

Statement to help determine whether a Construction Management Plan (CMP) is necessary for the proposed development of a lightwell at 53 Platt's Lane, NW3 7NL

In discussion with Nora Constantinescu, it was deemed a worthwhile exercise to submit a statement to help determine whether a Construction Management Plan (CMP) was necessary for this proposed development.

1) How it will work

- One reputable firm with much experience of managing construction projects in the borough of Camden, D.A.Z. Construction, will be undertaking the construction of the lightwell, working only during approved hours. David Zymon, the site manager, will be responsible for the management, supervision, and safety of the site.
- The construction of the lightwell will take 3-4 weeks.
- The firm will be working from the architectural plans of ROH Architects, and as per the methodology, findings, and calculations as contained in the Basement Impact Assessment (BIA) that has been undertaken by LBH Wembley and submitted with the Planning application.
- The contractor's activities regarding the construction of the lightwell will be confined to the designated front garden of 53 Platt's Lane.
- Soil will be excavated and placed in a skip, which will be located in a parking bay on Platt's Lane to the front of the property. The soil will be taken to the skip using a wheel barrow.

2) Effect on traffic

- There will be no disruption to traffic flow as a result of this development.
- No lorries or large vehicles will be used in undertaking this development, so the road will not be blocked or obstructed.
- The only effect on parking will be the temporary suspension of one resident's parking bay, where the skip will be located.
- There will be no effect on pedestrian right of way or use of the pavement on Platt's Lane.

3) Site context

- At the time of writing, there were no other construction projects being undertaken in this part of Platt's Lane.
- There are no schools or hospitals on Platt's Lane or in the near vicinity.

4) Provisions to ensure stability of buildings and land; provisions for monitoring movement;

- These issues have been considered in detail and included in the Basement Impact Assessment (BIA) that has been submitted.

I do hope that taking the above into consideration, it will be determined that no CMP is required for this minor development of a proposed and modest lightwell.

Yours sincerely,

Hasan Hameed
Applicant and owner of 53 Platt's Lane, NW3 7NL.

21st December 2017.