

Construction Management Plan

**Northstead
North End Avenue
Hampstead
London NW3 7HP**

Prepared by Andrew Clifford of Clifford Atkins Project Management Ltd on behalf of Mr Peter Godfrey.

01 May 2018

Rev. -

Project Name: Northstead

Project Address: Northstead, North End Avenue, Hampstead NW3 7HP

Project Manager and 24 hour emergency contact (will be appointed prior to construction)

Name: TBC

Mobile telephone number: TBC

Email address: TBC

Introduction

The purpose of this Construction Management Plan (CMP) is to help the applicant and his construction team to minimise construction impacts. It relates to on site activity and the transport arrangements for vehicles servicing the site.

This CMP addresses the way in which any impacts associated with the proposed works will be mitigated and managed.

Description of the work

Demolition of existing garage, terrace and retaining walls. Construction of new three storey residential building with integral garage, including basement.

Considerate Constructors Scheme

The site and works will operate under the Considerate Constructors Scheme (CCS). The CCS addresses the following issues;

- Care about Appearance
- Respect the Community
- Protect the Environment
- Secure Everyone's Safety
- Value the Workforce

Site Setup

The site does not sit immediately adjacent to a public highway. A site hoarding will be erected from near the West corner of the house (Northstead), travelling South West as shown on figure 1 and figure 2. The hoarding will allow room for permanent pedestrian access to the existing house.

Signage will be provided to clearly identify the area as a construction site that requires health and safety to be complied with by site operatives and visitors.

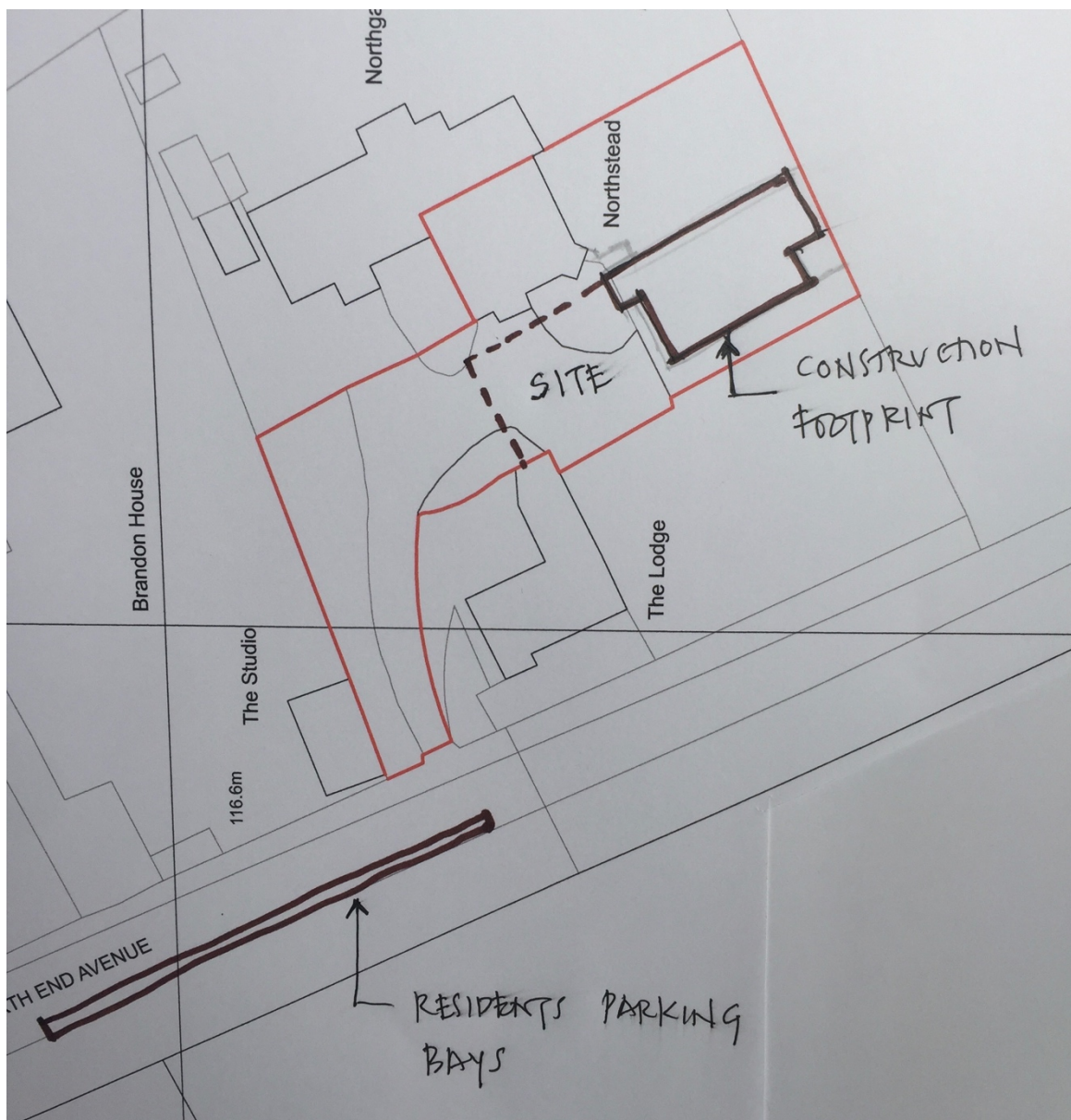


Figure 1. Showing site area and residents parking bays that can be suspended to provide additional parking for construction vehicles.

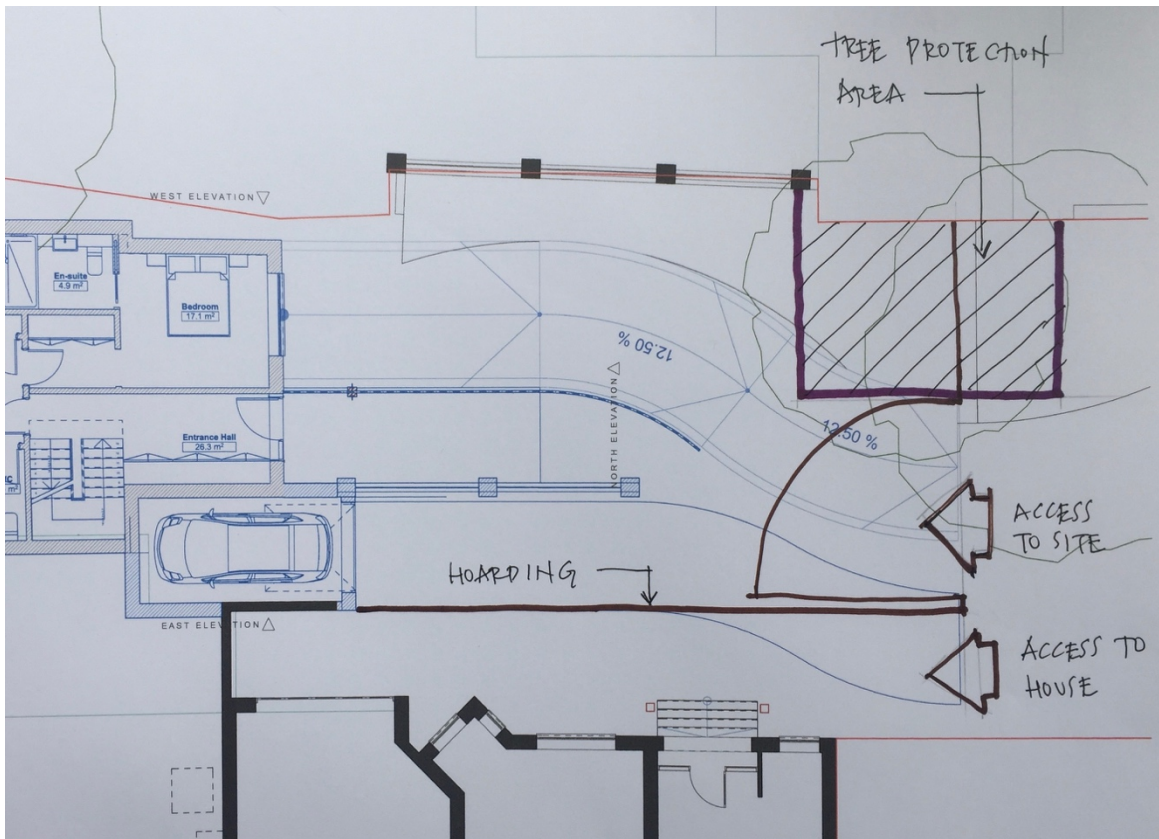


Figure 2. Showing site hoardings, access to house and tree protection zone.

Car Parking

The site will have car parking spaces during the course of the construction phase. These will be clearly marked and there will be safe access from these spaces to the site office.

Site labour will be encouraged to use the local public transport system. Refer to figure 3.

There is a residents parking bay on the west side of North End Avenue. Bays at the south end can be suspended to provide additional parking for construction vehicles.

Pedestrian and Cycle Access

Pedestrians and cyclists will have unimpeded access to site. There will be covered and secure storage for cycles if required.

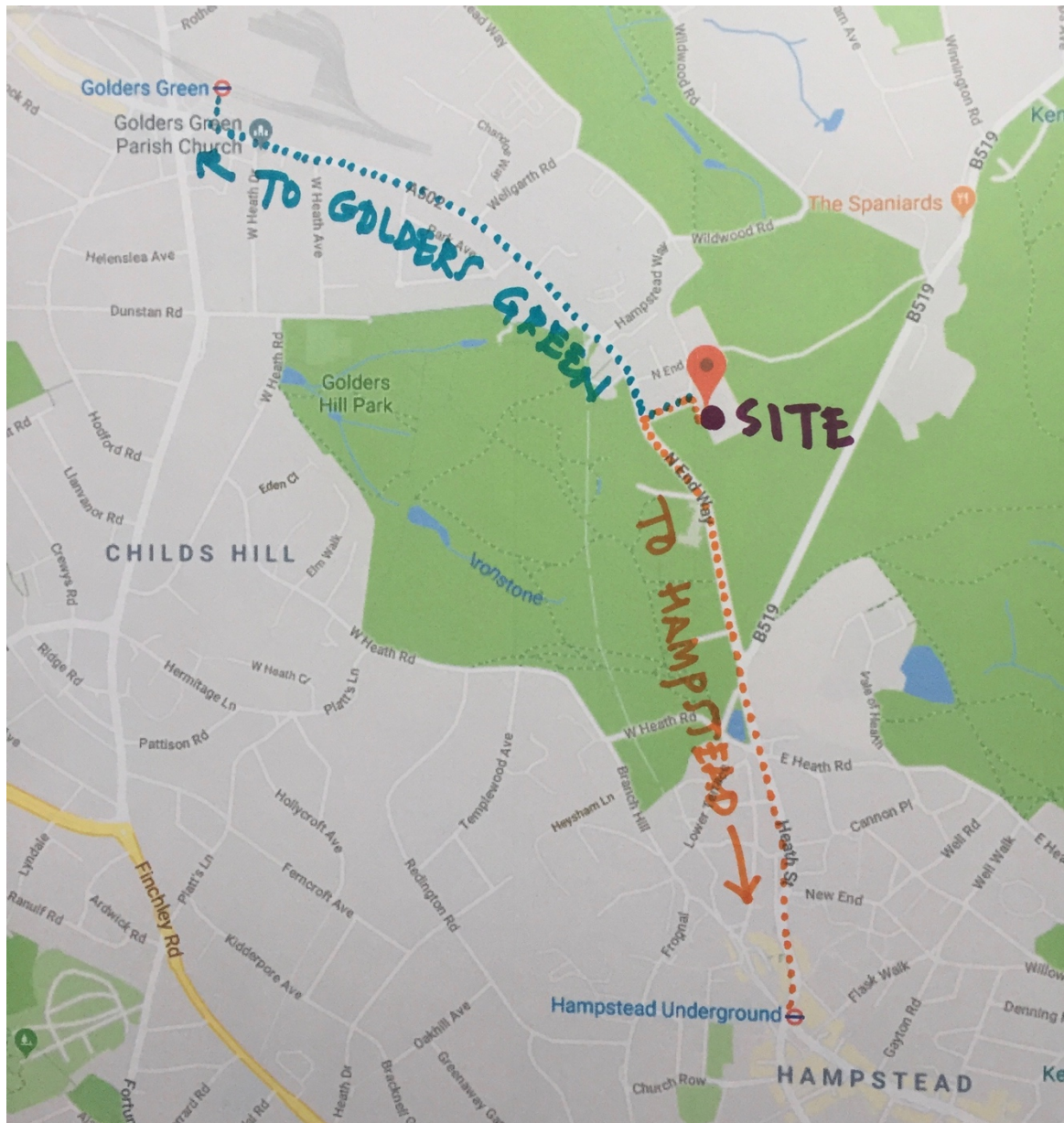


Figure 3. Showing pedestrian access from local underground stations.

Site Personnel

There will be typically between 4 and 6 personnel on site at any one time. Site personnel will be encouraged to use public transport. Hampstead Station and Golders Green Station are both on the Northern Tube Line.

Both stations are less than 1 mile from site, with a walking travel time of 15 minutes.

Some trades do require a van to be on site. Where this is not a requirement, site operatives will travel to site by car or van to drop off or collect tools and equipment. This activity will be restricted to the start and end of their work on site.

Site Deliveries

Procurement of smaller loads to site will be programmed so that there will be less disruption on North End Avenue and to neighbouring residents.

A just in time strategy will be adopted for deliveries to reduce the requirement for storage of materials.

Contractors, delivery companies and visitors will be made aware of the route (to and from the site) and of any restrictions, prior to undertaking journeys.

No deliveries will be carried out outside of the site operation times.

Material deliveries will generally take place out of busy 'rush hour' periods.

Delivery vehicles will drive onto the site. They will offload, turn around within the confines of the shared access drive, and leave immediately.

It is not expected that vehicles will need to reverse out onto North End Avenue. If larger vehicles are required to reverse out of the site onto the public highway, a banksman will be on hand to marshall the vehicle.

It may be a requirement to use the residents' parking bays at the south end of North End Avenue to park construction vehicles. This will require parking bay suspensions.

Vehicle Holding Area

During busy periods all delivery drivers will be required to call the Site Manager prior to arriving on site. If deliveries are currently underway that block additional vehicles, the waiting vehicle will be asked to wait in a predetermined location that will be identified prior to works on site. This location may be several streets away from site. The driver will then be contacted and asked to continue the journey to site.

Larger deliveries are anticipated for the following;

- Waste removal

- Concrete

- Structural Steelwork

- Facing materials and roof finishes

Road and Pavement Closures

There is currently no requirement to close any road or pavement.

Mud and debris

Wheel wash facilities will be used to reduce the transference of mud from site to the shared road and public highway. The ground area immediately outside the site hoardings will be cleaned daily. If required this will extend to the access road and public highway at the entrance to the access road.

Local Resident Liaison

The Project Manager (PM) will be responsible for all co-ordination. Any site complaint will be dealt with by the PM. Should there need to be a forum or a liaison meeting with local residents or businesses this will be set up on a regular basis so that all parties are aware of any issues. The PMs mobile phone number will be displayed in the event that a local resident wishes to complain about the site management.

The PM will notify neighbours in advance of any specific works. This includes road closures. The notification will be by way of a letter to residents posted by hand. A copy of the notification letter will be affixed to the site hoarding. Notification will be a minimum of 48 hours prior to the activity.

Site Operatives

All operatives working on site will be inducted prior to commencing.

Site Operation Hours

Work will only be permitted during the hours as required by the local authority. This is typically defined within the planning permission conditions. It is likely that this will require general construction work to be restricted to the following hours;

Monday to Friday (except Bank Holidays)	8am to 6pm
Saturdays	8am to 1pm
Sundays and Bank Holidays	no working

Pollution Control

As and when dust control is required this will be carried out using temporary protection and/or dust abatement. Emissions will be kept to a minimum by using well maintained plant and vehicles that are kept off, or at low revs when not used.

Waste management

Demolition and construction waste will be removed as it arises. Waste will be collected in skips located within the site boundary. Site spoil from excavation will be temporarily stored on site. It will then be collected by a 'grab' lorry that will park within the site boundary.

Demolition and construction waste will be reused or recycled where reasonably possible. Materials recovered from the demolition of the existing house will follow a hierarchy as follows;

1. Reuse on site in existing form. For example: Blocks for garden retaining walls and timber for temporary shuttering.
2. Reuse on site in any form. For example: Crushed concrete and masonry for groundworks.
3. Reuse elsewhere in current form. For example: Existing facing bricks and roof tiles sent to local reclamation yard.
4. Reuse elsewhere in any form. For example: Waste metals.
5. Sent to landfill. Last resort.

Storage of Construction Materials

Site materials will be delivered in a just in time basis so that the areas can be kept as clear as possible for construction to progress. No materials will be stored on public highways at any point.

Construction Period

The construction period will be 10 months.

Critical Activities

Site Set Up

Demolition

Excavation & temporary support works

Basement Dig

Drainage

Concrete Basement

Erect Scaffold

External envelope and roof

Internal fit out

Landscaping

Demobilisation