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## CONSTRUCTION MANAGEMENT PLAN

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Flat 3,  
70 Greencroft Gardens  
London  
Camden  
United Kingdom  
NW6 3JQ

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## 1. Introduction

This document aims at highlighting the potential impact of the construction, delivery of construction materials and access of vehicles on site, or the proximity of the site, in connection with the proposed works for the excavation of a basement in association with a proposed lightwell at the rear of the basement and a rear extension at ground floor level at 70 Greencroft Gardens.

This Construction Management Plan covers how construction matters will be dealt with, how materials will be delivered to site and how materials will be store on site and how waste construction materials will be removed from site and disposed of.

This document will cover the routing of construction site traffic to and from the site, arrangement of access to the site, type and frequency of vehicles expected, licences required and required suspensions.

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## 2. Proposal and Site Description

The site is located in the London Borough of Camden at no. 70 Greencroft Gardens and can be accessed via Priory Road, a one way road to the West of the site. Greencroft Gardens is also a one way road leading towards Finchley Road, A41, to the East.

- 2.1 70 Greencroft Gardens is a large mansion block, semidetached, with a side passage between no. 70 and no. 72 which serves as garden access. The building is set back from the pavement and has a full width garden at the front and a garden at the back shared between the two rear garden flats. The site extends for approximately 560 sqm. or 0.056 Ha.
- 2.2 The proposal only relates to Flat 3, a rear ground floor one bedroom flat arranged on two levels that benefits of a large portion on the large original garden. Flat 3 is one of six flats of the three storey semi-detached Victorian building.
- 2.3 The proposal is for the excavation of a basement in association with a proposed lightwell at the rear of the basement and a rear extension at ground floor level. The proposal affects solely the rear of the mansion block.
- 2.4 We envisage that Flat 3 will be vacant for the duration of the works and that the other flats (Flat 1, Flat 2, Flat 4, Flat 5, Flat 6) will remain occupied for the duration of the works. The owners and residents of Flat 3 have entered into a letting contract with the owners of Flat 2. Flat 2 is also a garden and adjoins Flat 3.
- 2.5 Access to the site will be required for the duration of the works.
- 2.6 Hoarding and resident permit holders bay suspension will be necessary for the site set up.
- 2.7 We estimate that a 8 yard skip, 12ft Length x 6ft Width x 4.5ft Height) with a capacity of about 75 – 85 black bags, and compressor will be located in a suspended parking bay outside 70 Greencroft Gardens. An 8 yard skip is an enclosed skip suitable for most building projects and ideal for very large garden landscaping projects as well as full property clearance projects for large houses. 8 yard skips can be supplied with a cover or door if necessary. The skip will have a ply wood hoarding around it. The excavated waste will be stored partly in the garden of Flat 3 and in the Garden of Flat 2 and transferred to the skip via manually operated wheelbarrow.
- 2.8 Kerb deliveries of construction materials will be made to the front of the property and transferred via the side passage to the rear gardens; as the excavation of the basement is not under the footprint of the building, materials can be stored within Flat 3.
- 2.9 Welfare facilities will be arranged in the garden of flat 3 and contained within the boundary of the rear gardens.
- 2.10 The overall construction works are expected to take 25 with excavation, ground works and structural works expected to take 12 weeks with licences and resident permit holders parking bay suspension in place for the duration of the 12 weeks. On completion of the excavation, ground works and structural works, licences and resident permit holders parking bay suspension will be limited to less then twice a week.

2.11 All temporary support works for the project, including open excavations and structural support works, will be designed by an appointed engineer.

### 3. Site Location and Photographs

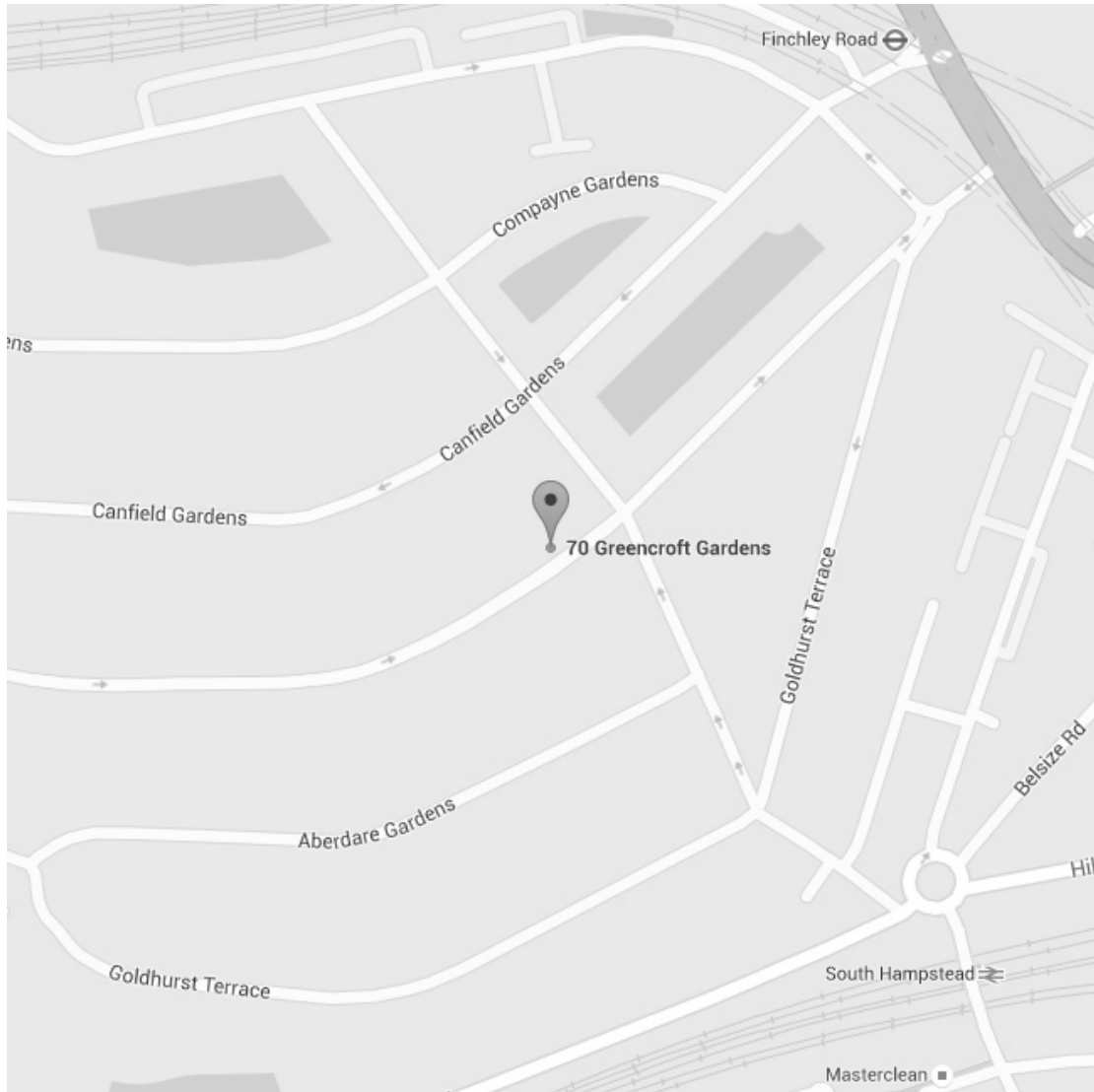


image 1.0 \_ Location map



image 2.0 \_ Aerial view of the site



image 3.0 \_ Rear façade of Flat 3



image 4.0 \_ Rear garden of Flat 3





image 6.0 \_ View of Greencroft Gardens towards Fairhazel Gardens and Finchley Road



image 7.0 \_ View of 70 Greencroft Gardens and side access to garden



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## 4. Liaising with Highways and the Community

This section illustrates the strategy to be put in place in order to inform the local community of the site activities and how to liaise with the Highways Department of the London Borough of Camden.

- 4.1 The nominated Contractor will meet members of the Local Authority on site to agree the site set up for the proposed works at Flat3, 70 Greencroft Gardens.
- 4.2 The nominated Contractor will endeavour to communicate directly with the residents particularly with regard to providing them with the following information:
  - project duration
  - working hours
  - contact details of Project Managing and Site Managing staff and health and safety officers
  - complaints procedures
- 4.3 Working hours on site are between 8.00 am and 6.00pm, Monday to Friday and 8.00 am and 1.00 pm on Saturdays in accordance with the London Borough of Camden Environmental Noise Policy. No noisy works will be carried out on Sundays and Bank Holidays and basement excavation works will be restricted to the working hours Monday to Friday between 8.00 am and 6.00pm. The appointed construction company will do everything reasonably possible (using best practical means) to ensure noise from works within these hours is also kept to a minimum by using well-maintained and silenced plant and equipment including compressors, generators and power tools.
- 4.4 Site hoarding will display relevant contact details
- 4.5 The public right of way will be maintained free at all times and will be washed down and cleaned and inspected for hazards on a daily basis.
- 4.6 Site operatives will be encouraged to use public transport to get to and from the site. Site operatives and visitors driving to the site will park in pay and display bays in the vicinity of the site.
- 4.7 No vehicles are expected to be driving in and out of the working area. There is no requirement for wheel washing facilities.
- 4.8 The working area is situated at the rear of the property and no constructions works are expected at the front. The working area is contained within the boundary of the property. Standard procedure for dust and dirt control will be in place.
- 4.9 Closer to the time of the site start it will be the responsibility of the appointed construction company to contact relevant Utility companies to ascertain if forthcoming works are expected to be undertaken in the area.
- 4.10 Traffic routing will be carefully considered to keep disruption to residents to the minimum. Preferred vehicle routing will be agreed with the Local Authority prior to the site start.

- 4.11 A traffic management plan will be agreed with the Local Authority prior to the site start and regularly checked, updated and adapted if the site requirements will change or it will be deemed no longer suitable.
- 4.12 A copy of the Construction Management Plan will be held on site. Sub-Contractors and suppliers will be provided with a copy of the Construction Management Plan to ensure that they comply with the requirements set out in the document.

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## 5. Construction Methodology

Deliveries to the site may create potential for traffic congestion and this section will cover the strategy that will be taken to minimize such events and to ensure that local amenities are maintained for the duration of the Contract Programme.

- 5.1 Delivery drivers will park their vehicles in the vicinity of the entrance to the side passage and the skip area to the front of no. 70 Greencroft Gardens before offloading materials.
- 5.2 Materials arriving to the site will be promptly transferred via the side passage and into the gardens at the rear of the property of no. 70 Greencroft Gardens.
- 5.3 Delivery arriving by large vehicle or collection using large vehicles will be between 9.30 am and 3.00pm.
- 5.4 When materials are being unloaded to the site the appointed Contractor we will have dedicated personnel to directing any traffic to minimize congestion. Emergency vehicles will be given priorities at all times.
- 5.5 At the times of writing this documents refuse collection along Greencroft Gardens is Tuesdays. The appointed Contractor will take all necessary steps to prevent congestion when calling off deliveries on Tuesdays. If the day for the refuse collection along Greencroft Gardens will change this Construction Management Plan will be promptly updated.
- 5.6 All required Construction materials are to be contained within the site and at the rear of no. 70 Greencroft Gardens. The appointed Contractor will ensure that only materials that are required are ordered. Materials will be transferred into the site as soon as practically possible. Site foremen will be instructed to keep order of materials to the minimum to avoid congestion and ensure that the public right of way is maintained free as much as possible at all times.
- 5.7 The project design has sought to minimize the generation of excavated material by keeping to a minimum the size of the lightwell and building demolitions. The nominated Contractor will ensure that the removal of any excavated and surplus materials is handled by licensed Contractors. Licensed Contractors will be requested on site 24 hours prior to their being needed.
- 5.8 The nominated undertaker and any contractors will re-use as much of the excavated material as practicable within the project area or near to the sites where it will be generated.
- 5.9 The nominated Contractor will ensure that concrete mixer vehicles and pumping machineries be arranged 24 hours prior to pouring and concrete will be delivered via the side passage. Late deliveries of concrete will not be accepted.
- 5.10 Delivery drivers will notify the site manager and site personnel at least 30 minutes before arriving to the site.
- 5.11 When materials are to be delivered to the site, site manager and site personnel will assist and facilitate the unloading of the materials and temporary traffic management will be supplied by suitably qualified site staff. The Site Manager and Site Personnel will use suitable

signage and cones as required to ensure that pedestrians and passing traffic are warned and made aware of site operations.

5.12 The maximum number of vehicles arriving to the site in any one day is expected to be a maximum of three vehicles on the busiest days. Vehicle may consist of a concrete mixer vehicle, a delivery vehicle and a grab lorry. We expect that concrete mixer vehicles will need approx. 45 minutes to unload, delivery vehicles will need approx. 20 minutes and grab lorries will need approx. 25 minutes. Site Manager and Site Personnel will be placed at street junctions as required to minimize traffic congestion and alert vehicles. Site Manager and Site Personnel will assist any vehicle leaving the site after the unloading operations have been completed. Heavy goods vehicles will not be allowed three point turns.

5.13 Heavy goods vehicles and large vehicles will be directed towards Finchley Road and will be discouraged from using alternative routes.

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## 6. Waste Management

- 6.1 Building debris and surplus material will be dealt with by an approved Specialist Waste Management Contractor, appointed by the nominated Contractor. The nominated Contractor will ensure that a copy of their Waste Management Procedure is submitted to the Local Authority for their comment and approval.
- 6.2 A 8 yard skip will be located will be located in a suspended parking bay outside 70 Greencroft Gardens. Excavated material will transferred to the skip via manually operated wheelbarrow.
- 6.3 The nominated Contractor will provide adequate protection where any part of the access extends over the public right of way.
- 6.4 Skip and hoarding will have appropriate night lights and safety notices.
- 6.5 The skip will be unloaded by grab lorry when full. The grab lorry will be positioned alongside the skip prior to grabbing the surplus material. Site Manager and Site Personnel will assist with traffic control along Greencroft Gardens and the nearby streets as required.
- 6.6 To avoid more than one vehicle being present at the site at any one time, Site Manager and Site Personnel will notify other vehicles arriving at the site of the approximate time that previous operations will require to complete.
- 6.7 Residents, pedestrians or visitors requiring access or leaving the building will be given priority over site operations and the Site Manager and Site Personnel will be in assistance.
- 6.8 The nominated Specialist Waste Management Contractor will be instructed to give priority to emergency vehicles at all times. Vehicles employed by the Specialist Waste Management Contractor will be moved immediately to ensure that emergency vehicles can get past.
- 6.9 Once the vehicles employed by the Specialist Waste Management Contractor have left the area, the Site Manager and Site Personnel will clear the public right of way and the road to ensure that they are free from dirt and debris. Any affected surface will be washed down if required, to ensure that cleanliness and appearance are maintained at all times.



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## 7. Additional Information

### 7.1 Site Plan

### 7.2 Site traffic, frequency, vehicles type and dimensions

### 7.3 Licenses and Suspensions

### 7.4 Routes and directions

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### 7.1 Site Plan



image 8.0 \_ Site Plan N.T.S.

## 7.2 Site traffic, frequency, vehicles type and dimensions

For a domestic contract such as the extension of Flat 3, 70n Greencroft Gardens, we expect the site traffic to be relatively low.

As stated under item 5.3, section 5.0 Construction Methodology, delivery arriving by large vehicle or collection using large vehicles will be between 9.30 am and 3.00pm.

We envisage that the likely movement vehicle on site will be as follows:

- Concrete Mixer Vehicle, 1 vehicle/day Type: 6 cubic metres Minimix Concrete Truck

Overall width 2542mm / 3101mm  
 Overall length 8235mm  
 Overall height 4200mm  
 1st chute pivot to end of 2nd chute 2440mm  
 1st chute pivot to end of 3rd chute 1830mm



- Grab Truck, 1 vehicle/day

Type: 16 tonnes Grab Truck

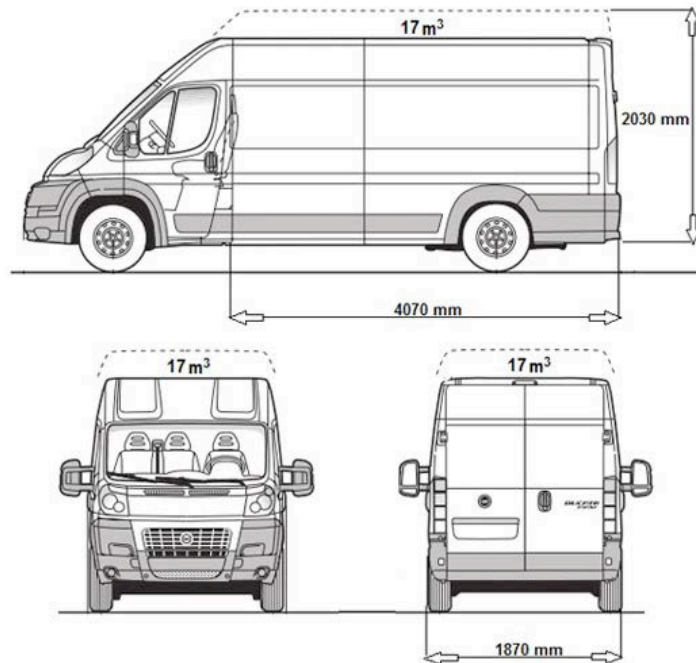
Overall width 2600mm  
 Overall length 9100mm  
 Overall height 3700mm



➤ Delivery Van, 1 vehicle/day

Type: 3,5 t Truck (volume 17 m<sup>3</sup>)

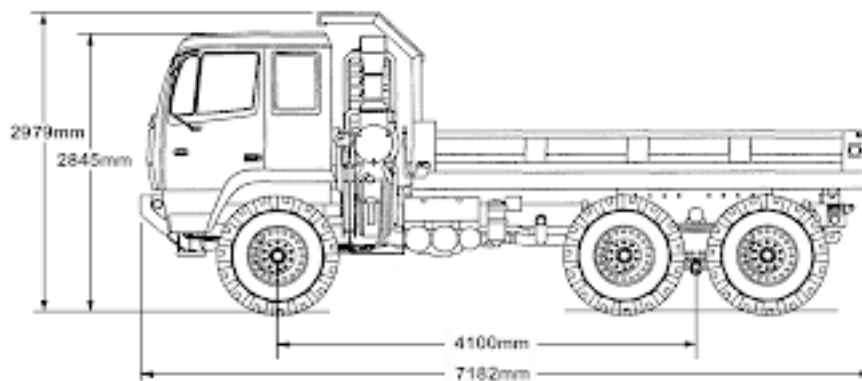
Overall width 1562mm  
Overall length 5500 / 6000 mm  
Overall height 2030 mm



➤ Delivery truck, 1 vehicle/day

Type: 5 t Truck

Overall width 2600mm  
Overall length 7182 mm  
Overall height 2979 mm



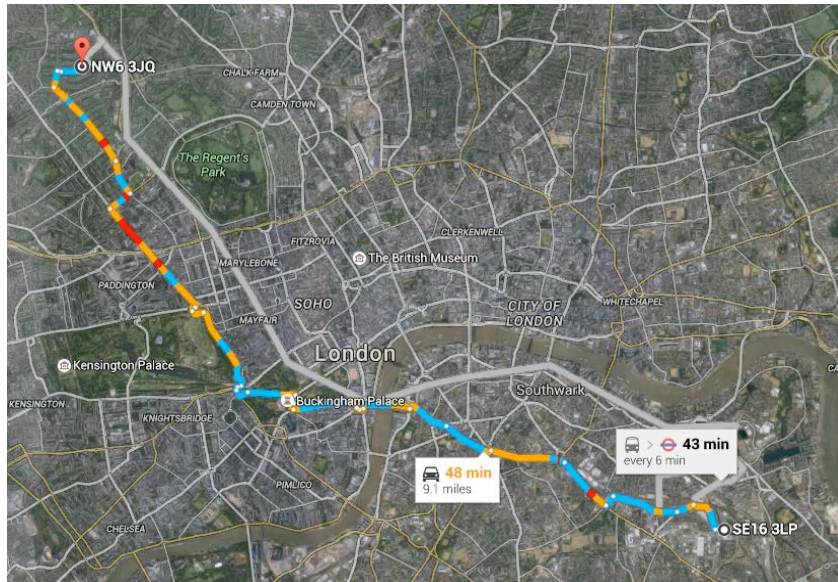
## 7.3 Licenses and Suspensions

The following licences and suspensions are expected to be required for the duration of the contract:

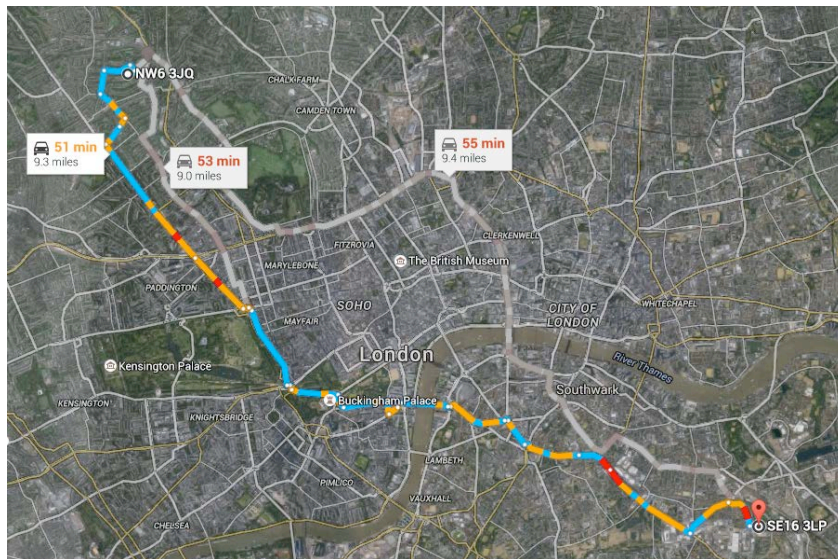
- 1no. Residents Parking Permit Holders Bay Suspension
- 1no. Temporary Structure Licence for Site Hoarding

## 7.4 Routes and directions

ROUTE 1, Waster Material \_ SE16 3LP / NW6 3JQ / SE16 3LP



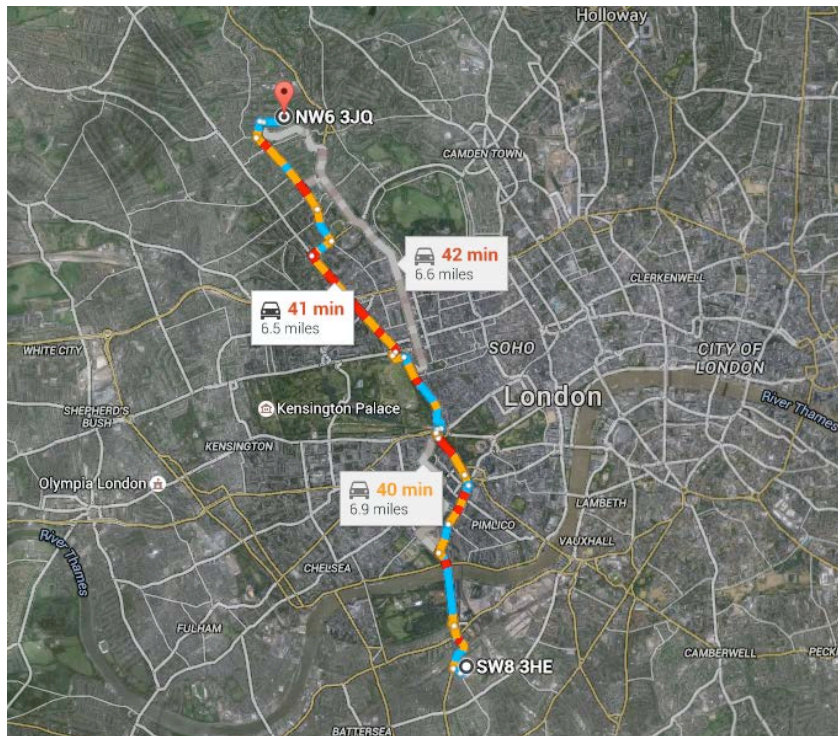
ROUTE 1, Waster Material \_ SE16 3LP / NW6 3JQ



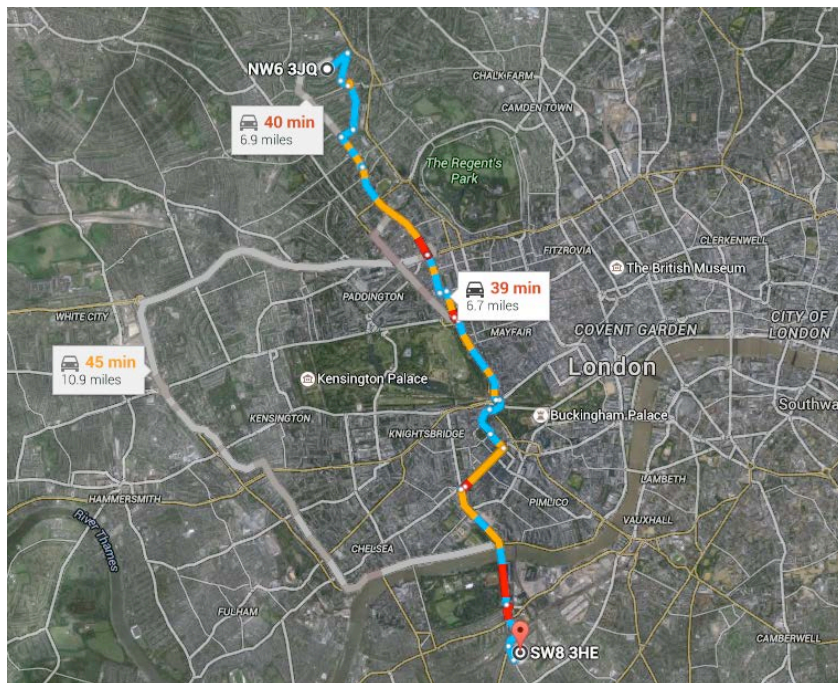
ROUTE 1, Waster Material \_ NW6 3JQ / SE16 3LP



ROUTE 2, Concrete \_ SW8 3HE / NW6 3JQ / SW8 3HE



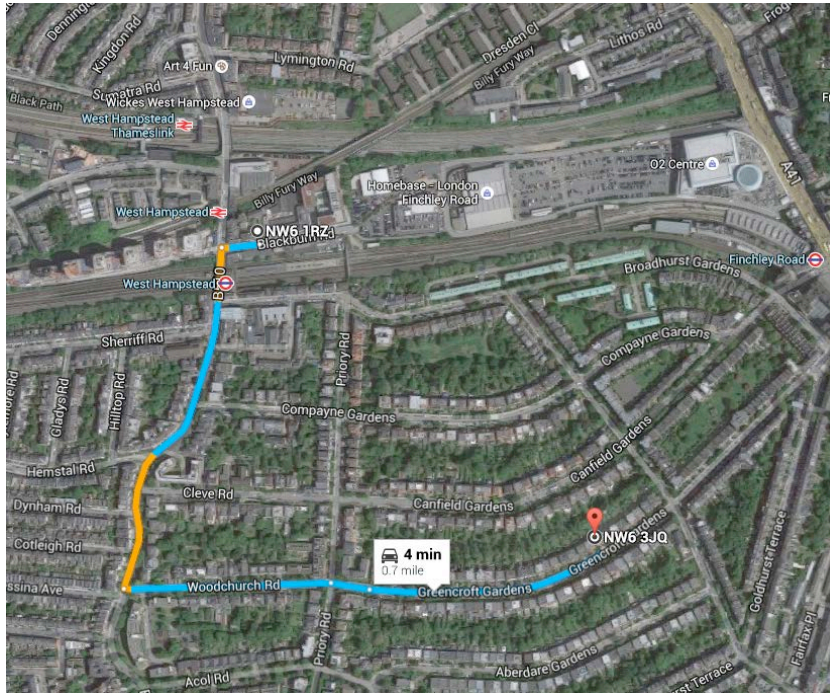
ROUTE 2, Concrete \_ SW8 3HE / NW6 3JQ



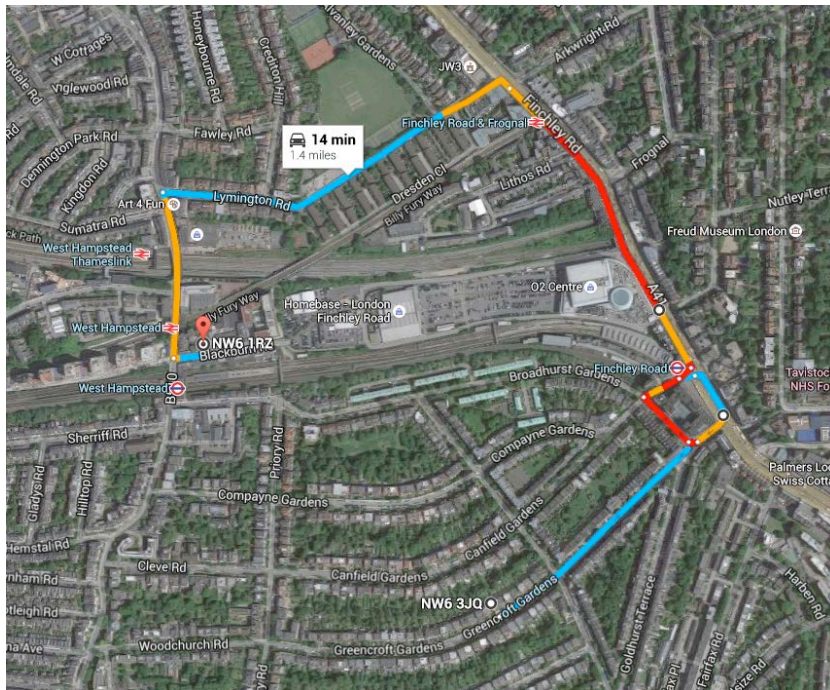
ROUTE 2, Concrete \_ NW6 3JQ / SW8 3HE



ROUTE 3, BUILDING MATERIALS \_ NW6 1RZ / NW6 3JQ / NW6 1RZ



ROUTE 3, Building Materials \_ NW6 1RZ / NW6 3JQ



ROUTE 3, Building Materials \_ NW6 3JQ / NW6 1RZ

This Construction Management Plan has been compiled by Francesco Pierazzi Architects on the  
13<sup>th</sup> June 2015.

A handwritten signature in black ink, appearing to read 'FP', written over a horizontal line.

Francesco Pierazzi  
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