

T E C H N I K E R

**Gloucester Lodge**

Construction Management Plan (CMP)

Planning Application B




Ref: 15060/03/01

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# Document verification

Project name	Gloucester Lodge
Document title	Construction Management Plan – Application B
Project number	15060
Ref	03

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			
Signature			

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

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

### **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; the extension of the existing lower ground floor to the main residence to form a new lightwell to the forecourt; the extension of the south west corner of the lower ground floor to form additional habitable space; 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 and the formation of a new basement to the mews.

### **Programme**

A build programme of approximately 18 months is envisaged with a 12 week basement construction period. During the 8 weeks of ground works about 2100 tonnes of fill will be removed from the site. This represents 84 movements of a 12.5 tonne truck - say 4 per day over 5 weeks. Reinforced concrete walls and slabs will form the new structure and about 800 tonnes of materials will be required for this part of the construction resulting in 32 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

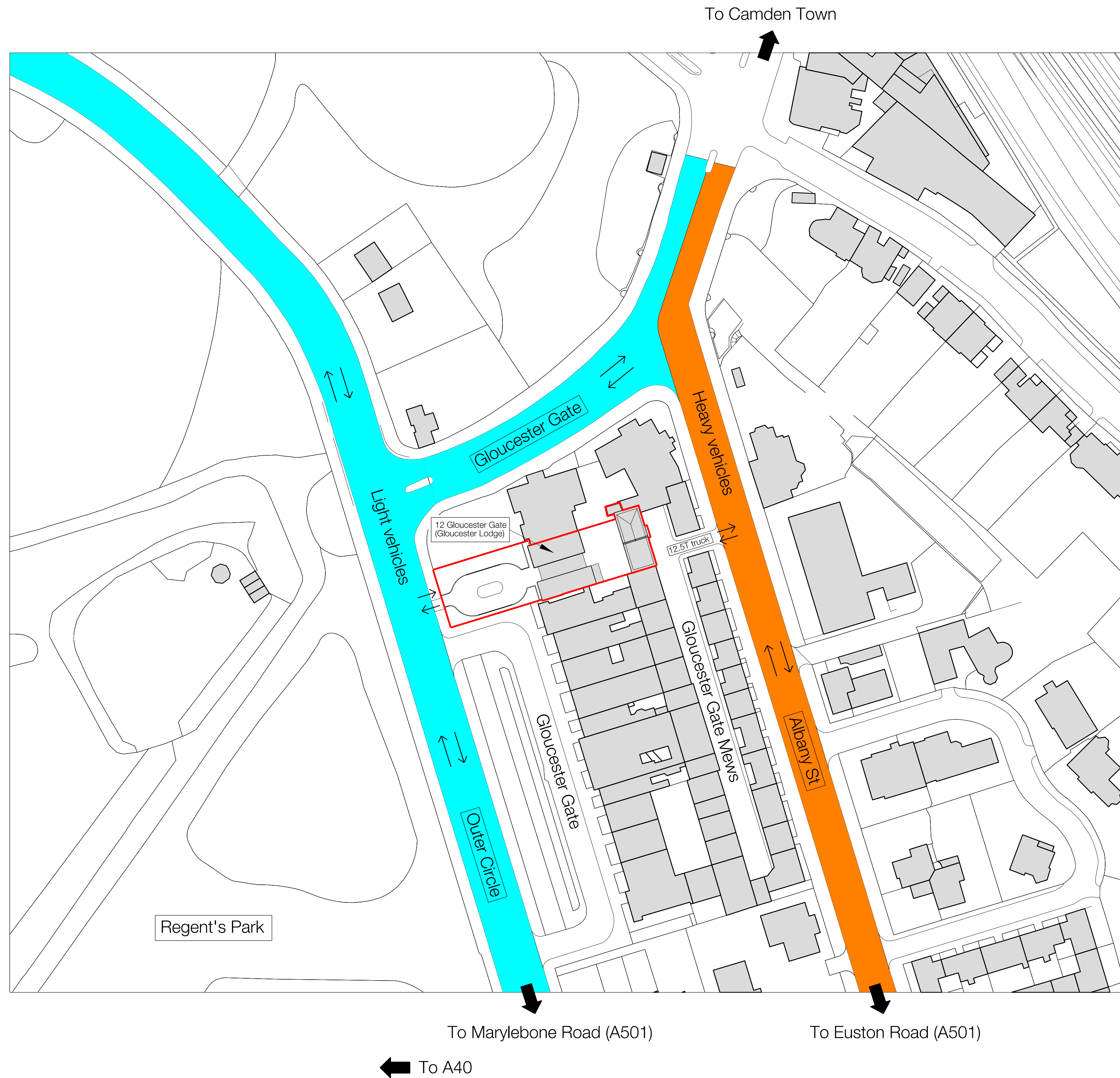
Saturday 8:00 – 13:00

Sunday and bank holidays

## Appendix A

15060-SK001\_02 Traffic Management Plan

15060-SK002\_02 Construction Plan



REV	COMMENTS	DATE	ENG	APP	NOTES
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.

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PROJECT <b>Gloucester Lodge, Regent's Park</b>		
SUBJECT <b>Site Traffic Management</b>		
SCALE @ A3 <b>NTS</b>	BY <b>WS</b>	DATE <b>28/10/15</b>
DRG. No. <b>15060-SK001</b>	REV <b>01</b>	



CP - Car parking  
RCP - Restricted car parking

REV	COMMENTS	DATE	ENG	APP	NOTES	<b>TECHNIKER</b>  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	PROJECT <b>Gloucester Lodge, Regent's Park</b>	
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		SCALE @ A3 <b>NTS</b>		BY <b>WS</b>	DATE <b>28/10/15</b>			
		DRG. No. <b>15060-SK002</b>		REV <b>01</b>				