



# STANTON WILLIAMS

51 Fitzroy Park  
London N6 6JA

Construction Management Plan

March 2009

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**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.

Notifications to the neighbours of abnormal/major deliveries to the project will be issued so as to keep disruption to a minimum. This will take the form of a letter or will be aired in local residents meetings.

It is the aim where possible to have construction vehicles and deliveries entering onto Fitzroy Park from the North and exiting to the south of Fitzroy Park thus minimising the need for turning vehicles.

**Site Hours**

The site hours will be Monday to Friday 0900hrs - 1800hrs.  
There will be no work on weekends or on bank holidays.

Whenever possible deliveries and noisy works are restricted to after 9.30am.

It should be noted that the hours indicated are working hours and will not necessarily be noisy works. There may be periods when the works include noisy activities but there will be large periods where the noise will be minimal.

**Car Parking/Site Accommodation**

Where possible vehicles will park on the site within the grounds of No.51 Fitzroy Park, however this will be limited and some on street parking outside No.51 may occur, but will not block the road for other users.

**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.

The proposal is to demolish the existing building by hand and the use of a small job 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.

We will form a ramp off Fitzroy Park to the front of the property. This will enable collection of recyclable materials, timber, metal etc from an area in front of the existing property this will act as the lay down area for materials deliveries etc.

Great care will be needed to protect the existing trees directly above the ramped accesses.

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

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 job, which will be located on site after the initial delivery.

Concrete vehicles will use the same ramp for deliveries to site. We envisage that the total number of deliveries for the initial groundwork package will be approximately 15 no. vehicle movements. We intend to try and deliver goods and remove goods after the morning rush hour alleviating any traffic problems to the local area-residents.

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

A 20 tonne crane will be situated in front of the property and a trailer will be delivered to site each morning at around 10.30 am this will be sited in front of the property 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.

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