

RE: Planning Application reference: 2014/7606/P

18th February 2015

1.0 Aims

To prepare a Construction Management Plan (CMP) to outline how construction work will be carried out and how this work will be serviced (e.g. Delivery of materials, set down and collection of skips, methods to keep noise and dust within acceptable levels), with the objective of minimising traffic and managing disruption and avoiding dangerous situations for neighbours, pedestrians, cyclists and other road users.

2.0 Existing Site

This site is located on Hillway running perpendicular to Highgate West Hill on the Holly Lodge Estate. The property is a substantial semi-detached four bedroom two storey brick built house with off street parking and garden to the front and garden to the rear accessed through the existing garage.

3.0 Programme

Start and end dates for each phase of basement construction.

10 month construction programme:

Month 1-2–Site establishment and demolition

Month 3-6–Temporary works, underpinning, excavation and RC basement structure new steel supports first floor.

Month 6-10-fit-out, Internals & Landscaping

4.0 Working Hours

Will be in line with Camden hours of noisy work and Holly Lodge Estate Builders Code

Monday–Friday 08:00am- 16:00pm

Saturdays–08:00am -13:00pm

Sundays and Bank Holidays –No work

5.0 Time Period for Vehicles to Access Site

Will be in line with Holly Lodge Builders Code & as below -

Monday – Friday 09:00am - 15:00pm

Saturdays – 09:00am - 12:00pm

Sundays and Bank Holidays – No work

Banksmen will be used to ensure safe vehicle movements and offloading of materials to delivery holding area located on the property cross over, attendant labour will then move the material through the restricted entrance to the secure storage area within the site boundary with delivery times structured so as not to interfere with local traffic.

6.0 Route to site

Proposed routes for vehicles between the site and the Transport for London Road Network (TLRN) should take into consideration weight restrictions, low bridges and the cumulative effects of construction on the highway. Small tipper lorries (e.g. 6 wheeler, 6.5m long skip lorries) will be able to access the site via Swain's Lane via Highgate West Hill. The vehicles will use the Transport for London Road Network (TLRN) in any of the following ways:

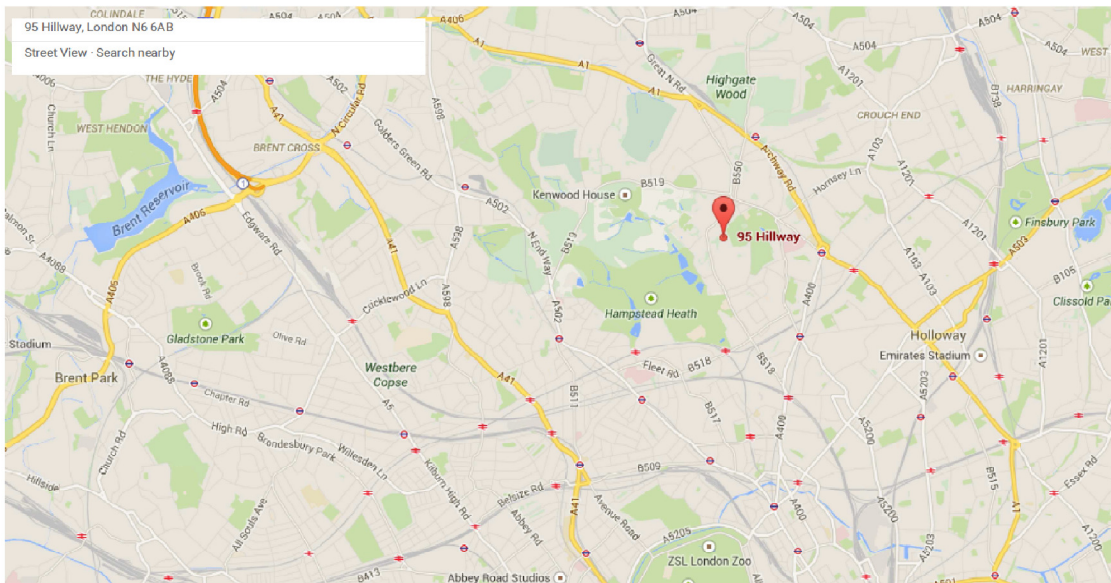
North=A1, B519

East=A503, A1, B518

South=A1202, A1, B518

West=A41, B509, A400, B518

Fig1.0 Routes to Site



7.0 Size and Frequency of Vehicles

The heaviest machinery operating within the site boundaries will be 3tonnes, and the heaviest machinery operating from the highway will be 16 tonnes. All contractors and sub-contractors operating large vehicles over 3.5 tonnes will meet all of the following conditions:

- 1) Operators must be a member of TFL's Fleet Operator Recognition Scheme or similar at the Bronze level.
- 2) All drivers must have undertaken cycle awareness training such as the Safe Urban Driver module through FORS or similar.
- 3) All vehicles associated with the construction of the Development must:
 - i. Have Side Guards fitted.
 - ii. Have a close proximity warning system.
 - iii. Have a Class VI Mirror
 - iv. Bear signage on the rear of the vehicle to warn cyclists.

Delivery vehicles will be at an approximate frequency of 3 no per day. Smaller sub-contractor delivery vans will attend the site at varying frequency. Parking will be in line with the Holly Lodge Estate parking restrictions where practicable public transport will be used.

8.0 Maneuvering Near the Site

No delivery vehicles will be able to access the site, it is proposed that deliveries and collections will be made on Hillway. Vehicles will access Hillway via Swains Lane and exit via Holly Lodge Gardens removing the requirement to reverse maneuver the lorries around to exist via Swains Lane, subject to Holly Lodge Estate committee approval.

9.0 Parking and Loading

Delivery vehicles will not be able to access the site and off-load on site, they will use the road side on Hillway with a holding area at the property crossover with all materials being relocated within the site.

10.0 Effect on Parking Bays

The 95 Hillway has off-street parking, which will be beneficial for access and egress of plant and material during the construction works, externally there is parking controlled by the Holly Lodge Estate. As such there is limited parking permitted along this length of road. A single skip license and parking permit application will be made to the Holly Lodge Estate.

11.0 Projection over Highway

There will be no projection over or onto the highway.

12.0 Hoardings

Hoardings will be installed protecting the side boundary within the front garden. Temporary access gates will open into the site. All hoarding will be 2.40m high plywood, subject to consultation and approval by Holly Lodge Estate Committee.

13.0 Pedestrian and Cyclist safety

The pavement will remain open for the majority of the site period. Banksmen will be used for seeing vehicles in and out of the site.

14.0 Traffic Management

No specific measures are planned for Hillway.
Banksmen will be used for seeing vehicles in and out of the site.

15.0 Highway Cleaning

Hillway will be swept and washed down as required and inspected at regular intervals by the site supervisors.

16.0 Noise and Vibration and Air Quality

Where practicable noise vibration and air quality will be suppressed and monitored by working methods using.

- Noise monitoring
- Diamond drilling
- Concrete bursting
- Wet cutting
- Good quality new silenced machinery
- Loose materials will be bagged and stored in screened areas.
- Good housekeeping
- Quiet periods between 10:00 -10:30 and 13:00 -13:30

The movement of vehicles will be intermittent and restricted to the hours set out by Camden and the Holly Lodge Estate.

17.0 Construction Working Group

Contact with immediate neighbours via the Estate Manager will be established. The resident liaison office will notify of works in advance and give regular updates. Selected contractor and contact details have been issued.

18.0 Considerate Contractors Scheme

The chosen contractor is a member of the Considerate Contractors Scheme.

19.0 Other Developments

There is one other development within the immediate vicinity of the site, 77 Hillway. Communication between the two sites will be established via the Estate Manager to coordinate works where practicable.

20.0 Site Preliminaries

Site office, safety equipment, toilet and welfare facilities will be installed within the hoarded site area and within the existing property.

21.0 Utilities Connection

A site temporary water and electricity connection will be provided. This will serve the site for the majority of the construction period. Drain connection will be directly into an established foul and surface water drain.

The existing power gas and drainage system will be upgraded at the site boundary with minimal disruption to pedestrian footpath.

22.0 Trees

There are a number of trees at the property in the front and rear garden, the tree adjacent to the drive will be pruned back allowing better access and egress, the tree and bushes located at the end of the garage in the rear garden to be removed to allow the temporary works and basement to be constructed.

23.0 Consultation

Via the Holly Lodge Estate Manager and Committee a letter will be sent out to all adjacent residents detailing

1. Approximate length of works.
2. Means taken to reduce noise, vibration and dust.
3. Measures to deal with traffic activity.
4. Construction Working Group information and contact details.

“The agreed contents of the Construction Management Plan must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council to review this Construction Management Plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council and complied with thereafter.”

(Note the term 'vehicles' used refers to all vehicles associated with the implementation of the development, e.g. demolition, site clearing, delivering of plant & material and construction etc. The terms construction as used refers to any work, including demolition, associated with the implementation of the development)

24.0 Contact Information

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Enclosed:

- SMSTS Certification Peter Wheeler.
- SSSTS Certification Mark Jenkins.
- Noise Awareness Certificate of Achievement Peter Wheeler, Mark Jenkins.
- Demolition and Refurbishment Survey.
- Hazardous Waste Consignment Note for asbestos removed to allow basement works to commence.
- Noise Survey Carried out 11th February 2015.
- Air Test Results following Asbestos Removal.
- Certificate of Calibration Sound Monitor.