



Construction Management plan (CMP) – as required under condition 5 of Planning Approval

45 Platts Lane, London, NW3 7NL.
Planning Ref 2015/1718/P

Date: 14th January 2016.

Proposed Commencement Date – Estimate Late February/Early March – to advise by email

Completion Date - 3 weeks Duration

Main Contractor.

**Bleriot Construction Ltd
2 Overlord Close
Broxbourne
Herts
EN10 7TG
Mark@bleriot.co.uk
01992 467901**

Project Manager

**Bleriot Construction Ltd
Paul Catherall
Paul@bleriot.co.uk
07740 065268**

Architects.

**XUL Architecture, 33 Belsize Lane, London, NW3 7NL
Tel: 0207 431 9014**

Introduction & Project Details.

Excavation of Single Storey Front Lightwell & Installation of External 1st Floor front waste Pipe in accordance planning approval 2015/1718/P

Creation of lightwell within front garden of 45 Platts Lane. Approximate size 5.00mx2.00mx 2.50m deep

The existing property is a 4 storey semi detached house. The property

has neighbours living on both sides.

The agreed contents of the construction management plan must be complied with unless 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.

The construction project manager will be responsible for implementing measures contained in the CMP and will be the valid point of contact for local residents. They will ensure that all contractors working on site have valid public liability cover in place before starting on the site. The Project Managers name, telephone number, telephone number and email address have been included with the CMP.

1. Parking of vehicles of site operatives and visitors.

There will be no on site parking.

Parking of site operatives will be on approved pay and display parking bays.

Wherever practical operatives and visitors will travel to site by Public Transport.

Proposed Transport Routes

Delivery routes to site are generally to be via A41 and into Platt's Lane. The route does not involve any weight restrictions, low bridges.

Traffic Management

Transport to and from site will be minimal. We estimate an average of 2-3 workman working on the light well at any time. This will involve on average 1 vehicle arriving at 8.00am and leaving at 4.30pm. Where practical Public Transport will be used.

Construction Vehicle Deliveries will be minimal and be restricted to week days between 9.30am and 3.00pm-and Saturdays between 8.00am-1.00pm

We do not intend suspending any existing parking bays. Deliveries will be off loaded kerb side.

Vehicle sizes will be limited to skip lorries – 18 tonne – 6-8 No.

Ready Mixed Concrete – 32 tonne - 2 No. visits

Delivery Operators of vehicles over 3.5 tonnes will be FORS registered and comply with all requirements under the FORS scheme.

We do not believe due to the small scale of this project that the works will have anything other than a very minimal affect on the local transport network

Due to the small scale of the project we do not believe that it is necessary to carry out consultation with local businesses, local groups and ward councillors. Local residents will be contacted on deliveries.

Due to the small scale of the project we do not believe it is necessary advertise the site transport arrangements.

We do not believe our project will have any measurable affect cumulatively when considering other local construction works

**The contractor is registered with the Considerate Contractors Scheme.
Contractors Registration No. C1238**

The contractor will follow the “guide for contractors working in Camden”

2. Loading & Unloading of Plant and Materials

Deliveries will be off loaded kerb side and immediately taken on to property.

Materials are not to be stored on the public foot path.

Excavated Materials will be removed from site by approved waste licence contractors through wait and load means i.e skips. Estimate approximately 8 skips for the excavating phase of the works to the front light well.

Any materials which can not practically be stored within the actual building will be stored behind secure hoardings within the front garden area of the property.

3. Erection of Hoarding

A secure 2.4m high plywood/timber/painted hoarding will be erected around the proposed lightwell for the duration of the building works. The hoarding will include a gate secured with a padlock on hasp and staple. Signage will be provided on the hoarding providing contact details of the Contractor.

4. Measures to Control dust and dirt.

There will be no vehicles on the site. Therefore there will be no need for tyre cleaning etc.

The front foot path will be swept and cleaned several times a day during the excavation and concreting phase of the works. Once the structure has been completed the paths will be swept as and when necessary but at least once a day.

Hoses and water will be used to dampen down any dust created through the construction phase.

Sweeping brushes will be available at all times.

Dust screens will be used when carrying out works likely to create dust.

Materials to be stored in doors wherever possible. When stored outside to be kept out of direct wind and covered.

No burning of materials/waste

5. Recycling/Disposing of Waste from Demolition and Construction.

Waste will comprise mainly of bricks, mortar, concrete and earth.

There is no general demolition as part of the project.

Excavated earth will be disposed through the use of an approved/licenced waste disposal contractor.

General waste will be disposed in general skips. Waste will then be sorted at the waste depot for recycling.

Bricks removed during the process of creating the new opening to the lightwell will be recycled as hardcore where appropriate.

6. Measures to reduce noise during construction.

Where possible hand tools will be used to minimize noise. Pneumatic tools will be fitted with the latest silencers.

Radios will not be permitted during the building works.

Employees will be regularly reminded of the need to keep voices down and that they are working in a residential area.

Neighbours will be consulted prior to undertaking any potentially noisy works which are likely to create significant noise.

Breaks will be taken inside the property and not outside so as to reduce noise on the neighbouring properties.

Working Hours

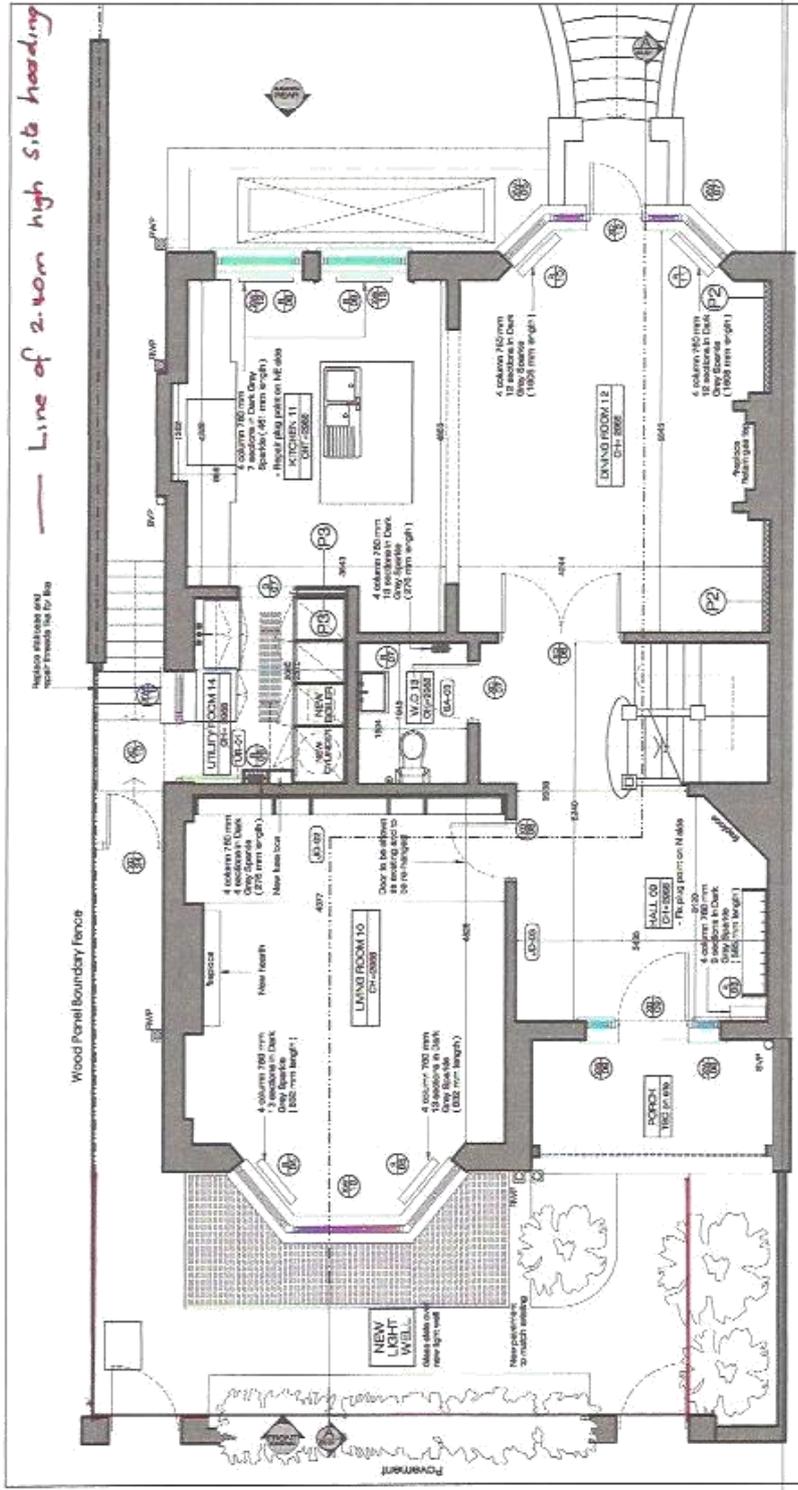
- a) Between 8am and 6pm, Mondays to Fridays**
- b) Between 8am and 1pm, Saturdays.**
- c) No work on Sundays and public holidays**

The Project shall not exceed the following noise levels:

- a) 70dB LAeq during the hours 8.00-6.00**

Attached Documents

- 1. Site Location Plan**
- 2. Site Plan detailing outline of site hoarding**



PROPOSED GROUND FLOOR

XUL ARCHITECTURE
 Ground Floor Office
 33 Belisle Lane
 London, N.W.3 3AB
 Office: +44 (0) 207 401 674
 E: info@xularchitecture.co.uk
 WWW.XUL.CO.UK

PLEASE NOTE:
 1. ALL DIMENSIONS TO BE CHECKED ON SITE.
 2. CONTRACTOR TO VERIFY TO SURVEYORS DRAWINGS BEFORE WORK.
 3. ALL DIMENSIONS AND LEVELS ARE COVERED BY DIMENSION LINE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
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 7. ALL DIMENSIONS TO BE PROVIDED BY CONTRACTOR FOR THE ARCHITECT'S CONFIRMATION.
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ADDITIONAL NOTES:
 PARTITION KEY
 W1 Existing Wall
 W2 Stud Partition
 W3 New Repeating Wall
 W4 New Clergy Wall

REVISIONS	
No.	Description
01	23/01/16 INFORMATION
02	23/01/16 INFORMATION
03	11/08/16 TENDER

Client PRIVATE CLIENT	
Project	40 Prada Lane
By	MW3 7N.
Scale	1:1000
Date	11/08/16
Drawn	ML
Checked	SS
Project Number	15_05
Revision	05

EXISTING SITE PLAN



<p>PLEASE NOTE:</p> <p>1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>2. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE AN ACCURATE REPRESENTATION OF THE EXISTING CONDITIONS AT THE TIME OF THE SURVEY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO THE EXISTING CONDITIONS THAT OCCUR AFTER THE DATE OF THE SURVEY.</p> <p>3. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE AN ACCURATE REPRESENTATION OF THE EXISTING CONDITIONS AT THE TIME OF THE SURVEY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO THE EXISTING CONDITIONS THAT OCCUR AFTER THE DATE OF THE SURVEY.</p> <p>4. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE AN ACCURATE REPRESENTATION OF THE EXISTING CONDITIONS AT THE TIME OF THE SURVEY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO THE EXISTING CONDITIONS THAT OCCUR AFTER THE DATE OF THE SURVEY.</p>										
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<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>00</td> <td>23-04-15</td> <td>PLANNING</td> </tr> <tr> <td>01</td> <td>11-06-15</td> <td>TENDER</td> </tr> </tbody> </table>	No.	Date	Description	00	23-04-15	PLANNING	01	11-06-15	TENDER	<p>CLIENT</p> <p>Project Name: PRIVATE CLIENT</p> <p>By: NIL</p> <p>Title: EXISTING Site Plan</p> <p>Scale: 1:1250 (A4)</p> <p>Date: 11-06-15</p> <p>Drawn: V.</p> <p>Checked: SS</p> <p>Project Number: 15_05</p> <p>Rev: 01</p>
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