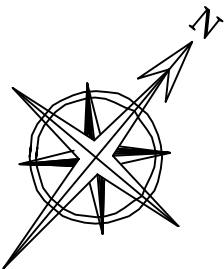


**Construction Traffic Management Plan relating to proposed basement and associated works at:
No. 34 Queens Grove, London, NW8 6HN**

- 1.01 All vehicles (demolition/excavation and construction vehicles) can approach the site in a north east direction along Queens Grove from Finchley Road (A41). Vehicles will continue in a north easterly direction to the subject property. Exit from site will continue along Queens Grove to its junction with Avenue Road and turning left proceeding in a northerly direction joining back onto A41.
- 1.02 The proposed working hours within which vehicles will arrive and depart are 8.00 a.m. – 6.00 p.m. Monday to Friday and 8.00 a.m. – 1.00 p.m. on Saturday's.
- 1.03 2nos vehicle types are to be used during the proposed construction work –skip lorry (2600 wide x 7800 Length approx) and 3 ton tipper (Ford -1974 wide x 5200 Length approx). We anticipate an average of 3 deliveries per day/15 per week throughout the construction period.
- 1.04 The vehicle sizes proposed for the execution of the project have been selected to ensure safe navigation within the specified road network. The subject property is serviced by Local Authority waste and refuse collection whose vehicles are able to access the property without difficulty.
- 1.05 There are no other works required to facilitate the construction.
- 1.06 There is no contractors parking available at the site and public transport will be used for movement of staff to and from the property. St John Wood Tube Station is located in close proximity to the site.
- 1.07 Unloading of vehicles will take place adjacent the hoarding enclosure which is situated within the boundary of the property. Similar comments will apply to delivery of any hired plant etc.
- 1.08 There is no proposal for any overhanging of the Public Highway either by scaffolding, crane or other construction related process.
- 1.09 The Hoarding enclosure will be within the site boundary and will facilitate the requirement for a metal skip, and materials storage.
- 1.10 All deliveries via vehicle to the site will be subject to the requirements of the Road Traffic Act and will provide due care and attention to the Health and Safety of members of the public.
- 1.11 A qualified banksman will be on site for the duration of the project and will manage any vehicle delivery related issues in so far as they might impact upon vehicular traffic or members of the public on foot. This would include manoeuvring to and from the subject property.
- 1.12 It is anticipated that an average of 3 deliveries per day to site will be required and, as such, there is no measurable impact upon the volume of traffic moving within Queens Grove.

- 1.13 Measures will be taken to reduce the number of vehicle movements to site using recycling of existing material wherever possible and hydraulic compaction of bulky waste materials which may arise.
- 1.14 It is not anticipated that any significant amount of debris or dust will arise from the works which might spread upon the Public Highway notwithstanding this it will be the responsibility of the Project Manager to ensure that the highway is swept on a daily basis and that the wheels of all vehicles are checked and cleaned prior to departing the subject property.
- 1.15 The excavation of the proposed basement and the removal of excavated material is a relatively clean process and it is not anticipated that this will give rise to any debris collecting in any public area.
- 1.16 This is a modest construction project which has no measurable impact upon local businesses or any other associations, tenants or residents other than those who immediately occupy the site.
- 1.17 The occupiers of 35 Queens Grove who are immediately adjacent to the site have been sent copies of this document with a request for a response. At the time of publication, no response to the contents of this document have been received. The CTMP will be flexible to address any comments that arise.
- 1.18 The construction proposed will not give rise to any measurable impact upon adjoining owners, resident or business operators other than the movement of an average of 3no vehicles per day and, in these circumstances, it is not proposed to establish a Construction Working Group.
- 1.19 The Project Manager will be appointed as Community Liaison for the Client as so far as any construction related issues might arise.
- 1.20 The Project Manager's name, address, e-mail and mobile telephone contact details will be printed and clearly displayed at the boundary of the property in line with the Considerate Contractor's Scheme recommendations – alternatively please contact Cranbrook Basements on 0208 551 5555.
- 1.21 The contractor will be a member of the Considerate Contractor's Scheme and will follow the general guidance set out within the Code of Conduct for that organisation.
- 1.22 The contractor will be required to follow the guidance set out in the document published by Camden Council entitled "Guide for Contractors Working in Camden" sometimes referred to as "Camden's Considerate Contractors Manual.
- 1.23 In view of the extremely limited nature of works on site, and an average of 3 vehicle movements per day, it is not anticipated that this construction project will add in any measurable way to the cumulative effects of local construction. There are no major construction projects within 500m of the subject property.
- 1.24 There is no other relevant information in connection with traffic and transport which might apply to this project.

- 1.25 The agreed contents of this 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.



KEY:



SUSPENDED PARKING



2.4m HIGH HOARDING
WITH WARNING LIGHTS



EXTENT OF PROPOSED SKIP



EXTENT OF STORAGE/
WELFARE/ EQUIPMENT



ACCESS ROUTE FOR
VEHICLES TO SITE



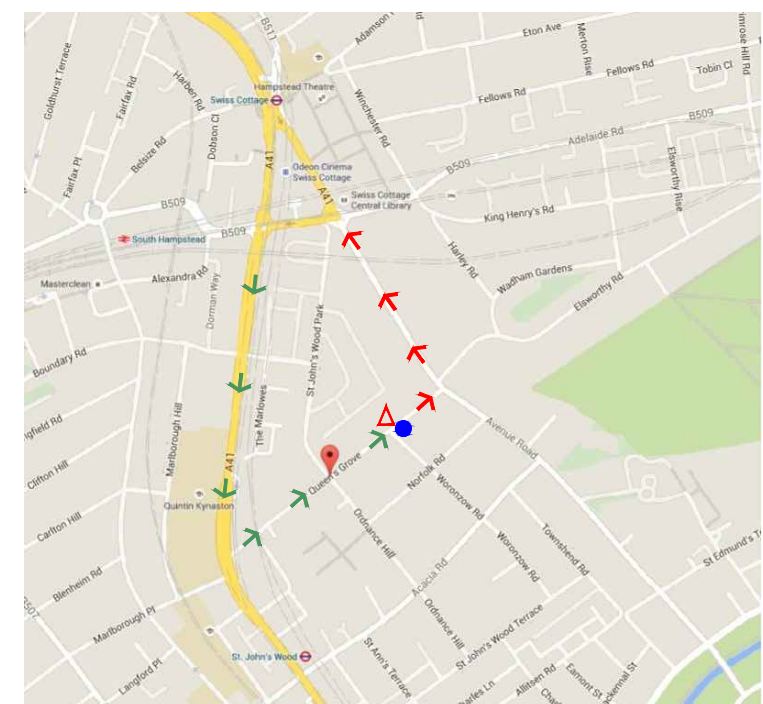
EXIT ROUTE FOR
VEHICLES FROM SITE



GRAB LORRY



BANKSMAN TO OVERSEE
LOADING /UNLOADING



● Subject property

→ Access to site

→ Exit from site

▲ Banksman

Routing Layout (Not to scale)

No.	Date	Amendment	Initials
-----	------	-----------	----------

Client : Ms Lesley Clarke

Project : 34 Queen's Grove
London
NW8 6HN

Drawing : Proposed TMP

Scale : 1:500

Status : PRELIMINARY

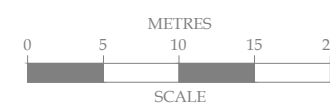
Rev : -

Date : 29 June 15

Dwg No : 2238-252

**Cranbrook
Basements**

Cranbrook Basements
26-28 Hammersmith Grove,
Hammersmith,
London, W7 7BA
T +44 (0)208 551 5555
F +44 (0)208 551 1580
admin@cranbrook.co.uk
www.cranbrook.co.uk



© THIS DRAWING IS THE COPYRIGHT OF CRANBROOK BASEMENTS. It shall not be in any way used or reproduced without their prior written consent. All dimensions are to be checked on site or in the workshop prior to commencing any work. Work only to figured dimensions. Any discrepancies are to be reported to the Architect.