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Our ref: 06.462

ORNAN COURT, LONDON NW3 INITIAL CONSTRUCTION MANAGEMENT PLAN

1. The project comprises the design and construction of a new basement installed below the existing mansion block. The building is of heavy masonry construction with timber floors supported by large concrete and brick corbel foundations. The building was recently refurbished and a new storey completed at high level constructed around a steel frame with timber infill.
2. It is intended to construct the basement below the building which is raised up above an embankment to the North side of Ornan Court. Underpinning and internal steel framing has been specified to both the main building and the Party Wall.
3. Access to the foundations will be achieved by removal of part of the ground floor at the Eastern end of the site (near Haverstock Hill) and also through the front of the building by excavating part of the embankment area.
4. Local residents will be informed about the works before it commences on site. A 2 metre high hoarding will be constructed around the site and appropriate signage provided to inform the public that work is taking place of a heavy engineering nature. Security of the site will be maintained at all times to prevent intruders or vandalism taking place.
5. There will be a set of gates at the Eastern end of the site allowing access to both personnel and relevant construction plant.
6. Traffic control in Ornan Road will be maintained at all times. Access to the site by lorries, vans and heavy plant will be controlled by a trained operative with suitable traffic signage to ensure that traffic flow along Ornan Road is maintained at all times.
7. All site traffic including cars, vans, lorries, excavating plant and the like will enter Ornan Road via Haverstock Hill to the Eastern side of the site. Traffic would not be permitted to continue Westerly down Ornan Road beyond the confines of the site. It may be necessary to allow turning manoeuvres adjacent to the Western party wall of the site.
8. A Banksman (or Bankswoman) will be on duty at all times during the working day. This Operative will ensure that roads and footways are kept clear for passage of vehicles and pedestrians without hindrance. Suitable signage will be provided to ensure that the public are not inconvenienced or endangered by any operation in the road or on site. The roads and footways will be cleaned to ensure that mud and debris does not foul the carriageway.
9. Lorry and other traffic movement will be kept to a minimum. Each day the site Manager will programme the works in order to ensure that heavy traffic does not impede the progress of the public or exceed working hours. It is recognised that some flexibility might be necessary due to the traffic conditions locally and in the area generally but deliveries and removals of material from site will be programmed in such a way that there are no long queues of vehicles in the roads around the site.

10. Noise will be kept to a minimum at all times and generally in accordance with statutory requirements. Work will only continue within Local Authority approved working hours.
11. All structural work will continue in accordance with the approved structural drawings and details. Regular site visits will be made by suitably qualified personnel, Building Control Officer and the like to ensure that damage does not occur to the building or local environment.
12. Excavation of materials will be carried out the sequence indicated on Engineer's drawings and suitable support structures will be installed at intervals during the work. A Temporary Works Designer will be available to provide guidance and design as necessary.
13. Any changes to the design or unusual ground conditions, underground services and the like will be noted to the relevant professionals for their guidance and advice. Monitoring of the building will continue to ensure that damage does not occur unnecessarily.
14. All site Personnel will wear safety equipment including hi-viz jackets, helmets and the like. Operatives will be trained in safety procedures. Management of the site will be in accordance with standard procedures and to allow reporting to the relevant authorities if any issues occur during the contract.
15. The roads outside the site and the site generally will be kept clean and tidy and at the end of the contract all roads, fences, wall, pavements, street furniture and the like will be reinstated in its original condition. It is recommended that a schedule of their conditions be prepared prior to commencement on site.
16. A fully detailed CMP will be submitted by the Contractor prior to commencing work on site. The submitted S106 Undertaking requires that a more detailed Construction Management Plan be submitted to the Council for their agreement prior to commencement of development.
17. Temporary works are a matter for the contractor's designer. The temporary works designers will liaise closely with the permanent works designers when the contractor is appointed to ensure that the buildings and environs are suitably protected.