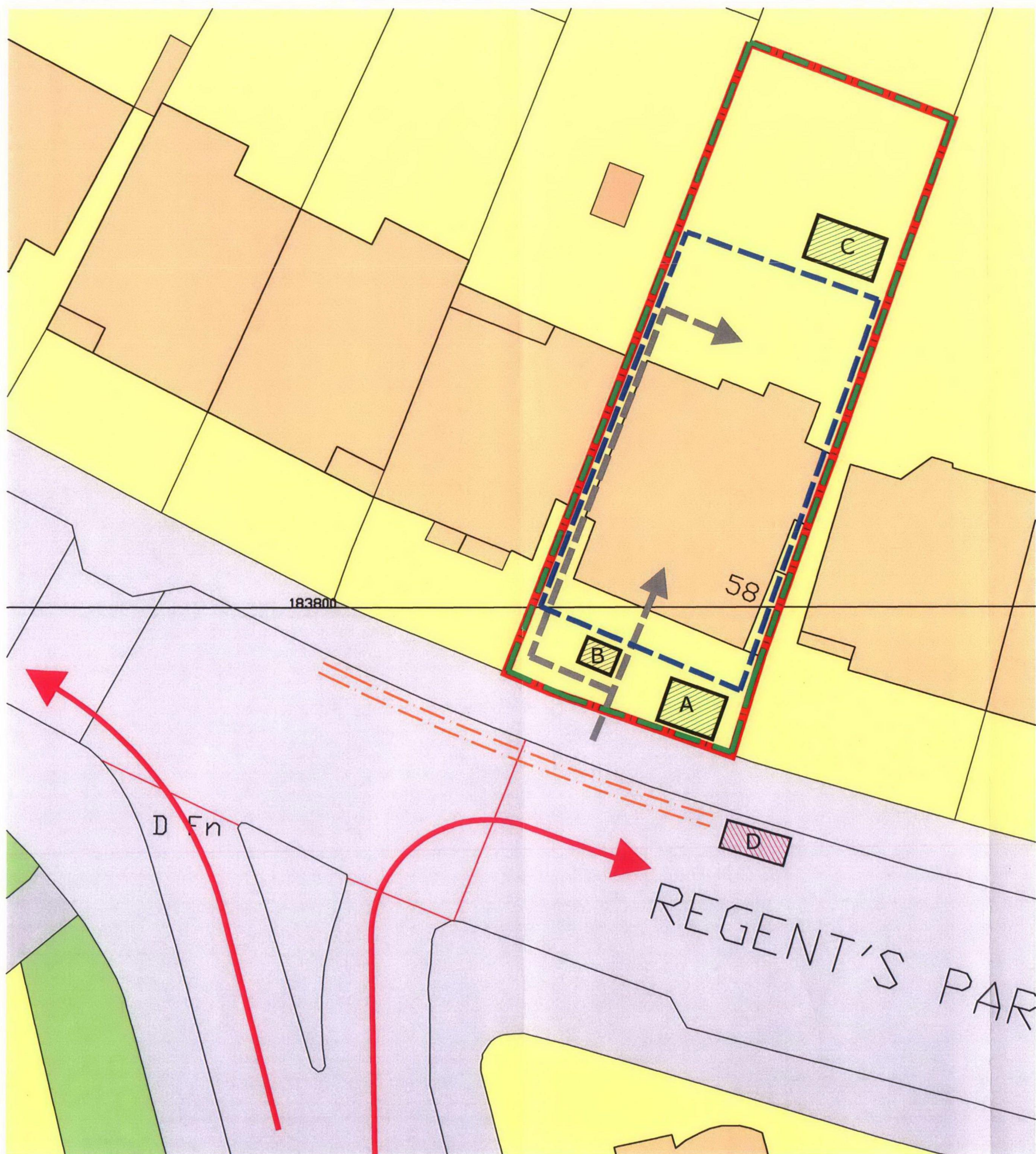
DOUBLE YELLOW
PARKING LINE

SITE HOARDING

SITE SCAFFOLDING

SITE ACCESS

SAFE TURNING AREA



REV.	DATE	REASON FOR ISSUE	CHK. BY

NOTE:
 - DO NOT SCALE FROM THIS DRAWING.
 - USED FIGURED DIMENSIONS ONLY.
 - ALL DIMENSIONS TO BE CHECKED ON-SITE.
 - ANY DISCREPANCIES BETWEEN
 CONSULTANT DRAWINGS TO BE REPORTED
 TO THE ARCHITECT BEFORE ANY WORK
 COMMENCES.
 - MATTHEW SPRINGETT ASSOCIATES ©

MSA

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CLIENT

WESTHEATH PROJECTS LTD.

PROJECT

58 REGENT'S PARK ROAD

TITLE

DRAFT SITE SET-UP PLAN

DATE	JOB NO.	DRAWN BY	PURPOSE
04/12	139	GS	P
SCALE @ A3	NUMBER	REV.	
1:250	SK 139-130	-	