

Residential Development

on

Scheme 2 – Upper Floors of Alliance Public House

40-42 Mill Lane, London NW6 1NR

Construction Management Plan

for

Residall Property Limited
15 Burlington Park House
Dennis Lane
Stanmore
Middlesex HA7 4LA

Our Ref: 17065/ADH/ch
Date: 15 March 2018

Contents

- 1.0 Introduction
- 2.0 Programme
- 3.0 Access
- 4.0 Nuisance Control
 - 4.1 Hours of Operation
 - 4.2 Noise Control
 - 4.3 Storage of Materials
 - 4.4 Site Security
 - 4.5 Travel Plan
- 5.0 Health and Safety

1.0 Introduction

1.1 The development proposal (Scheme 2 Drawings 17542/13 and 17542/14)

The refurbishment and development of an existing building including the creation of a new third floor with mansard roof to create seven new dwellings. 1 person studio 2 nr; 2 bed 3 person 2 nr and 2 bed 4 person 3 nr.

Lower Ground Floor

This area to the rear of the pub will become a bicycle store adjacent to No 1 Ravenshaw Street.

Upper Ground Floor

There will be a new front elevation front door leading to a new staircase.

First Floor – New Units

Flat 1 – 2 bed 4 person flat – 71.7 m²

Flat 2 – 1 person studio flat – 38.4 m²

Flat 3 – 2 bed 3 person flat – 57.2 m²

Second Floor – New Units

Flat 4 – 2 bed 4 person flat – 72.6 m²

Flat 5 – 2 bed 4 person flat – 70.4 m²

Third Floor – New Units

Flat 6 – 2 bed 3 person flat – 61.0 m²

Flat 7 – 1 bed studio flat – 37.0 m²

- 1.2 The Public House “The Alliance” occupies the ground floor and ancillary space and accommodation on the upper floors. It is designated an Asset of Community Value. The site is situated on the southern side of Mill Lane, and, is adjacent to a junction with Ravenshaw Street to the west. The property is not within a conservation area and is not listed, but it is within the Fortune Green and West Hampstead neighbourhood area.
- 1.3 The purpose of the CMP is to ensure that the impact of construction work on the local residents and immediate highway network is kept to an absolute minimum. The CMP provides details of all measures that are considered appropriate at the time. It is a live document, which will evolve as necessary to address issues that arise through ongoing consultation.
- 1.4 The Construction Project Manager (CPM) will be responsible for implementing the measures contained in the CMP. The CPM’s name and contact details will be added to the CMP once the Principal Contractor (PC) has been appointed.

2.0 Programme

- 2.1 Details of the programme will be added to the CMP once the PC has been appointed and a date confirmed for the commencement of construction works.

3.0 Access

- 3.1 There is no vehicle access to the existing site.

All deliveries will be scheduled to arrive and leave site during normal working hours.

The PC will appoint a Banksman to supervise the arrival and departure of all construction vehicles and to prevent waiting vehicles from blocking the road.

3.2 The vehicles will be unloaded and moved on from the site.

3.3 To assist the process it is anticipated the PC will apply for parking suspensions, within controlled parking zone CA-F.

4.0 Nuisance Control

4.1 Hours of Operation

The site will be restricted to operating within the following hours:

Monday to Friday	08.00 to 18.00
Saturdays	08.00 to 13.00
Sundays/Bank/Public Holidays	No works

4.2 Noise Control

4.2.1 There is unlikely to be any on-going excessive noise from the site.

4.3 Storage of Materials

- 4.3.1 Construction materials have the potential to cause pollution. All fuel, oil and chemicals must be sited on an impervious base within a secured bund of adequate storage capacity.
- 4.3.2 All waste materials will be stored for as short a time as possible in designated storage areas isolated from surface drainage and removed from site on a regular basis.

4.4 Site Security

- 4.4.1 The site will be fully enclosed by Heras fencing and will remain locked outside of working hours. Materials and equipment kept on site will be securely stored.
- 4.4.2 The CPM will be responsible for site security and emergency procedures. Once the CPM has been appointed, procedures and contact information for “out of hours” incidents will be provided.

4.5 Travel Plan

- 4.5.1 To minimise the potential impact of construction workers travelling to the area, the PC will implement a Travel Plan to encourage the use of sustainable modes of travel to and from site and minimise the use of private cars.

5.0 Health and Safety

- 5.1 It will be the Principal Contractor’s responsibility to ensure the proper management of health and safety on site. Contractors’ health and safety records and policies will have been assessed at tender pre-qualification stage and only those considered suitable allowed to tender. The Principal Contractor will provide site-specific inductions to all site operatives and

regular on-going updates in the form of “tool box” talks. A “Zero Tolerance” drugs and alcohol policy will be enforced.

5.2 The Principal Contractor will provide welfare facilities in accordance with the current CDM regulations.

5.3 The Principal Contractor will develop an emergency evacuation plan detailing escape routes and assembly points.