

Construction Management Statement

Proposed Conservatory Extension.

Project; 15A Well Walk, Hampstead, London NW3 1BY.

General Description.

The proposed 'lean-to' conservatory will have a low pitched glass roof which will not be visible from Well Walk Passage, nor will it create any overlooking problems with no.17 Well Walk (the neighbouring property) as it will be constructed to sit below the existing boundary wall which will be retained. To preserve the existing trees, the existing perimeter retaining walls will remain unaffected.

It is proposed that all construction access for the works will be via the front bay window direct onto Well Walk to avoid any construction activities restricting the public use of Well Walk Passage.

See also Architects drawings & Model images for scope of works & the Construction Access Site Plan.

a) Brief summary of the proposed works to be constructed:

- Make minor structural alterations to 3 no. existing basement windows in main house rear wall & install new concrete lintels over each opening to match existing patio doors opening.
- Install new concrete insulated ground slab in existing lower ground patio area.
- Install external access steps in the top of the existing raised terrace upstand for a glazed access door at one end of the conservatory to allow access to the raised terrace for maintenance of the new conservatory.
- Install new aluminium framed glazed prefabricated conservatory extension in existing lower ground patio area. Glazing to have internal powered blinds.

b) Estimated Duration of the works & working hours:

- It is estimated that the work will take a total of 10 working days to complete including the installation of the proprietary aluminium framed lean-to conservatory which will be prefabricated off site & erected by a specialist contractor.
- The proposed site working hours 0800 to 1800 on Monday to Friday, with no working on Saturdays & Sundays or Public Holidays.

c) Unloading & Loading provision.

- General deliveries will normally be arranged on a 'just-in-time' basis & contractor's vehicles will use the owners residents parking permits for parking during the construction period. The vehicle size will be a short wheelbase van max weight 1000kg Renault Traffic or similar.
- A temporary parking bay will be only be required for the offloading the large glazing panels for the new conservatory roof & associated windows frames only i.e 2-3 hours on the relevant delivery date of the components. The parking bay is to be as close to the existing steps from Well walk to the higher pavement level as indicated on the Construction Access site plan. The vehicle size will be either long wheelbase van max weight 1500kg i.e Mercedes Sprinter or Luton Van 1200 kg weight or similar. A small mobile hoist/gib could be required to lift the large glass panels to the higher pavement area from the vehicle delivery point. This will be confirmed prior to delivery.
- The route for the delivery or removal of materials will be as shown on the Construction Access site plan. All materials will be manually transferred from the vehicle as shown & carried into the front area of the property through access gates in the hoarding & then into the property at lower ground level for manhandling through to the rear patio area for installation.
- No temporary hoarding will be required on the public highway (e.g. to protect the Listed Well on the steps in front of the property on Well Walk as the proposed delivery route shown on the Construction Access plan uses existing steps in the embankment in Well Walk away from the monument itself.
- Temporary traffic management will not be required.

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- There will be a commitment by the contractors to make all reasonable endeavours to keep Well Walk Passage free from obstructions at all times.

Statement of Intent.

"The agreed contents of this Construction Management Statement must be complied with unless otherwise agreed 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."