

	CONSTRUCTION MANAGEMENT PLAN		Square Feet Architects 11.2.20
	GARAGES ADJACENT 25B & 25E FROGNAL & REAR OF MERIDIAN HOUSE (FINCHLEY ROAD) LONDON NW3 6AR		revision A : 5.3.20
	COMMENTS RECEIVED FROM CMP CONSULTATION		
date		COMMENT	RESPONSE TO BE ADDED TO CMP
9.2.20	Ken Howard, 27 Arkwright Road		
	did not receive copy of notification	not on the list, in error	
	1 rights of way down the lane		Traffic control measures are detailed in the CMP, including marshals to supervise deliveries in and out, this has been extended to explicitly cover movement of vehicles to and from the existing houses and garages in order to maintain the right of way.
	2 detailed plan showing siting & movement	there are diagrams in the document, expand if appropriate	We have reviewed the information contained in the CMP and made adjustments to clarify the information on construction vehicles
	2 pressure impact statement dealing with size & weight of construction vehicles	check Camden requirements	
	3 CMP conflict between Garages & Gardens, including confusion of access points		The Gardens CMP (application 2019/1697/P) was a draft submitted pre-planning & will require a further consultation during the design development and approval from Camden prior to start of construction, all of which will take some time. At this stage it is anticipated that work on the Garages will start in advance of the Gardens houses. For the moment the two CMPs need to be read separately. Should it become apparent that there would be overlap of the works agreement and approval of the Gardens CMP would take this into account and propose appropriate measures. The comments in 4) below suggest that access exclusively via the Lane would be preferred, not via Arkwright Road, and we would be happy to adopt this.
	4 construction of Gardens & Garages at same time		RH refers to a statement in the CMP commenting on a neighbouring site at 41 Frognal, presumably incorrectly. See comment above regarding construction work on the two sites at the same time.
	5 ownership of the two sites	this is not relevant to the CMP	The ownerships of the Garages & Gardens sites, together with the lane are related, however this is not an issue for the CMP.
	6 contractors insurance policy covering liability to neighbours		The Principal Contractor has appropriate insurance cover and any construction work would be carried out under a JCT building contract which includes clauses covering insurance.
10.2.20	Mercer, Dohmann, Martin, Frankel, Yeo, Yang, Howard, Shorten, David		
	identical letter		
10.2.20	Neil Bruce, 25 Frognal		
	objection to planning approval for the Gardens houses	not relevant to this CMP	
	general concern about traffic chaos	covered in responses above	
10.2.20	Alex Hyvonen, 35 Arkwright Road	not on the list, in error	
	did not receive copy of notification	send CMP to him, include note in version submitted to Camden to say that any further comments will be considered & incorporated as appropriate after 14 days	
10.2.20	Karolina Lewestam, Jakob Fast, 25E Frognal (tenants)		
	did not receive copy of notification	check that letters were sent out, provide confirmation if possible ("proof of delivery"?)	
	construction of Gardens & Garages should be considered together	covered in responses above	
	pressure impact statement dealing with size & weight of construction vehicles	" " " "	
	contractors insurance policy covering liability to neighbours	" " " "	
10.2.20	Josh Jones (no address)		
	did not receive copy of notification	address unknown	
	dust & pollution		
	volume of traffic - Healthy Streets, road closing during school drop off hours	check note in CMP about "no deliveries during school drop-off hours", ie; this point is already covered	
	simultaneous construction on two sites	covered in responses above	
11.2.20	Phillip Mercer, 25E Frognal & Grd flat 35 Arkwright Road (owner)		
	did not receive copy of notification	check that letters were sent out, provide confirmation if possible ("proof of delivery"?)	
	confusion about site address	the CMP, (necessarily), refers to the address noted in the planning approval document	
	GENERAL CONCERN		
	noise & disruption to residents of the lane during construction	consider reduction in working hours	amend section in CMP to further limit working hours beyond Camden requirements, no weekend working to be permitted