



CD&B BASEMENTS

CONSTRUCTION MANAGEMENT PLAN

Flat 1, 31 Heath Drive, London NW3 7SB

client:
date:
prepared by:

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This document to be read in conjunction with the following:

Appendices

- A. MMP Design drawings 4467 -01, 02, 03**
- B. MS – propping diagram**
- C. 1193-110-SITE SET UP PLAN**
- D. Heath Drive (31) NVDMP**
- E. Heath Drive (31) CTMP**
- F. Heath Drive (31) CMS**

1.Introduction

The property is a substantial, brick built, timber and steel framed, slate roofed semi detached house of multiple occupation.
It is in good order and enjoys listed status as a building of Historic Importance.
The proposed works involve remodeling and refurbishment along with the extending downwards of the existing basement and the formation of new subterranean rooms with attendant waterproofing and drainage works.
It is proposed that the upper floors remain in occupation during the works.

2.Construction Methodology

The proposed works involve the installation of new steel members, minor demolitions and underpinning works.
Details of the proposed can be found in Appendix A (MMP Design Drawings) and Appendix F (Contractors Method Statement).
During the course of the works a strict monitoring regime will be in operation to ensure early warning of any non-seasonal movement.
The proposed works will also generate significant spoil arisings both from the demolitions and the bulk excavations and only licensed waste removal operators will be employed to dispose of the waste.

3.Noise, Dust and Vibration

A Noise, Dust and Vibration Management Plan has been prepared and is shown in Appendix D, Heath Drive (31) NVDMP
Wherever possible the breaking out of concrete will be carried out by hydraulic bursting, steel works will be fabricated off site and any onsite cutting of steel will be carried out using manual or pneumatic shears.
The site set up will be designed to minimise the disruption caused by dust and the working areas will be enclosed, please refer to Appendix C, 1193-110-SITE SET UP PLAN for further details.

4. Traffic Management

The property is sited on Heath Drive in a residential area with two-way traffic.
The Heath Drive frontage is set back from the pedestrian walkway and residents parking bays are available outside the property, both hoarding and bay suspensions will be necessary and the works will be contained within the property.
In order to minimise potential traffic congestion outside of the property when there are deliveries to site of materials and when the waste management company removes the spoil, a Construction Traffic Management Plan has been prepared and is presented in Appendix E, Heath Drive (31) CTMP

5. Protection of Listed Building

The historic importance of the Grade II listed building is recognised and care will be taken to protect all external features, the careful execution of the Construction Method Statement and the continued monitoring of the property during the works will minimise any risk associated with the proposed works. The site set up is shown in Appendix C, 1193-110-SITE SET UP PLAN and the procedures for monitoring and the safe carrying out of the works are described within Appendix F, Heath Drive (31) CMS.

6. Protection of Off Site Features

Care will be taken to protect the built environment in the immediate vicinity and the works will be fully screened and protected from the adjoining pedestrian walkway and neighbouring buildings, road plates will be employed below the static container as shown in Appendix C, 1193-110-SITE SET UP and a daily routine of sweeping and jet washing of the roadway and pavement will be implemented throughout the works.

7. Protection of Biodiversity and Trees

The methods described above will minimise any damage to overlaying of construction dust onto the soft planting and nearby trees. The tree directly outside the property will be protected by the erection of a 2.4 metre high marine ply hoarding around the trunk, further details can be found in Appendix C, 1193-110-SITE SET UP and Appendix F, Heath Drive (31) CMS.

9. Preservation of Amenity and the Protection of Sensitive Users

Site Operatives and Managers will be under a standing instruction to minimise the level of risk of adverse noise, dust and vibration effects that may be caused by construction activities associated with the basement extension works, to ensure that potential effects are appropriately controlled so that the project is delivered with minimal impact to the amenity of the local community the documents presented in Appendix C, 1193-110-SITE SET UP, Appendix E, Heath Drive (31) CTMP, Appendix D, Heath Drive (31) NVDMP and Appendix F Heath Drive (31) CMS all detail the measures to be taken to preserve the amenity of the neighbourhood, a daily regime of street cleaning, trained banksmen on duty and adherence to the Code of Considerate Construction will alleviate the potential for disruption during the planned works.

Appendices

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