

Churchgate Project Consultants LTD

Rectory Lane, Battlesbridge

Essex, SS11 7QR

CONSTRUCTION MANAGEMENT PLAN

SITE ADDRESS:

5 Cleve Road,
West Hampstead
London
NW6 3RG

Project Type:

Excavation of light wells and formation of 2No. Apartments to lower ground floor.

Local Authority:

Camden Council
Camden Town Hall Extension
Argyle Street
London
WC1H 8ND
020 7974 4444

This Construction Management Plan has been produced on behalf of Ltd who own the application site. The proposed alteration to the existing block of 12 apartments is to form 2No. Apartment within the unused lower ground floor level via formation of 3No. light wells to the front and side. The rear is open to the rear garden via a sunken garden area.

INTRODUCTION:

This is a proposal for a site known as 5 Cleve road, West Hampstead, the property is located with the South Hampstead Conservation Area. The proposed works to include excavation of light wells and demolition of an existing single storey side extension.

The works will involve the removal of the existing front access stairs that serves the common staircase to all apartments within the building.

The works will be sequenced to minimise the disruption to existing tenant within the block.

The agreed contents of the Construction Management Plan must be compiled with unless otherwise agreed with the Local Authority. The project manager shall work with the Council to review the Construction Management plan should any problems arise in relation to this development.

CONSTRUCTION PERIOD:

This project has an expected commencement of late 2014 November / December – dependent on planning period and condition discharge, with an estimated construction phase of 8 months (completion mid 2015)

PROPOSED WORKING HOURS:

In general the site working hours will be 8am – 6pm Monday to Friday

8am – 1pm Saturdays, Sunday and Bank Holidays – No work allowed.

PARKING AND TRAFFIC

During the initial phase of the works the resident's parking spaces to allow for deliveries and skips will be suspended to allow this works to be carried out. These will be kept to the absolute minimum and separate agreement/ licence to be in place for the periods of parking bay suspension.

Site operatives / sub-contractors will be encouraged to use public Transport whenever possible.

DELIVERY OF MATERIALS:

These will be kept to strict limit not to overrun Cleve road with waiting vehicle or materials. All materials will be stored within the site.

DUST / DEBRIS

The control of the debris and air blown dust is a high priority to allow good neighbour relations to be maintained. Spraying of fine spray to suppress dust during demolition and removal of excavation material will be carried out.

Any debris out site of the site will be cleaned and via site operatives to maintain a clear and clean footpath and road area outside the site.

Bonfire are not permitted.

NEIGHBOUR LIASION:

The site manager will be the main point of contact to maintain good neighbourhood relations, he will deal with any concerns or issues raised by members of the surrounding community.

Contact details of the site manager will be clearly displayed on the site hoarding throughout the contract to allow easy contact.

Working on or adjoining the neighbours walls / boundaries will be carefully managed and agreed and with Party Wall Agreements in place before any works are commenced on foundation, demolition etc

SITE SECURITY:

The entire site will have a hoarding erected within the site boundary to secure the site and allow for site welfare to be located.

The entire building will be tenant free at the time of the works and security lights and system to be installed to protect against unauthorised access to the site. This will avoid any concerns of maintaining access and complaints from tenants during the construction period.

ENVIRONMENTAL:

Where practical materials and contractors will be locally sourced to reduce the transport costs and impact on the local environment.

Waste management contractors to be responsible segregation of materials and removal to either recycling or suitable waste management site.