

Construction Management Plan

- Highway Measures -

for 2a The Grove, NW11 9SH

19.2.2015

This Demolition and Construction Management Plan outlines how construction work will be carried out and how this work will be serviced (e.g. delivery of materials, set down and collection of skips), with the objective of minimising traffic disruption and avoiding dangerous situations and minimising the impact on local amenity. A Construction Management Plan should cover both demolition and construction phases of development. Details of the Construction Management Plan will relate to the scale and kind and location of the development and they should assess the impact on transport and on local amenity including road user amenity. Should any one of these criteria be considered not to be relevant, then specific justification, as to why that particular criterion is not relevant, will need to be provided. The Construction Management Plan should demonstrate that the following has been considered and where necessary the impacts mitigated:

(Note the term 'vehicles' used here refers to all vehicles associated with the implementation of the development, e.g. demolition, site clearing, delivering of plant, material and construction, staff parking etc)

It should be noted that any agreed Construction Management Plan does not prejudice further agreement that may be required for things such as road closures or hoarding licences

a) A brief description of the site, surrounding area and development proposals for which the Construction Management Plan applies



The construction site is within a residential street with mainly semi-detached housing (see photo).

b) Proposed start and end dates for each phase of construction.

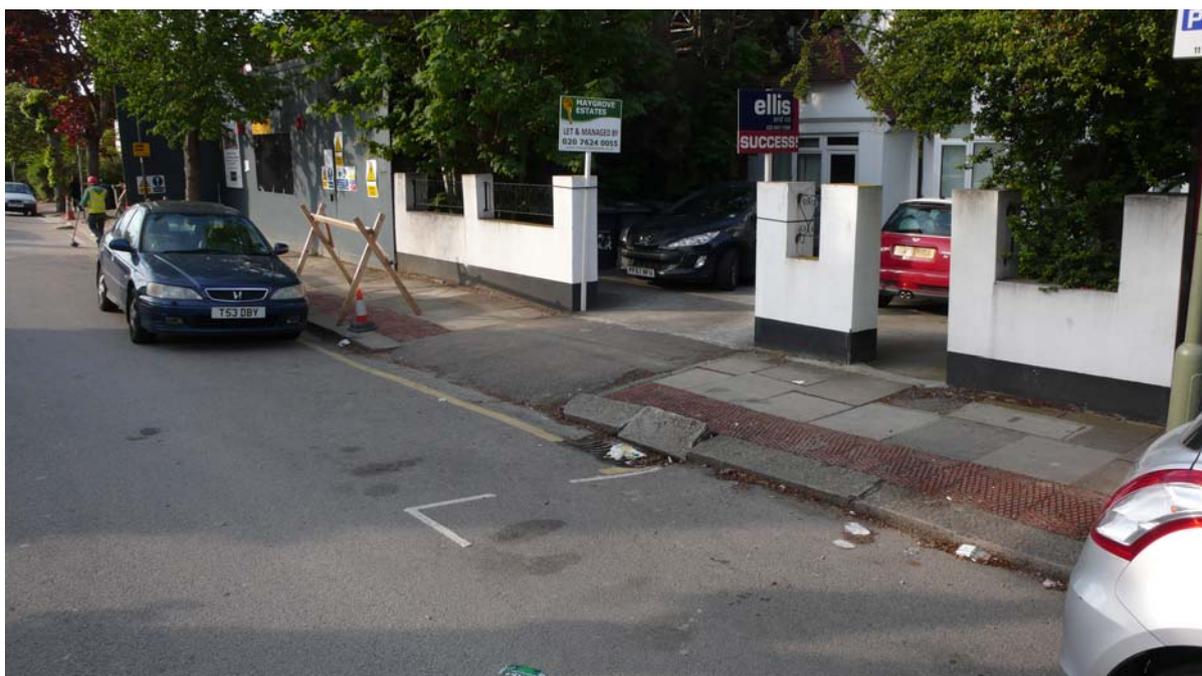
The proposed start date is in February 2015, with a provisional completion date in early 2016.

c) The proposed working hours within which vehicles will arrive and depart.

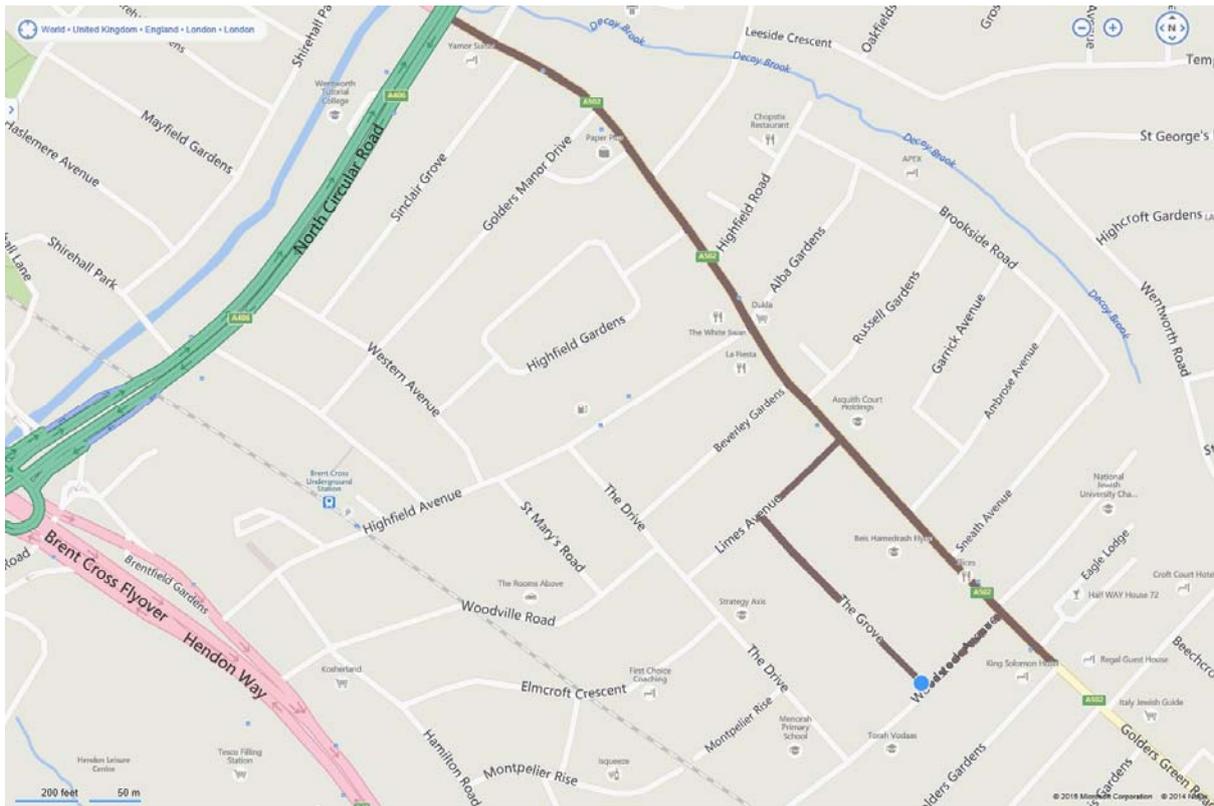
To minimise the impact of the proposed works on road safety and traffic congestion during rush hours, all construction vehicle movements should be scheduled to take place between 0930 and 1600 on Monday to Friday and 0800 to 1300 on Saturdays.

d) The access arrangements for vehicles.

The equivalent of two parking pay spots will be dedicated to parking and setting down construction materials and picking up of refuse/excavation materials (skip) – currently mostly single yellow line – see photo:



- e) **Proposed routes for vehicles between the site and the Transport for London Road Network (TLRN). Consideration should also be given to weight restrictions, low bridges and cumulative effects of construction on the highway. A map of the TLRN can be downloaded from the following site:-**
http://www.tfl.gov.uk/assets/downloads/TFL_Base_Map_Master.pdf



- f) **Typical sizes of all vehicles and the approximate frequency and times of day when they will need access to the site, for each phase of construction.**

The following construction vehicle will be accessing the site:

- Van (main contractor): daily
- Lorry (building materials delivery): up to 3x weekly, particularly in the early phases
- Skip lorry: daily, at the early stage of the construction

- g) **Swept path drawings for any tight manoeuvres on vehicle routes to the site.**

All vehicle typically 2 axles only.

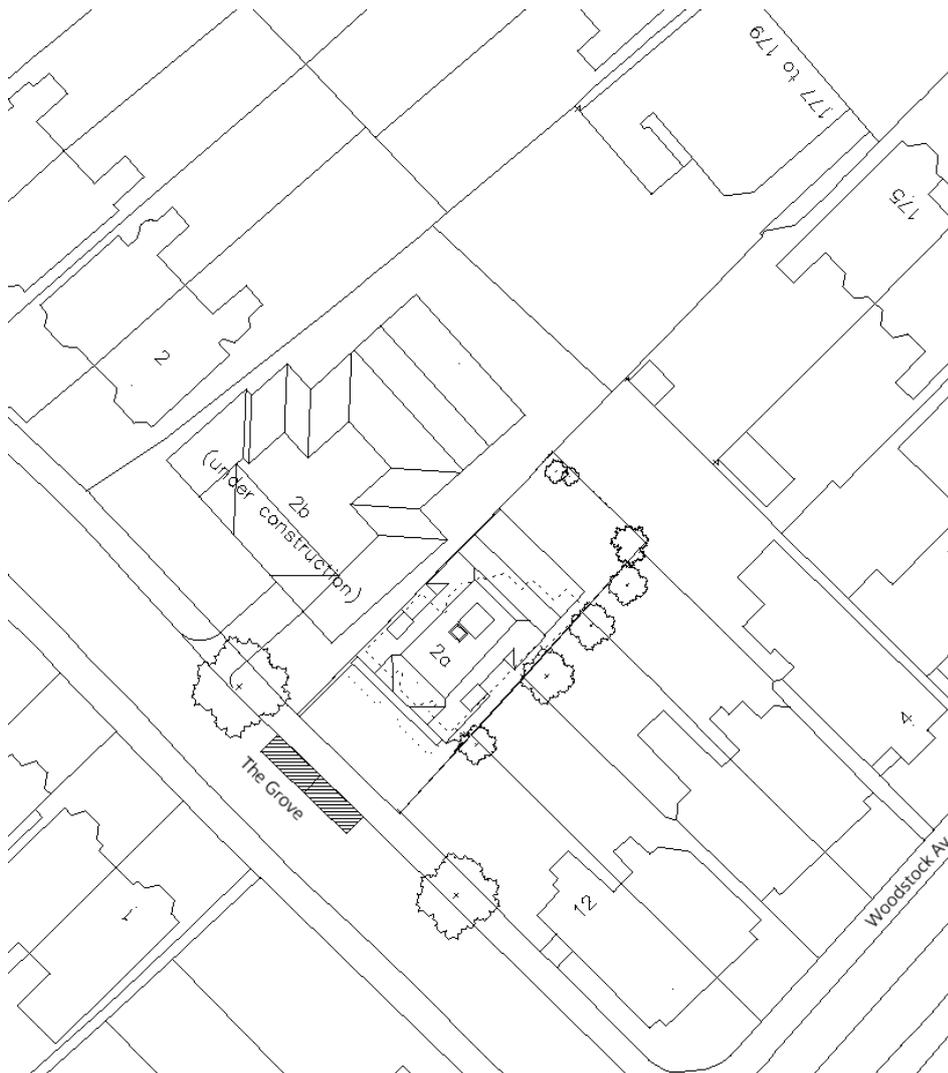
- h) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place.**

No highway works planned at this stage.

- i) Parking and loading arrangement of vehicles and delivery of materials and plant to the site.**

Two car parking spaces will be dedicated to delivery and loading of materials and temporary storage

- j) Details of proposed parking bays suspensions and temporary traffic management orders.**



k) Proposed overhang (if any) of the public highway (scaffolding, cranes etc.).

No overhangs or cranes proposed. In the unlikely case if a road crane is needed a temporary license will be sought.

l) Details of hoarding required or any other occupation of the public highway.

Hoardings will be flush with the boundary wall. No structure will be projecting onto the side walk.

m) Details of how pedestrian and cyclist safety will be maintained, including any proposed alternative routes (if necessary), and any Banksman arrangements.

No impacts of pedestrian routes.

n) Details of how traffic associated with the Development will be managed in order to reduce congestion.

No above normal traffic impact expected

o) Details of any other measures designed to reduce the impact of associated traffic (such as the use of construction material consolidation centres).

N/A

- p) **Details of how any significant amounts of dirt or dust that may be spread onto the public highway will be cleaned or prevented.**

Vehicles will not access the construction site – only during demolition. Any soil still carried on to public highway will be cleaned away daily.

- q) **Details of consultation on a draft Construction Management Plan with local residents, business, local groups (e.g. residents/tenants and business associations) and Ward Councillors. Details should include who was consulted, how the consultation was conducted and the comments received in response to the consultation. In response to the comments received, the Construction Management Plan should then be amended where appropriate and where not appropriate a reason should be given why not. The revised Construction Management Plan should also include a list of all the comments received. You are advised to check your proposed approach to consultation with the Council before carrying it out.**

Minor works only. Party wall agreement will be in place.

- r) **Details of any Construction Working Group that will be set up, addressing the concerns of surrounding residents, as well as contact details for the person responsible for community liaison on behalf of the developer, and how these contact details will be advertised to the community.**

All neighbours will be kept informed.

- s) **Details of other construction sites in the local area and how your Construction Management Plan takes into consideration the cumulative effects of construction local to your site.**

No further projects nearby currently planned. No2b The Grove will have been largely completed prior to commencement.