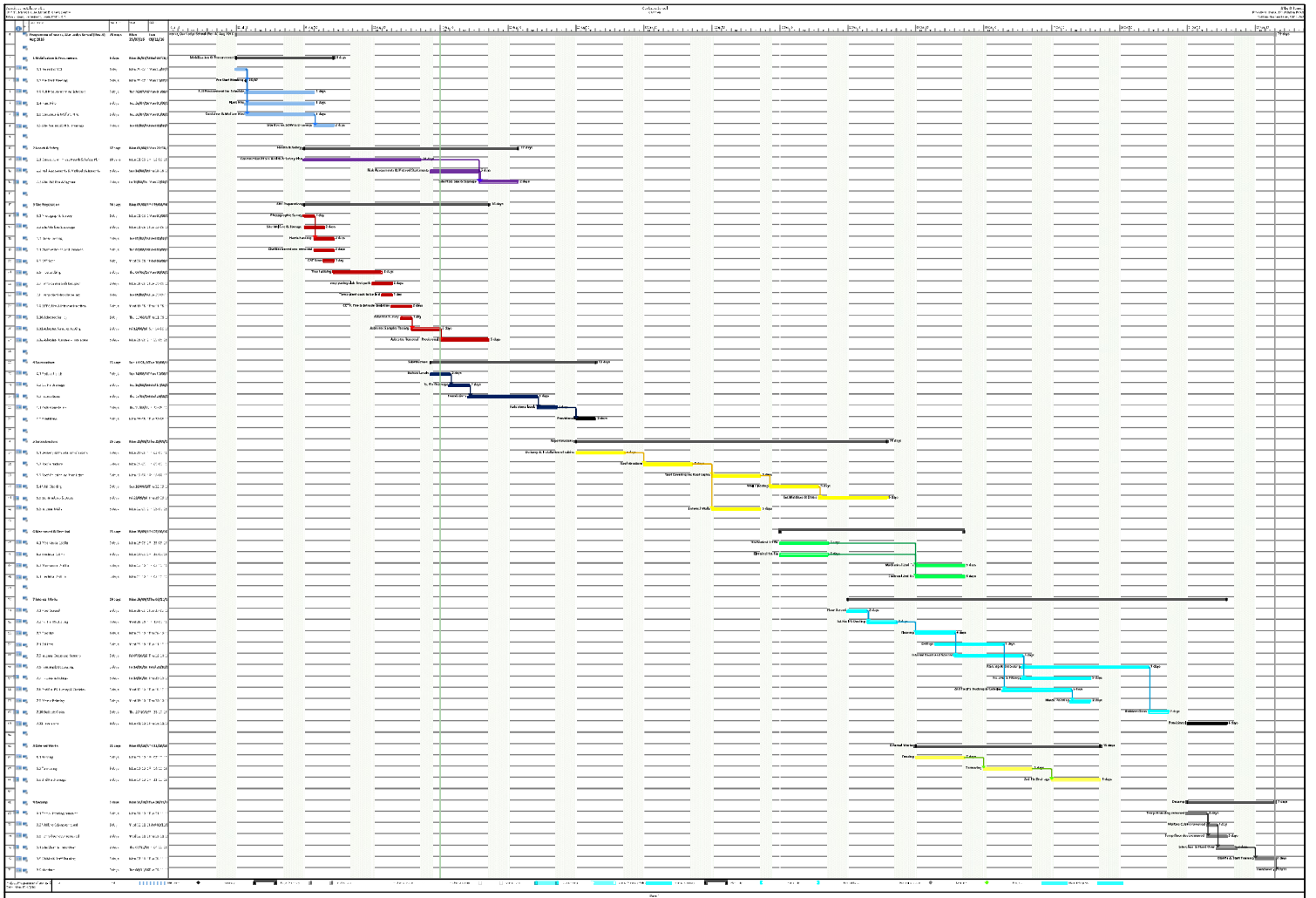


APPENDIX 6
CONTRACTOR'S CONSTRUCTION PROGRAMME



APPENDIX 7

PUBLIC CONSULTATION DOCUMENTS:

Completed Questionnaire from Neighbours

Condition Survey with Drawings

Neighbours Addresses for Invitation to Public Consultation

Letter Drop Plan

Letter to Residents about Construction Management Plan

Letter to Neighbours from Our Lady's

Questionnaire for Construction Management Plan

2403/2
3rd August 2016

QUESTIONNAIRE

Construction Management Plan – Public Consultation

Our Lady's RC Primary School



Name: Ivan + Dawn Fluin

07969 680443

Address: 86 Pratt Street

London

NW1 0DL

Comments / Concerns / Questions you have:

Concerns over working hours
Concerns over labour force eating lunch on doorsteps
Concerns over lorries stacking in road waiting to deliver at all times of the day

CONDITION SURVEY
of
FRONT PAVEMENT, NORTH EAST ELEVATION
at
**OUR LADY'S CATHOLIC PRIMARY SCHOOL
PRATT STREET
CAMDEN TOWN
LONDON NW1 0DP**

JULY 2016

CONTENTS

1. INTRODUCTION
2. CHURCH
3. EXTERNAL PATHWAY
4. SUMMARY

1. INTRODUCTION

This Condition Survey is to note the existing condition prior to works adjacent. Areas include the front pavement area inside the kerb line, along the school boundary including street furniture and the existing church, north east elevation (part only) adjacent to the nursery block.

Date of survey: 1st July 2016

Weather: Dry, 16°C, light wind

2. CHURCH

Curved external stone wall on granite plinth, sandstone parapet and flat roof over external stepped access. 3No openings infilled at low level with square steel balustrade and 25mm² angle iron frame. The security fence above is fixed into the stone. 2No brick infill panels between stone columns and stone cornice detail above complete with once-weathered stone coping.

Granite Plinth

The granite plinth is in good condition but with evidence of cement pointing and repair. Cement jointing approximately 80mm wide noted in places. No displacement evident.

Stonework

The condition of the stonework can be described as poor. 3No football size triangular sections are missing, one has been poorly repaired, one is missing and the third is loose. There are marks and penny-size chips all over the stone. Some repairs are tennis ball size and repairs have been undertaken using a range of materials. This damage is likely to have occurred during WWII.

Stone Coping

Cables have been fixed externally to the stone with plastic clips drilled into stone. 3No carved floral reliefs and an embossed statue are carved into the stone. These details appear in good condition although both have minor pock marks.

The face of the stone at high level is spalling. The cornice and coping stones have been weathered in with waterproof material leading to accelerated decay of the stone. Spalling and loose stone overhead level is evident. Remedial works required. Stone to the cornice and coping is loose. Cement repairs at high level are spalling and urgent repairs are required.

Under the school's covered area, one section of stone has been painted white including the embossed stone statue.

Railing

Solid steel lower sections in reasonable condition require repainting. Lower sections are set into stone and granite. It is likely that the decay of the rain chutes has caused the stone to fail on the connection.

Angle Iron Security Fencing

Angle iron railings above and behind are cut into the stone and set in cement mortar. This is finished poorly and the rails rattle and move when touched. The surface is pitted and rusty.

2. CHURCH (Continued)Brick Infill Panels

London yellow stock bricks pointed in cement mortar in good condition. An old alarm box and through terracotta vent. Steel plate covers a door between 2No stone columns. There is a carved detail at the head of the columns, the right hand side is damaged.

The grilled window to the left hand brick infill panel vent position is bricked in. All pointed in cement mortar. Gas is entering through the wall into the church.

Corner Stone Column

Further chips and natural decay. No large sections of stone missing.

External light fitting fixed to stone. Communication cables are draped and hang poorly fixed to the face of the stone.

4No granite steps lead up to the doorway with low level granite step edges. No railing or hand rail.

Tarmac Surfaces

Condition is poor, very uneven and surface is scared. Tree roof damage has led to decay. Trees require management to control root growth.

Items to Note

Existing steel structural beam can be seen and has seriously deteriorated and is physically deformed under the load. The 'I' beam top flange is rotten and now resembles an upside down 'T'. W&B would recommend the appointment of a Structural Engineer to check the integrity of the structure prior to installing temporary propping under the direction of the Engineer.

The poorly repaired coping has deteriorated and is at risk of falling. It is already letting water into the structure. W&B recommend urgent remedial works prior to failure. There is strong evidence of stone which has already fallen and areas which are going to fall. Works to be undertaken by a qualified stone mason.

Foliage growing out of the store requires urgent removal.

3. EXTERNAL PATHWAY

Granite kerb, concrete 600 x 800mm paving set in brick pattern. Granite wall plinth with sawn-off railings (left over from WWII). The school's boundary fence above tubular steel palisade, circa 3m high, has overhanging London Plane trees.

Granite kerb line in good condition. Requires minor repointing on some joints (see photos for further details).

Paving Slab

Concrete paving finished in bumpy dot non-slip finish. Paving falls to central gully. One area, 2m x 2m, has sunken approximately 50mm. One paving slab has uplifted by 30mm and is a trip hazard. It is, however, located out of the normal flow of pedestrian traffic. Cracked paving slabs are noted (see photos and plans for details).

Street Furniture

Pedestrian railing section 1 – single railing section approximately 1800 x 1000mm, side closest to crossing is bent and out of vertical by 30mm. 1No upright is bent and twisted. Railing in safe usable condition. Black surface coating is flaking. Galvanised finish below is showing through.

Pedestrian railing section 2 – triple section railing approximately 5.4m long slightly out of line, 20 to 30mm over its length. Railing in safe usable condition. Black surface coating is flaking. Galvanised finish below is showing through.

Zebra Crossing

1No zebra crossing with flashing Belisha beacon on lamp column. Column straight and in good condition.

Bollards

2No cast iron bollards in good condition, not leaning. Minor surface cracking to concrete around base of both bollards.

Lamp Column

Street light column has 3No signs fixed to it:

- 'No stopping at any time' – sign not bent and is fixed straight
- School warning red triangle – sign not bent and fixed straight
- School text sign – sign not bent and fixed straight

Base of lamp column – black coating is worn and galvanised finish is coming through. Operation of lamp has not been checked as not part of this survey.

Communication/Electrical Box

Steel grey painted box in good condition, sitting on its own concrete foundation and located in close proximity to and under the canopy of a large London Plane tree.

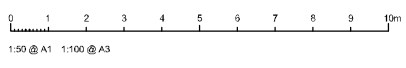
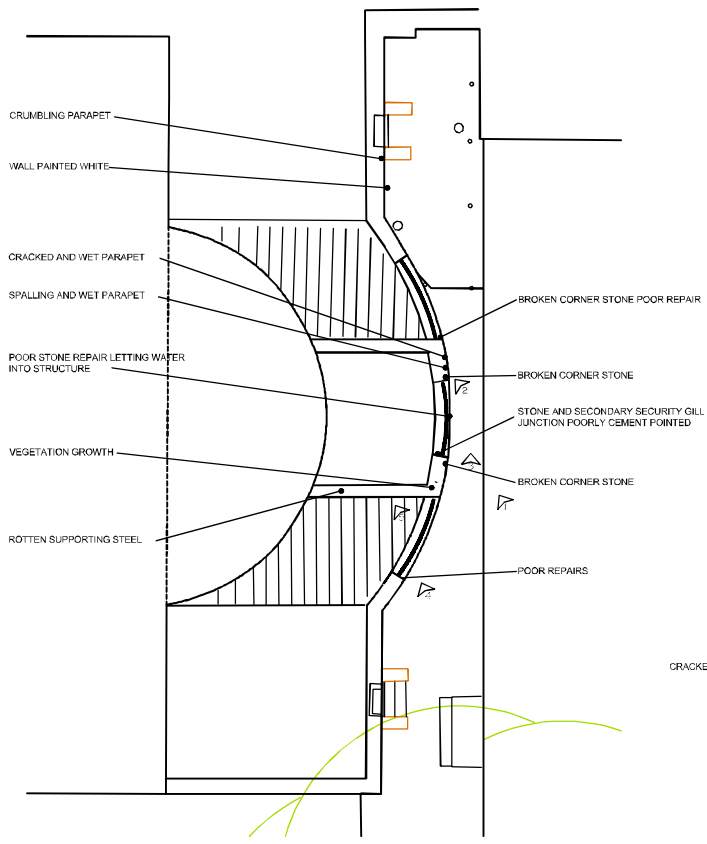
Granite Boundary Demarcations

4No sections of granite dislodged. Likely to be caused by tree root growth. Sections of pavement sunk and raised around the area, likely to be root growth soil movement.

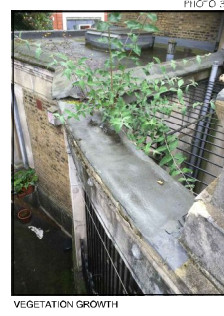
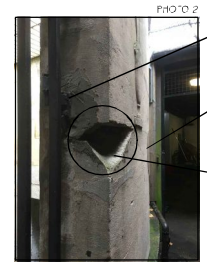
4. SUMMARY

- Urgent works are required to stonework at the back of the church. Spalling stone and poorly repaired cement/stone substitute are de-adhering from the building and are at risk of falling to the floor below. Works required to repair the stonework.
- Structural inspection required to the existing rotten steel. The top flange of the 'I' beam has completely rotted away and the beam now resembles an upside down 'T'.
- Works required to control tree growth. Evidence of dislodged paving directly below the tree canopy.
- Minor surface cracking to pavement and bent railings.

ALL WORKING DRAWINGS TO BE CHECKED ON SITE.
 TYPICAL CONDITIONS TO BE SHOWN IN PREFERENCE TO SCALES
 SECTION.
 ANY DISCREPANCIES BETWEEN DRAWINGS OF DIFFERING SCALES
 AND SPECIFICATIONS AND SPECIFICATIONS SHALL
 BE REFERRED TO SUPERVISING OFFICER FOR
 CLARIFICATION.
 COPYRIGHT RESERVED.



POOR STONE REPAIR LOOSE REPAIR, RISK OF FALLING

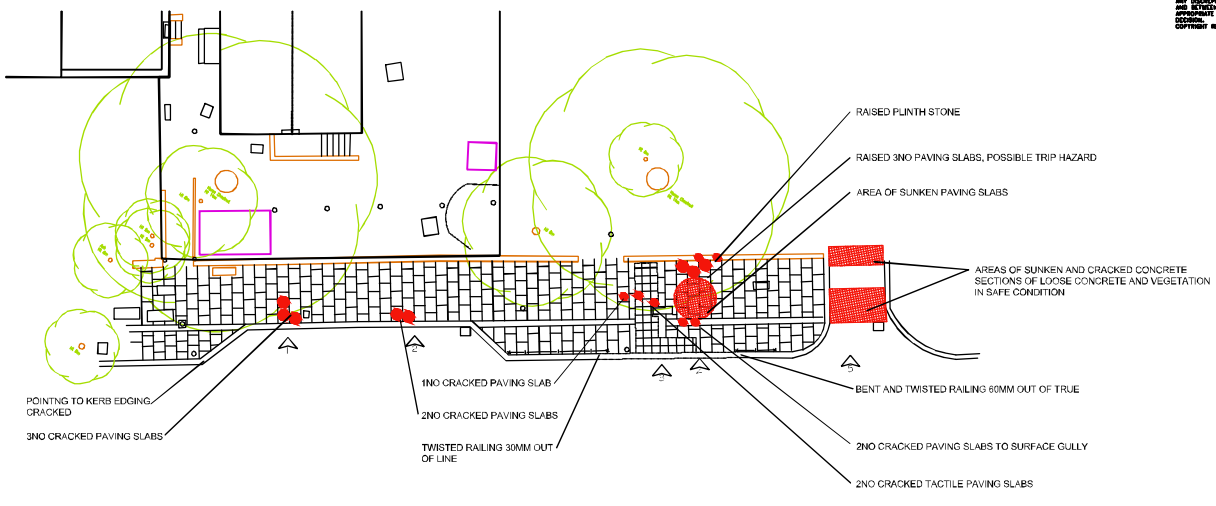


OUR LADY'S R.C. PRIMARY SCHOOL
 PRATT STREET
 LONDON
 NW1 0DP
 THE GOVERNORS
 NEW NURSERY EXTERNAL CHURCH CONDITION SURVEY (PART ONLY)
 1st July 2016



JULY 2016 WE
 1:50 @ A1
 2403G1

ALL WORKS IDENTIFIED IN THIS REPORT ON SITE SHOULD BE PRIORITISED TO BE TAKEN IN PREFERENCE TO SCALE. ANY DISCREPANCIES BETWEEN DRAWINGS OF DIFFERING SCALES AND SITE CONDITIONS AND SPECIFICATION SHALL BE NOTIFIED TO SUPERVISING OFFICER FOR RECORD. COPYRIGHT RESERVED.



3NO CRACKED PAVING SLABS



2NO CRACKED PAVING SLABS



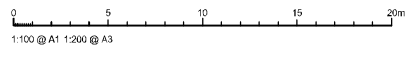
2NO CRACKED TACTILE SLABS
1NO CRACKED PAVING SLAB
2NO CRACKED PAVING SLABS TO SURFACE GULLY



AREA OF SUNKEN PAVING SLABS
RAISED PLINTH STONE
RAISED 3NO PAVING SLABS



AREAS OF SUNKEN AND CRACKED CONCRETE SECTIONS OF LOOSE CONCRETE AND VEGETATION



OUR LADY'S R.C. PRIMARY SCHOOL
PRATT STREET
LONDON
NW1 0DP
THE GOVERNORS

NEW NURSERY EXTERNAL CHURCH CONDITION SURVEY (PART ONLY)
1st July 2016



JULY 2016 WE
1:100 @ A1
2403/G2

29.07.16 Our Lady's Camden

Properties to post letter of invitation to public consultation to:

NW1 ODN:

Ground Floor Flat, 92, Pratt Street

First Floor Flat, 92, Pratt Street

Second Floor Flat, 92, Pratt Street

94, Pratt Street

96, Pratt Street

98, Pratt Street

100, Pratt Street

102, Pratt Street

Ground Floor Flat, 104, Pratt Street

First Floor Flat, 104, Pratt Street

Second Floor Flat, 104, Pratt Street

106, Pratt Street

NW1 OSE:

143, Royal College Street

NW1 ODL:

Ground Floor Flat, 82, Pratt Street

Maisonette Flat, 82, Pratt Street

First Floor Flat, 82, Pratt Street

Second Floor Flat, 82, Pratt Street

84, Pratt Street

86, Pratt Street

88, Pratt Street

Ground Floor Flat, 90, Pratt Street

First Floor Flat, 90B, Pratt Street

Second Floor Flat, 90, Pratt Street

NW1 ODR:

Flat A, 105, College Place

Flat B, 105, College Place

Flat C, 105, College Place

Flat A, 107, College Place

Flat B, 107, College Place

Flat C, 107, College Place

Flat A, 109, College Place

Flat B, 109, College Place

Flat C, 109, College Place

Flat A, 111, College Place

Flat B, 111, College Place

Flat C, 111, College Place

Flat A, 113, College Place

Flat B, 113, College Place

Flat C, 113, College Place

NW1 ODJ:

Flat A, 112, College Place

Flat B, 112, College Place

Flat C, 112, College Place

Flat A, 114, College Place

Flat B, 114, College Place

Flat C, 114, College Place

Flat A, 116, College Place

Flat B, 116, College Place

Flat C, 116, College Place

Flat A, 118, College Place

Flat B, 118, College Place

Flat C, 118, College Place

Flat A, 120, College Place

Flat B, 120, College Place

Flat C, 120, College Place

Flat D, 120, College Place

Flat E, 120, College Place

Flat F, 120, College Place

Flat G, 120, College Place

Flat H, 120, College Place

Flat I, 120, College Place

NW1 ODU:

1, Mandela Street

2, Mandela Street

3, Mandela Street

4, Mandela Street

NW1 OEA:

16, Georgiana Street

17, Georgiana Street

18, Georgiana Street

19, Georgiana Street

20, Georgiana Street

21, Georgiana Street

22, Georgiana Street

23, Georgiana Street

24, Georgiana Street

25, Georgiana Street

26, Georgiana Street

Maisonette Flat, 27, Georgiana Street

Basement Flat, 27, Georgiana Street

Ground Floor Flat, 27, Georgiana Street

First Floor Flat, 27, Georgiana Street

Second Floor Flat, 27, Georgiana Street

Third Floor Flat, 27, Georgiana Street

28, Georgiana Street

29, Georgiana Street

30, Georgiana Street

31, Georgiana Street

All Saints Greek Orthodox Church

Camden Street, NW1 0JA

St Michael's CE Primary School

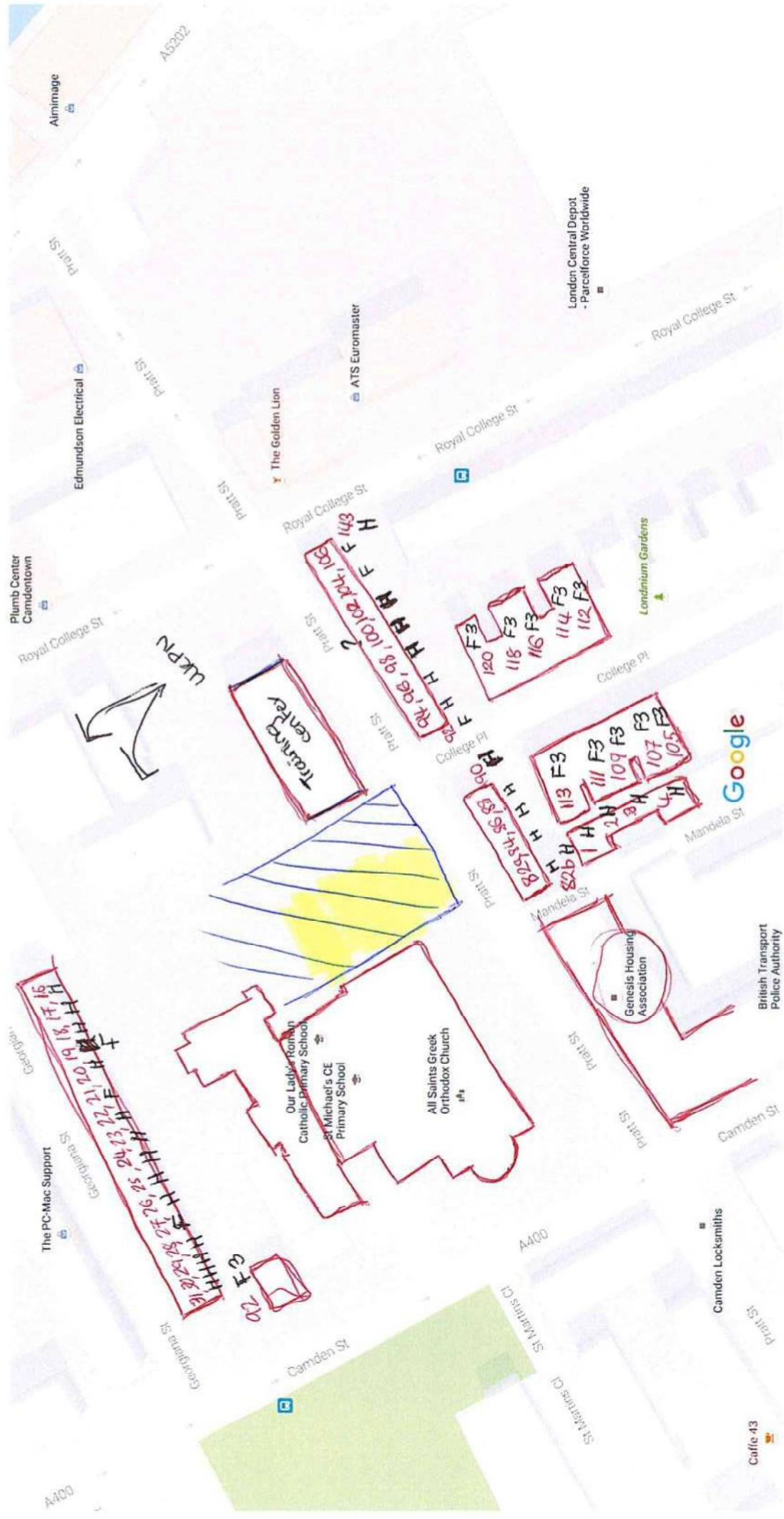
88 Camden Street, NW1 0JA

Our Lady's RC Primary School

Pratt Street, NW1 0DP

UKPN Training Centre

57, Pratt Street, NW1 0DP



113 - House/Flat number
 F - Flat
 H - House
 Number after F - number of flats

29th July 2016

LT/CB/2403/2
29th July 2016

Dear Resident

Camden: Our Lady's Nursery, Pratt Street, New Nursery Build

As you will be aware, Our Lady's Nursery has received draft planning permission for the demolition and rebuild of a new Nursery school, to be located on the existing site. Work is due to commence during the 6 week summer holiday period whilst the school is vacant.

We would like to invite you to a public consultation meeting at Our Lady's Primary School, Pratt Street, on Wednesday 3rd August 2016 at 4pm, until 6pm. There will be an opportunity to discuss a Construction Management Plan that will be in place during the construction phase, and to raise any concerns or questions that you may have about the forthcoming work. At the meeting there will be representatives from the contractor, Associated Installations, along with representatives from the school and Wilby and Burnett, who are managing the contract. We have also invited Camden's Planning Department.

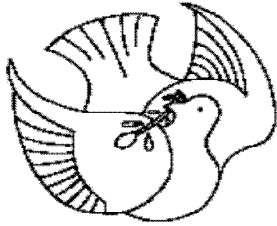
If you wish to see a copy of the Construction Management Plan in advance of the consultation, please email the undersigned on lianne@wilbyburnett.co.uk.

Yours faithfully

Lianne Toothill

cc: Our Lady's School
Associated Installations
Ian Gracie at Camden Council

enc



Our Lady's Catholic Primary School

Pratt Street, London, NW1 0DP

Telephone: 0207 485 7997 Fax: 0207 428 9426

Executive Headteacher: Mrs J Jackson
Head of School: Ms M Richardson

28th July 2016

Dear Neighbours

Our Lady's and St Michael's are committed to serving the local community and giving children in this neighbourhood the best possible start in life with a high quality education and learning environment.

The nursery building (one classroom) is now very old and has come to the end of its time. It needs updating as it is no longer fit for purpose in any way. We requested planning permission earlier in the year to demolish the current nursery building and install a modular build. (You will have been informed about our planning application from Camden Council some months ago.) This planning application has been granted by Camden Council.

The nursery will be demolished in the coming weeks and we apologise in advance for any inconvenience this causes you. On a positive note, the new build is not being built on site thus minimising the disruption to our neighbours.

We have met with contractors and have discussed the good relationship we have with our neighbours and our wish is to continue to foster this good relationship. With this in mind, our contractors are committed to working considerate hours and within the statutory framework.

Many members of our community have benefitted from this nursery provision over the years and we look forward to educating the children in this neighbourhood and offering them the best possible start in life.

Best wishes

M Richardson
Head of School

2403/2
3rd August 2016



QUESTIONNAIRE

Construction Management Plan – Public Consultation

Our Lady's RC Primary School

Name: _____

Address: _____

Comments / Concerns / Questions you have:

APPENDIX 8

SITE DELIVERIES:

Letter from London Concrete to Associated Installations

Email from Travis Perkins to Associated Installations



London Concrete Limited
77 Boston Manor Road
Brentford
Middlesex
TW8 9JQ

Dear Customer,

Project – Pratt Street, Camden, NW1 0DP

In reply to your recent request for our proposed route to your site, please see below planned route:

South on Archway Road, Highgate.

3rd Exit on Roundabout onto Junction Road.

Continue onto Fortess Road.

Bear left onto A400 Kentish Town Road.

Continue until Camden Street.

Continue on Camden Street until Pratt Street appears on your Left.

Please note this is a proposed route and this may change due to unforeseen circumstances.

Yours Faithfully,

For : London Concrete Limited

**Tom Pegrum
Sales Office Manager**

Jenny Elliott

From: Sharon Sale <IMCEAEX-_O=FIRST+20ORGANIZATION_OU=EXCHANGE+20ADMINISTRATIVE+20GROUP+20+28FYDIBOHF23SPDLT+29_CN=RECIPIENTS_CN=SHARON+20SALE7E7@AILTD.local>
Sent: 01 August 2016 10:55
To: Nick Shannon
Subject: FW: Travis Perkins Access Our Lady's Catholic Primary School

Route planner

Kind regards

Sharon Sale

Project Admin Assistant

Associated Installations Ltd

DDI: 0208 709 0070

Fax: 0207 517 3789

Unit 13 Midas House, Midas Business Centre, Wantz Road, Dagenham, Essex, RM10 8PS

Tel: 0208 709 0066 | Fax: 0208 517 3789 | Company: 0534 5019

www.associatedinstallations.co.uk | sharon@associatedinstallations.co.uk

From: Troy Pender [mailto:troy.pender@travisperkins.co.uk]
Sent: 29 July 2016 16:59
To: Sharon Sale <Sharon@associatedinstallations.co.uk>
Subject: Travis Perkins Access Our Lady's Catholic Primary School

Hi Sharon

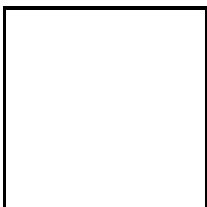
I have spoken with our transport department and they have told me that the part of Pratt St near our branch is a one way street so we will always approach it from the same direction. Depending on where the lorries previous drop was, we will either access Pratt St from Mandella St, College Place or A400 or A5202.

I hope this is sufficient information for your records?

Regards

--

Troy Pender
Travis Perkins St Pancras
Branch Stock Manager
T - 0207-380-6480
F - 0207-380-6481
E - troy.pender@travisperkins.co.uk



This e-mail and any attachments are confidential and intended solely for the use of the addressee only. If you have received this message in error, you must not copy, distribute or disclose the contents; please notify the sender immediately and delete the message.

This message is attributed to the sender and may not necessarily reflect the view of Travis Perkins Trading Company Limited, 733503, Lodge Way House, Lodge Way, Harlestone Road, Northampton, NN5 7UG or its parent company Travis Perkins plc (Registered in England No. 824821; Lodge Way House, Lodge Way, Harlestone Road, Northampton, NN5 7UG; VAT number 408556737) and any of its subsidiaries. Agreements binding Travis Perkins Trading Company Limited may not be concluded by means of e-mail communication.

E-mail transmissions are not secure and Travis Perkins Trading accepts no responsibility for changes made to this message after it was sent. Whilst steps have been taken to ensure that this message is virus free, Travis Perkins Trading accepts no liability for infection and recommends that you scan this e-mail and any attachments.