CONSTUCTION MANAGEMENT PLAN

This Construction Management Plan has been produced for the construction of the basement under the single storey rear extension at a single family house at 86 Hawtrey Road, London NW3 3SS.

1. **The full postal address of the site**
   86 Hawtrey Road, London NW3 3SS
2. **Planning reference**
   2013/6694/P – Planning permission for erection of ground floor extension with basement room underneath, and replacement of garage door with window to front elevation of single dwellinghouse (Class C3)
   Also earlier planning permission 2014/1872/P – Planning permission for erection of ground floor rear extension and replacement of garage door with window.
3. **Contact details for the person submitting the CTMP**
   Kasia Whitfield
   90a Fellows Road
   London NW3 3JG
   020 75869624, 07985 035333
   kasiawhitfield@gmail.com
4. **Brief description of the work**
   The proposed development is for the excavation of a new single storey basement for a residential property below a proposed new extension to the rear of the building. The basement will not extend underneath the existing property.
   The depth of the completed basement is to be approximately 2.5m below ground level.
   The basement will have an external area of approximately 23sq.m.
   This project is a minor development
5. **Programme/ key dates**
   The anticipated construction programme is 2 months, comprising 1 month for substructure and 1 month for superstructure and fit out.
   Start Date: first week of August 2014 (subject to Planning Consent)
   Completion Date: mid October 2014
6. **The days and hours of site operation**
   Monday to Friday 8am-6pm
   Saturday 8am-1pm

   Routeing of demolition, excavation and construction vehicles
7. **Proposed supply route to and from site**
   Access to the site is via King Henry's Road. Hawtrey Road is a private road with private parking space in front of the property. The private parking space in front of the property will enable to position 1 skip at the time in secure ground. The contractor will make their own arrangement for dropping off and parking vehicles away from the immediate area.
8. **How will contractors, delivery companies and visitors be made aware of the route and on-site restrictions.**

Setting down and moving goods onto the site will be managed by the contractor to ensure human resources are available ready to unload the goods to site efficiently, so that the vehicle can arrive and then move away promptly.

Site Access

9. **An accurate (to scale) site plan showing the access and where skips will be stored, and how vehicles access the site is attached to this document.**
   As this is a minor development there will be no need for storing materials or plants outside the property.
   There is no need for any highway works to enable construction to take place.
   There is no need for any parking bays suspensions.
   As the work are not affecting any public highway there is no security hoarding required.
10. **How will vehicles enter and leave the site?**
    As described in point 7. As there is a minor development there will be no stacking of vehicles waiting to deliver and unload materials.
11. **If delivery vehicles cannot access the site where will they wait to load/unload?**
    As this is a minor development the delivery vehicles will be managed by the contractor to ensure that they will be able to unload the goods to site efficiently and then move away promptly.

Vehicles assessing the site per day /week

12. **Provide a breakdown of the number, type, size and weight of vehicles accessing the site.**
    During the first stage of construction there will be approximately 3 skips being delivered and collected per day. The anticipated number of skips for that development is 40.
    Skip lorries with roll on/roll off standard 8 yard skips will be used.
    The proposal requires excavation of approximately 60 cubic meters of soil. This falls well below the threshold of 500 cubic meters of civil engineering for recommended under the 'Site Waste Management Plan Regulation 2008'.
13. **Deliveries and collections will be restricted to between 9:30am and 4:30pm**
14. **There will be no vehicle wheel wash facilities provided.**
15. **Please describe how you will protect the public highway from damage arising from construction related activity and prevent concrete and other detritus form being washed into the public drainage system.**
    Vehicles transporting materials capable of generating dust to and from site to be suitably sheeted on each journey to prevent release of materials and particulate matter.
    To prevent waste products being blown around the site and neighbourhood covered skips will be used.

Vehicle call up procedure

16. **What are the arrangements for co-ordinating and controlling delivery vehicles?**
    The delivery vehicles will be managed by the contractor to ensure that they will be able to unload the goods to site efficiently and then move away promptly.
17. **Responsibility for supervising, controlling and monitoring vehicle movements to and from the site will be undertaken by the contractor.**

18. **What are the arrangements to ensure that the loading/collection area is clear of vehicles and materials before the next lorry arrives?**
    All the suppliers will call the contractor 30 minutes before their vehicle arrives at site.
19. **Where will the contractors' own vehicles park?**
    The workers will use public transport to arrive on site.

Existing waiting and loading restrictions

20. **There is no need for any parking bays suspensions.**

Impact on other highway users

21. **There will be no need to store plant or materials on an area of public highway.**
22. **How will you protect pedestrians from the construction works, particularly vulnerable users?**
    The proposed works do not require any restriction to any public highway, the only area affected by the works will be directly in front of the building on a private parking space.
23. **There is no need to apply for a licence to use the public highway for construction activity or for storage of materials.**
24. **There is no need to install traffic diversion during the construction period.**
25. **What is your proposed method of spoil removal and what is the anticipated dwell time of spoil removal vehicles?**
    The anticipated 60 cubic meters of soil will be removed by wait & load method. The anticipated dwell time is 1 month. The spoil will be removed by skip lorries.
26. **How will concrete be supplied to the site, where will the delivery lorries be located and for how long?**
    Concrete lorries will be parked directly outside the building on a private parking bay. The estimated period of substructure construction is 1 month.
27. **No scaffolding will be erected.**

Utility Works

28. **There will be no new utility services to the site which will affect the public highway.**

General management Issues

29. **The Construction Traffic Management Plan will be monitored by the contractor.**
30. **The contractor will be responsible to coordinate traffic arrangements with other developments in the direct neighbourhood.**
31. **The contractor will ensure that domestic waste collection is not disturbed.**
32. **Person submitting the CMP will deal with any complaints from local residents.**