

Aanya Property Development

8 St Crispins Close
London, NW3 2QF
Phone: 02074338281
E-Mail: divya.dhruv@gmail.com

15th January 2016

Camden Council
Camden Town Hall
Argyle Street
WC1H 8EQ

RE: Construction Management Plan and comments on conditions laid out in planning permission (ref: 2014/2514P) granted by Rachel English for the land to the rear of 62 Mansfield Road

Dear Sir or Madam:

Please find below a proposed Construction Management Plan and comments on some of the conditions laid out in the conditions to planning permission that sets out the measures adopted by Aanya Property Development to build a two storey dwelling at the rear of 62 Mansfield Road, London, NW3 2HU

Thanking you in advance. If there are any further questions please do not hesitate to contact me.

Sincerely,



Director

Divya Modi Sarda

PROPOSED CONSTRUCTION MANAGEMENT PLAN AND COMMENTS ON CONDITIONS TO PLANNING PERMISSION

INTRODUCTION, SITE ADDRESS

1. Introduction: Aanya Property Development has produced The Construction Management Plan for the erection of two storey dwelling at the rear of 62 Mansfield Road. Supporting documents submitted prior to granting of planning permission has been incorporated in this document.

2.1 Site Address: Land at the rear of 62 Mansfield Road, London. NW3 2HU

2.2 Adjacent Structures: To the north, the site is bound by electricity Sub-station. This single storey building is approximately 3m high and formed of brick walls. 62 Mansfield Road abuts the site to the south. This is a four-storey building comprising of a retail shop at the ground floor level. The west side of the site is adjacent to Courthope Road with a solid brick wall incorporating double gates for access.

DETAILS OF CHARTERED ENGINEER, ARCHITECT AND BUILDER

3.1 Chartered Engineer appointed for the site: Brian Lettin, 38 Hadley Grove, Barnet, Herts, EN5 4PH has been appointed to develop detailed structural drawings for the site. In addition, Chartered Engineer will visit the site to ensure:

- Compliance with the design which has been checked and approved by building control
- Inspect, approve and monitor the critical elements of construction works and will therefore be visiting the site on regular basis

3.2 Site Architect appointed for the site: Robert Marchant BA(Hons), MA, RTPI
8 Woodbank,
101 Tollington Park,
London
N4 3AH

3.3 Builder appointed for the site: Eugene Macovei
154B Colindeep Lane,
London, NW9 6DX

DETAILED DRAWINGS OF ALL WINDOWS, EXTERNAL DOORS AND GATES

4.1 Detailed drawings: Details including sections at 1:10 of all windows, external doors and gates will be provided in subsequent correspondence

DETAILS OF HOW THE TREES WILL BE PROTECTED DURING CONSTRUCTION PHASE

5.1 Details demonstrating how trees shall be protected during construction work: Bartlett Consulting has produced A Tree Report. The note here represents the summary findings from the report. The report has been enclosed for your reference. Bartlett Consulting conducted a Basic tree risk assessment and tree health inspection. All tree risk assessment undertaken during the surveys or inspections use the methodology established by the International Society of Arboriculture, in the publication, "Best Management Practice - Tree Risk Assessment."

None of the trees within or adjacent to the site are subject to a Tree Preservation Order. The trees adjacent to the site provide a valuable green space in the locality and provide a level of sylvan screening between properties. Within the site there is no vegetation that indicates potential for protected species. Picture in page 8 of the Bartlett consulting report shows the trees (T1 and T2) in relation to the street scene. 20% of the calculated root protection area falls within the proposed build line. However, the roots found are feeding roots rather than structural roots, which confirms that there would be no adverse impact on the tree from the construction work. There are no issues with T2. T1 is considered to be a semi mature specimen and as such has higher degree of tolerance. Due to its age and species the tree has adapted well to the cyclical pollarding work. The same is expected to

the proposed root pruning below ground level. There are no significant areas of soft landscaping within the application site or within the immediate area of the tree. Cast concrete hard standing exists within the site, which will have historically reduced moisture from rainwater entering soils for the use of roots. The conditions beneath the hard standing within the site are considered to be inhospitable for root development. The sites western boundary wall will have acted as a partial barrier to roots from T1 and deflecting them along the wall and down. That said some roots are likely to be found present in the site. An inspection trench excavated tight to the boundary wall was carried out by Bartlett Consulting to ascertain the root morphology of T1. The most significant root was found at the base of the trench and measured 20 millimeters. It is therefore considered that no significant roots were encountered during the excavation exercise. All the roots were classified, as feeding roots rather than structural roots as no root was in excess of 25 mm in diameter. Therefore severance of these roots is not likely to cause an adverse impact on the health or longevity of the tree T1. While undertaking the construction of the dwelling every care will be taken to preserve the roots where possible.

CONSTRUCTION METHOD STATEMENT

6.1 The following is a construction method statement outlining the construction method as outlined by the Builder working on the project.

- A. Set up the site, hoarding and other facilities
- B. Remove the stud wall to the south of the site on the boundary with 62 Mansfield Road, the brick wall to the east on the boundary of the garden to 64 Mansfield Road and the brick wall to the west
- C. Break out the ground slab
- D. Reduce the ground level to the level of the underside of the footing of the sub-station to the north of the site
- E. Excavate a strip to the front, back and south side of the site
- F. Pour the three-sided RC ring beam to the front, back and side of the site. Reinforcing L bars and U bars are to be pushed down into the ground below the ring beam to act as a starter bars for the retaining wall to be installed below
- G. Install the reinforced concrete retaining wall and part of the basement slab to the north side of the site under the sub-station wall in a hit and miss underpinning sequence
 - For all basement walls in and underpinning sequence, the following method should be used:
 - Barrier off the area of work to restrict access to unauthorized persons
 - The access pit will be first excavated directly underneath the wall to be underpinned. The maximum width of any underpinning will be no more than 1000mm
 - The back face of the excavation will be shored up with trench sheets or formwork as required to support the soil in the temporary condition
 - Once the excavation is completed a compacted hardcore layer and binding are to be laid on the base of excavation
 - The reinforcement for the toe section of slab will be fixed. Reinforcing bars are to be left projecting outside the end and side of the slab section to provide a lap for rebar from subsequent adjacent slab sections.
 - Concrete for the toe section of slab will then be poured.
 - Following the construction of the toe, the reinforcement for the wall section will be fixed
 - Formwork for the inside face of the wall will be installed and propped if required.
 - Concrete for the retaining wall will be poured to 75mm from the underside of the wall/ring beam above
 - Once the concrete has been allowed to cure, the formwork can be struck.
 - The gap between the top of the wall and structure over is dry packed
 - The excavation for the pin can be backfilled
 - The process is repeated for the next pin
- H. Install the reinforced concrete retaining wall and part of the basement slab to the south side of the site under the ring beam in a hit and miss underpinning sequence as outlined in item G above
- I. Install the reinforced concrete retaining wall and part of the basement slab to the west side of the site under the ring beam in a hit and miss underpinning sequence as outlined in item G above
- J. Install the reinforced concrete retaining wall and part of the basement slab to the east side of the site under the ring beam in a hit and miss underpinning sequence as outlined in item G above
- K. The section of footing to the sub-station wall that project into the site is to be carefully cut off
- L. Install horizontal props from front to back and side to side between the ring beam and sub-station wall at ring beam level.
- M. Reduce the ground level across the whole site to approximately 500mm above basement slab level
- N. Install horizontal props from front to back and side to side between the ring beam and sub-station wall at this level.
- O. Reduce the ground level across the site to formation level for the remaining area of the slab.
- P. Lay and compact a hardcore layer and blinding over the remaining area of slab.

- Q. Form the reinforcement for the remaining area of slab.
- R. Pour the remaining area of slab.
- S. Once the final area of the basement slab has cured, the bottom level of props can be removed
- T. Form the shuttering for the ground floor slab and fix the reinforcement.
- U. Pour the ground floor slab.
- V. Once the ground floor slab has cured the top level props can be removed.
- W. The superstructure can then be formed.

CONSTRUCTION MANAGEMENT PLAN

7.1 Working Hours, Start & End Dates

The construction period has not yet been set and a start date will depend on response from Camden and electricity and water supplied by UK Power Network and Thames Water. It is estimated that the project is likely to start in the month of February 2016. Once we received responses from all three (Camden, UK Powernetwork and Thames water) a more precise time framed will be determined.

Working hours will be 8:00am to 6:00pm from Monday to Friday and 8:00am to 1:00pm on Saturdays. No noisy works is to be carried out on Sundays or Bank Holidays.

7.2 Site Access & Arrangement for Vehicles:

Access to the site for all vehicles will be from Courthope Road, which is a two-way road, with access from both ends. The selected contractor will be required to set up a system where all site traffic approaches site from the Mansfield Road end and leaves via Savernake Road at the other end via Courthope Road so that a one-way system is effectively enforced for construction traffic.

QC Quality Construct has developed a program and sequencing of works in such a way that there is only one delivery to site at a time so that congestion is minimized and there is sufficient space for vehicles to enter Courthope Road safely, efficiently and easily. The program of works has been enclosed as part of the Appendix of this submission.

This approach means that there should be no need for construction vehicles to pass each other on the road and no need for changes of direction. This will avoid congestion, speed up the process of deliveries and collections and improve safety on site. The sequential nature of the construction (i.e. retaining walls formed in underpinning sequence) means that, until the basement construction is complete, only part of the site will ever be excavated for construction. This means that there will always be a significant part of the site that can be used for temporary storage of materials.

No vehicles will drive onto the site and materials will instead be delivered to a suspended parking bay, or onto site if equipment facilitates it, directly from the delivery vehicle.

The selected contractor will be required to have a full time banksman to manage traffic movements around the site during construction of the structural works.

Any skips required for disposal of waste material will be located in suspended parking bays adjacent to site.

7.3 Sizes Of Vehicles and Frequency Times of Day Etc.:

One Large Van once a day

7.4 Highway Works Necessary to Enable Construction

Gas, water, electric and telephone will be excavated by hand to include trench sheets as the works proceed with traffic management control (Stop/ Go).

Services will be ducted where appropriate to afford flexibility for Statutory Undertakers and minimise window of the road opening.

7.5 Parking Bay Suspensions/Traffic Management Orders:

It is proposed that a number of parking spaces outside the site on Courthope Road will be suspended to allow space for a skip and deliveries.

7.6 Temporary Buildings Outside of Site Boundary

It is not anticipated that any temporary buildings will be erected outside of the site boundary.

7.7 Hoardings Required

Hoarding will be installed to the front (Courthope Road side) of the site, the back (garden of 64 Mansfield Road) and to the south side (rear garden of 62 Mansfield Road).

The existing sub-station building lies to the north so no hoarding is required on that side of the site.

7.8 Pedestrian and Cyclist Safety

There is no dedicated cycle path on Mansfield Road, Courthope Road or Savernake in the vicinity of the site so there are no requirements to suspend any. It is not anticipated that permanent obstruction of footpaths will occur.

7.9 Dirt and Dust on the Highway:

All materials to be bagged, and roads and area around skips to be swept at all times. In dry conditions the site and roads will be dampened down to mitigate dust travel.

7.10 Impact on Neighbours & Construction Working Group:

The scale of the project, its location and the approach to construction traffic mentioned above, means that it should only have minimal impact on local businesses, residents and tenants. As such, the project does not appear to need a formally established Construction Working Group. That said, Divya Sarda, director of Aanya Property Development will visit neighbors (tenant residing at 62 Mansfield Road and residents of 60 Mansfield Road) prior to the start of the work to introduce herself, explain the proposed works and timeframes and supply their contact details and other emergency telephone numbers to streamline communications. In addition, party walls letter has already been issued to the neighbors.

The Principal Contractor detailed above has dealt with projects of a similar nature and site restraints several times and this has been an important determining factor in choosing the contractor.

7.11 Considerate Constructors Scheme (CCS):

QC Quality Construct is registered under the Considerate Constructors Scheme

7.12 Cumulative Effect of other Developments:

We are not currently aware of any other work is due to start at the same time in the vicinity of the site that would be relevant in terms of a cumulative effect. However, if the situation were to arise the contractor, QC Quality Construct will readdress it closer to the time of construction.

If any other developments arise that will be on site concurrently, the contractor will liaise with the other developer to coordinate overall safety, traffic movements, minimise congestion, etc.

7.13 Monitoring of the Implementation of the CMP

The contractor, QC Quality Construct, will coordinate with the Council, providing reports/access for inspections where required to demonstrate compliance.

7.14 CMP statement:

The agreed contents of the CMP must be complied with unless otherwise agreed with the Council. Eugene, director of QC Quality Construct is responsible for implementing the CMP shall work with the Council to review this CMP 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.

MOVEMENTS OF ADJACENT STRUCTURES

8.1 Monitoring Adjacent Structures

During the construction of the basement elements of the project the existing structures adjacent to the site are to be routinely monitored for any settlement or movement.

The exact location, extent and regularity of this monitoring is to be agreed with the adjacent building owners during the Party Wall process prior to commencement of work on site but at present the following is envisioned:

- Monitoring points will be positioned in the following locations:
- Three points along the front (west) wall of the sub-station to the north of the site.
- Three points along the side (south) wall of the sub-station to the north of the site. Three points at first floor level along the rear (north) wall of 62 Mansfield Road
- Three points at first floor level along the rear (north) wall of 64 Mansfield Road
- Each checkpoint will be checked daily for vertical movement and horizontally in two directions.
- Should any point move more than 3mm from the original position the structural engineer and CA are to be informed immediately
- Regardless of movement, results of all measurements are to be submitted to the structural engineer and CA every week

until construction has been completed

8.2 Contingency

If movement in adjacent structures exceeds a 3mm, work on site is to stop immediately, the structural engineer and temporary works engineer are to be contacted so they can visit site and assess the movement. If deemed necessary, working procedures on site and the design for the temporary works will be amended to ensure the movement doesn't recur or worsen. Once the situation has been stabilised, the area where movement has occurred will be examined and, if necessary, remedial/repair works will be carried out

1st PAGE OF ORIG. PLANNING PERMISSION
FOR REFERENCE



**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Tel 020 7974 4444
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Iacopo Sassi
Barbara Weiss Architects
Millbank Tower
21-24 Millbank Tower
London
SW1P 4QP

Application Ref: **2014/2514/P**
Please ask for: **Rachel English**
Telephone: 020 7974 1343

19 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Land to rear of
62 Mansfield Road
London
NW3 2HU**

Proposal:

Erection of two storey dwelling including excavation at basement level (Class C3).
Drawing Nos: Site location plan, PH-01revB, PH02revB, PL(00)01revB, (PL(01)) 00revB,
01revC, 02revC, PL(02)00revE, (PL(03)) 00revC, 01revA, 02revA, EX(00) 01revA, 02revA,
03revA.

Supporting Documents

Design and Access Statement

Bartlett Consulting Tree Report dated Tuesday 21st January 2014 (ref JPL/R2080/R/dlm)

Turley Planning Statement dated April 2014

Barbara Weiss Architects Lifetime Homes Statement,

Ashton Bennett Basement Impact Assessment (ref AP 3135) dated March 2014

Constant Structural Design Structural Report Revision A dated 30th March 2015

Addendum to Basement Impact Assessment (ref AP3135A)

Aleck Associates Ltd Structural Methodology/Construction Management Plan dated 24th
October 2014

LBH Wembley Independent Review of BIA (UPDATED) ref 4295 dated April 2015



INVESTOR IN PEOPLE

Director of Culture & Environment
Ed Watson