

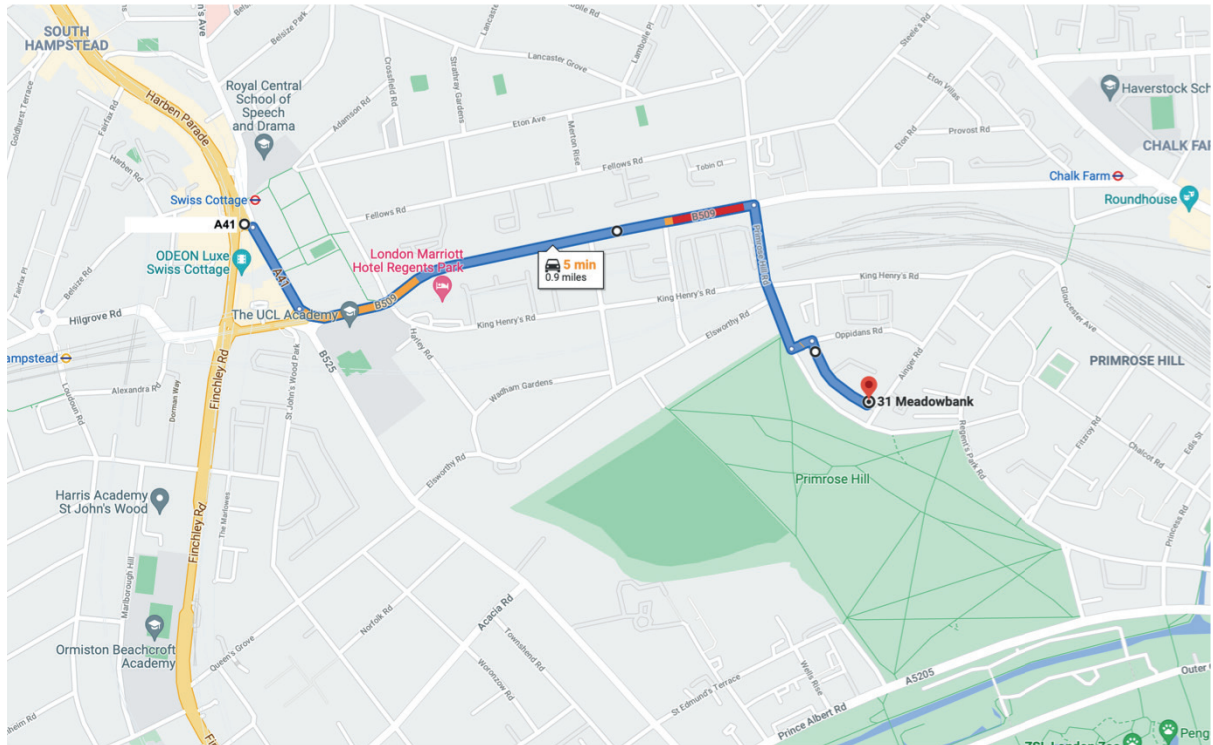
ATTACHMENT NO. 1 – SITE LOCATION PLAN



ATTACHMENT NO. 2 – INDICATIVE PROGRAMME DATES

Activity	Start	Finish
Site Set Up	October 2022	October 2022
Demolition/ Site Prep	October 2022	November 2022
Excavation/ Basement/ Underpinning	November 2022	March 2023
Superstructure	November 2022	July 2023
Fit Out	January 2023	August 2023
Site Clean Up	August 2023	August 2023

ATTACHMENT NO. 3 – VEHICLE ROUTING TO SITE

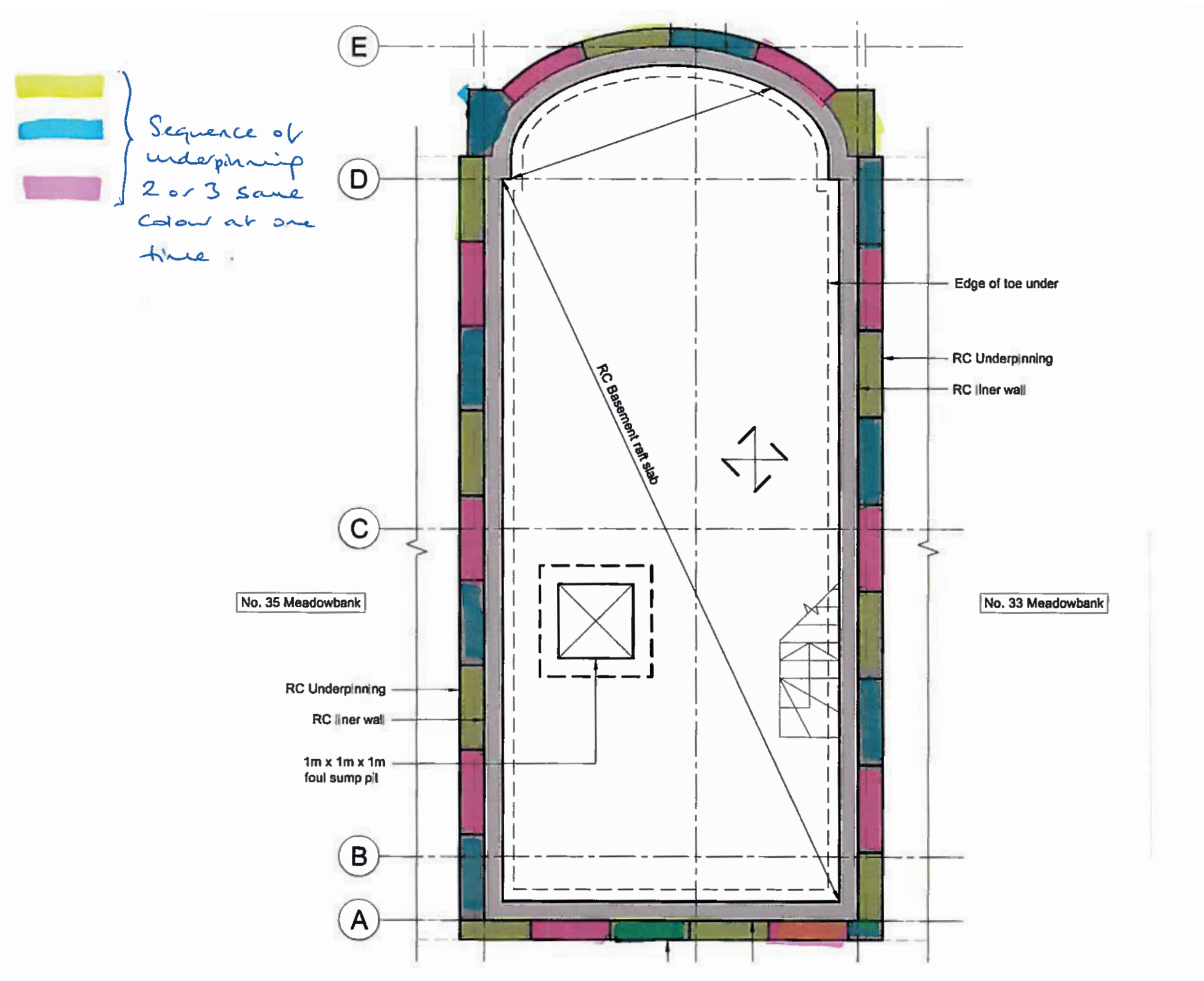


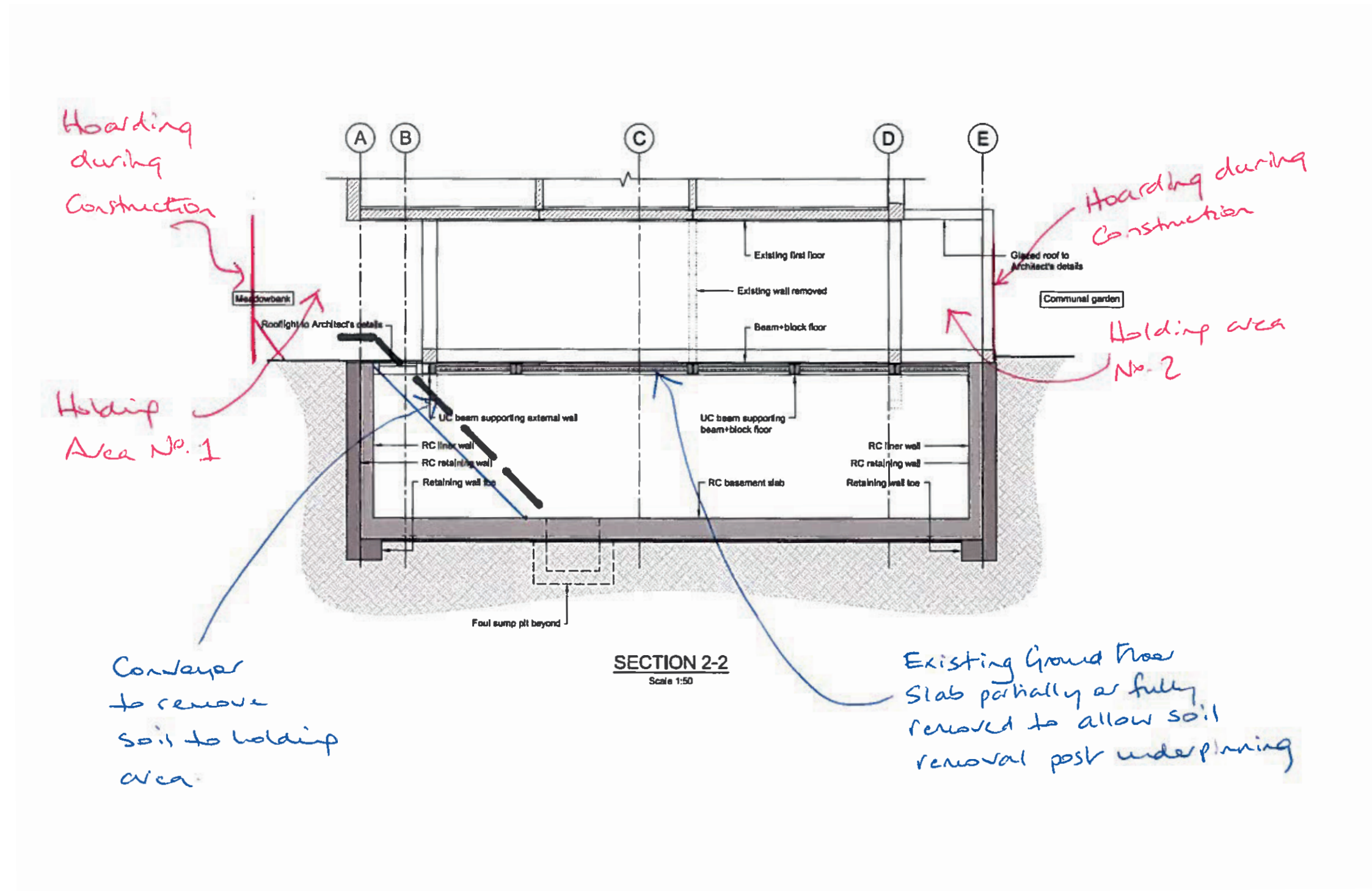
No.	Activity	Methodology and Proposals
1	Basement and Ground Floor Extension	
1.1	How will excavated material be removed from site?	Set down below are our view on the construction methodology. This aligns with the indicative methodology included by Construction Method Statement produced by Patalab and Michael Alexander and included in the Planning Application. <u>General Methodology</u> The site investigations report notes that underpinning should be used to create the basement walls. To do this, hit and miss underpins will be formed around the perimeter of the floor plate and, subject to the Structural Engineers approval, there may be up to 3 or 4 of these underpins being worked on at one time. See diagram 1. If possible, and subject to the Structural Engineers final approval, it is proposed to remove the ground floor slab once temporary works proposals are provided, and construct the pins from the ground level. If, due to temporary works constraints we are required to leave the ground floor slab largely in place whilst underpinning is carried out then some of the ground floor slab will be removed for removal of the soil once the underpinning is complete see diagram 2. The underpinned walls of the property will be propped as and whilst the soil is removed and then the basement slab will be poured. Whilst carrying out the underpinning works, temporary locations for holding the excavated materials will, again, subject to the Structural Engineers view, need to be temporary backfilled. See diagram 3. <u>Removal of Soil - Removal via pedestrianised area</u> The most sensible route for removing excavated materials (and the demolished materials from the roof and house for the extensions and alterations works) plus the new materials being delivered to the property including concreting as required will be via the front pedestrianised area. It is possible to locate a 6 wheel truck in the area outside of yours and no. 32's garages. This will obviously need the permission of no.32 and we believe this is going to be required in any case for these works to be carried out. This would require the removal and subsequent reinstatement of the planter and tree and the temporary levelling of the ground. The dimensions of the 6 wheel truck are 8m long by 3.2m wide. A 6 wheel truck will take 10m3 of bulked material (compacted ground bulks to approx 30% increase in size). Therefore, 220-250m3 of material (anticipated excavated load) is going to require 35-40 truck wait and loads (allowing for excessive bulking due to double handling. We would look at 2-3 trucks per day (subject to approval) and therefore are looking at this taking between 15-20 working days to conclude the removal of the soil. In order to do this, the excavation of the soil will need a holding area which is difficult to start with due to space restrictions but becomes more complex as the project proceeds. I have set this out on a series of bullet points with explanatory diagrams attached. The excavated materials would be held in 2No. holding locations with holding area no.1 being used to allow up to 3No. loads to be taken away each day. In summary the process would be; - Create 2No. hoarded holding areas for storage of materials to be removed from site. See diagram 5. - Carry out underpinning to party walls using either pumped or site mixed concrete (see answer to item 1.4) using parking location to set out on diagrams 6 and 7 - Commence excavation of ground material (made ground and clay) using 2 stage approach, one- to holding areas and two- from holding area No.1 to waiting truck via a conveyor or suction (see answer to 1.2 and 1.3). If conveyor, this will need to be portable so that it can be removed when not In use. This will be taken out on the extraction line shown in diagram 5.
1.2	What equipment should be used and complies with the neighborhood requirements (vibration, noise pollution, etc.)?	There are essentially three main options based on the routing to the trucks set out in item 1. The first option is a conveyor see attached link. https://www.coveya.co.uk/content/downloads/5df3bcd5803a4-coveya-brochure-final-web.pdf this would need to be located and removed daily to allow access for other residents. The route would be as shown on diagram 5. The second option is vacuum suction excavation. The excavation itself would be done using traditional methods but the removing of the excavated material from the holding area would be done using a vacuum/suction machine straight into the cart away truck. See link here https://www.rsp-uk.co.uk/en/technology/operatingprinciple/functionalprinciple/ this would use the same route as shown on diagram 5. The final option is manual using labour to take the excavated materials to the truck by hand (bag or wheelbarrow). Whilst potentially the most attractive in terms of instant management, this will be immensely time consuming and prolong any impact on the neighbours and the neighbourhood.
1.3	Will the clay be removed via the pedestrianized ramp or the adjacent stairs to the estate road? How do we avoid damaging the ramp/ stairs given the quantity of clay?	Dependent on the option adopted from 1.2, the route will either use the ramp or stairs. Either way, our tender documentation will include a requirement for all affected areas to be thoroughly photographed/videoed for a condition survey before works start, include a requirement for protection, a requirement for continuous cleaning and a requirement to make good any damage on completion. This will be managed and monitored on a daily basis.

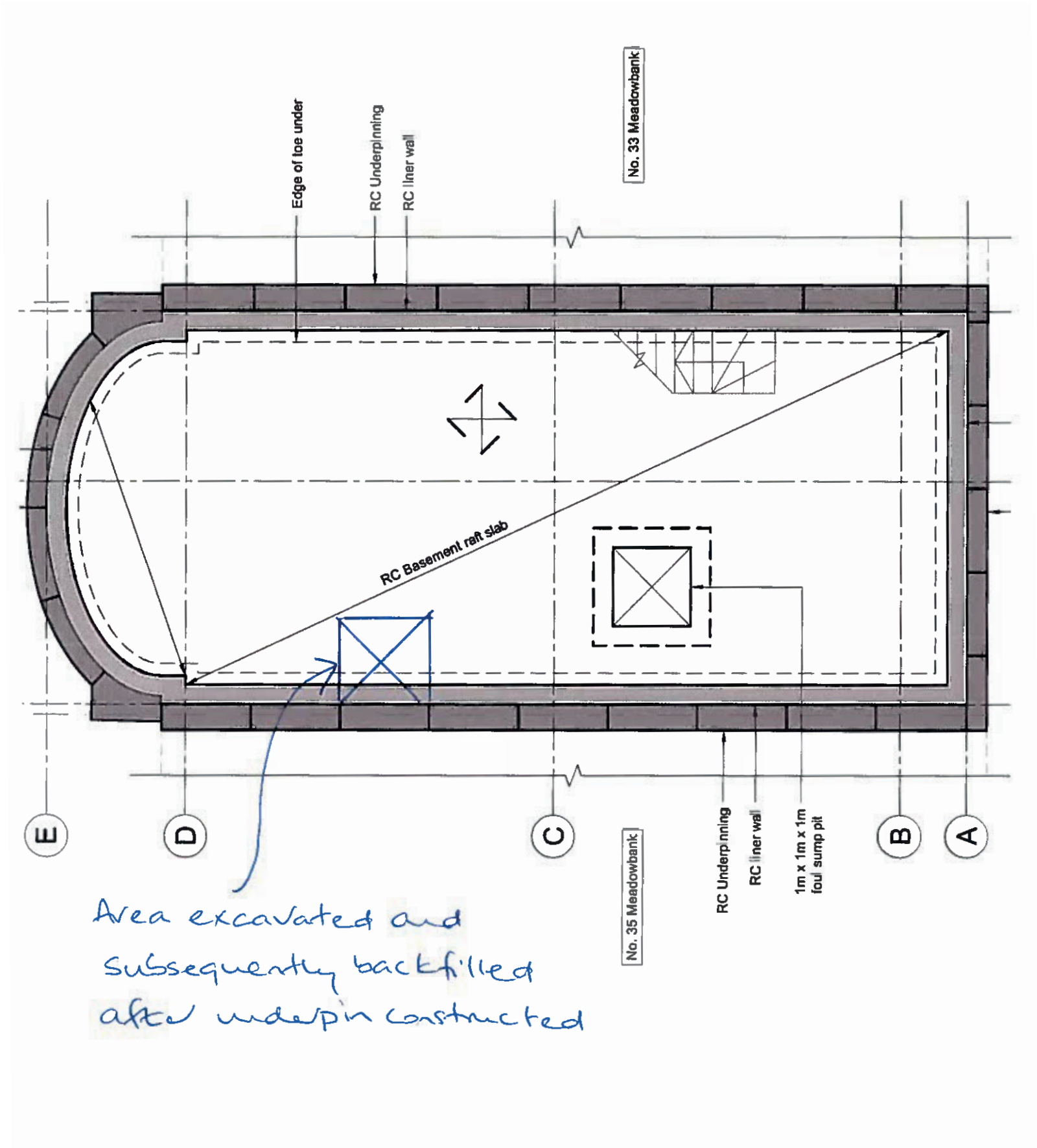
ATTACHMENT 4 - 34 MEADOWBANK- PROJECT ISSUES – PROJECT METHODOLOGY – ACCESS AND EGRESS AND SITE SET UP

1.4	Reinforced concrete and steel supply? Will the mixes be done on site?	Concrete will most likely be pumped with the concrete truck parking where the excavation trucks are shown on diagrams 6 and 7. Deliveries through the project, including steel will also use this location. The steel will likely be made in smaller sections and site bolted to make it easier for the labour force to manually install these elements and to minimise disruption to the estate road during long deliveries.
1.5	Will the steels be stored inside the property or off-site?	The steel deliveries as with all deliveries for this project will generally be done on a “just in time” basis. That means deliveries will be timed to coincide with the need to install onsite. Any storage, if required, will be on site as there is room.
1.6	What are the procedures with respect to minimizing disruption to the neighborhood?	This will extensively be covered in three main documents. 1. The Party Wall Awards will pick up on particular issues relating to the two immediately adjoining owners. 2. The CMP (refer to item 3.1) will set out what is agreed with the authorities at Camden. Prior to approval of the final CMP, there are strict requirements on neighbourhood engagement and provision of control documents relating to noise, cleanliness and vibration which will be adhered to at all times. 3. Considerate Constructors Scheme – this will be a requirement of the Planning Permission and is a scheme that sets out certain standards the Contractor will need to maintain both on and off site. A link to this requirement is set out here. https://www.ccscheme.org.uk
2	Roof Extension Works – different permission but to be carried out simultaneously	
2.1	The construction of the roof extension will require the removal from site of quantities of dismantled materials as well as the delivery of new bulky materials. How will this be managed and controlled?	The location of the vehicles for removal of materials and delivery of materials will follow those set out in section 1.1
2.2	How will the removal and the routing of these materials be organized whilst minimizing disruption to the neighborhood?	In the same way as set out in item 1.1 in respect of removing materials from site. Internally these will be broken up in situ and removed from site in manageable pieces.
2.3	Storage of materials?	Storage of materials will be internally and within the holding areas once the excavation is complete.
2.4	What are the additional procedures with respect to the neighborhood?	This will extensively be covered in three main documents. 4. The Party Wall Awards will pick up on particular issues relating to the two immediately adjoining owners. 5. The CMP (refer to item 3.1) will set out what is agreed with the authorities at Camden. Prior to approval of the final CMP, there are strict requirements on neighbourhood engagement and provision of control documents relating to noise, cleanliness and vibration which will be adhered to at all times. 6. Considerate Constructors Scheme – this will be a requirement of the Planning Permission and is a scheme that sets out certain standards the Contractor will need to maintain both on and off site. A link to this requirement is set out here. https://www.ccscheme.org.uk
3	Environment	

3.1	Strategy for dealing with the issues surrounding cleanliness and congestion of the estate road, noise pollution and neighborhood disturbances.	Ultimately, the works, and the Contractor carrying out the Works, will be required to comply with the approved Construction Management Plan (“CMP”). This updated draft will need to be developed by the appointed Contractor and submitted for final approval with the Planning Authority for approval before works can start on site. You will note that the CMP specifically deals with the following items; a. Community Liaison involving community consultation so the neighbours will have to agree to your proposals in respect of the set up of the site and deliveries etc. b. Transport and in particular road safety measures c. Site Traffic and how this will work on site d. Control of Site Traffic e. Vehicle Loading and Unloading f. Control of Dust, Air Quality, Noise and Vibration – we will arrange for the appropriate specialists to advise on this g. Scaffolding and Hoarding Proposals This document will involve the input of the selected Contractor and Basement Specialist once Planning Approval is granted and Contractors have been selected. The Building Contractor selected for the project will be experienced in carrying out construction projects on complex sites who is experienced in minimising disruption and dealing objectively with neighbours and the maintenance of access and quiet enjoyment of their properties constructing the project strictly in accordance with the Planning Permission and all associated approved documents.
4	Precautions	
4.1	What do we foresee in respect of pre requisites prior to the project starting?	The agreement with the neighbours at either 32 or 52/53 to allow us to park vehicles at certain times during the day throughout the construction project. The key to success on this project outside of the procedures set out here is the selection of appropriate Main Contractors and specialist Basement Contractors who are experienced in carrying out projects in sensitive locations and have a skill at dealing with neighbours on a daily basis.
4.2	How will the protection and the cleaning of the neighboring areas be organized, monitored and controlled?	This will ultimately be the responsibility of the Contractor and have to be set out and approved as part of the final CMP but will also be included as a requirement in the tender documentation . This will also be monitored by the Contract Administrator once the Contractor has started on site.







ATTACHMENT 4 - Diagram 4 OMITTED

