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Construction Traffic Management Plan

8 Well Road, London, NW3 1LH

September 2020

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1.0 Introduction

This statement is prepared by Alexander Martin Architects to support the planning application being submitted on behalf of our clients for 8 Well Road, London. The project relates to the creation of a rear extension, in addition to general refurbishment works to the property.

Well Road is a narrow residential street with a mixture of detached, semi-detached villas. It is a two way road, however in sections it goes to single lane - particularly when there are parked cars along the residential bays on the South side of the road.

This is expected to present challenges in getting lorries and other relevant vehicles to access the site, park (for temporary or long periods), load and unload materials, collect spoils and any other unwanted times waste.

This report aims to demonstrate that all these aspects of the construction have been carefully considered.

However, following the appointment of a contractor, this plan will be adapted and finalised with their input.

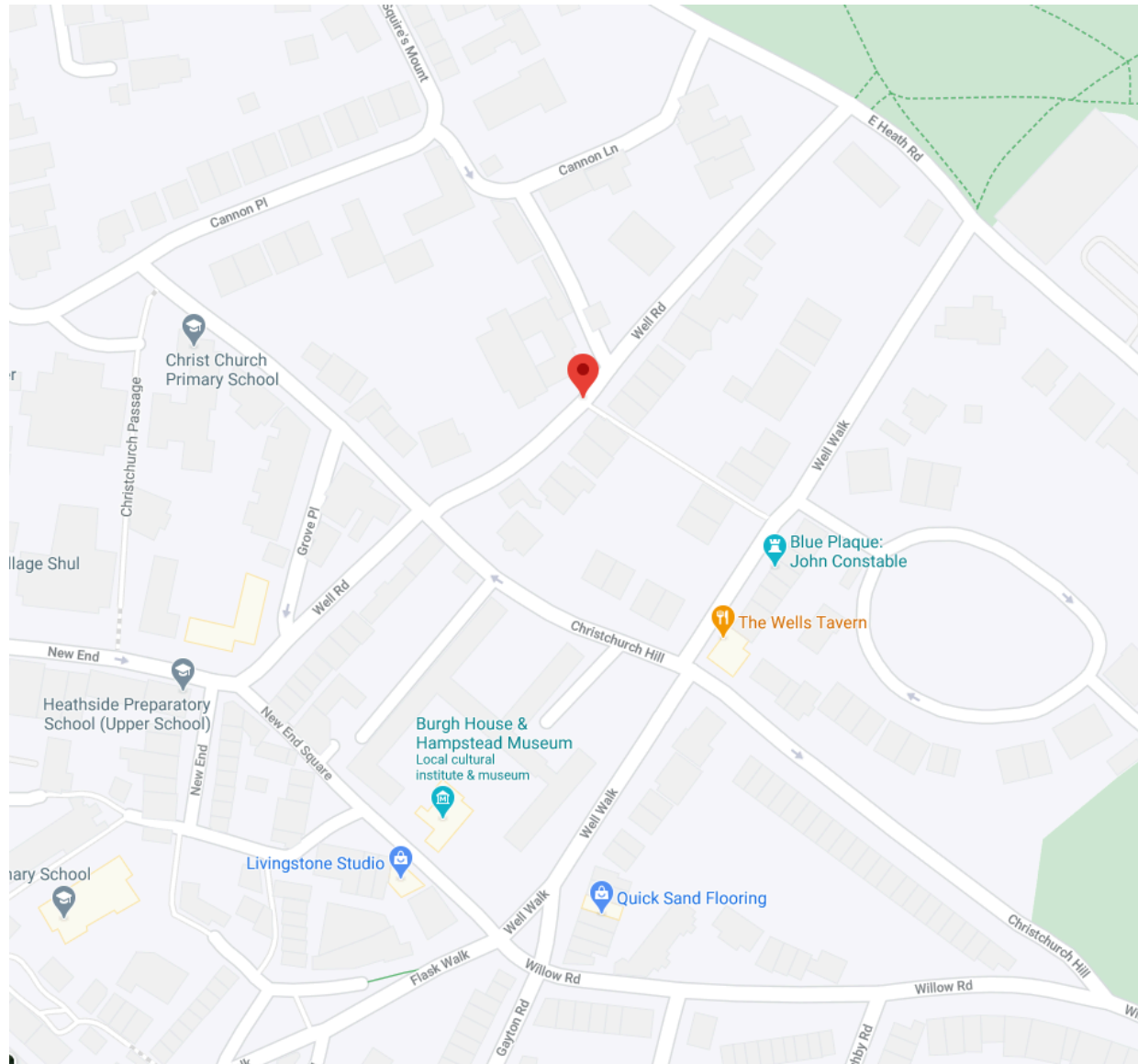
2.0 Scope of Works

It is assumed that the construction duration will be 32 weeks. A detailed construction programme will be produced when the main contractor is appointed, but the works include the following:

- Site set-up and enabling works
- Demolition of the existing rear extension
- Underpinning works
- Concrete slab construction
- Structural steelwork installation
- External walls structure and door/window installation
- Internal fit-out and services
- External works and clearing site

1.1 Site Location

Location of 8 Well Road



3.0 Routes To and From Site

It is assumed that deliveries will be approaching the site from the A41 (Finchley Road). To get to Well Road from the A41 it is thought that they would travel along Hermitage Lane, along West Heath Road, which turns into East Heath Road. Well Road is access by a turn off East Heath Road .

The return route would require vehicles to turn in Cannon Lane and return to East Heath Rd along Well Road.

An alternative route is to access via New End from the Hampstead side of things.

Neither of these routes is inaccessible to HGV's.

4.0 Site Set-Up

4.1 Parking and Deliveries

The contractor will not be able to park on the site. The number of contractor's vehicles will be kept to a minimum to avoid disruption to the neighbours. It will be necessary for the contractor to reserve parking bays in order to provide space for works vehicles and / or to facilitate loading and unloading without blocking the road.

The contractor will require vehicles to be parked in the surrounding area. Pay and display bays in the area will be used by visitors to the site. Where possible car/van sharing will be encouraged, and contractors will use public transport when feasible.

Deliveries will be kept to a minimum and traffic managed by a site foreman, allowing priority to emergency vehicles and neighbours. Temporary signs and traffic cones will be used to keep pedestrians and drivers informed. Deliveries will be supervised by the main contractor to ensure the safety of the public and not to disrupt them.

4.2 Hoarding

Plywood hoarding, 2.5 metres high, will be erected as per the hoarding plan. The hoarding is to be painted black so as to be less intrusive to its surroundings and maintained so as not to become untidy. All construction works will be conducted within the hoarding line of the site.

There will be a single access point to the site. Waste will be bagged and stored on site and removed on a wait and load basis at quiet times of the day. Deliveries will be timed to occur outside of waste collection times.

Discussions will be conducted with the neighbours to ensure that they are satisfied with the hoarding arrangement prior to works commencing.

4.3 Site Welfare and Facilities

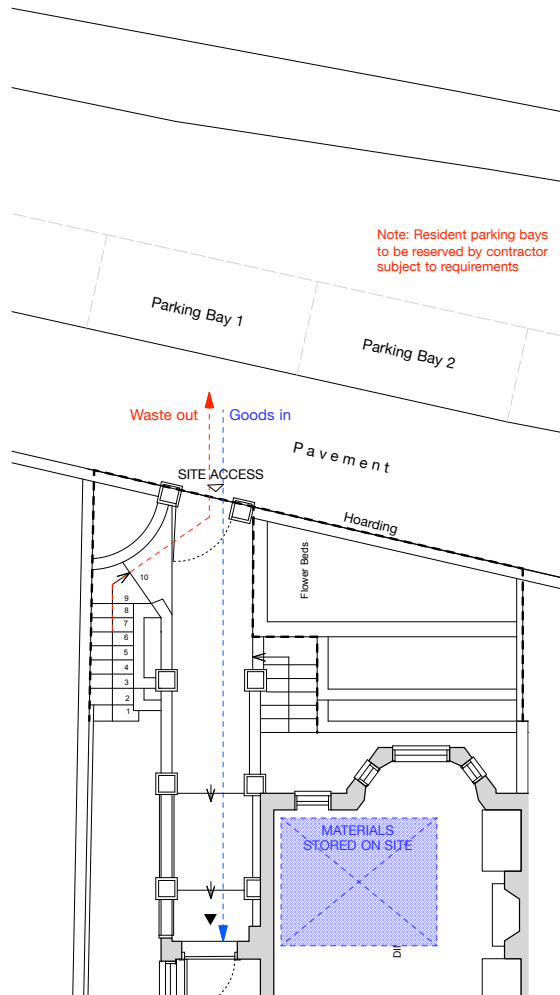
Welfare facilities will be provided for site workers within the boundaries of the site and will include: WC and changing facilities with hot and cold running water. There is to be an eating area for staff on site and eating on the street is not permitted.

Smoking will not be permitted on the street by staff and there will be a designated area within the site for smoking.

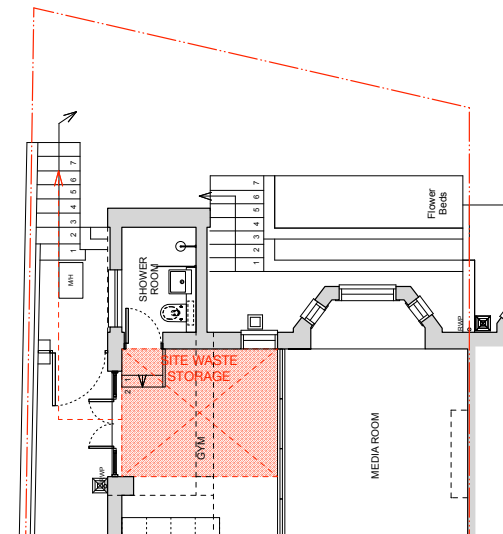
4.4 Skips

Skips will be not required for building waste and will be located within the site boundary - the estimated number of skips required will be calculated by the contractor when appointed. No waste will be stored for prolonged periods but may be necessary on occasion. As part of the Considerate Contractors Scheme the contractor will be required to maintain a tidy and clean site.

4.5 Hoarding Plan



RAISED GROUND FLOOR PLAN
SCALE 1:100 @ A3



LOWER GROUND FLOOR PLAN
SCALE 1:100 @ A3

5.0 Working Hours

Site working hours are restricted to those set out by Camden Council and are 8.00 to 18.00 Monday to Friday, 8.00 to 13.00 Saturday with no works permitted Sundays and Bank Holidays. In addition, no heavy machinery is to be operated before 8.30. It is hoped that working at weekends will not be necessary.

Any HGV's making deliveries will be restricted to arriving between 10.00 and 16.00 only, Monday to Friday, so as not to disrupt neighbours commuting and taking children to school. Deliveries will not be permitted out of these hours - there will be no deliveries at weekends.

6.0 Considerate Contractors Scheme

It is intended that when appointed the main contractor will be a member of the Considerate Contractors Scheme or alternatively will register the site for the scheme. The scheme's Code of Practice will then be adhered to throughout the project.