

Construction Management Statement (CMS) relating to proposed basement and associated works at No.13 Glenilla Road London, NW3 4AW

1.01 - All vehicles(demolition/excavation and construction vehicles) can approach the site in a South east direction along Haverstock Hill. Vehicles will then head along Belsize Avenue in a South west direction, then turning left and heading along Glenilla Road in a south east direction. Exit from site will continue to be along Glenilla Road to its junction with Belsize Park Gardens and then proceeding along Belsize Park Gardens in south east direction to the Junction with Belsize Grove. Vehicles will then head along Belsize Grove in a north east Direction and then turn left onto Haverstock Hill and head in a north west direction. The Proposed circular route for vehicles will eliminate turning and reversal movements along Glenilla Road and the potential impact on local residents.

1.02 - The proposed working hours within which vehicles will arrive and depart are 10.00 a.m. – 4.00 p.m. Monday to Friday and 8.00 a.m. – 1.00 p.m. on Saturdays. It is anticipated that works will continue for six months under the following model from the date of confirmation to proceed.

1.03 - three vehicle types are to be used during the proposed construction work

- 1) skip lorry (2.6m wide x 7.8m Length approx)
- 2) three ton tipper truck (2m wide x 5.2m Length approx)
- 3) Grab lorry (2.6m wide x 8.1m Length approx)

We anticipate an average of 3 deliveries per day/15 per week at the peak of construction.

1.04 - The subject property is serviced by Local Authority waste and refuse collection whose vehicles are able to access the property without difficulty. The vehicle sizes proposed match vehicular traffic already safely navigating the local road network.

1.05 - There will be no highway works required to facilitate the construction

1.06 - There is no contractors parking available at the site and public transport will be used for movement of staff to and from the property. Belsize Park Station is located in close proximity to the site.

1.07 - Unloading of vehicles will take place adjacent the hoarding enclosure, similarly for the delivery of any hired plant etc.

1.08 - There will follow a proposal for conveyor belt within hoardings that will pass above the footpath into hoardings within a suspended bay outside the property to cleanly move earth for removal. The details will be presented in the applications for licenses and permissions. The

hoardings will be reasonable and will comply with the requirements for the unimpeded passage of traffic along the footpath.

1.09 - The Hoarding will facilitate the requirement For a metal skip, and materials storage.

1.10 - All deliveries via vehicle to the site will be subject to the requirements of the Road Traffic Act and will ensure due care and attention to the Health and Safety of members of the public.

1.11 - A banksman will be on site for the duration of the project and will manage any vehicle delivery related issues in so far as they might Impact upon vehicular Traffic or members of the public on foot. This would include manoeuvring to and from the property.

1.12 - It is anticipated that an average of 3 deliveries per day to site will be required and, as such, There is no measurable impact upon the volume of traffic moving within the Belsize Park area.

1.13 - Measures will be taken to reduce the number of vehicle movements to Site using recycling of existing material wherever possible.

1.14 - It is not anticipated that any significant amount of debris or dust will arise from the works which might spread upon the Public Highway. It will be the responsibility of the Project Manager to ensure that the highway is swept on a daily basis and that the wheels of all vehicles are checked and cleaned prior to departing the subject property.

1.15 - The excavation of the proposed basement and the removal of excavated material is a Relatively clean process and it is not anticipated that this will give rise to any debris collecting In any public area.

1.16 - This is a modest construction project which has no measurable impact upon local businesses Or any other associations, tenants or residents other than those who immediately occupy the site.

1.17 - The Occupiers of 11 Glenilla Road and 15 Glenilla Road have been sent copies of this document with a request for a response. At the time of publication, no response to the contents of this document have been received. The contractor will be flexible to address any comments that arise.

1.18 - The construction proposed will not give rise to any measurable impact upon adjoining owners, resident or business operators other than the movement of an average of three vehicles per day and, in these circumstances, it is not proposed to establish a Construction Working Group.

1.19 - The Project Manager will be appointed as Community Liaison for the Client as so far as any construction related issues might arise.

1.20 - The Project Manager's name, address, e-mail and mobile telephone contact details will be printed and clearly displayed at the boundary of the property in line with the Considerate Contractor's Scheme recommendations.

1.21 - The contractor will be required to follow the guidance set out in the document published by Camden Council entitled "Guide for Contractors Working in Camden" sometimes referred to as "Camden's Considerate Contractors Manual".

1.22 - In view of the limited nature of works on site, and an average of 3 vehicle movements per day, it is not anticipated that this construction project will add in any measurable way to the cumulative effects of local construction. There are no major construction projects within 500m of the subject property.

1.23 - There is no other relevant information in connection with traffic and transport which might apply to this project.

1.24 - The agreed contents of this Construction Management Statement must be complied with unless otherwise agree with the Council. The Project Manager shall work with the Council to review this Construction Management Statement 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.