

Construction traffic management plan

77 Lawn Road, NW3

Introduction

This logistics and traffic management plan has been formatted to ensure the site layout and traffic management issues are addressed prior to the start of the construction works.

Our logistics strategy is designed to reduce the impact on the surrounding area, local businesses and residents particularly as the site is surrounded and overlooked on all sides by occupied residential buildings.

We plan to present a very clean and presentable image to the local residents, businesses and indeed anyone passing by the site. Inevitably it is impossible to prevent this project from having some impact on the area as indeed most building or refurbishment works do, but we can take big steps to minimise any impacts.

Ideally, we want to be in a position whereby the local residents, businesses and the London Borough of Camden can see very clearly that despite the nature of the project and the associated level of activity, Phillip Banks Design & Build Ltd are doing everything they can to minimise the potential disruption to everyone in the area.

Safety and cleanliness will be top of our agenda and we would: for example, maintain a direct dialogue with immediate neighbours and issue regular notices to keep our wider neighbours up to speed with the overall project programme, what is happening at that moment and what is being planned for the future.

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The existing build consists of a two storey semi- detached house with a large garden.

Location and Site Constraints

The site is located on Lawn, a minor rd near Belsize Park tube station..

Normal site working hours shall be 0800-1800 Monday to Friday and 0800-1300 on Saturdays.

Heavy Goods Vehicles movements shall be limited to between 10.00 and 1600.

The Proposed Works and Development

The proposed works to the property include a basement extension and include major changes to the front garden to enable the construction of a garage.

Site Opening Hours

The site working hours will be between 0800 – 1800 Monday-Friday. Weekend work will only take place if required on a Saturday between 0800- 1300 (It is not planned to work Saturdays). There will be no Sunday working.

Deliveries will only be allowed between 10.00 and 16.00 out of peak traffic flow times.

Route to and From Site



Deliveries and Collections to and from 77 Lawn Road, NW3

An unloading area shall be set up on Lawn Rd requiring the suspension of a single pay and display parking bay. Upon arrival at site the vehicle shall be unloaded under the supervision of the Site Manager.

Route to Site

All vehicles will be instructed to approach site from the Belsize park tube station. They shall continue up Haversack Hill Rd, where they shall turn left onto Lawn Rd.

Route From Site

Vehicles leaving the site shall follow the approved route (as shown above) and return along Lawn Rd turning right onto Haversack Hill Rd and continuing past Belsize Park tube station.

The parking bays will be suspended from Monday to Friday 08.00 – 18.00 and handed back to the residents in the evening and will not be suspended at weekends.

Deliveries will only be allowed between 10.00 and 16.00.

Locations for loading /Unloading and the Storage of Plant and Materials

All deliveries and collections will be supervised and directed by the Site Manager.

At no time will plant, materials or equipment be stored outside the site, everything will be off loaded and taken into the footprint of the boundary, Phillip Banks Design & Build Ltd use a just in time delivery system where materials are ordered for a one – two day period and delivered by lorries when required from the stocks that are kept at depots, the same lorries will also take away plant, equipment and unused materials as they leave, this enables an uncluttered site to be maintained. The area of the suspended parking bay that is used for the delivery / collection lorries to be able drive through and leave the gates unhindered will be handed back to the residents each evening and at weekends when the site is closed nothing will be left on the carriageway over night.

Access to Site

There are no site access restrictions.

Material and Equipment Delivery

All deliveries to site will be controlled by the Phillip Banks D&B Ltd Project Manager based at head office and the Site Manager and must be pre-booked. Any unauthorised deliveries will be turned away.

The strategy for the delivery, distribution and storage of materials is extremely important.

It is the goal of Phillip Banks D&B Ltd for the duration of these works to provide a clean area for the removal of waste and other delivery vehicles.

Materials stored on site will be minimised by a "just in time" delivery strategy.

Refuse Collection

It is not envisaged that refuse collection shall be affected by the traffic plan, we will however contact the local authority and ensure that there are no deliveries at the appointed times for rubbish collection.

Rubbish from site shall be collected whenever possible by wait and load trucks when skips are used they will be removed the same day.

Estimated Vehicle Movements

When orders are placed with the delivery and collection firms they will state the times deliveries / collections are allowed, agree routes and that no lorries will be allowed to park or stack waiting to deliver or collect, all lorries must contact site or our Project Manager by mobile phone to confirm that the site is ready for them, all drivers that do not abide by the proposed system will be warned and then banned from delivering if they continue to ignore the CTMP that has been but in place. All suppliers shall be written to before commencing on site ensuring they are aware of the route and to secure acceptance of the CTMP before being allowed to deliver to site.

We expect the maximum number of vehicles on any given day will be 4, but on most days the number will be lower, concrete deliveries will take longer to unload with a dwell time of 30- 40 minutes and muck away Lorries between 20-30 minutes to load most other deliveries we expect to have a turnaround of 15-20 minutes.

As there is no waiting or holding areas near the site, deliveries shall be programmed at least 30 minutes apart to ensure that no vehicles arrives until the previous vehicle has departed.

The Project Manager shall have the contact numbers of all suppliers to be able to manage this process and shall implement a 5 minute delivery call up procedure to ensure this is achieved, the use of audible reversing warning alarms is to be minimized as far as practical.

Vehicle Types

The surrounding access roads to the site are all particularly narrow and not suitable for large articulated vehicles. For this reason no articulated lorries shall be allowed to make deliveries for the whole construction period.

All deliveries to this site will be outside peak flow traffic hours and will only be allowed between 10.00 and 16.00 these will be controlled by the Site Manager by mobile phone, all deliveries are to be booked in with the Phillip Banks D&B Ltd Project Manager at our head office 24 hours before and all deliveries are to ring site 30 minutes prior to arriving on site to confirm the loading area is clear, this information will be part of the agreed order. At no point will delivery vehicles be allowed to stand, park or stack on any of the surrounding roads and will be told they have to continue moving until the loading area is clear.

The largest vehicle to deliver to site shall be a rigid lorry limited to a 10tn payload.

Parking Suspensions

In order to allow the delivery vehicles to access 45 Flask Walk we would need to suspend a resident / pay and display parking bays directly out side the property on Flask Walk during the works. This suspension would be required five days a week (all parking bays will be returned to the residents in the evenings and at weekends).

Surrounding Area

Vehicles shall remain on the hard standings at all times so no mud shall be carried on to the carriageway. Phillip Banks D&B Ltd shall ensure the highway is kept clean at all times and ensure that in the unlikely event of the highway becoming soiled or damaged it shall be cleaned or repaired immediately.

The monitoring of noise and dust will be carried out daily using hand held monitors

Public Footway

We consider pedestrian safety to be a key responsibility. The public footpath will always be maintained along Flask Walk throughout the duration of the works ensuring it is kept clear at all times and cleaned at the end of each day. This shall be the Site Managers responsibilities.

Special provision will be made for vulnerable users using the footways and carriageways near or adjacent to our project, we will ensure that wheel chair users, the elderly, people with walking difficulties, young children, people with prams, blind and partially sighted people can make their way passed our site without any obstructions, plant or construction vehicles causing them difficulties or distress, this will be controlled by a full time Phillip Banks D&B Ltd Site Manager.

Construction Programme and Emergency 24 hour Contact numbers.

The construction duration is based on a 52 week period A letter prior to starting the works will be issued to the neighbours and residents of Lawn Rd advising of the start dates , the site team contacts, office contacts and the emergency contact numbers, in addition to this emergency contact numbers will be displayed on the site hoarding. There will be a 24 hour emergency contact number on the hoarding. This will be the Phillip Banks D&B Ltd Project Manager for the works, who is always the first point of contact 2 other numbers will also be displayed.

Parking of Vehicles of Site Operatives and Visitors

Phillip Banks D&B Ltd does not allow parking for any site operatives or visitors on any of our sites and that will include Lawn Rd project, we encourage all site users to use public transport. We ensure that access is maintained for the neighbours and residents by the placement of a full time Site Managers on our site for the full working day and not just for deliveries, it is the Site Managers job to maintain and keep clear the external area of the site and to make sure that none of the neighbours are obstructed in any way.

The majority of the operatives working on the site will be from the London area, it is intended to set up accounts with local suppliers and merchants where possible.

Wheel Washing and Dust control

The project will be set up where no lorries will leave the carriageway, and subsequently no wheel washing facilities will be required (apart from the demolition stage). The loading area and the surrounding footpaths and carriageway will be continually swept by the Site Manger. However we will ensure that the facility of a road sweeper is available and can be called to site within 1 hour if required

Works that may generate dust and dirt will be taking place within the footprint of the property (demolition) and will be encased by the use of scaffolding and monarflex, however it is not expected to produce a level of

dust that would have an affect to the neighbours and residents due tor the dust suppressions methods that will be used within the site as the works are carried out.

Noise will also be monitored on a daily basis by the use of hand held monitors.

Welfare Facilities

These shall be located inside the site. All site users will be instructed that no smoking or eating of food will be allowed outside of the site on the footpath or carriageway (a smoking area will be provided at the rear of the project within the site footprint).

Site Hoarding

The site hoarding will be constructed from good quality ply wood minimum 2.4m high it will receive 3 coats of paint and be lit by red lights externally. Minimum signage will be placed on the hoarding as to maintain a tidy appearance.

Unless there is a specific design or decoration instructed by the client or the local authority we will paint the hoarding Anthracite Grey.

The full time Site Manager will be responsible for keeping the hoarding clean and respectable during the periods when there are no deliveries , all safely signs or notices on the hoarding will be planned and kept to a minimum.

Phillip Banks D&B Ltd will also provide a notice board showing progress photos and other information.

Waste Management.

A waste management plan will be developed prior to works commencing listing all waste that will be generated from the development and the expectation for recycling, reclaiming and reusing this waste if not on this project then on others or at transfer stations and recycling plants and crushers. Due to the nature of the works we are able to achieve a number of usages from the timber supplied from shuttering, to underpins and then the timber is sent for recycling.

Interface with other projects in the nearby area

We will maintain a daily dialect with all near by projects, we will send and request weekly look ahead and short term programme so that deliveries can be managed and planed between the sites.

Our Site Manager will be constantly on the look out for any incidents that may cause congestion or concern to the residents, our deliveries will all be contactable by phone and if there is any problems or incidents in the area where our delivery may cause congestion it will be delayed.



It is our intension for Phillip Banks D&B Ltd to come across more as a neighbour then a contractor and will help in all ways to achieve this status working with other nearby sites.

Complaints

All complaints, concerns, questions or the requirement of other information should be addressed to Jacob Archer at our Phillip Banks D&B Office 0208 342 9569 or the mobile number 07875 667206 which will also be answered out of hours.

Email contact details jacob@phillipbanks.co.uk

Site Contacts

Project manager - Jacob Archer - 07875 667206

Construction Director – Phillip Banks – 07970 217226

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