

T E C H N I K E R

Gloucester Lodge

Construction Management Plan (CMP)




Planning Application A

Ref: 15060/02/01

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Document verification

Project name	Gloucester Lodge
Document title	Construction Management Plan – Application A
Project number	15060
Ref	02

Revision	Date	Description	
01	28 October 2015	Issued for Planning	
	Prepared by	Checked by	Approved by
Name	FG	MW	MW
Signature			

Revision	Date	Description	
02			
	Prepared by	Checked by	Approved by
Name			
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Revision	Date	Description	
03			
	Prepared by	Checked by	Approved by
Name			
Signature			

Revision	Date	Description	
04			
	Prepared by	Checked by	Approved by
Name			
Signature			

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General description

The project involves structural alterations as part of the refurbishment of the existing development. The proposal includes remodelling of the ground floor plate to suit level access to the garden terracing; the extension of the main residence into the rear garden along the southern garden wall; incorporation of a ground floor level access terracing over the existing garden and lowering of the rear garden to suit headrooms; demolition and rebuild of the mews houses.

Programme

A build programme of approximately 12 months is envisaged. During the 5 weeks of ground works about 550 tonnes of fill will be removed from the site. This represents 44 movements of a 12.5 tonne truck - say 4 per day over 2.5 weeks. Reinforced concrete wall and slabs will form parts of the new structure and about 450 tonnes of materials will be required for this part of the construction resulting in 18 deliveries additional to the general works.

Traffic management

It is envisaged that access to the site will be from the mews to the rear of the development following all existing traffic management provisions for the area. Heavy vehicles can access Gloucester Gate Mews via Albany Street. Albany Street A4201 is accessible from Euston Road / Marylebone Road A501, which leads to the A40. To the north it reaches Camden High Street A400. No additions or amendments to existing arrangements are expected to be required. Refer to sketch 15060/SK001_02 in Appendix A.

The proposed method of construction does adversely affect pedestrian and cyclist movements. Movement of delivery vehicles will be supervised by road marshals.

All delivery vehicles parked within the loading area will be clearly marked by cones for the safety of cyclists.

Parking

Car parking to the site will be on the forecourt, accessible via Regent's Park Outer Circle. Restricted car parking is available on Albany Street to the rear of the site as indicated on sketch 15060/SK002_02 in Appendix A.

Loading/unloading

Unloading and loading will be within the hoarding to the rear of the development on Gloucester Gate Mews. As the works will be limited to the area within the site boundary, passers-by will not be affected. Excavated materials will be carried by conveyor directly to the removal vehicles. It is envisaged that 12.5T trucks will be used to transport construction material to and from the site. The vehicles will access the mews via Albany Street. These measures are reflected on sketch 15060/SK002_02 in Appendix A.

Site compound

The site compound will be installed in the forecourt to the front of the development. The forecourt and all other original features will be protected during the works. Refer to sketch 15060/SK002_02 in Appendix A.

Hoardings

The site will be fully enclosed with solid screens. The extent of hoarding is shown on sketch 15060/SK001_02 in Appendix A.

Control of dust and dirt

Wheel wash facilities will not be required. All demolition waste and site arisings will be damped down and covered in the removal vehicles.

Waste disposal

A waste management plan will be prepared. Wherever possible, existing materials to be re-used will be stored on-site.

Control of noise from construction

Noise levels will be limited to the London Borough of Camden guidelines which require that no noisy work be carried out outside:

Monday to Friday 8:00 – 18:00

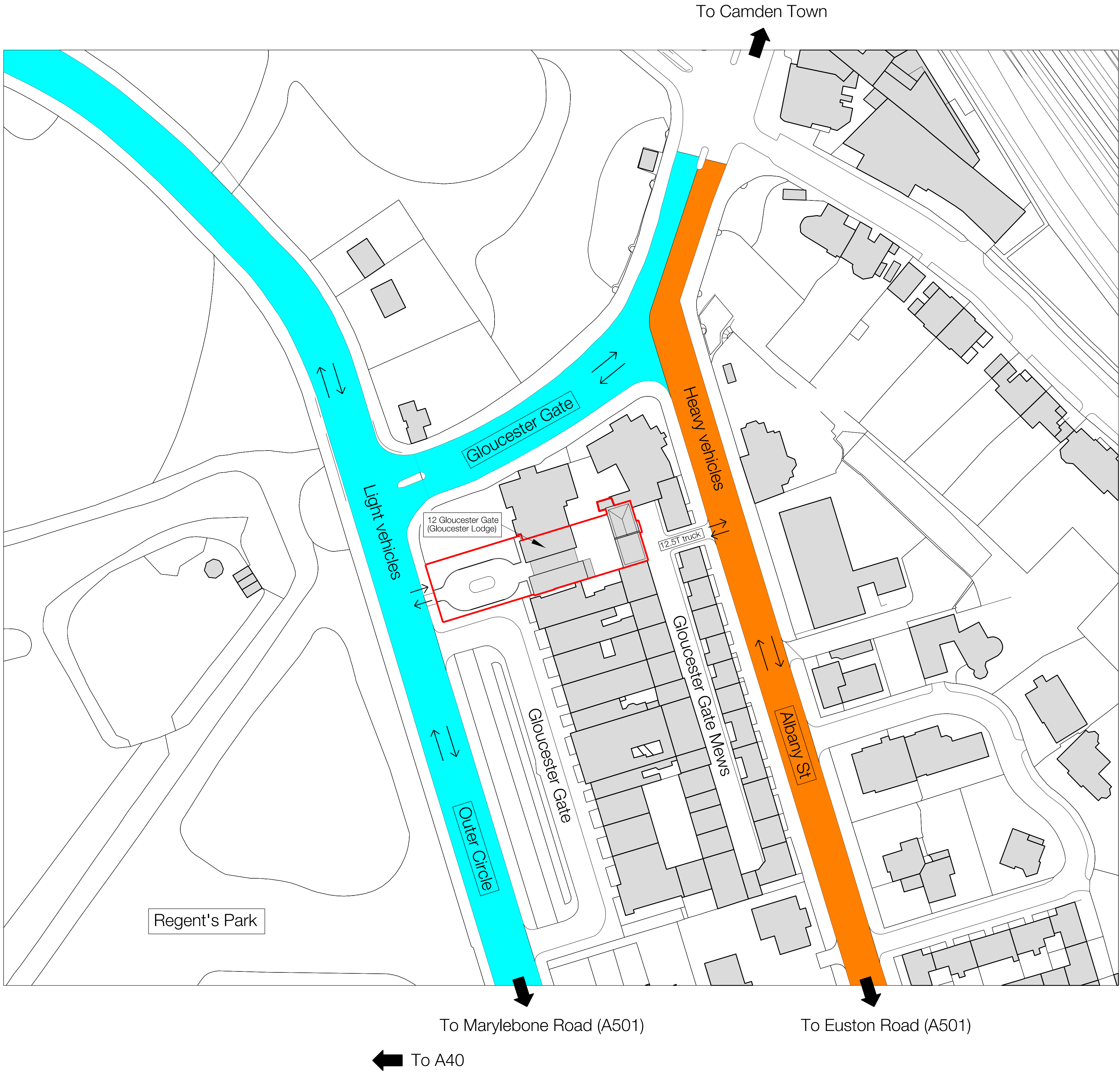
Saturday 8:00 – 13:00

Sunday and bank holidays

Appendix A

15060-SK001_02 Traffic Management Plan

15060-SK002_02 Construction Plan



REV	COMMENTS	DATE	ENG	APP	NOTES	TECHNIKER			PROJECT
01	Issued for Information.	28/10/15	FG		1. This drawing is to be read in conjunction with all relevant architects and engineers drawings and specifications. 2. Do not scale this drawing.	Techniker Ltd Consulting Structural Engineers 13-19 Vine Hill London EC1R 5DW T: 020 7360 4300 E: info@techniker.co.uk W: www.techniker.co.uk			Gloucester Lodge, Regent's Park
									SUBJECT
									Site Traffic Management
						SCALE @ A3	BY	DATE	
						NTS	WS	28/10/15	
						DRG. No.	REV		
						15060-SK001	01		



CP - Car parking
RCP - Restricted car parking

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									SUBJECT
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						DRG. No.	REV		
						15060-SK002	01		