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Our ref. rbelsw/160205/ps

3rd February 2016

Dear Edward

70 Elsworthy Road Construction Management Plan

Following a review of the Construction Management Plan (CMP) submitted alongside the current planning application for works at 70 Elsworthy Road within the London Borough of Camden, this letter provides additional detail with regard to the anticipated programme of works and size of vehicles likely to access the site.

As a contractor is yet to be appointed, an indicative programme of works is presented in the table below highlighting the approximate duration of key phases of the construction project based on our knowledge of similar proposals at other sites throughout London. The dates and duration of each phase of the works will need to be confirmed and revised by the building contractors' Construction Project Manager, once appointed.

Phase	Weeks
Site setup	3
Demolition	4
Excavation	20
Structural Works	30
Non-structural works/Internal Fit Out	30
Site Clear Up	2

Table 1: Indicative Programme of Works

Access to the site is provided from Elsworthy Road and in order to demonstrate that vehicular access to the site by construction vehicles is achievable, swept path analysis has been undertaken for a 3-axle tipper showing that it can enter the site, manoeuvre and leave in a forward gear. This is the largest vehicle expected to visit the site and although larger construction vehicles are available, they are not considered appropriate for use on this site. The swept path analysis is shown in Motion drawing 160205-TK01 appended to this letter.

As the proposed basement fills the majority of the site area, the development will need to be phased so as to ensure that construction vehicular access to the site is available at all times. As such, a temporary platform would need to be constructed over the new basement to create a vehicle loading area on site. The phasing of the development will need to be managed in this way by the contractor once appointed.

The following paragraphs provide additional information on the type vehicle likely to visit the site and the number of vehicles anticipated to visit the site during each phase of the works. Further details will be provided by the construction contractor once appointed.

3 Axle Grab Lorry/Tipper

This vehicle will be approximately 8.0 metres long and 2.5 metres wide and will be used to remove excavated spoil from the site. Based upon a 20 week excavation and piling phase, it is estimated that up to 8 vehicle per day would access the site with an approximate dwell time of 40 minutes. The daily number of vehicle movement during this phase of the works could be reduced if the duration of works were extended. For example, if the excavation and piling phase of the works were to be increased to 30 weeks, the number of vehicles accessing the site to remove spoil daily would be reduced to 5.

Concrete Mixer Lorry

These will be approximately 8.0 metres in length with a width of 2.5 metres. Deliveries will take place during the structural phase of the works and up to 5 vehicles could be expected on the day of pouring with a typical dwell time of 40 minutes. There would be days within this phase of the works between pours where concrete delivery vehicles would not need to access the site.

Flat-bed truck

These vehicles will be approximately 8.0 metres long and 2.4 metres wide and will be used to deliver scaffolding and building materials such as plaster, cement and blockwork to the site. Deliveries would be expected approximately once every 1-2 days during the site set-up, structural works and fit out/clear up phases of the works with a typical dwell time of 40 minutes.

Box van (Luton/Transit)

These will be approximately 6.0 metres in length and 2.0 metres wide. These vehicles would be expected to access the site throughout the works with approximately 1-2 deliveries per day with a typical dwell time of 40 minutes. Towards the latter phases of the development, during the non-structural and fit out phases of the works, approximately 5-6 deliveries could be expected daily. Deliveries by larger construction vehicles during these phases of the works will be minimal.

I hope this additional information is helpful and supports the details presented within the existing Construction Management Plan. Please do not hesitate to contact me if you have any further questions.

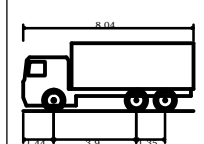
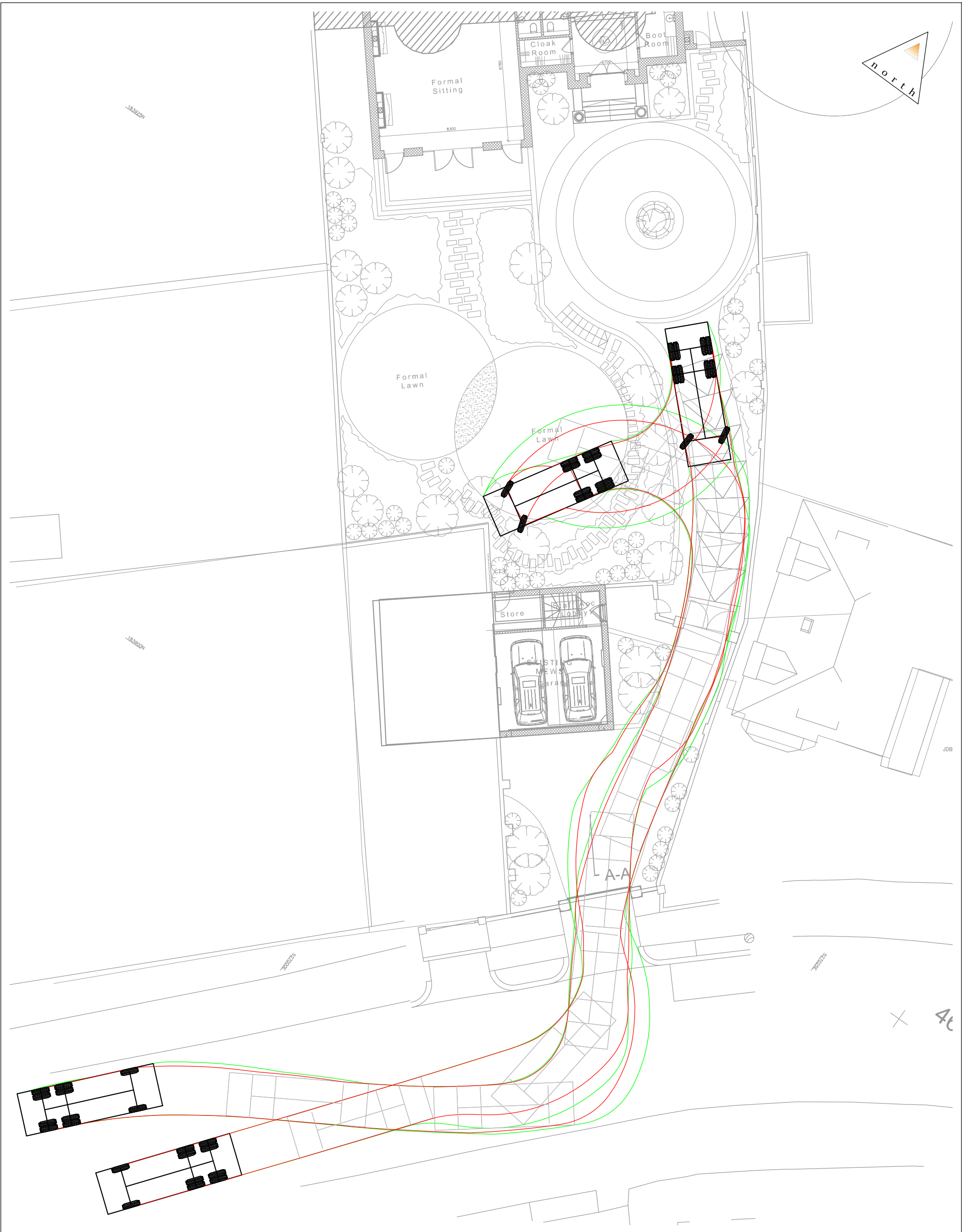
Yours sincerely,

A handwritten signature in black ink, appearing to read 'Peter Sturgeon', with a long horizontal stroke extending to the right.

PETER STURGEON

Associate Director

E psturgeon@motion-uk.co.uk



Mercedes Actros Rigid Tipper 6x4 2632K
 Overall Length 8.040m
 Overall Width 2.490m
 Overall Body Height 3.181m
 Min Body Ground Clearance 0.257m
 Track Width 2.490m
 Lock to Lock Time 5.00s
 Wall to Wall Turning Radius 8.750m



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Project:
70 Elsworthy Road

Title:
Swept Path Analysis

Scale: 1:200 (@ A3)

Notes:

Drawing:
160205-TK01

Revision:
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