

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	27/04/2007
		N/A / attached		<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Number(s)</b>		
Adele Castle			2007/1125/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Kentish Town Health Centre 2 Bartholomew Road London NW5 2BX			A505 SK 177; 178; 179; Method Statement; Methodology Statement		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Revised submission of details (superceding 2006/5257/P) of Methodology statement for the demolition and construction of the site and phases for excavation and construction vehicles, parking of vehicles and the delivery of materials and plant to the site pursuant to discharge of condition 14 of the planning permission granted to a section 106 dated 30 September 2005 (2004/1061/P) the demolition of the existing Kentish Town Health Centre and the erection of a new 3 storey integrated care centre with on site parking.					
<b>Recommendation(s):</b>		Grant			
<b>Application Type:</b>		Approval of Details			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	n/a					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>Leighton Road RA and Bartholomew (BARA) CAAC consulted and email received from local resident on behalf of BARA.</p> <p>Bartholomew Area Residents Association (BARA): No objection.</p> <p>Email from Des Bradley on behalf of residents: No objection – See below.</p> <p>I gather from Dr. Macgregor that we have not formally declared our agreement with the method statement concerning the above project. The local residents were consulted over the method for construction and access to the site at a public meeting which was held in November of last year, during our meeting with the developers. The residents' wishes have been answered and incorporated into the statement. I understand further information was submitted to you on 1 March. The residents are satisfied that the method statement does not provide any concerns to which we wish to raise objections.</p>					

## Site Description

The site lies within sub area 3 of the Bartholomew Estate Conservation Area. This area forms the southern part of the Conservation Area and incorporates parts of Bartholomew Road and Bartholomew Villas to the south side of Lawford Road. The prevailing character is residential but is integrated with corner shops, the existing Health Centre and light industrial uses around the railway line in Midland Road to the north of the Conservation Area.

## Relevant History

2004/1061/P PP granted subject to S106 for new health centre, parking and landscaping

## Relevant policies

SD1, SD6, SD7, SD8, T3, T12

## Assessment

Original Method statement submitted refers principally to the following:

Schedule of anticipated traffic movement times, types of materials and periods. All to be discussed with residents association when larger movements need to take place. Details include demolition for 7 weeks beginning in March 2007, piling for 1 day in March, Use of a tower crane for 1 week in June, delivery of concrete for 15 weeks beginning in May 2007, delivery of steel work in Dec 07 for 3 weeks and general construction period commencing Nov 07 for 43 weeks.

Access to the site for delivery lorry and contractors vehicles restricted to times specified above.

Access for emergency vehicles to be kept clear of traffic/obstruction at all times.

Addendum to the above rec'd 2 March 07 refers principally to the following:

Details of banksman and banksman lorries: Banksman will monitor and control all construction traffic movement in the area during working hours for the whole of the demolition and construction period.

Banksman will be located adjacent to site entrance (except when fire gate on Bartholomew Road needs opening), guide vehicles into the site and escort them out onto Kentish Town Road.

Details of full phasing of construction and demolition works

Details of no of vehicles visiting the site:

Site extensively surveyed. The applicant is proposing a re-configuration of the fire gate and bollard in order to make this the main access for construction vehicles – needed for the piling rig, excavator and steel deliveries. In addition a temporary widening of road adjacent to fire gate receiving post is also proposed. This would include a removable receiving post once the gate is open whilst the vehicle is travelling along this stretch of road. Details of this have been provided however, Traffic and Engineering have concerns regarding the details of this work and further details/alternatives to this approach must be submitted for consideration. The Council must carry out any works on the highway at the cost of the developer. Any consent will be subject to an informative relating to this.

Kerblines and parking areas surrounding site have been studied and parking bay suspension to be kept to a minimum and limited to area opposite site entrance heading westwards. Details of this have been provided.

Proposed swept path drawing also shows turning area required for different sized vehicles (2-axle

rigid, 3-axle rigid, 40ft arctic). Details have been provided however, fully scaled drawings will need to be submitted prior to the works taking place.

Details of materials to be delivered and timing:

No of vehicles indicated as follows:

Cabins for site set-up	6 vehicles total over a 2 day period.
Demolition	8 to 16 vehicles per day over first 3 weeks
Piling	2 vehicles on 1 day.
Tower Crane	6 vehicles over a 5 day period to erect and again to remove
Concrete	6 vehicles per day intermittently over 15 weeks
Steel work	16 vehicles total over 3 weeks
General building	Approx. 4 vehicles per day for duration.

Noise and dust etc during construction/demolition:

The applicant states that noise from the construction activities has been considered and discussed with residents and BARA. Traffic has been re-routed directly to Kentish Town Road avoiding the quieter streets surrounding the site as a result. The working group set up under the S106 has met to discuss such matters.

Applicant has provided details of a cruncher, which will be used on site for the demolition works. Much of the material will remain on site for fill in order to reduce traffic levels. Piling will be bored to reduce vibration and noise levels. A luffing jib tower crane will also be used and has been discussed with the working group. All works must meet with standards within Camden's Guide for Contractors Working in Camden dated May 2006.

The Note states that the Working Group is satisfied with proposals for the demolition and construction sequence however there is no mention of dust suppression techniques with regard to controlling and preventing dust nuisance, on such a large development proposal I can assume they already have specific measures that they plan to use but it is not documented anywhere.

For example  
A demolition work plan  
Dampening down techniques  
Screening and sheeting of external walls to contain dust  
Demolition of internal building structure

Details of these are requested by condition.

Recommend approval subject to conditions.

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