

*Construction Management Plan*

*Fitzjohn's Avenue, Hampstead*

*March 2015 Addendum*



# **Pegasus Life – Fitzjohn’s Avenue, Hampstead Construction Management Plan - Addendum**

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## **1.0 INTRODUCTION**

- 1.1 This Addendum to the Construction Management Plan (“CMP”) is submitted in support of the planning application for the development of the former Arthur West House, 79 Fitzjohn’s Avenue, London NW3 and explains the recent initiatives made to help minimise the impact of the development on the local / surrounding community during construction.

## **2.0 CONSTRUCTION MANAGEMENT INITIATIVES**

- 2.1 To address the daily impact and overall duration of the construction process

- 2.1.1 Restriction on the timing of construction traffic / delivery hours

- *Monday – Friday 10am – 2pm*

This is outside of both commuter and school hours when the roads are quietest.

- 2.1.2 There are various options for the marshalling area on Prince Arthur Road

- *Option 1 – Permanent on one side of road with traffic measures*
- *Option 2 – Temporary Road closure*
  - *10am – 2pm Monday – Friday outside school hours*
  - *Maintain Access to houses opposite site*

Option 2 is the least invasive to local residents and will restrict construction traffic using the radial roads off Fitzjohn’s Avenue without long term inconvenience.

## **3.0 SCHEME DESIGN INITIATIVES**

- 3.1 There are various areas of the scheme which have been looked at to address both the impact and duration of the construction process

- 3.1.1 The basement has been reduced in size so the reduced level dig which involves the removal of earthworks from the site has been reduced by 800 m<sup>3</sup> thus reducing the numbers of lorries that would be required to cart away this material.

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- 3.1.2 The main building structural frame has been changed to allow it to be fabricated off-site and bought to the site for assembly which will reduce vehicle movements and also the overall duration of the construction works by up to 8 weeks. This will allow tighter sequencing of trades and result in less site operatives on site during the erection of the main building superstructure.

### **4.0 SUMMARY**

- 4.1 The Construction Management Plan is still in draft and provides the framework that the Principal Contractor who will undertake the works **must** adopt and develop into a detailed CMP to be agreed with the London Borough of Camden’s (“Councils”) Officers.
- 4.2 Consultation has started and will continue to take place with local residents, interested businesses, local groups and Ward Councillors prior to the work commencing.