

Construction Management Plan
51 Fitzroy Park, London, N6 6JA

Introduction

Stanton Williams Architects have designed a proposal for a new high quality 2 storey family house with basement that will replace the existing 1950's house. The garden will also be re-landscaped retaining the existing trees and planting new trees and shrubs. The new house will provide approximately 560 square metres gross internal area and a gross external area of 640 square metres. On behalf of the owners of No.51 Fitzroy Park, Mehdi and Elli Norowzian, it is their intention to keep disruption to their neighbours to an absolute minimum and will endeavour to meet regularly at residents meetings (with their contractor if necessary) to ensure any concerns are being addressed.

Programme

It is envisaged that the construction period for the initial demolition works and ground works will run for approximately 10 weeks. The remainder of the works to full completion including the structural frame and roof will require approximately 26 weeks.

A more detailed programme will be established at the next stage of the project and will be made available to the residents of the local area.

Access

The main access to the site will be from Fitzroy Park. Large vehicles and plant will occasionally use the road in a controlled manner. The road will also be cleaned as necessary to ensure the area suffers only minimal disruption.

Prior notifications to the neighbours of any abnormal/major delivery to the site will be issued so as to keep disruption to a minimum. This will take the form of a letter or will be reported in local residents meetings.

It is the aim where possible to have construction vehicles and deliveries entering onto Fitzroy Park from the South via Merton Lane. Motion drawing number 90421-TK08 demonstrates that an 8.4 metre long concrete mixing vehicle, the largest vehicle likely to require access to the site, can negotiate this turn.

Pedestrian and Road User Safety

We intend to deliver and remove all goods after the morning rush hour alleviating any traffic problems to the local residents. All drivers of delivery and construction vehicles would be instructed to limit their speed to 15mph when travelling on Fitzroy Park. When arriving at the site, drivers of heavy goods vehicles would be instructed to stop on Fitzroy Park until trained banksmen are in attendance to assist them in manoeuvring onto the site. There is sufficient room for a car to pass a heavy goods vehicle during this brief period. A minimum of two banksmen would be on site to assist with heavy goods vehicle manoeuvres. Written notice of these procedures would be provided to all construction and supplier companies.

Site Hours

The site hours will be Monday to Friday 0800hrs - 1700hrs. There will be no work on weekends or on bank holidays.

It should be noted that the hours indicated are working hours and will not necessarily be noisy works. Should there be periods of excessive noisy works these will not occur before 0900hrs.

Car Parking/Site Accommodation

It is intended that vehicles will park on the site within the grounds of No.51 Fitzroy Park, however space will be limited at times and some on street parking may occur outside No.51. This however will not block the road for other road users and parking in this area will not be permitted when heavy goods vehicles are due to visit the site.

Protection of Public/Neighbouring Property

The site entrance to No.51 is likely to be manned to ensure that unauthorised persons are not able to venture onto the site. Full health and safety measures including appropriate signage will be adhered to all times with regard to protecting the public during the works at No.51. The site will be locked and secured during the night and out of working hours.

Nuisance Control

Water dampening measures will be used during the demolition process, which will significantly control dust generation. Dust screens could also be incorporated during this element of the project. Site vehicles will have wheels washed down prior to leaving the site so as to reduce unwanted debris spreading onto Fitzroy Park. Trees and walls that surround No.51 will assist in acting as a noise barrier. Further noise reducing measures will also be investigated with the contractor.

Demolition Phase

The proposal is to demolish the existing building by hand and the use of a small jcb excavator for two reasons, one to reclaim and recycle any materials possible to eliminate the amount of material that needs to go to land fill and also to have as little disruption to the surrounding residents.

A temporary ramp off Fitzroy Park will be formed to the front of the property. This will enable collection of recyclable materials, timber, metal etc from an area in front of the existing building, which will act as the lay down area for materials deliveries etc. The ramp will be positioned clear of the existing trees at the existing garage/driveway area.

Delivery and construction vehicles will reverse from Fitzroy Park to access the site. Motion drawing numbers 90412-TK02, TK03 and TK04 demonstrate that there is sufficient area for appropriate vehicles (small tipper, skip lorry and 7.5 tonne rigid) to reverse into this area of the site.

Great care will be needed to protect the existing trees adjacent to the ramped access. For further information on the Tree protection measures for the site please refer to separate Ian Keen Ltd Tree Protection Plan and Arboricultural Report.

We envisage the demolition to take around three weeks to complete.

Excavation Works and Concrete Works

The next phase of the works is to complete foundations slab and retaining walls this will be carried out by the use of a small jcb, which will be located on site after the initial delivery.

Approximately 800 cubic metres of soil and clay will be excavated to form the new lower ground floor level. Some of this material will be used as part of the new landscaping on the site with the remainder removed from the site involving approximately 60-70 no. truck movements. Assuming a minimum of 3 truck movements per day this will take approximately 3-4 weeks to complete.

The soil and clay removed will be loaded onto the trucks efficiently within the site compound thus not disrupting the local residents or the flow of traffic on Fitzroy Park.

Concrete mixer vehicles will use a temporary ramp created for deliveries to site. We envisage that the total number of deliveries for the initial groundwork package will be approximately 15 no. vehicle movements. Motion drawing number 90421-TK06 demonstrates that a concrete mixer vehicle, which is the largest vehicle that will need to access this part of the site, can manoeuvre to and from this area from Fitzroy Park.

After completion of the initial ground works, demolition, and retaining wall slab drainage is complete we will start constructing the house.

House Construction

A crane will be situated in front of the property and a trailer will deliver pre-fabricated panels to site each morning at around 10.30am. The trailer will be sited in front of the property and the crane will erect all of the panels from the trailer in a single day. This process will continue until the house is complete. We envisage that around 4 deliveries will be required to complete the house.

As soon as the walls have been constructed the crane will be used to lay down internal materials to the site i.e. bulk items plasterboard plant etc all of this will be carried out before the floor and roof panels are complete.

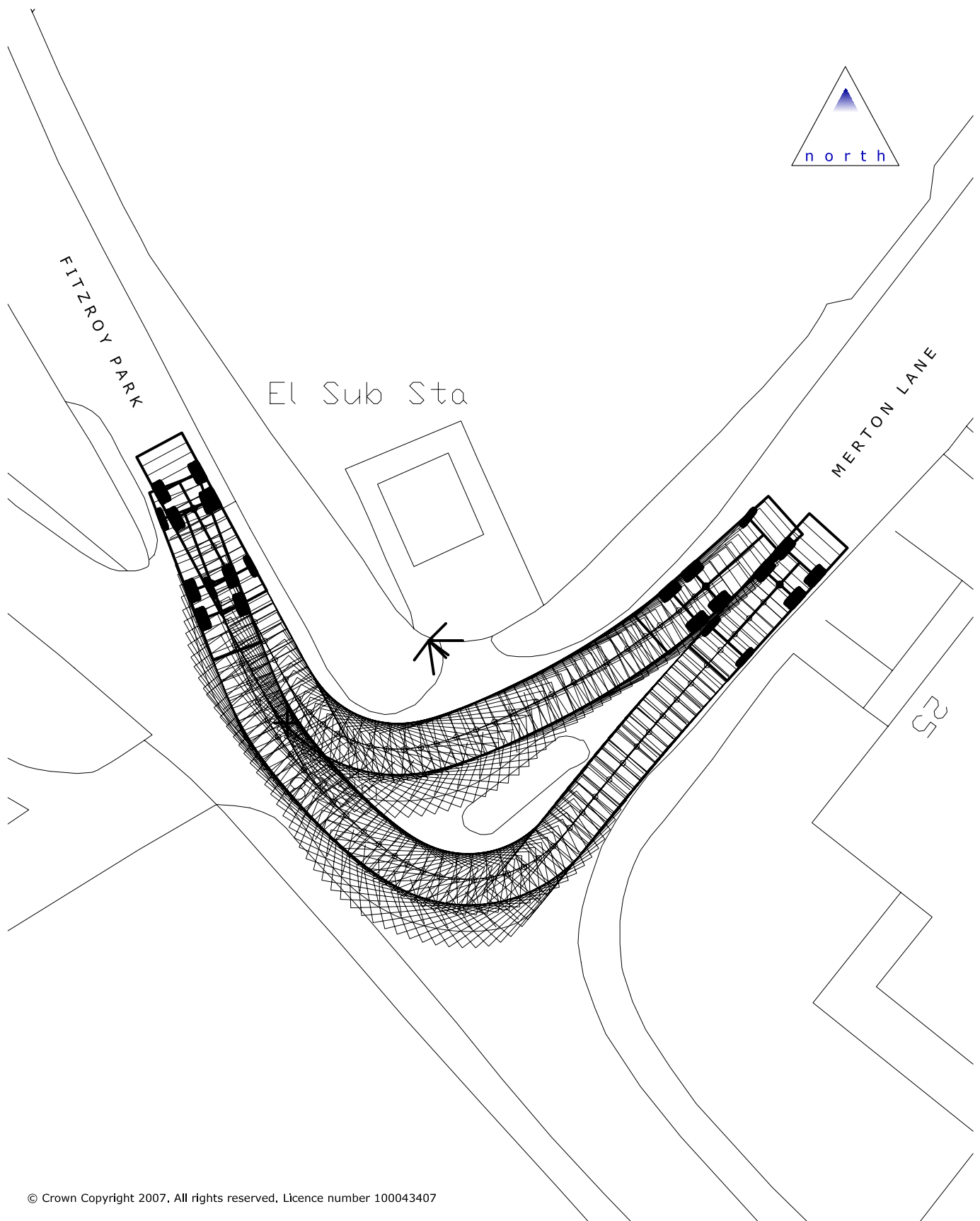
As soon as the structure is complete the crane will be used to install the glazing we envisage that this will take approximately two weeks to complete and then the crane will be removed from site.

All of the materials for the fit out will be delivered as and when required by a 7.5 tonne curtain sider to eliminate the disruption to the local area.

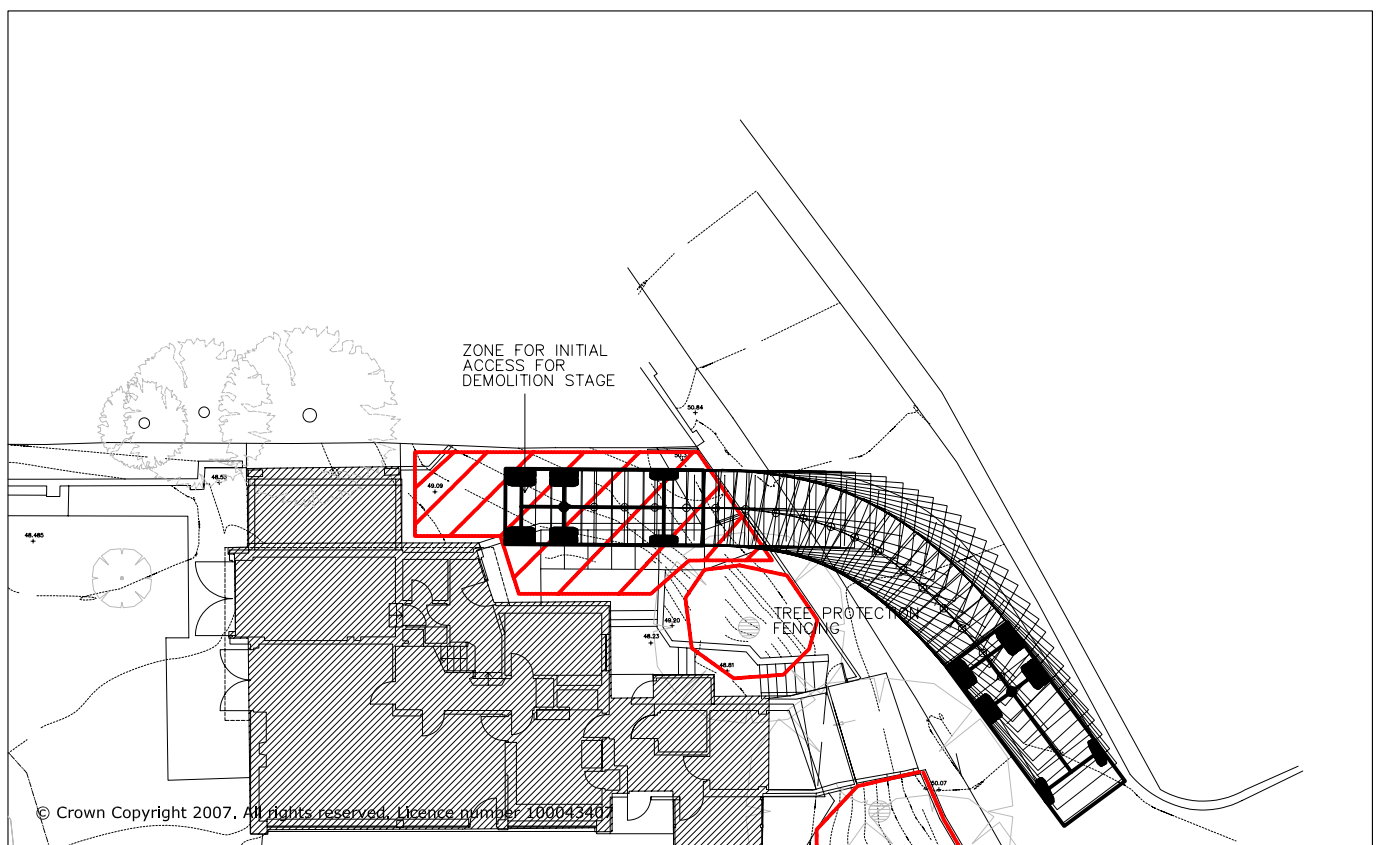
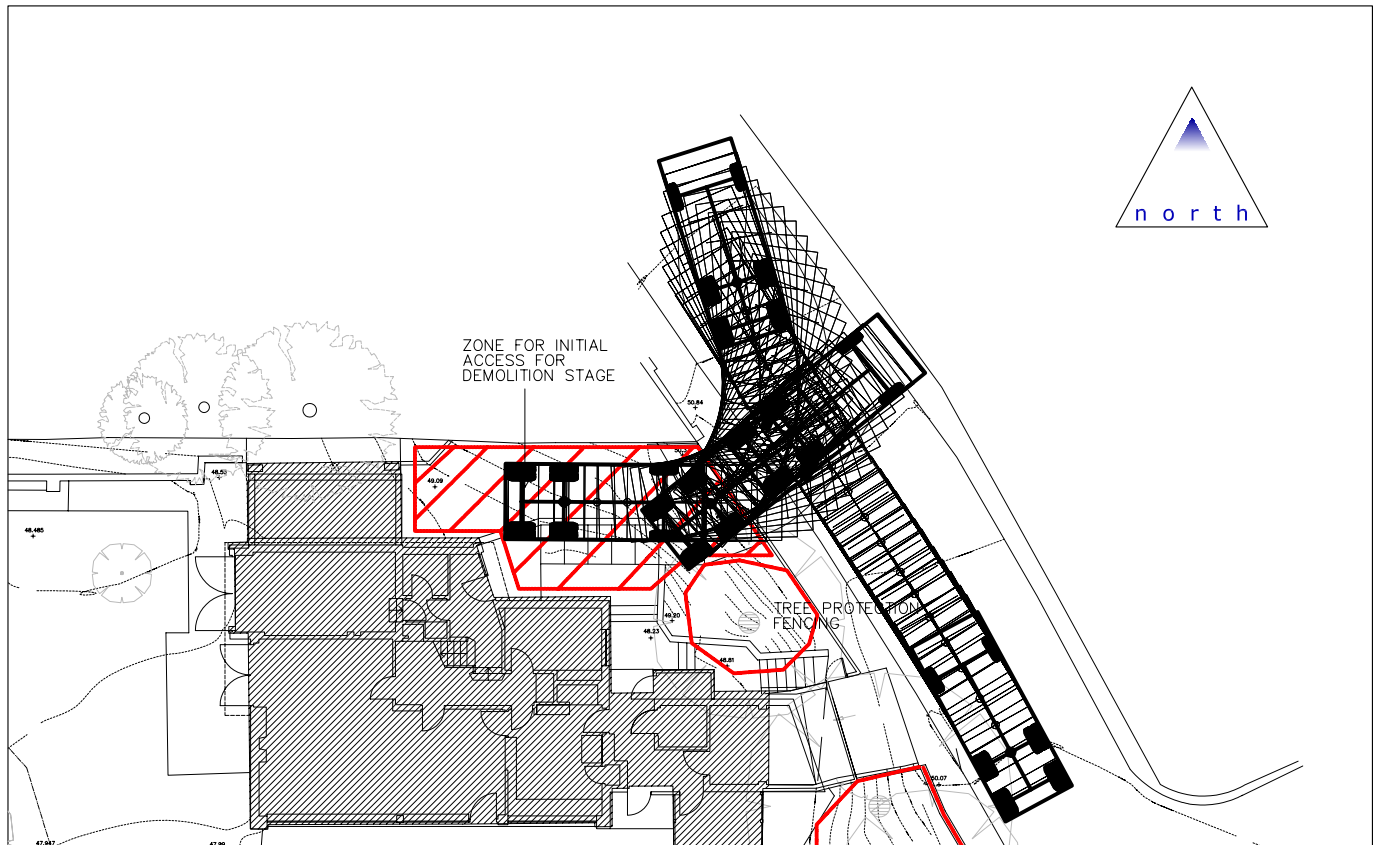
The final bulk delivery of materials will be the external pavers. This will comprise two deliveries.

Co-ordination with Fitzroy Farm Development

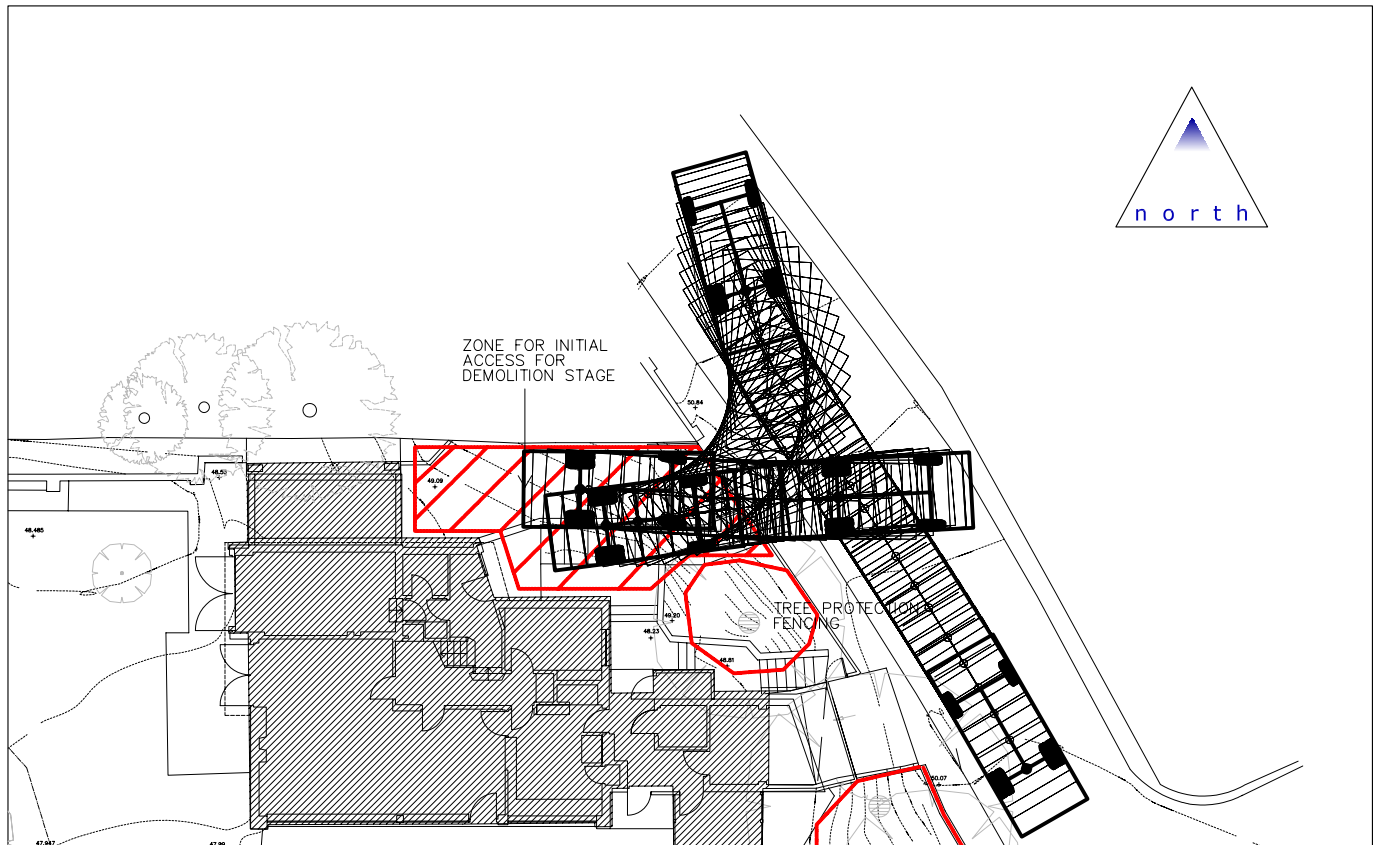
Should the development at Fitzroy Farm and the new proposed house at No.51 occur at the same time it is our aim to have all construction movement to and from the site from the South of Fitzroy Park via Merton Lane. This will help ease potential congestion and not conflict with Fitzroy Farm construction traffic coming from the north along Fitzroy Park.

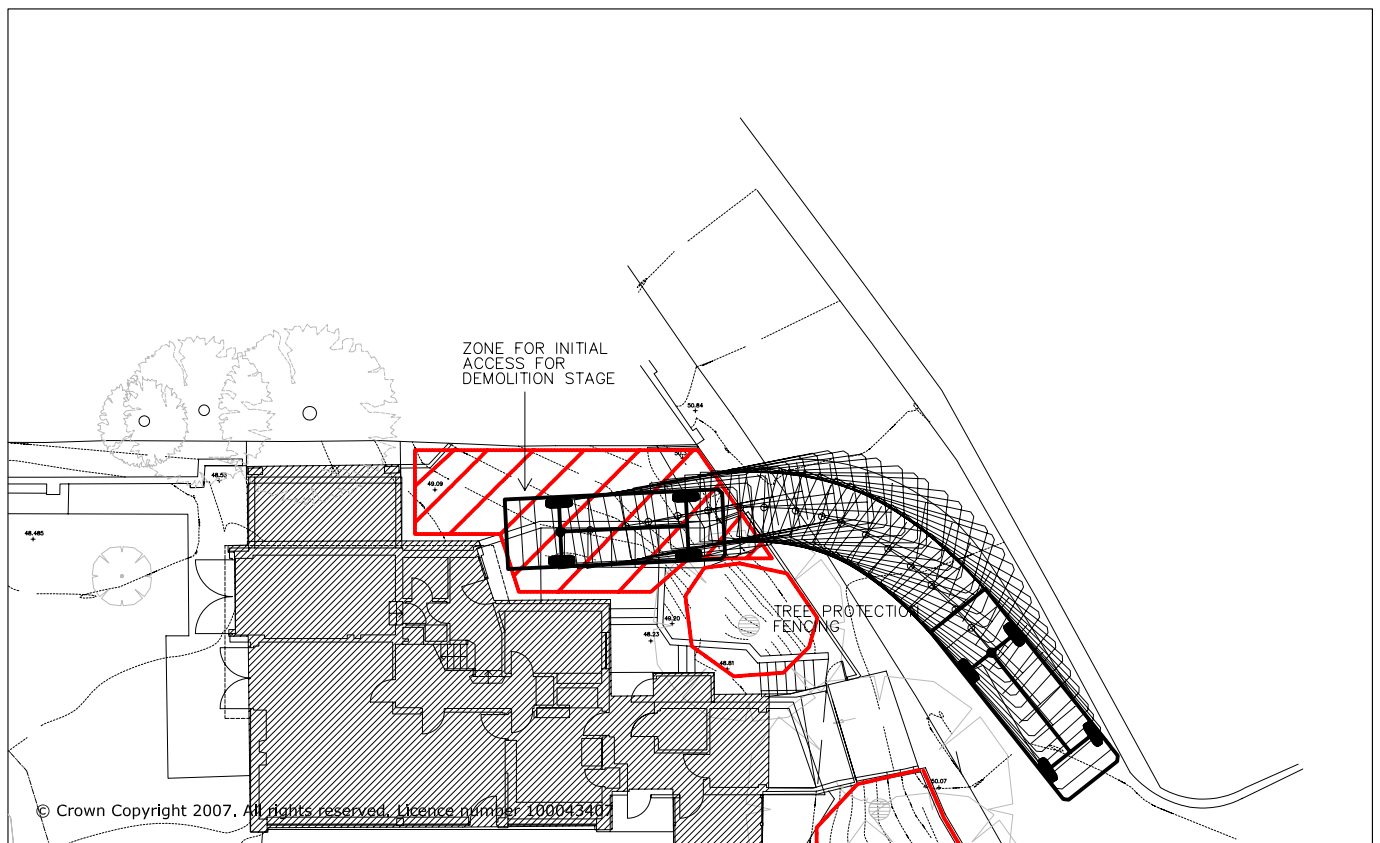
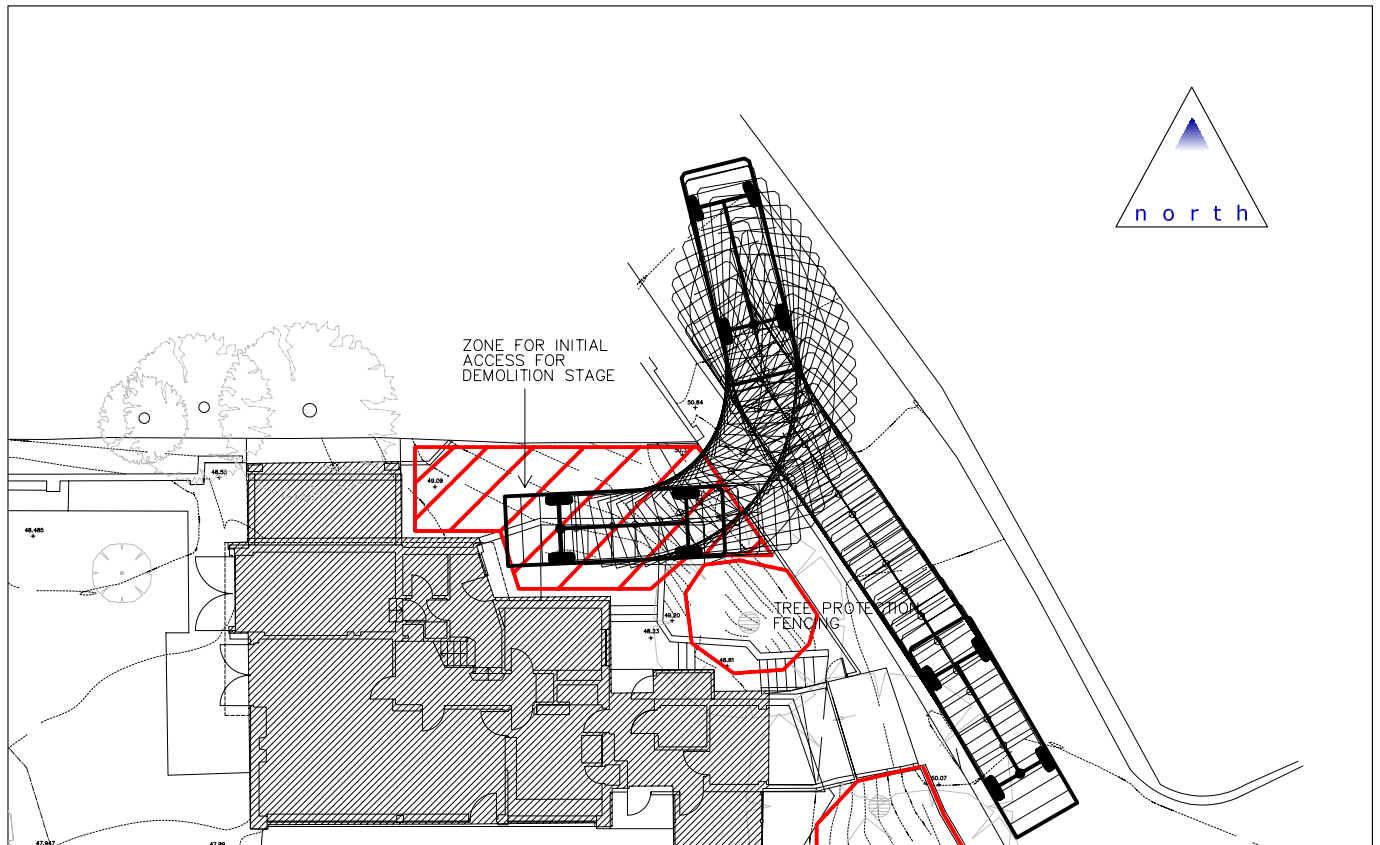


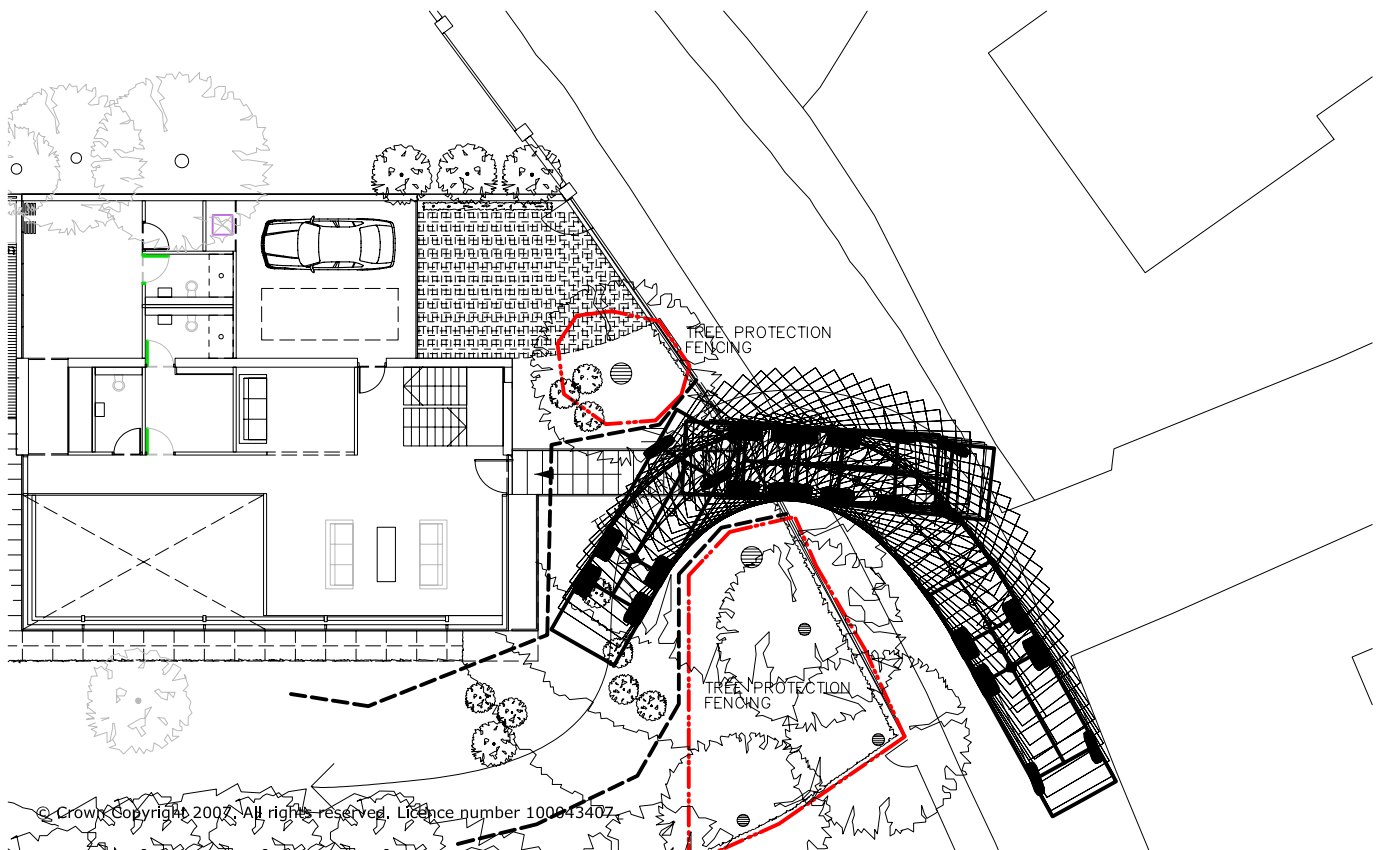
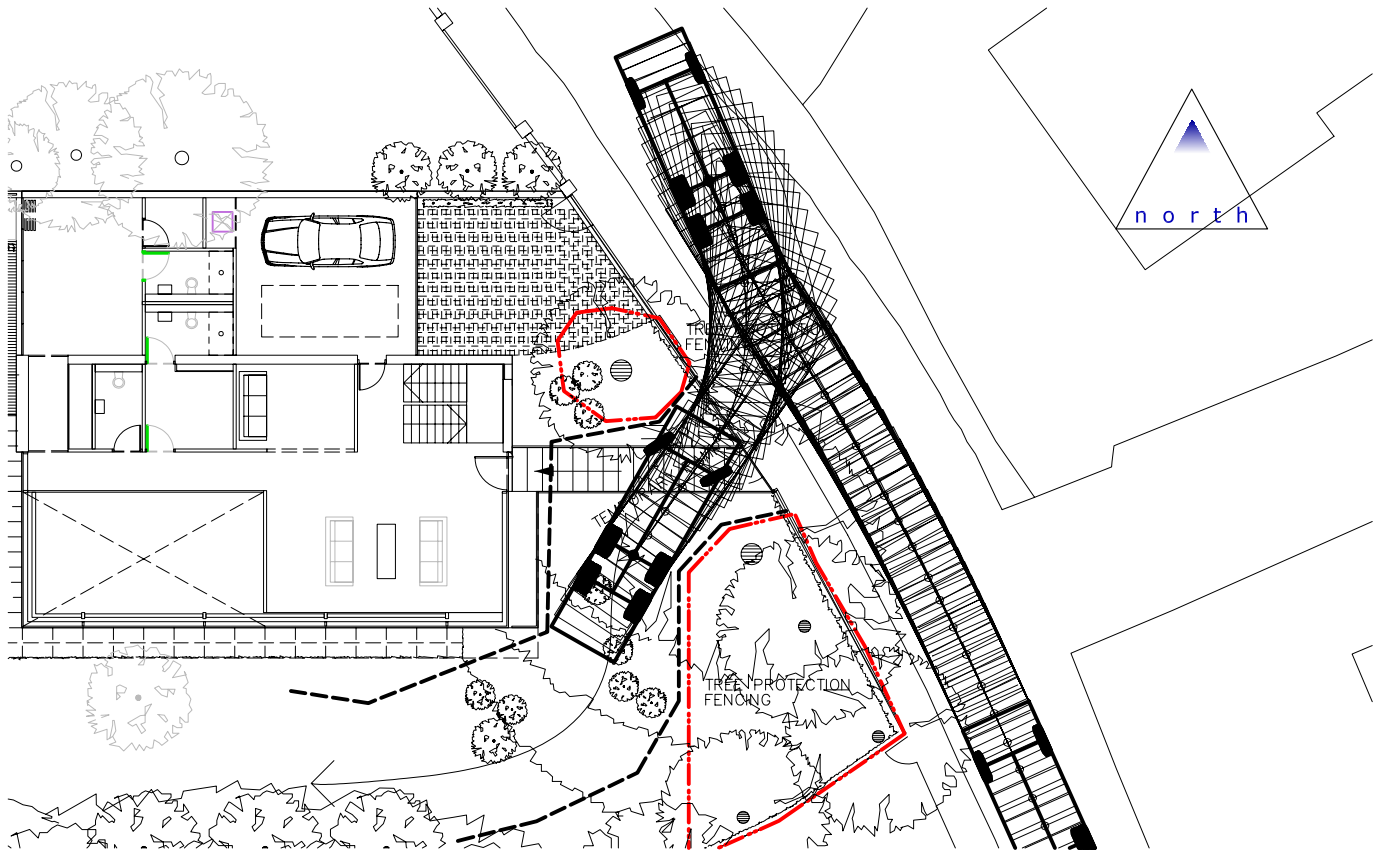
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