

CONSTRUCTION MANAGEMENT PLAN

92 Fitzjohns Avenue, Hampstead, London NW3 6NP

CONSTRUCTION MANAGEMENT PLAN

3rd March 2015

Project: Demolition of existing property (two storey house) and the construction of new house .

Existing and Proposed Design: As per the architectural drawings submitted to the council as part of the planning application.

Site: 92 Fitzjohns Avenue
Hampstead
London
NW3 6NP

Client: Mr J Weston & Mrs R Lord

Project manager: Projektplus Ltd
The Old Mill
Cobham Park Road
Cobham KT11 3NE
www.projektplus.co.uk

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1 INTRODUCTION

This section provides a brief introduction of the site, its surroundings and the development proposals to which the CMP applies.

This is a construction proposal for the site whose address is 92 Fitzjohn's Avenue, Hampsstead in North London. It is proposed that the existing two storey house and garage are demolished and the car parking area on lower ground to the east, which was part of the adjacent North Bridge House School, is removed. In its place it is proposed to erect a replacement single storey dwelling with a lower ground floor element.

The site falls within the Fitzjohn's/Nethershall Conservation Area and is surrounded by three schools, namely St Anthony's Preparatory School, Fitzjohn's Primary School and North Bridge House Senior School as well as Henderson Court Age UK and Greenhill residential apartments. See Appendix 1 for the location plan.

2 Site Management / Phasing

The management of the project will be undertaken by Projektplus. Contact details for the site management team will be posted on the gate and will be passed on to the neighbours. During work hours and in case of any queries/complaints, the team can be contacted on:

Project Management

Projektplus Ltd
The Old Mill
Cobham Park Road
Surrey KT11 3NE
www.projektplus.co.uk
01932 589123

The site principal contractor for each stage of the works will be:

Demolition & Groundworks

D G Site Preparation Limited
3 Buccleuch Road,
Datchet, Windsor,
Berkshire, SL3 9BP
www.dgsp.co.uk

Foundations and slabs

Glatthaar
PO Box 631
Addlestone, Surrey
KT15 9BG
www.glatthaar.co.uk

House

BAUFRTZ (UK) Ltd
The Workplace
Oakington Road
Girton
Cambridge CB3 0QH
www.baufritz.com

3 Description of the Project

Demolition – demolition of the existing two storey house and the removal of all structures including the garage and the hard landscaping.

Perimeter Wall abutting Henderson Court (North West) – The proposal is for the existing fence to be replaced by a brick wall.

Perimeter Wall abutting Greenhill (North West) – The existing masonry wall and fencing will be retained.

Perimeter Wall abutting North Bridge School (North East) - The proposal is for the existing brick wall with fence to be replaced by a brick wall with a chain-link fence (boundary to be moved eastwards to reflect new boundary of site).

Perimeter Wall abutting Fitzjohn's Primary School (South East) - The proposal is for the existing fence to be replaced by a brick wall (eastern end) and the fallen down brick wall to be re-built (western end).

Perimeter Wall abutting St Anthony's School (South West) - The proposal is for the existing fence to be replaced by a brick wall with a chain link fence.

Substructure - reinforced concrete slab on elastic bedding. Subject to confirmation of the structural engineer, it is anticipated that piling can be omitted.

Superstructure – A prefabricated timber frame manufactured off site.

Roof Structure - timber joist with green roof.

4 Project Time table (to be confirmed)

July 2015 – Project planned commencement date

July 2016 – Project planned finished date

Duration – 52 week

See Appendix 2 for more detailed timetable.

5 Sequential Project Phases

1. Site set up
2. Aboricultural work as set out in the AMS
3. Demolition
4. Ground Works including new retaining walls
5. Lower Ground floor slab
6. Ground floor slab
7. House Assembly
8. Internal fitout
9. Building perimeter walls
10. Landscaping

6 Site Deliveries

All deliveries, loading and unloading of vehicles, and all other servicing carried out in connection with the permitted development shall only be carried out between the hours of 8.00am and 6.00pm Mondays to Friday and 8.00am to 1.00pm on Saturdays (though currently not planned), with no deliveries on Sundays or Public Holidays. All deliveries will be coordinated. Unregistered deliveries will be turned away.

70% of the total deliveries are associated with the delivery of the offsite manufactured house. The house will be delivered over a period of two weeks.

Where heavy wide loads will arrive on site, such as a mobile crane, we would seek to arrange for delivery outside the rush hour to avoid unnecessary congestion.

7 Expected Vehicle Sizes

During the construction period, different types of Vehicles will be used to transport materials to and from site but in the main the vehicles fall in the following categories:

- 7.5 – 26 tonne lorries
- Skip lorries – 7.5 m long and 2.6m wide
- Eight wheel trucks – 9.1m long and 2.6m wide
- Mobile cranes – Liebherr 70 Tonne Crane 12,085m long and 2.750m wide.

The frequency of such vehicles arriving on site will be managed on a day to day basis and will be carried out under supervision to avoid the overlap with any school traffic.

8 Large vehicles over 3.5 tonnes

All contractors and sub-contractors operating large vehicles over 3.5 tonnes must 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, unless it can be demonstrated to the reasonable satisfaction of the vehicle owner that the lorry will not perform the function for which it was built if Side Guards are fitted.
 - ii. Have a close proximity warning system fitted comprising of a front mounted, rear facing CCTV camera (or Fresnel Lens where this provides a reliable alternative), a Close Proximity Sensor, an in-cab warning device (visual or audible) and an external warning device to make the road user in close proximity aware of the driver's planned maneuver
 - iii. Have a Class VI Mirror
 - iv. Bear prominent signage on the rear of the vehicle to warn cyclists of the dangers of passing the vehicle on the inside

Some deliveries from Glatthaar and Baufritz will come from Germany. These drivers will not be members of the TfL Fleet operator recognition scheme. However through

governing law in Germany they will achieve an equivalent to the required standard.

9 Construction site layout and access

The main access to the site for all construction work will be via Henderson Court where a temporary access road will be provided. This will be a new crossover from Fitzjohn's Avenue through the existing (but widened) opening across Henderson Court, running parallel with the existing access lane. This route has already been agreed with Henderson Court who are already using it for construction work that they are carrying out. Access will be coordinated with the Henderson Court contractor. Limited access for smaller vehicles and pedestrians may be made via the existing driveway into the site which is jointly owned by the applicant.

The access from Fitzjohn's Avenue is situated very close to the traffic light controlled T junction with Arkwright Road. This junction has been observed and it is a busy junction. This access will therefore require a banksman.

Please see Appendix 3 which shows the vehicles approach and the vehicle maneuvering and turning into the site entrance.

10 Parking and loading plans

Because the house is manufactured off site there is less need for areas for storage of materials or for parking of vehicles for contractors than is the case with traditional construction.

Parking will be strictly controlled on site and prohibited within any of the neighbouring properties. The construction staff will be encouraged to come to work via public transport.

All vehicles will be guided on to site by traffic marshals and during loading and unloading times the site gates will be kept closed to ensure site safety.

The construction does not assume using any on street parking bays as it is planned that all deliveries are undertaken on the site itself.

11 Public Highway

This site is set back from the public highway. There are therefore no requirements for hoarding or heras fencing on the public highway. Additionally, there are no plans for any works that need to be undertaken on the highway that would cause an overhang. All the work planned will be contained to within the site area.

12 Proposed TLRN Routes

The main access route to the site will be via Arkwright route from the A41. Please see appendices 4 and 5 for the site location in comparison to the main TFL routes. All contractors and suppliers will receive instructions with the chosen transport route.

13 Protection of Buried Services

Within the site all services will be terminated by the appropriate Utility Service Providers prior commencement of any work.

14 Waste, Recycling and Contaminated Materials

During the demolition of the existing structures the materials on site will be segregated as far as possible. As the replacement house is manufactured off site on site waste is kept to a minimum.

Due to site restrictions all materials will be placed in skips on site and sorting will take place at the waste contractor's recycling facility.

The waste will be collected from the site by a licensed waste carrier.

Waste certificates will be collated for all waste deposited at Environmentally Controlled Waste Reception Centres.

Any hazardous waste that is removed from site will be monitored and tracked to record compliance with the site waste management plan.

Records will be gathered about the waste generated on site.

- Volume - quantity to landfill /recycled.
- Type

15 Welfare

Each contractor will provide welfare which shall provide sanitary convenience including a drying space and a rest room.

The maintenance of these facilities is to be kept to a high standard by the contractor to ensure the hygiene requirements.

16 Road safety

The site will be provided with suitable hard standing and wash down facilities for cleaning wheel of vehicles. Any accidental accumulation of mud on the highway will be removed without delay and in no circumstances left behind until the end of the working day.

17 Site Hours

All contractors shall adhere to the Construction Code of Practice which limits the working hours to:

Monday to Friday	0800 hours to 1800 hours
Saturdays	0800 hours to 1300 hours (not planned)
Sunday and bank holidays	No works

However, during the busy term times the hours for which the vehicles will arrive or depart will be planned carefully such that the schools' start and finish times are avoided.

On occasions when heavy wide loads will be delivered, the times of delivery will be carefully managed and the principal contractor or the project manager will be in attendance to supervise the delivery.

18 School Holidays

Where possible, noisy works will be carried out within the school holiday dates. The school exam times will be avoided and measures will be taken to ensure minimum disruption at these times.

All schools will be consulted with closely and their school holidays times will be obtained before the construction is fully underway.

19 Site access during works period

As explained above, construction access is via a temporary access through Henderson Court. The entrance will have double gates. The site manager shall process and log the workers visitors who turn up at the main gate.

A separate pedestrian access point is available and is the driveway shared with St Anthony's School. This access leads directly to the site compound.

Welfare facilities and site offices for the principal contractor and all subcontractors will be located within the secure compound.

Operatives can only access the site if they have received their mandatory induction, provided by the principal contractor.

Site notice boards will be displayed at the site entrance and will display the project particulars, contact details, access and egress procedure, site rules and all necessary health and safety information.

20 Noise and Vibration

This project adheres to "The Code of Practice for Deconstruction and Construction Sites" – Seventh Edition May 2013

All contractors will adhere to the key legislation on noise and vibration as detailed in the:

1. Control of Pollution Act 1974
2. Environmental Protection Act 1990 (ss79-82)
3. BS 5228:1997, Code of Practice on Construction and Open Site.

All principal contractors shall ensure that disruptive sound levels will be kept to a minimum. A variety of measures will be used to reduce noise transmitted from site, this will include:

- Coordinated delivery times and efficient traffic management to prevent queues traffic accessing the site;
- Ensuring all plant has sound reduction measures (mufflers, baffles or silencers);
- Utilizing construction techniques that minimize the production of noise;
- Utilization of baffle system during the demolition process;
- Strict adherence to the site working hours;
- Using acoustic hoarding where necessary;
- Implement action plan where noise levels exceed acceptable levels;
- Positioning plant away from properties;
- Machines in use will be throttled down to a minimum;
- Cutting operations will be kept off site as much as possible by pre-fabrication; and
- Localised shrouding of plant in accordance with BS5228..

All works will be carried out to ensure that the ground vibrations are contained within limits set out below:

- A peak particle velocity of 1mm/s at any occupied residential property;
- Peak particle velocity of 3mm/s at any other property in any orthogonal direction.

21 Air Quality and Dust Management Plan

As the site is located within a primarily residential area it is our intention to minimise the impact that the construction process could cause to the local environment and the neighbouring community. Given that the site is set away from the public highway the instances of dirt and debris fouling the highway is limited.

All care will be taken not to cause noise and dust pollution. Below are some actions that will be carried out to abate these problems.

Reduction in dust pollution and other airborne debris will be achieved by:

- We will establish air quality procedures to minimise dust generation and control plant and vehicle exhaust emissions;
- Ensure that all materials transported to and from site are in enclosed containers or fully sheeted;
- During dry periods the works are to be damped down to control the generation of dust;
- Ensuring materials have a minimum of packaging;
- Ensuring all polystyrene and similar lightweight materials are weighted down;
- Making sure all dust generating materials are adequately packaged;
- Provide regular road cleaning using road sweepers or brushes to control dust and must;
- Keeping the loading drop heights of spoil into lorries as low as possible; and
- Implementing an effective procedure to deal with complaints from third parties to ensure issues are dealt with efficiently and quickly, via an advised and dedicated telephone number.

In addition to the above provisions, the following measures will be taken to reduce any further negative effects on the environment:-

- Ensuring all contaminants kept on site are safely stored with the necessary procedures put in place for leaks and spillages etc.; and
- A waste management system will be implemented on site.

We treat environmental issues seriously and will carry out good management practices to minimise the effects of noise and dust on the environment and local community. We will also liaise with the local neighbours regarding any other sensitive environmental issues that need to be addressed.

22 Emergency Services Routes and Access by Third Parties

Access for emergency services on site will be via the existing access or the temporary construction access.

Calling the emergency services will be actioned in accordance with our site emergency procedures.

23 Police Requirements

No specific Police requirements are envisaged.

24 Site Security

The provision of fire escape routes, firefighting stations and alarm points, together with the site induction for staff, will ensure site safety.

The principal contractor will be responsible for seeing that all plant and materials are stored safely and securely after the workday ends.

The entire perimeter of the site will be enclosed with heras fencing and debris netting to increase site and public safety.

25 Other Construction work in the local area

We are aware of ongoing roadworks on Rosslyn Hill, although this will not be a main route for construction vehicles. A planning application has been submitted to expand Fitzjohn's Preparatory School's premises on Arkwright Road (2014/7847/P) (these are not the premises adjacent to the application site). The application is still pending determination and there is no construction timetable set yet. Public consultation has taken place on proposals to demolish a student accommodation block at the corner of Prince Artur Road and Fitzjohn's Avenue, on the western side of Fitzjohn's Avenue, and replace it with sheltered housing. An application has not yet been submitted.

26 Liaison and Good Neighbour Policy

The aim is to keep the neighbourhood fully up to date on project timetable and construction methodologies. Within our site management team, a single point of contact will be made at a suitable level of seniority to liaise with the local neighbours.

A Senior Project Manager will be the liaison contact point throughout the contract and will have the ultimate responsibility on site and the necessary authority to direct operations.

Information will be distributed to the neighbours on a regular basis to advise them of our planned operations and any impact they will have upon them.

If necessary we will establish regular meetings for the community to discuss and ensure their opinion and requirements are aired and accounted for.

27 Considerate Constructors Scheme

The project will be registered with the considerate constructor scheme, with the aim not only to achieve a high scoring but also to maintain these standards throughout the project.

Furthermore the project will adhere to "Camden's Considerate Constructor's Manual".

28 The Construction Work Group (CWG)

This group has been set up to give the surrounding residents an opportunity to air any concerns regarding the construction timetable and methodologies. The members of the CWG are the following:

1. North Bridge House Senior School
2. St Anthony's Preparatory School
3. Fitzjohn's Primary School
4. Henderson Court
5. Greenhill Apartments
6. House designers, the appointed project architect
7. ShrimplinBrown, the planning consultant
8. Projektplus, the project management company

Prior to the submission of the planning application, a Construction Work Group (CWG) was set up where representative from all neighbouring properties were invited to attend. This CWG meeting was held on 10th February 2015. The invitees were contacted by email. Following the meeting the minutes were then circulated to all representatives. This was the first introduction to Projektplus, the project management company responsible for planning, implementing and overseeing the entire project. The CWG meeting minutes are attached in the Appendix 6.

The key issues raised at the CWG were:

- Henderson Court explained that their refurbishment works were ongoing and reminded the applicant that both parties had to liaise together over the shared temporary construction access.
- St Anthony's School highlighted the need to try and avoid peak traffic hours.
- Projektplus highlighted that because the new house is manufactured off site there is less need for space on site to store materials or for contractors to park vehicles.
- Neighbours asked for a weekly email update explaining what works were anticipated for the following week.
- Surrounding schools all keen to avoid noise during exam periods and end of year presentations/shows.
- Neighbours welcomed the Baufritz construction method which was quicker, quieter and caused less disruption in terms of dust.

A separate meeting was held with the residents of Henderson Court on 12 March 2015. This meeting was held at Henderson Court. The key issues raised were:

- The construction process and timescales. The applicant explained that these would be very similar to the previously approved scheme but the fact that the building is manufactured off site and erected on site in c2 weeks means it is much quicker and quieter.
- Reinstate the planting that is affected by the temporary construction access.

The Henderson Court meeting minutes are attached in the Appendix 7.

29 Protection of Third Parties

All site activities are to be contained within the hoarding line and construction traffic will be carefully managed to ensure as little disruption as possible is caused to traffic or pedestrians on the adjoin roads or walkways. Specific loading and unloading areas have been designated inside the site boundary.

Where construction or demolition works are to be carried out above any adjoin land and there is a risk of falling materials, monaflex sheeting or debris netting will be installed as a safety precaution including scaffold fans.

30 Notifications

During the Contractor mobilization period, following award of contract and possession of the site, communication will be set up with the following authorities:-

- Meeting with Building Control and Planning Authorities
- Liaison with local residents
- Highways Authority

31 On Site Storage

“Just in time” deliveries will reduce the volume of onsite storage requirements. Secure storage of materials, plant, chemicals and gasses will be controlled in accordance with our Health and Safety Procedures and Environmental Policy.

32 Craneage and Hoists

The majority of unloading will be by mobile cranes during a two weeks period. The lifting plan will be managed by the principal contractor. All activities and equipment will be in line with LOLER.

33 Induction/Site Rules/Consultation

The principal contractor is responsible for the induction of all workers and visitors on site.

Induction talks for operatives new to the site will include site rules which cover among other things:

- Behaviour toward others on site and nearby
- Drugs and alcohol
- Smoking areas
- PPE and safety issues
- Welfare facilities and use of
- Security issues
- Emergency procedures
- Good and bad practice
- Site specific RAMS

Regular ‘tool box talks’ to be undertaken by the Principal Contractor and also all subcontractors to site operatives outlining a variety of relevant Health and Safety issues.

34 Health and Safety

The project is currently not notifiable under CDM Construction Design and Management Regulations 2007.

However we treat safety as a highest priority and has developed a successful programme of initiatives in order to improve Health and Safety awareness and performance on all our projects. These work by actively encouraging the operatives to think in a manner that assesses personal safety and the safety of others, not only on site but also throughout their lives.

The CDM legislation is due to change in April 2015 and this project will ensure that it is compliant with the change.

35 First Aid

The site will have First Aid attendance at all times. This is backed up by the sub contractors who also provide first aid trained staff who are identified by wearing green helmets.

36 Construction Activities

The demolition and construction of the development will be carried out in accordance with detailed method statements and risk assessments.

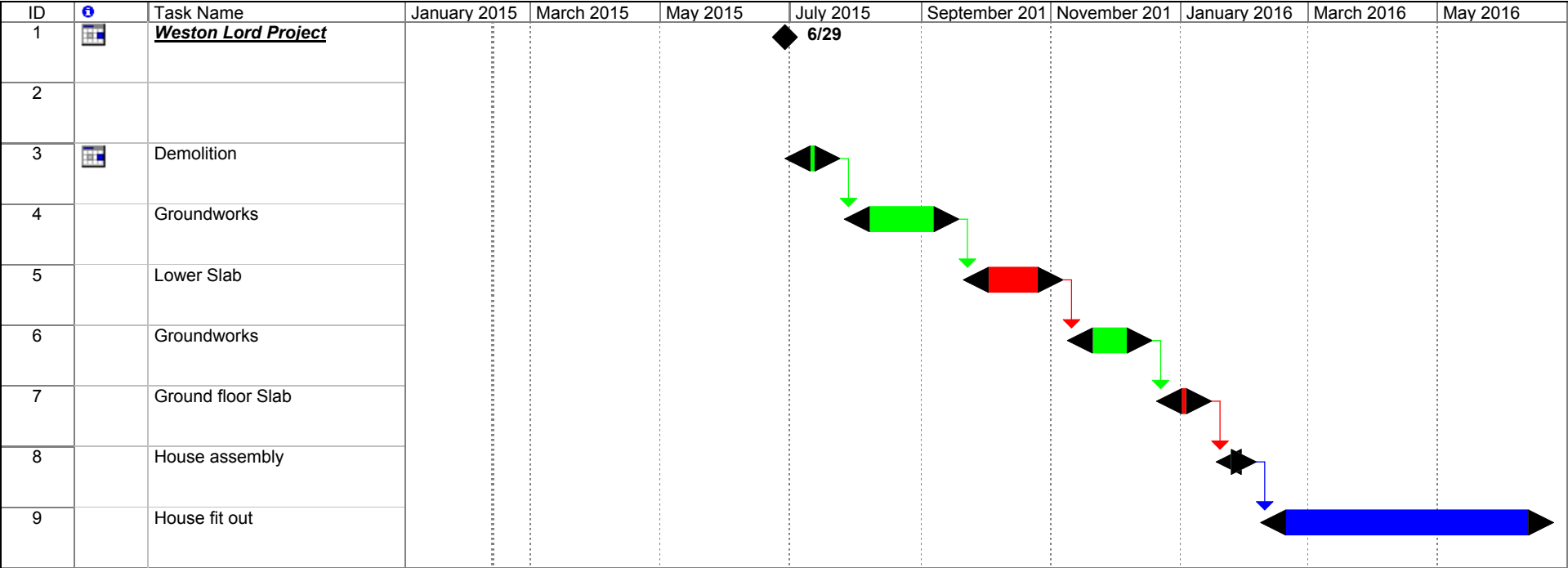
37 Compliance Statement

The agreed contents of the agreed Construction Management Plan will be complied with unless otherwise agreed with the Council. The project manager will 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 will be approved by the Council and complied with thereafter.

APPENDIX

Appendix 1 – Location Map

Appendix 2 – Project Timetable



Project: Project1
Date: February 11

Task

Split

Progress

Milestone

Summary

Project Summary

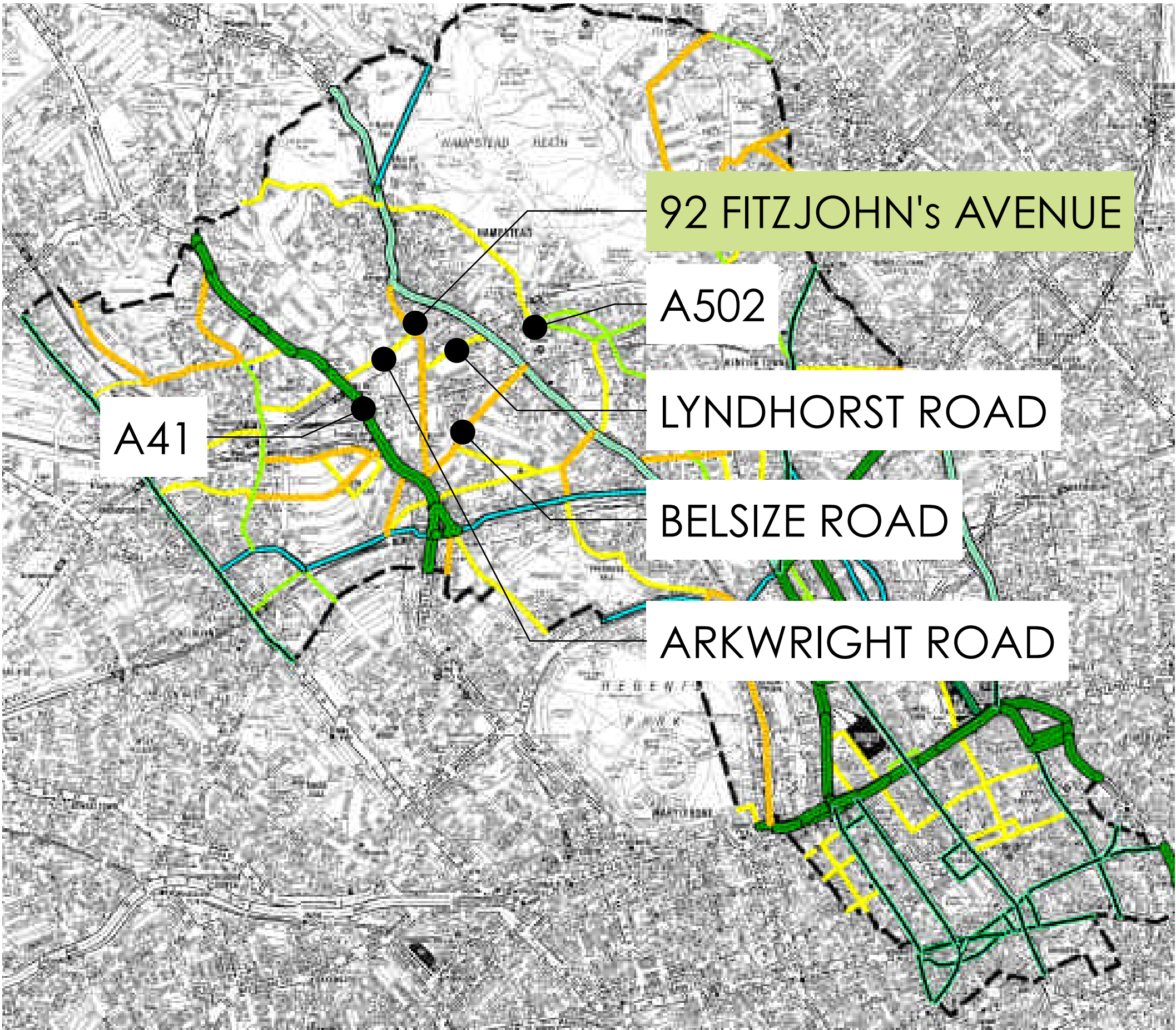
External Tasks

External Milestone

Deadline

Appendix 3 – Vehicle Approach and Maneuvering

Appendix 4 & 5 -Site Location versus TFL Routes

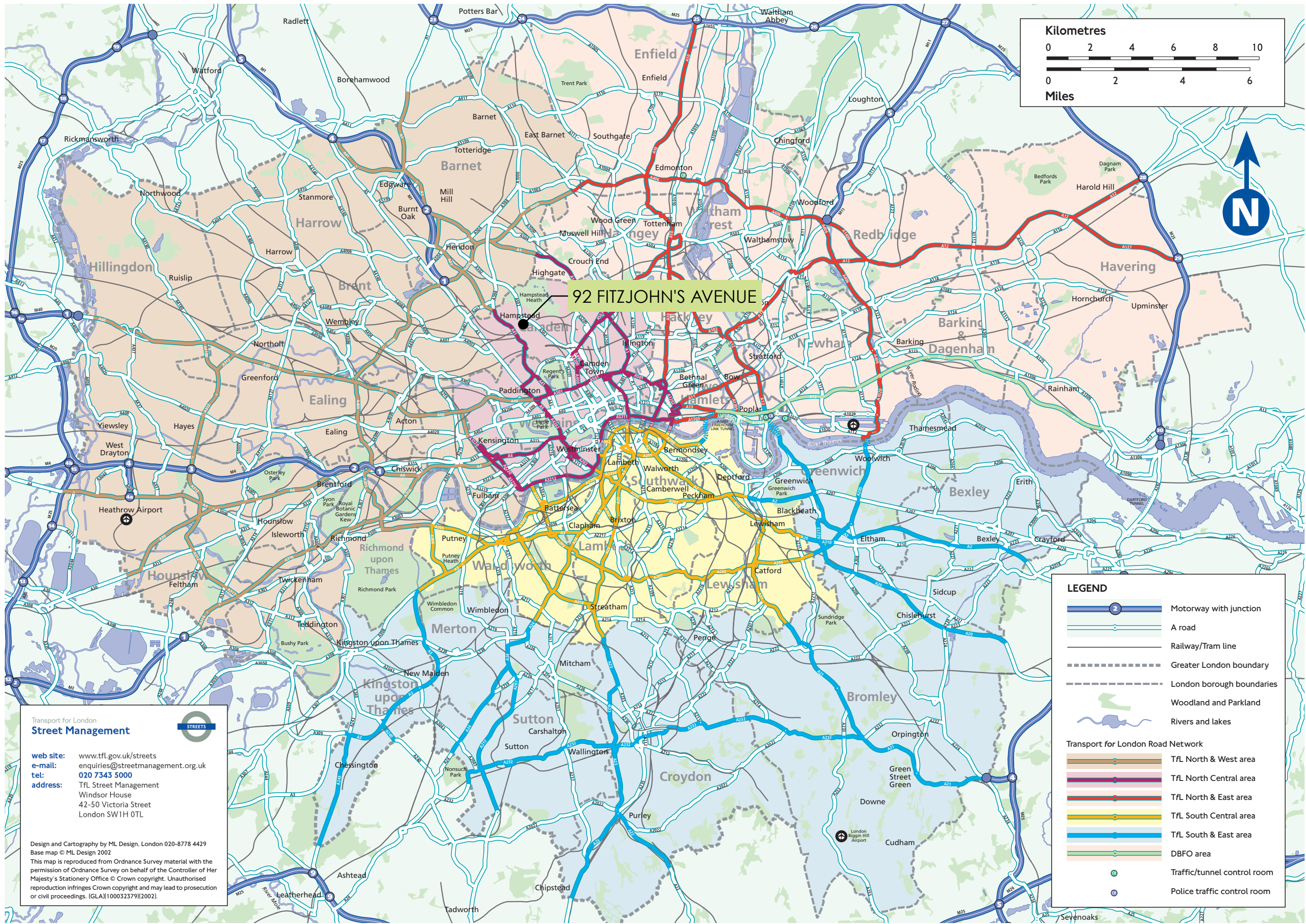


KEY

- TLRN
- SRN
- London Distributor (UDP)
- Borough Distributor (UDP)
- Busy Bus Route
- Main Local Distributor (less busy bus route)
- Minor Local Distributor (other emergency route)

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North:							Scale: N.T.S	(A3 ORIGINAL)	Drawing: TFL ROAD CLASSIFICATION CAMDEN		
							Drawn: GK	Job No: 120	Drawing No: 120-DE007	Rev:	
						Date: 03/03/2015					



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Street Management

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Client: **Ms R Lord & Mr J Weston**

Scale: **N.T.S** (A3 ORIGINAL)

Drawn: **GK**
Date: **03/03/2015**

Job No:
120

Project: **NEW HUF HOUSE**
92, Fitzjohn's Avenue, London, NW3

Drawing: **TRANSPORT FOR LONDON ROAD NETWORK**

Drawing No:
120-DE008

Rev:

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Appendix 6 – Construction Work Group, Meeting Notes

92 Fitzjohn's Avenue, Hampstead

Construction Work Group meeting on 11 February 2014

In attendance:

Neighbours

Sarah Anderson (SA)	St Anthony's Primary School
Alan Keane (AK)	Cognita Schools Ltd (owners of North Bridge House School)
Harald Lipman (HL)	Greenhill Hampstead Freehold Ltd.
Christopher Price (CP)	Greenhill Hampstead Freehold Ltd.
Frank Swan (FS)	Fitzjohn's Primary School
Deana Taziny (DT)	Camden Council
Laurie White (LW)	Henderson Court

Applicant

Nick Blunt (NB)	The House Designers (designer)
Nazy Sargood (NS)	Projekt Plus (project manager)
Sascha Schneider (SS)	Projekt Plus (project manager)
Robert Shrimplin (RS)	ShrimplinBrown (planning consultant)

		Action
	Introduction	
1.	RS explained that he had previously met all of the neighbours in the context of previous discussions about this site. The site has planning permission for demolition of the existing house and the construction of a new family home. The owners have been working up the detailed design of the building but it has proven very expensive and full of uncertainties because of the bespoke nature of the project.	
2.	Neither the client nor the Council had any concerns with the previous scheme. It was approved unanimously by members at committee. It was simply the cost of building it which rendered it unviable.	
3.	They now have revised plans for the site. The new scheme is very similar to the approved building, although we consider that it offers a number of advantages: <ul style="list-style-type: none"> • It has been moved further away from the northern boundary and the "rearward" projections removed; • Two of the taller elements have been removed; and • The new building will be manufactured off site and assembled on site by a firm called Baufritz. This gives the building fantastic eco-credentials and can be assembled quickly (around two weeks) with the minimum of disruption to neighbours. 	

4.	The purpose of this meeting of the Construction Work Group is to explain to neighbours the new design and timetable for the project.	
5.	Baufritz	
6.	NB explained who Baufriz were. They are a family owned German company. Established in c1890. They build c80 houses per year in Germany. Have built c50 houses in the UK including some in London. Another company called Glattar, with whom they work with closely, does the groundworks and Baufriz builds from the slab upwards.	
7.	<p>The new scheme closely follows the old scheme, but has made some important changes which will benefit neighbours, principally:</p> <ul style="list-style-type: none"> • The building has been pulled away from the north western boundary and the “rearward” projections have been deleted (this also makes the construction process much easier); • Two of the three taller first floor elements have been deleted; and • The construction process is much simpler, quieter and quicker. 	
	Design	
8.	NB talked through the scheme drawings.	
9.	Has a lower ground floor element on the lower part of the site which was the North Bridge House School car park. There is no basement level. Excavation is therefore limited. This is the same as the approved scheme.	
10.	Upper ground floor runs along the north western boundary of the site, the same as the approved scheme. The difference is that the proposed building has been pulled away from the north western boundary and the “rearward” projections have been deleted. There is a new projection southwards, but this is pulled away from the south eastern boundary and is narrower and less tall than the existing building which is hard up against the boundary. The driveway incorporates a turntable so that vehicles can arrive and leave on forward gear, i.e. eliminating the need to reverse down the drive.	
11.	There is one first floor element, namely a small office. This is in the same location as in the approved scheme, but is slightly lower and is further away from the boundary. The other two first floor elements in the approved scheme which abutted the boundary with Greenhill have been deleted.	
12.	The roof incorporates green roofs and areas for solar panels and solar water heating. The area of green roof is substantially larger than in the approved scheme.	

13.	There are two garden areas, one at the upper ground floor level and one at the lower ground floors. There is an increase in green garden space compared to the existing house.																					
14.	As with the approved scheme all trees will be preserved. Because the building is being moved away from the north western boundary it will have less impact on trees in that location.																					
15.	The design concept is for a simple, modernist house with a rectilinear form. Will be white render but with timber cladding to the rear north western boundary in order to integrate it with the boundary planting.																					
16.	CP asked if there would be any windows on the rear north western elevation. NB said that there would be two blind bays (i.e. with no view outwards but light coming in from the sides and top). There will also be a window at the top of the stairs and a seat window, but these face the side of the Greenhill garages and are 5m from the boundary separated by a small garden space which contains the mature sycamore tree. There will also be a seat window opposite the Henderson Court boundary but, again, this will be 5m from the boundary separated by a small garden space. There were windows in a similar location on the approved scheme.																					
17.	<p>NB summarised differences between the existing, previously approved as current proposal:</p> <table><tr><td></td><td>Existing (m²)</td><td>Permitted (m²)</td><td>Proposed (m²)</td></tr><tr><td>Floor area (total GIA)</td><td>329.4</td><td>566.3</td><td>569.5</td></tr><tr><td>Footprint (GEA) - Dwelling inc. Garage but excl. ancillary structures</td><td>212.8</td><td>434</td><td>410.7</td></tr><tr><td>GEA at first floor level (including vaulted spaces in consented design)</td><td>149.3</td><td>95.2</td><td>42.7</td></tr><tr><td>Height (highest point over OD)</td><td>113.58</td><td>112.68</td><td>112.6</td></tr></table>		Existing (m ²)	Permitted (m ²)	Proposed (m ²)	Floor area (total GIA)	329.4	566.3	569.5	Footprint (GEA) - Dwelling inc. Garage but excl. ancillary structures	212.8	434	410.7	GEA at first floor level (including vaulted spaces in consented design)	149.3	95.2	42.7	Height (highest point over OD)	113.58	112.68	112.6	
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18.	The strategy for the boundaries is to renew and replace them. Each boundary was discussed in turn:																					
19.	Fitzjohn's School: replace the collapsed wall using reclaimed bricks. Replace the chain link fence to former North Bridge House car park with a new brick wall.																					

20.	St Anthony's School: existing timber closed panel fence to be replaced with a brick wall. Existing mesh fence on the St Anthony's side which goes from the ground to above the fence will be replaced for the part of the boundary which encloses the playground. Mesh will be 1m taller than existing in order to limit balls being kicked over.	
21.	SA asked what would happen with the section of collapsed wall which separated Fitzjohn's School and St Anthony's School. NB explained that this was outside his client's ownership and outside the application red line boundary but could no doubt be replaced at the same time, subject to agreement with his client.	SA/ FW/ NB
22.	Greenhill: boundary left untouched. Building has been moved away from the boundary, although still close enough that the foundations are likely to require a party wall agreement.	
23.	Henderson Court: replace wooden fence with a brick wall of similar height.	
24.	North Bridge House: same treatment as St Anthony's School, i.e. brick wall in front of which is a mesh fence on the North Bridge House side from the ground rising above the wall. AK said that this area of the School is off limits to the pupils (because it has poor visibility) and so the Headmaster may prefer a more aesthetically pleasing treatment. Have used larch on the swimming pool.	AK
	Construction process	
25.	SS explained that Baufritz is an exceptionally sustainable building model. For example, the off cuts of wood from the manufacture of the panels which make up the house are made into wood chips which are used within the walls for insulation.	
26.	The house is manufactured off site in a controlled environment and then assembled on site. This allows the house to achieve extremely high standards of energy sustainability and costs to be controlled, as well as enabling a very quick construction process. The process is extremely modern and high tech – completely different from post war pre-fabricated buildings.	
27.	Projekt Plus are a project management firm that specialises in managing the process of erecting pre-fabricated buildings. They want a process that runs smoothly for everyone: client, contractors and neighbours.	
28.	SS showed photos of a scheme Projekt Plus have completed with Baufritz in Muswell Hill. The site was much tighter than 92 Fitzjohn's Avenue but was still achieved with minimum disruption to neighbours.	
29.	For the demolition they "wrapped" the building with scaffolding and plastic sheeting to ensure safety and limit noise/dust etc. Demolition begins with hand strip	

	of the building (removing the glass and timber etc.) before pulling down the shell. Demolition takes 2-3 weeks. Rubble is sorted on site and removed in a safe manner.	
30.	The slab will be laid by a specialist ground works contractor called Glattar. This will take 2-3 weeks. Projekt Plus are currently liaising with the structural engineer to try to minimise the piling (it is expensive for the client and disruptive to neighbours). Unlikely to use sheet piling which is hammered into the ground. Instead use augur piling which is drilled into the ground, making it less noisy/disruptive and resulting in more stable/precise piles.	
31.	Want to try and have all utilities for the site put in at the same time as the ground works, but not always possible as utilities companies are difficult/slow.	
32.	The erection of the new house is likely to take 2-3 weeks. It will be made up of panels which are smaller than normal in order that they can be fitted on smaller trucks, this making it easier to get the panels into the site.	
33.	First fix is limited as the panels come with all necessary ducting etc. already built in. The exterior of the house will only need to be rendered and the timber cladding screwed into place. This process is therefore very quick and quiet.	
34.	In terms of access, this will be through Henderson Court. This is the same as for the previously approved scheme. Will apply to the Council for a temporary cross over in order to protect the pavement and pedestrians. There will also be a banksman guiding traffic.	
35.	LW felt the new scheme was exciting and interesting. An improvement on previously approved scheme. One comment: Henderson Court are currently having their roof redone and will soon begin the process of having 72 new kitchens and bathrooms fitted. This is likely to spread over the summer and into the autumn. Will need to co-ordinate the two developments. DT advised SS talk to her about this.	SS/ NS
36.	SS said that they are not anticipating much construction traffic using the shared drive with St Anthony's School. Larger vehicles will all use the temporary construction access. Some smaller vehicles may use the shared drive.	
37.	Parking for contractors will be in the upper garden of the site. Because the house is manufactured off site there is no need to store construction materials on site, this creating a space to park vehicles.	
38.	Contractors all come from Germany so they have to be carefully organised to come in succession. This means they are not all working at the same time, so the site should not be overwhelmed with vehicles.	

	Timetable	
39.	NS explained the construction timetable. The key element is the first stage, i.e. demolition (1 July for two weeks) and ground works (mid-July for 6-8 weeks), which are being timed to coincide with the School holidays so as to minimise disruption to the pupils' studies. However, keen to hear from the schools about term dates.	AK/ SA/ FS
40.	SA said that period 1-10 July was busy with various school events.	SS/ NS
41.	FW said that School did not break up until 22 July. Also got a couple of weddings being held at the School over the summer, but these will be at the weekend.	SS/ NS
42.	AK happy with the scheme but want to ensure that noisy period does not affect exams.	SS/ NS
43.	DT asked if another presentation could be made to residents at Henderson Court, similar to previously. Also advised that their party wall solicitor had recently been in touch.	SS/ NS
44.	<p>CP had three issues with the previous scheme:</p> <ol style="list-style-type: none"> 1. Dust and noise/ not worried about his for the new scheme. Evidently much better. 2. Greenhill were concerned that their garden space would be overshadowed by a 7m tall brick wall which also obscured views of London. NB explained that the two taller first floor elements had been removed, thus eliminating this problem. 3. Greenhill have aspirations to add a first floor to the garage block in their grounds which abuts the application site. Any window on the rear elevation would make this harder. NB explained that there would be two blind bays (i.e. with no view outward but light coming in from the sides and top). There will also be a window at the top of the stairs and a seat window, but these face the side of the Greenhill garages and are 5m from the boundary separated by a small garden space which contains the mature sycamore tree. 	SS/ NS

Appendix 7 – Henderson Court Group, Meeting Notes

92 Fitzjohn's Avenue, Hampstead

Construction Work Group meeting with Henderson Court on 12 March 2015

In attendance:

Henderson Court

Nduka Agada (NA)	Sheltered Services Manager
Roger Hellier (RH)	Manager, Henderson Court
Deana Taziny (DT)	Camden Council
Laurie White (LW)	Henderson Court

Applicant

Nick Blunt (NB)	The House Designers (designer)
Nazy Sargood (NS)	Projekt Plus (project manager)
Sascha Schneider (SS)	Projekt Plus (project manager)
Robert Shrimplin (RS)	ShrimplinBrown (planning consultant)
John Weston (JW)	Applicant

		Action
	Introduction	
1.	JW explained that he lived at 92 Fitzjohn's Avenue. He and his family have lived there for 10 years. Last year they gained planning permission for demolition of the existing house and the construction of a replacement family home. They agreed a licence with Henderson Court to allow construction access through their land last year. However, the approved replacement house proved very expensive and full of uncertainties because of the bespoke nature of the project.	
2.	They now have revised plans for the site. The new scheme is very similar to the approved building, but will be manufactured off site in Germany and then delivered to the site. Handed over to NB to explain the design of the scheme.	
3.	NB explained who Baufritz were. They are a family owned German company. Established in c1890. They build c80 houses per year in Germany. Have built c50 houses in the UK including some in London. Another company called Glattar, with whom they work with closely, does the groundworks and Baufritz builds from the slab upwards.	
4.	In terms of construction the groundworks will be very similar to the previously approved scheme. The above ground works, however, are very different as the house itself can be erected in around two weeks.	

5.	<p>In terms of design the new scheme closely follows the old scheme, but has made some important changes which will benefit neighbours, principally:</p> <ul style="list-style-type: none"> • The building has been pulled away from the north western boundary and the “rearward” projections have been deleted (this also makes the construction process much easier); • Two of the three taller first floor elements have been deleted; and • The construction process is much simpler, quieter and quicker. The new building will be manufactured off site and assembled on site. This gives the building fantastic eco-credentials and can be assembled quickly (around two weeks) with the minimum of disruption to neighbours. 	
6.	NB talked through the scheme drawings.	
7.	Has a lower ground floor element on the lower part of the site which was the North Bridge House School car park. There is no basement level. Excavation is therefore limited. This is the same as the approved scheme.	
8.	Upper ground floor runs along the north western boundary of the site, the same as the approved scheme. The difference is that the proposed building has been pulled away from the north western boundary and the “rearward” projections have been deleted. There is a new projection southwards, but this is pulled away from the south eastern boundary and is narrower and less tall than the existing building which is hard up against the boundary.	
9.	There is one first floor element, namely a small office. This is in the same location as in the approved scheme, but is slightly lower and is further away from the boundary. The other two first floor elements in the approved scheme which abutted the boundary with Greenhill have been deleted.	
10.	The roof incorporates green roofs and areas for solar panels and solar water heating.	
11.	Baufritz is an exceptionally sustainable building model. For example, the off cuts of wood from the manufacture of the panels which make up the house are made into wood chips which are used within the walls for insulation.	
12.	There are two garden areas, one at the upper ground floor level and one at the lower ground floors. There is an increase in green garden space compared to the existing house.	
13.	As with the approved scheme all trees will be preserved. Because the building is being moved away from the north western boundary it will have less impact on trees in that location.	

14.	The design concept is for a simple, modernist house with a rectilinear form. Will be white render but with timber cladding to the rear north western boundary in order to integrate it with the boundary planting.	
15.	The boundary with Henderson Court is currently a 1.8m wooden fence. This would be replaced by a brick wall of similar height.	
16.	NS introduced herself as the project manager. She will be the day to day manager for the project. This is a construction site and so no point pretending that there will be no noise or no heavy vehicles. However, her role is to manage the process to ensure as little impact as possible on residents.	
	Question and answer session	
17.	Q: will the foundations use hammer piling? A: at this stage not sure if it will be piled at all. If piles are used they will be augur piling which is drilled into the ground, making it less noisy/disruptive and resulting in more stable/precise piles.	
18.	Q: how long will it take to construct the house? A: demolition takes 2-3 weeks, laying of slab 2-3 weeks (total groundworks is four months), erecting the house takes 2-3 weeks, 6 months internal fitout.	
19.	Q: will any trees be removed? A: all large trees on and off site will be retained. Some smaller trees may need to be removed.	
20.	Q: what is the construction access? A: will be the same as is currently being used for the refurbishment of Henderson Court, i.e. from Fitzjohn's Avenue along the side of Henderson Court. This will be used for all large construction vehicles. Some smaller vehicles will use the existing driveway into the site.	
21.	Q: will there be noise screens in order to limit the impact of noise? A: we looked into this previously but the screens would block out light to Henderson Court. The key way in which noise will be limited is by the construction process which is much quieter than a traditional build as the house is manufactured off site and erected on site. There will also be less vehicle movements as a result.	
22.	Q: when do works expect to start? A: hoping to start work at the beginning of the summer. We appreciate that this is the time when local residents are most likely to have their windows open and be outside but we are conscious that the site is surrounded by three schools and we want to minimise disruption to the students by taking advantage of the time when the pupils are on holiday.	

23.	<p>Q: what will the hours of work be?</p> <p>A: normal working hours of 8.00am - 6.00pm Monday to Friday and 8.00am - 1.00pm on Saturdays (though currently not planned to work on Saturdays), with no deliveries on Sundays or Public Holidays.</p>	
24.	<p>Q: will the site be secured at night?</p> <p>A: yes. There will be a gate across the access into the site. The site will be enclosed by the existing boundaries and, where necessary, by temporary fencing. The contractor is as keen as the neighbours to ensure that the site is safe and secure.</p>	
25.	<p>Q: will any trees within Henderson Court that are lost be replanted?</p> <p>A: this will not form part of the planning application as it is not within the application site. However, the agreement with Henderson Court for the temporary construction access is likely to include making good the temporary access.</p>	
26.	<p>Q: how will demolition be undertaken?</p> <p>A; would like to encase the building in scaffolding and sheeting in order to limit its impact on the wider area. Lots of materials would be removed by hand, allowing materials to be sorted and recycled. The process of physically knocking down the building takes about one week.</p>	

ShrimplinBrown
19 March 2015