Contents

Introduction

Relevent Documents

Working proposals

Site Set Up

Temporary Site Facilities
Fire safety Plan
Construction Phase H&S Plan

Enabling Works

Demolition Phases

Substructure

Superstructure Build

Existing Facades Remedial Works

Access management

Waste management

Safety

Summary

Introduction

The purpose of this document is to set out how the project is envisaged to be carried out with particular attention given to enabling works, demolition works, safety access and waste management etc.

This document is a first draft and will be revised as further information is provided by key specialist and subcontractors who are yet to be appointed and as am consequence contains options as to how in particular the demolition works and associated scaffold/hoarding/gantry may be utilised.

It is to be read in conjunction with the two drawings titled Construction Management plan- Demolition works and Construction management plan - Proposed Works

Relevent documents

The following document is based upon the scope of works as defined in

Construction Management Drawings

- CM Plan Drawing 1- demolition
- CM Plan Drawing 2- proposed works

The following Architects drawings

- Demolitions Plan 1
- Demolitions Section
- Existing elevations
- Existing floor plans
- Proposed basement plan
- Proposed elevations
- Proposed 1st floor plan
- Proposed ground floor plan
- Proposed mezzanine plan
- Proposed 2nd floor plan
- Proposed Section 1
- Proposed Section 2
- Proposed Section 3

The following Engineers drawings

- 23504 Sk2
- 23504 Sk3
- 23504 Sk4
- 23504 Sk5
- 23504 Sk12
- 23504 Sk13
- 23504 Sk14

The Specification

The Programme

Working Proposals

Site set up

Temporary site facilities

It is anticipated that the existing facilities located in the Basement of the existing Building which are being retained for future tenant occupation, will be protected, cleaned and re-commissioned and adapted so as to provide temporary Welfare facilities comprising male and Female WC's, Drying Room/Locker rooms, and facilities for providing hot food, hot and cold water for cleaning

Fire safety Plan

During this phase am concise and clear Fire Safety Plan will be developed, setting out defined route for means of escape in case of fire, fire assembly points, fire safety management proposals and will ensure that clear instructions and designated routes are clearly signposted

Fire Marshall(s) will be nominated and introduced to all personnel and locations for all Fire fighting equipment/sounders and the like will be identified

Safety Plan

Prior to commencement am H&S Construction Phase plan will be developed and issued to the CDMC

Enabling works

Following site establishment of key services including temporary electrical services, temporary water and welfare and office facilities, and following permission /consent from Local authority, it is proposed to:

Remove existing side door and frame to the existing flank wall to the pavement

Cut a new double width opening into the existing flank wall to the pavement including the building in of appropriate full width lintel, gates and other temporary restraints for stability as maybe necessary to enable full width gated access into the rear year area, so as to facilitate then deployment of skips/materials delivery /demolitions arisings removal

Gantry - subject to further review

It is anticipated that to ensure a manageable demolition of the rear extension and to provide adequate storage for materials and the safe/timely removal of demolition arisings etc, a gantry may be required/ deployed over the pavement and adjacent parking bays designed in such a way as to enable the delivery of skips to be loaded below with demolition arisings via a chute

The gantry could be in position from the first week of the project for potentially the Demolition phase which is anticipated to last 3 months, or depending on the Specialist Contractors preferred sequence of working and proposed Method Statements , introduced at Phase 4B

Demolition Phases

Internal Strip Out to Existing building

Rear Extension demolition

Phase 1- 2nd floor extension

Once scaffold including mnarflex sheeting is in position to the 1st/2nd floor extension it is proposed to site a 2/4 tool compressor within the rear yard, run 2no compressed air hoses to the workface at high level, tied to the scaffold, and deploy 2no operatives to break down from the top down, existing walling using compressed air tools.

A hosepipe will be sited at the workface level, retained by cable ties to the scaffold, to allow a constant spray to dampen down dust arising from the percussive activities

The demolition arisings from this will be allowed to fall within the cutriallge of this extension onto the existing 1st floor roof/slab, which will act as a temporary crash deck.

As the 2nd floor demo is complete, the scaffold will be lowered/boards dropped down to the next lift so as to continue the process until the structure is broken down to the 1st floor deck complete

In with this work it may be possible or required, ain terms of access to remove the adjacent 'core' flat roof

The demolition will proceed in such a way as to leave in position a partial cross wall to the rear elevation, to provide a buttress effect to afford access for Engineer inspection to establish if the Party wall/Flank wall in this location is to be retained.

Demolition arisings will be loaded by attendant labour either via local chute to 500Litre 'wheelie bins' or by barrows , transported across the gantry/access ramps or platforms to stationary skips positioned below the gantry

It is anticipated that this work will take 1 week excluding stoppages for noise

Phase 2 - Mezzaniine office demolition

On completion of demolition of this extension the scaffold will be struck, transported to the 1st floor deck area, extended and re-erected within the confines of the site to enable the process to be repeated so as to demolish the Mezzanine structure down to 1st floor deck level

As we understand it, this will also necessitate the provision of scaffold access from the adjoining owners side at street level

Additional work to be attended to within this phase will comprise the breaking out of concrete reinforced roof structure, which will also be carried out by compressed air tools, working progressively from the main rear elevation of the main building back towards the Fire escape stair.

The area below the roof at this location will be back propped to obviate the risk of sudden collapse and segregated internally to prevent unintended access by other personnel on site

Once the slab is removed which is likely to proceed first sequentially, subject to further investigation) the existing fire escape staircase can be removed down to the next level, and the demolition of the walls commenced

It is anticipated that this work will take 3 weeks excluding stoppages for noise

Phase 3/4 - Ground floor extension

The process will be repeated for the remaining rear extension roof slab at ground level

Phase 4A

It is proposed to set forward the site hoarding at this time, to create sufficient working space/ segration from the public .

This work is anticipated to take 1 week and will be subject to consent from the Local Authority

Subject to further review, and provided it is technically feasible, an alternative process may be utilised as the ground floor /rear yard is at the same level as the street and can thus enable the deployment of a tracked back-acter fitted with a percussive hammer/bit which can more quickly break down the remaining structure.

This work will be planned to take place , including the subsequent construction/redeployment/re-erection of hoarding to a new line, within 3 days, in terms of demolition and securing the site and a further 1 week to remove demolition arisings

Demolition arisings from this phase of the demolition are anticipated to be brought out by grab lorry, subject to receiving the necessary consents from the local authority, at periods of reduced pedestrian traffic

As an Alternative proposal, subject to further consultation with the Local Authority and key Contractors, it may be more appropriate to deploy a Gantry

Phase 4B

Gantry

Although not as yet decided upon as a Requirement and subject to further review, a Gantry may be deployed at this stage of the Demolition phase, given the need to as a minimum introduce a hoarding line beyond the site boundary, and thus over the Public pavement.

Mezzanine infills demolition

Completion of the demolition to the rear extensions affords the opportunity, to tackle the demolition of the rear internal staircase core interior and its reconstruction without comprising or congesting the rear yard area.

The window or opportunity presents itself to tackle this area of the project, prior to the excavation and underpinning of the remaining yard/substructures and the construction of the new foundations and ground slab

Whilst these two stages could be tackled in reverse order, there appears to be logic to tackling all the internal demolition and the more time consuming removal of demolition arisings, as they are to some extent 'internal' activities and thus less prone to disruption by weather, thus leaving rear substructure work to be carried out in potentially drier weather

Phase 5

This work entails the cutting and formation of 2no openings through existing 1½ brick thick walls to form new openings, including the insertion of new lintels/beams and the adjacent of adjacent/attached timber floor construction and associated steps down to the next level.

Once thus structurally 'stiffened' and the risk of associated deflection etc obviated, potentially the flat roof above can be removed

It may prove appropriate or required to carry out on floor below- subject to access etc - to infill /cut other apertures to brickwork and form new openings/insert new lintels /steel beams

Once the 2nd (and partial 1st Floor) existing flooring is removed the new floor construction can be introduced at the new level to marry with new and existing floors as required

If possible and subject to the engineers approval it is envisaged that salvaged joists can be redeployed as part of the new floor construction - subject to being size appropriate

Phase 5A

This process will be repeated for 1st/mezz floor, leaving trimmed openings ready to receive permanent staircase which can thus be dimensioned and procured

Phase 5B

Although partially concurrent for H&S reasons, a temporary scaffold staircase will be constructed within this core, which will act as the main site vertical thoroughfare

Substructure

Once the remaining walls at Ground floor/street level are removed including the flank walls to the pavement are removed , a tracked excavator/mini digger can be deployed to carry out the excavation, removal of surplus excavated material and construction of new foundations and Ground floor slab, including of underpinning of existing adjacent structures

New drainage runs will also be installed at this time.

Superstructure build

Phase 5/6

This will comprise numerous key packages of work which can be broadly categorised as:

Steel frame erection

Timber frame erection

External skin

Roof covering

All of which because of working space requirements will require scaffold beyond the strict confines of the site, hence will require the re-erection/introduction of new hoarding line at pavement level and the introduction of protective fans above the pavement side and 1st floor existing wall to adjoining owners side

Once complete, the protective fans can be removed, (and if appropriate the hoarding) and interior fit out progressed in earnest

Steel would be delivered to site in small loads, barrowed onto site and then erected by genie- hoists completing the erection of each level in a day, inclusive of connections to existing structure, with the whole superstructure being rigged thus within a week.

Special stainless steel/ancon compnentry to support the brick outer skin will be completed as the work proceeds

On completion of the steel frame, the opportunity presents itself to introduce a gantry or barrow hoist so as to transport vertically if required, both bricks, mortar and roof tiles for future work

Brick elevations would be completed off of kwikstage scaffold, set between the existing gantry and workface rising to upper levels as the work proceeds

Existing facades remedial work

Final Phases 7

This phase would follow on from the Superstructure new build and comprises the striking of the superstructure scaffold and its re-erection to either side then front facades or vice versa so as to enable the required/proposed remedials works to these facades

Access management

It is proposed to as far as possible segregate pedestrian and vehicular/plant traffic as much as possible, at the point of entry to the site and it is thus proposed to ensure that staff and operatives, potentially utilise the main Front Entrance or alternatively the Weston Park entrance nearest to the main building and that all/any plant and machinery utilise the rear yard area to the annexe

A Desk and Register will be kept at eth front entrance area for staff and operatives to log in.

At the rear yard entrance, it is proposed to increase the width of the existing opening sufficient to enable the deployment of Min digger/tracked lightweight plan and possible dumper or skip space, and it is anticipated that this will form the principal thoroughfare for delivery of materials and removal of demolition arisings and other waste materials from this location

At this stage it is under consideration as to whether a gantry will be necessary for the purposes of removing demolition arisings more swiftly in the first instance and subsequently, whether a gantry will be required to afford additional storage space

Waste management

This essentially divides into two elements - the arisings resulting from eth Demolitions, Strip out and removals stage in preparation for new works, and the removal subsequently throughout the course of eth works of waste materials generated from eth proposed works

The demolition phase arisings are anticipated to be tipped via chute(s) by hand to either skips deposited in the rear yard or to spoil heaps in the rear yard which would act as an interim transfer station, to then be removed by Grab lorry at pre designated collection times

Exact arrangements would be agreed with and fully documented with eth selected demolition contractor prior to commencement of this element of the works.

It is anticipated that soft strip materials will be segregated into separate areas and types namely: metals both ferrous and non -ferrous; timber; gypsum based material; plastics: other recyclable materials for collection by caged lorries operated by licensed contractors for onward transportation to recycling and waste transfer stations.

At this stage it is anticipated that this documentation will be provided as part of the obligations contracted in with the selected demolition and strip out contractors

Summary

This document has been compiled in advance of eth proposed works on site, and in advance of the key appointments of numerous specialist contractors whose technical and management input will be sought to finalise and confirm the Construction Management Plan.

This plan is also subject to various other constraints not least the particular requirements of the local authority and other public bodies and other stakeholders.

It is therefore anticipated that this constitutes a first draft and will be revised prior to its full issues and incorporation within the Project plan.

Appendices

- **Construction Logistics Plan**
- **Construction management Plan - Demolition Works**
- **Construction management Plan – Proposed Works**
- **Programme**

Appendix – Crouch End logistics Plan (Provisional)

Vehicular Traffic of deliveries

General deliveries

The scheme currently proposes to use the Weston Park street for materials delivery to existing parking bays which are to be suspended and paid for by the Contractor.

Access for personnel is expected to be via the main high street front entrance doorset.

A system of controlled deliveries will be instigated, with suppliers committed to providing 24-48 hours notice prior to delivery of any product or materials.

It is envisaged that the majority of general deliveries will be managed by instigating this controlled deliveries procedure, with suppliers confirming 24-48 hours in advance of intended or proposed deliveries, which will be short wheelbase flatbed lorries with hiab offload facility or box van, such that the delivered materials can be deposited into one of 2 parking bays (suspended) and allocated to the project.

Delivery slots will be allocated to ensure that loading/dropping off times are kept to the usual minimum.

Materials held at these points will be handballed to the respective workplace, utilising only the Weston Park gated access within the proposed hoarding line

Demolition phase

This work will be fully method statemented and in itself encompasses a significant but manageable amount of material to be removed offsite. Subject to the selected and approved demolition Contractors signed off method statement, it is envisaged that the majority of demolition arisings will be stockpiled on site and at suitable intervals (potentially every 2 or 3 day intervals) will be removed by grab lorry, sited in the suspended parking bay and reaching over the hoarding line to execute a 15 minute cycle of removal of material. During this cycle Pedestrian Operatives will be deployed to ensure that public who wish to access Weston park are kept safe either by being guided to use the opposite pavement, or asked to wait momentarily between each grab cycle.

Any impact upon the public whether pedestrian or vehicular, will be kept to a minimum by selecting appropriate times of the day to carry out such activities which will be established during off-peak periods.

Superstructure phase

The same general practices will be adopted for the superstructure build phase of the new elements of the building, which comprises a key phase of steel and timber frame erection which is anticipated to last approximately 2-3 weeks. At this stage it is not decided if or whether craneage will be required, as the majority of component pieces are manhandle-able and/or can be vertically transported and distributed using on site genie hoists, thus obviating the need for on/offsite mobile craneage.

Fit out phase

This phase in common with all city centre fit outs will be executed by managing key materials deliveries in a controlled and sequenced manner, for example by delivering and offloading plasterboard to Parking/loading bay outside peak periods, and thence with a dedicated materials handling team, distributing by hand with pairs of operatives, all boards etc to the key workfaces.

Smaller deliveries will be by conventional courrier processes

Length and period of Construction, working hours

The overall contract /project duration is anticipated to be 52 weeks and teh sequence of activities is as shown in eth Appendix titled programme.

Typical Working hours are anticipated to be Monday to Friday 8.00am to 6.30pm, Saturdays 8.00am to 1.00pm

Parking arrangement, by suspensions

Parking bay suspensions are applied for and are in place. Extensions may be sought

Steps taken to ensure public safety

At all times the work being carried out will be segregated from the public by:

- Provision of secure hoarding between work within the site confines and public pavement/street/highway
- At delivery periods to site ensuring that there are Dedicated Operatives directing offloading activites safely
- That materials being moved are being moved from safe storage areas to further areas within the site
- That any work encroaching onto the public space is managed in such a way as to ensure public safety, such as:
    - Providing protective fans over public rights of way
    - Providing temporary diversions to the opposite pavement for agreed activities
    - Ensuring trained personnel are on hand to assist
    - Ensuring appropriate supervision is in place
    - Arranging the works at such times as is appropriate to minimise public contact
    - Arranging the works in such a way as to complete the works in the minimum efficient time frame possible
- Health and safety systems will be implemented throughout the project and carefully monitored through all the supply chain

Phase 4a - Hoarding erected set forward onto pavement to enable erection of protective fan/partial gantry structure to enable safe demolition of Roof slab to ground floor annexe/1st floor - providing minimum 1.2m pedestrian access to remainder of pavement

Phase 4b -On completion of demolition of 'Pavement wall' by machine working from within site confines, scaffold fan struck to enable site clearance and substructure works

Subject to LA approval Phases 4A and 4B may be brought forward to encompass the Construction of a Temporary loadbearing scaffold gantry to the same length shown, but broad enough to enable skip/lorry access to serve as both Chute station for demolition arisings to be delivered into skips/wait and load lorries and subsequently for materials storage

Phase 4 - Existing slab to be back propped to enable secure demolition, with props progressively removed as slab demolished

Phase 4 - Independant scaffold erected to enable demolition of rear wall subject to review

Existing single door opening door set removed and new double width/vehicle width opening created into side wall fronting pavement to improve access, new temporary gates introduced

Subject to LA consent/timing existing wall to be hand demolished and removed at same time or later date and replaced with New Hoarding/ Heras fencing

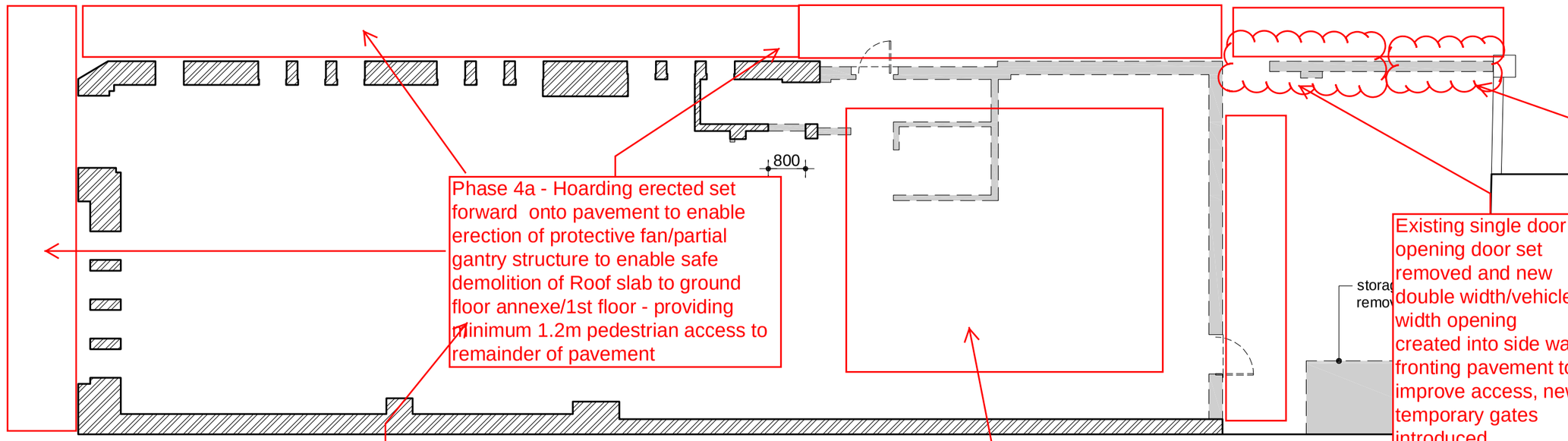
New hoarding to be erected onto existing pavement, set forward 80cm from existing wall so as to allow Minimum 1.2m clear pedestrian access on existing pavement for pedestrians to walk pass. To facilitate removal of demolition arisings stockpiled inyard area to be removed by Grab lorry waiting in two adjacent 'suspended parking bays'

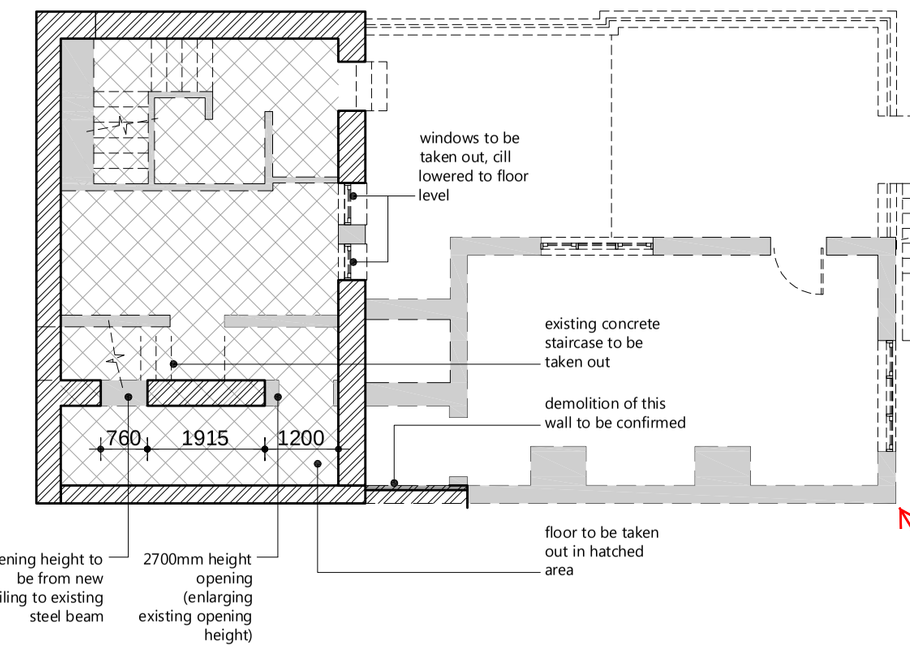
Masons scaffold erect off1st floor roof deck to enable hand demolition of 1st-2nd floor tower as part of Phase 1

Phase 2- 1st to 2nd Floor Scaffold struck and re-erected to enable demolition of 1st floor off slab to offices and 1st Floor existing office walls

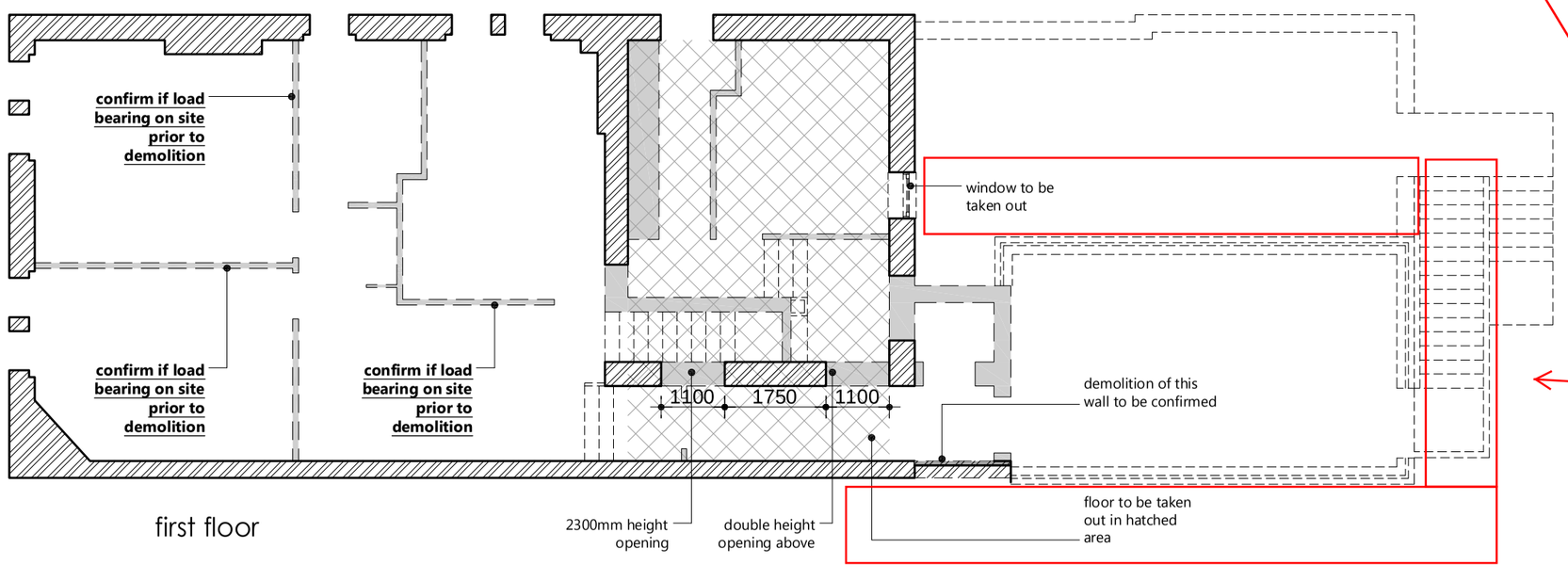
All Scaffolds to be Monarfex clad and alarmed

Scaffold erection to this elevation either by modular beams from adjacent roof terrace and/or from Courtyrda access at ground level/street level

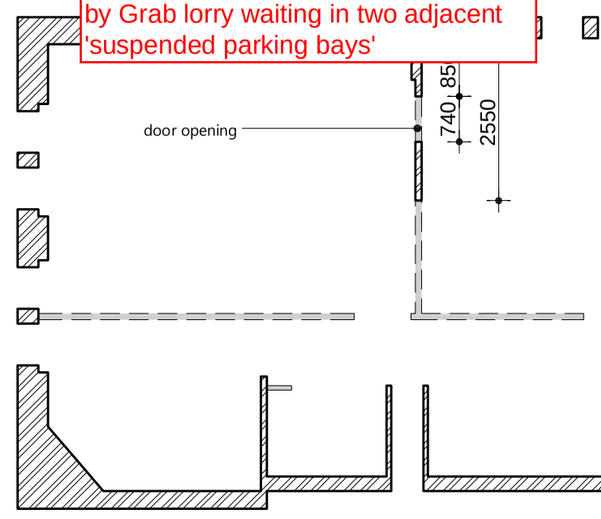


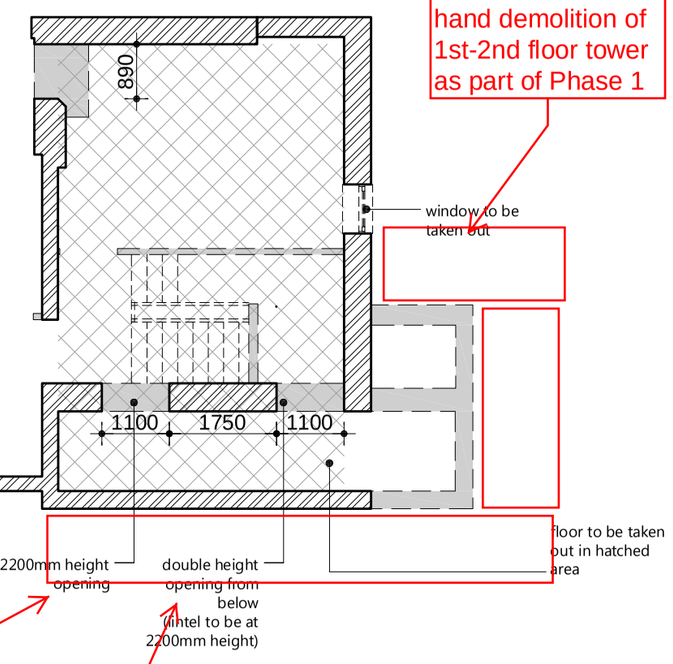


mezzanine floor



first floor





second floor

KEY

existing walls to be taken out

floor to be taken out

0 1000 3000 6000 10000

PROPOSED DEMOLITION PLAN

DRAWING NO. 12-12-843/WD 106

SCALE 1:100@A2

DATE OCT 2014

CONTACT Joe/ Kunal

proposed remodelling extension & conversion of existing flats above restaurant into HMO

Hazan, Smith & Partners
Chartered Architects and Town Planners
5 Goodge Place London W1T 4SD
020 7631 3678 www.hazansmith.co.uk

Phase 5/6 - Following completion of Ground works and provision of new Ground Slab - independent scaffold raised to follow Steel erection, then timber frame then brick skin

Final Phase scaffold to front and side facades of existing building to enable facade remedials

Hears fencing/ Hoarding

plain clay times to match existing

stone coping

lead clad dormer

brickwork to match existing

stone surround

stone course

stone surround

stone course

existing pier and wall to be retained

2060mm high 215mm brickwork

stone surround

new windows in existing blocked up fanlights to match existing. (existing blocked up windows to be taken out)



side elevation (Weston Park)



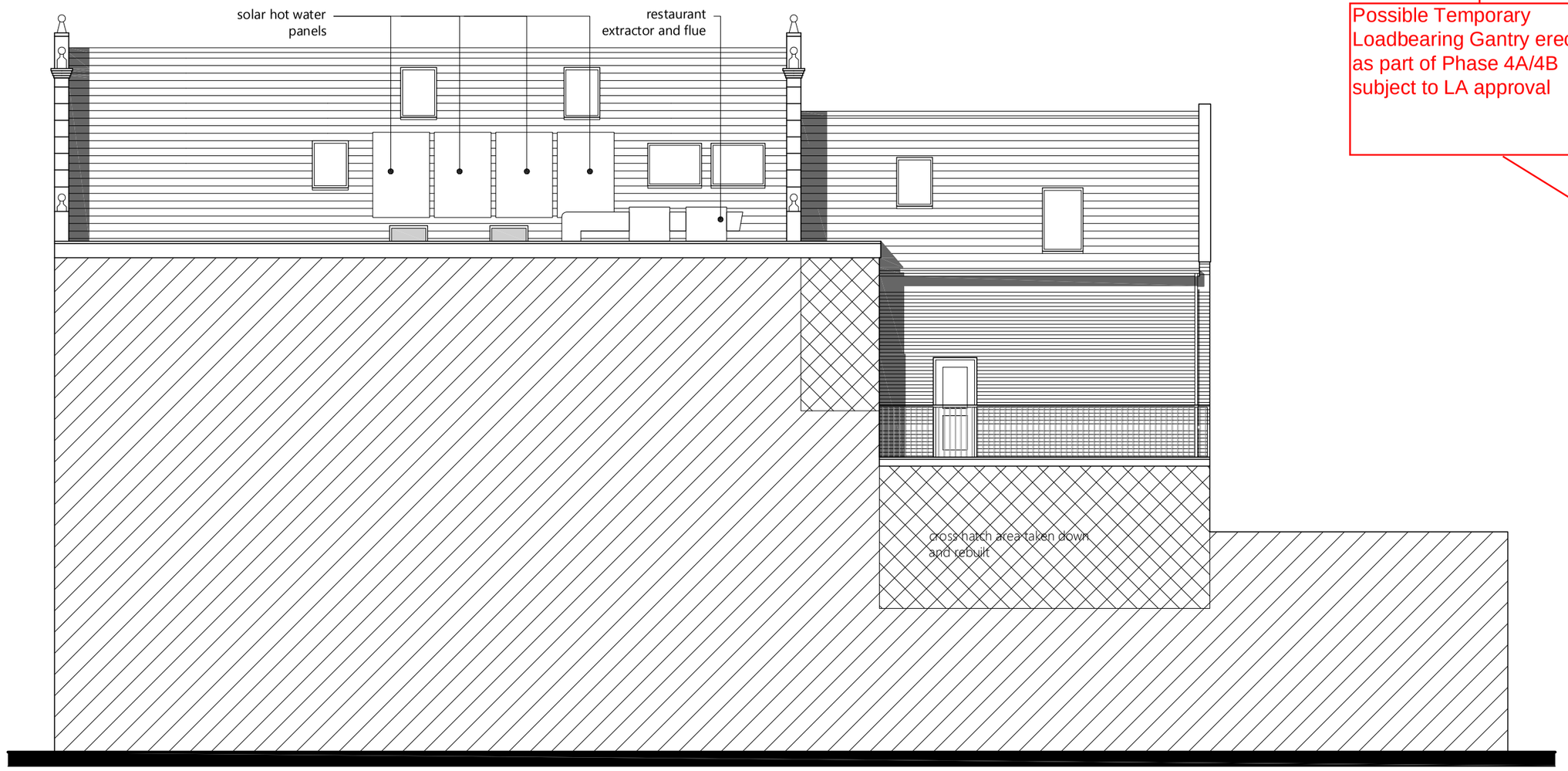
front elevation

Possible Temporary Loadbearing Gantry erected as part of Phase 4A/4B subject to LA approval

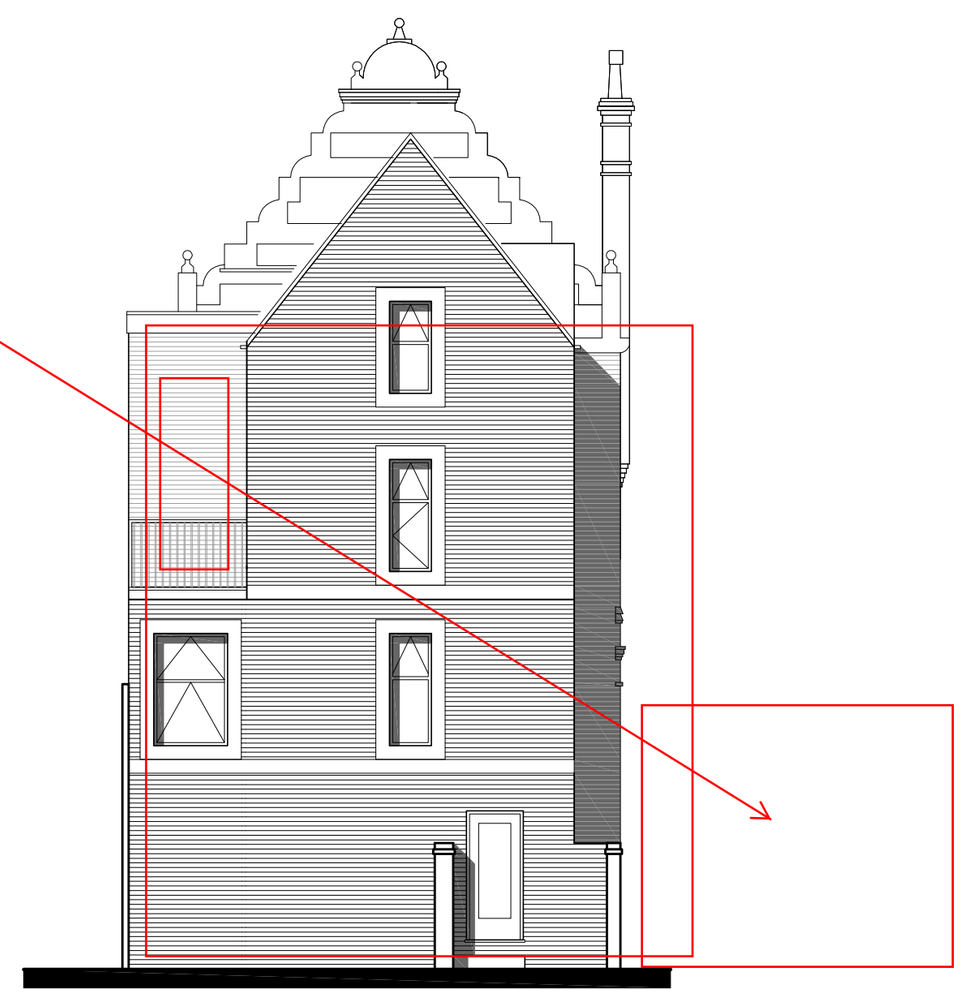
solar hot water panels

restaurant extractor and flue

cross-hatch area taken down and rebuilt



side elevation



rear elevation

PROPOSED ELEVATIONS

DRAWING NO. 12-12-843/WD 301

SCALE 1:100 @A2

DATE OCT 2014

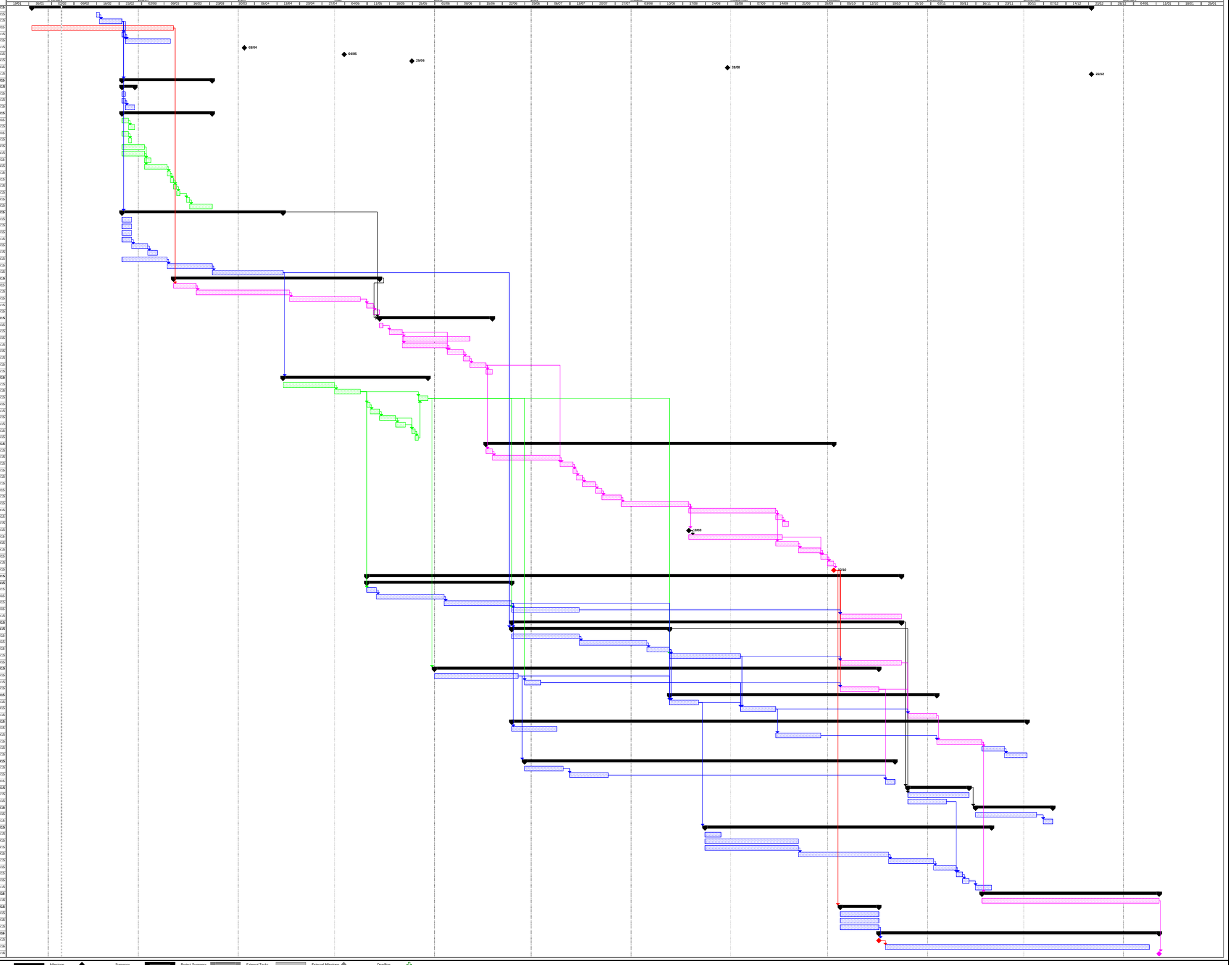
CONTACT Joe/ Kunal

proposed remodelling extension & conversion of existing flats above restaurant into HMO

Hazan, Smith & Partners
Chartered Architects and Town Planners
5 Goodge Place London W1T 4SD
020 7631 3678 www.hazansmith.co.uk

Indicative Construction programme- 1st draft

ID	Task Name	Duration	Start	Finish
1	**Precommencement**	**227 days**	**Tue 27/01/15**	**Tue 22/12/15**
2	Place Order KBS London Limited	1 day	Mon 16/02/15	Mon 16/02/15
3	Mobilisation	5 days	Tue 17/02/15	Mon 23/02/15
4	Party Wall awards completion and sign off	32 days	Tue 27/01/15	Wed 11/03/15
5	F10 notice	1 day	Tue 24/02/15	Tue 24/02/15
6	Building Notice	10 days	Wed 25/02/15	Tue 10/03/15
7	Easter Holiday 3rd April	0 days	Fri 03/04/15	Fri 03/04/15
8	May Bank holiday	0 days	Mon 04/05/15	Mon 04/05/15
9	Whitsun bank holiday	0 days	Mon 25/05/15	Mon 25/05/15
10	August bank Holiday	0 days	Mon 31/08/15	Mon 31/08/15
11	Christmas shutdown	0 days	Tue 22/12/15	Tue 22/12/15
12	**Enabling Works phase - investigatory and temporary facilities**	**20 days**	**Tue 24/02/15**	**Mon 23/03/15**
13	**Investigatory works**	**4 days**	**Tue 24/02/15**	**Fri 27/02/15**
14	Mechanical, plumbing and drainage pre-survey	1 day	Tue 24/02/15	Tue 24/02/15
15	Electrical presurvey	1 day	Tue 24/02/15	Tue 24/02/15
16	Structural engineering review	3 days	Wed 25/02/15	Fri 27/02/15
17	**Temporary facilities**	**20 days**	**Tue 24/02/15**	**Mon 23/03/15**
18	Supply and install temp distribution board	2 days	Tue 24/02/15	Wed 25/02/15
19	Temporary/services diversions	2 days	Thu 26/02/15	Fri 27/02/15
20	Cut double width opening to yard area	2 days	Tue 24/02/15	Wed 25/02/15
21	Construct/ Deliver WC and Dry Room and Welfare facilities	1 day	Thu 26/02/15	Thu 26/02/15
22	Obtain Pavement closure	5 days	Tue 24/02/15	Mon 02/03/15
23	Obtain partial road closure	5 days	Tue 24/02/15	Mon 02/03/15
24	Erect 1st Phase hoarding on pavement Weston park	2 days	Tue 03/03/15	Wed 04/03/15
25	Construct loading/access gantry and chute	5 days	Tue 03/03/15	Mon 09/03/15
26	Construct 2nd floor rear scaffold	1 day	Tue 10/03/15	Tue 10/03/15
27	Strike and erect 1st floor rear scaffold	1 day	Wed 11/03/15	Wed 11/03/15
28	Ditto from Courtyard	1 day	Thu 12/03/15	Thu 12/03/15
29	Remove flank wall to pavement	1 day	Fri 13/03/15	Fri 13/03/15
30	Construct revised hoarding line with gates	1 day	Mon 16/03/15	Mon 16/03/15
31	Construct front and side masons scaffold for cleaning etc	5 days	Tue 17/03/15	Mon 23/03/15
32	**Strip out**	**30 days**	**Tue 24/02/15**	**Tue 14/04/15**
33	Isolate electrical services and strip out	3 days	Tue 24/02/15	Thu 26/02/15
34	Isolate hot and cold water services and strip out	3 days	Tue 24/02/15	Thu 26/02/15
35	Isolate gas services and strip out	3 days	Tue 24/02/15	Thu 26/02/15
36	Strip out loose furniture	3 days	Tue 24/02/15	Thu 26/02/15
37	Strip out 2nd and 1st floor flats	3 days	Fri 27/02/15	Tue 03/03/15
38	Strip out Ground floor	3 days	Wed 04/03/15	Fri 06/03/15
39	Strip out flats Common Parts/Core	10 days	Tue 24/02/15	Mon 09/03/15
40	Strip out extensions	10 days	Tue 10/03/15	Mon 23/03/15
41	Strip out remaining floor and wall finishes	10 days	Tue 24/03/15	Tue 14/04/15
42	**Demolition**	**39 days**	**Thu 12/03/15**	**Thu 14/05/15**
43	Demolish 2nd floor structure by hand	5 days	Thu 12/03/15	Wed 18/03/15
44	Demolish 1st floor structure and concrete roof/ slab	15 days	Thu 19/03/15	Thu 16/04/15
45	Demolish Ground floor structure concrete roof/ slab	15 days	Fri 17/04/15	Fri 08/05/15
46	Demolish Rear Ground floor extension wall	2 days	Mon 11/05/15	Tue 12/05/15
47	Demolish Rear extention pavement side wall	2 days	Wed 13/05/15	Thu 14/05/15
48	**New extension works - Substructure**	**25 days**	**Fri 15/05/15**	**Thu 18/06/15**
49	Break up existing rear annexe ground/ slabs	1 day	Fri 15/05/15	Fri 15/05/15
50	Excavate footings	4 days	Mon 18/05/15	Thu 21/05/15
51	Underpin existing structures	15 days	Fri 22/05/15	Thu 11/06/15
52	New deep strip, pad and ground beam foundations and ground slabs	10 days	Fri 22/05/15	Thu 04/06/15
53	Excavate and lay new drainage runs	3 days	Fri 05/06/15	Tue 09/06/15
54	New manholes and gulleys	2 days	Wed 10/06/15	Thu 11/06/15
55	New Ground Slab	3 days	Fri 12/06/15	Tue 16/06/15
56	Brickwork below dpc	2 days	Wed 17/06/15	Thu 18/06/15
57	**Structural Alterations - General**	**32 days**	**Wed 15/04/15**	**Fri 29/05/15**
58	Infill openings to Core walls	12 days	Wed 15/04/15	Thu 30/04/15
59	Cut in needles and temp support wall to cut new openings	5 days	Fri 01/05/15	Fri 08/05/15
60	Strip out defunct stair flights Grd to Mezz	3 days	Wed 27/05/15	Fri 29/05/15
61	Temporary Works to assist Staircase removals	1 day	Mon 11/05/15	Mon 11/05/15
62	Construct new floor decks in Core 2nd floor	3 days	Tue 12/05/15	Thu 14/05/15
63	Construct new floor decks in Core 1st floor	3 days	Fri 15/05/15	Tue 19/05/15
64	Construct new floor decks in Core Mezz floor	3 days	Wed 20/05/15	Fri 22/05/15
65	Strip out defunct stair flights 1st to 2nd	1 day	Mon 25/05/15	Mon 25/05/15
66	Strip out defunct stair flights Mezz to 1st	1 day	Tue 26/05/15	Tue 26/05/15
67	**New extension works - Superstructure**	**77 days**	**Wed 17/06/15**	**Fri 02/10/15**
68	Survey for Steelwork detailing	2 days	Wed 17/06/15	Thu 18/06/15
69	Fabricate steelwork	15 days	Fri 19/06/15	Thu 09/07/15
70	Erect steelwork Grd-Mezz-1st	2 days	Fri 10/07/15	Mon 13/07/15
71	Scaffold Grd- 1st	1 day	Tue 14/07/15	Tue 14/07/15
72	Erect steelwork 1st to 2nd	2 days	Wed 15/07/15	Thu 16/07/15
73	Scaffold 1st to roof	2 days	Fri 17/07/15	Mon 20/07/15
74	Erect steelwork 2nd to Roof	2 days	Tue 21/07/15	Wed 22/07/15
75	Stainless steel brickwork supports	4 days	Thu 23/07/15	Tue 28/07/15
76	Timber frame	15 days	Wed 29/07/15	Tue 18/08/15
77	Construct brickwork	18 days	Wed 19/08/15	Mon 14/09/15
78	Insert lintols/arches	2 days	Tue 15/09/15	Wed 16/09/15
79	Window reveals	2 days	Thu 17/09/15	Fri 18/09/15
80	Place order new windows - rear/side elevation	0 days	Tue 18/08/15	Tue 18/08/15
81	Manufacture period for new windows to side/rear	20 days	Wed 19/08/15	Wed 16/09/15
82	Roof carcassing	5 days	Tue 15/09/15	Mon 21/09/15
83	Roof finish	5 days	Tue 22/09/15	Mon 28/09/15
84	Install windows to sides	2 days	Tue 29/09/15	Wed 30/09/15
85	Install window to rear	2 days	Thu 01/10/15	Fri 02/10/15
86	Watertight date	0 days	Fri 02/10/15	Fri 02/10/15
87	**Partitions and drylining**	**119 days**	**Mon 11/05/15**	**Fri 23/10/15**
88	**Existing flats**	**33 days**	**Mon 11/05/15**	**Wed 24/06/15**
89	Beam encasements	3 days	Mon 11/05/15	Wed 13/05/15
90	Partitions	15 days	Thu 14/05/15	Wed 03/06/15
91	Perimeter drylining	15 days	Thu 04/06/15	Wed 24/06/15
92	Staircase core	15 days	Thu 25/06/15	Wed 15/07/15
93	New extension superstructure	15 days	Mon 05/10/15	Fri 23/10/15
94	**Electrics - 1st fix**	**86 days**	**Thu 25/06/15**	**Fri 23/10/15**
95	**Existing Flats**	**35 days**	**Thu 25/06/15**	**Wed 12/08/15**
96	Supply deliver and install new ring mains complete with socket outlets	15 days	Thu 25/06/15	Wed 15/07/15
97	Supply deliver and install new lighting circuits complete with switches,	15 days	Thu 16/07/15	Wed 05/08/15
98	Supply deliver and install new smoke detection system	5 days	Thu 06/08/15	Wed 12/08/15
99	Core Area	15 days	Thu 13/08/15	Thu 03/09/15
100	New extension	15 days	Mon 05/10/15	Fri 23/10/15
101	**Heating plumbing and drainage 1st Fix**	**99 days**	**Mon 01/06/15**	**Fri 16/10/15**
102	Existing flats	20 days	Mon 01/06/15	Fri 26/06/15
103	Staircase Core	5 days	Mon 29/06/15	Fri 03/07/15
104	New extension	10 days	Mon 05/10/15	Fri 16/10/15
105	**Suspended Ceilings**	**58 days**	**Thu 13/08/15**	**Tue 03/11/15**
106	Existing flats	7 days	Thu 13/08/15	Fri 21/08/15
107	Staircase Core	7 days	Fri 04/09/15	Mon 14/09/15
108	New extension	7 days	Mon 26/10/15	Tue 03/11/15
109	**Carpentry and Joinery**	**113 days**	**Thu 25/06/15**	**Tue 01/12/15**
110	Existing flats	10 days	Thu 25/06/15	Wed 08/07/15
111	Staircase Core	10 days	Tue 15/09/15	Mon 28/09/15
112	New extension	10 days	Wed 04/11/15	Tue 17/11/15
113	New staircase construction	5 days	Wed 18/11/15	Tue 24/11/15
114	Glass screens	5 days	Wed 25/11/15	Tue 01/12/15
115	**2nd Fix Plumbing and heating**	**82 days**	**Mon 29/06/15**	**Wed 21/10/15**
116	Supply and install radiators	10 days	Mon 29/06/15	Fri 10/07/15
117	Fit and test thermostatic valves	10 days	Mon 13/07/15	Fri 24/07/15
118	Test and commission all heating and hot water	3 days	Mon 19/10/15	Wed 21/10/15
119	**Electrics - 2nd Fix**	**15 days**	**Mon 26/10/15**	**Fri 13/11/15**
120	Supply deliver and install new light fittings	15 days	Mon 26/10/15	Fri 13/11/15
121	Supply deliver and install new extract fans	10 days	Mon 26/10/15	Fri 06/11/15
122	**3rd Fix Plumbing and heating**	**18 days**	**Mon 16/11/15**	**Wed 09/12/15**
123	Supply and install sanitaryware	15 days	Mon 16/11/15	Fri 04/12/15
124	Test and commission all Plumbing and drainage	3 days	Mon 07/12/15	Wed 09/12/15
125	**Finishes**	**64 days**	**Mon 24/08/15**	**Fri 20/11/15**
126	Tanking and ditra matting	5 days	Mon 24/08/15	Fri 28/08/15
127	Supply deliver and install new ceramic wall and floor tiles	20 days	Mon 24/08/15	Mon 21/09/15
128	Decorations to ceilings	20 days	Mon 24/08/15	Mon 21/09/15
129	Decorations to walls and skirtings	20 days	Tue 22/09/15	Mon 19/10/15
130	Supply deliver and install new kitchen units	10 days	Tue 20/10/15	Mon 02/11/15
131	Supply deliver and install worktops and splashbacks	5 days	Tue 03/11/15	Mon 09/11/15
132	Install appliances	2 days	Tue 10/11/15	Wed 11/11/15
133	Supply deliver and plumb in sink and taps	2 days	Thu 12/11/15	Fri 13/11/15
134	Hang doors	5 days	Mon 16/11/15	Fri 20/11/15
135	**Finishes to New extension**	**30 days**	**Wed 18/11/15**	**Mon 11/01/16**
136	As above	30 days	Wed 18/11/15	Mon 11/01/16
137	**External Works**	**10 days**	**Mon 05/10/15**	**Fri 16/10/15**
138	Brick clean and remedials	10 days	Mon 05/10/15	Fri 16/10/15
139	Decorations	10 days	Mon 05/10/15	Fri 16/10/15
140	Other	10 days	Mon 05/10/15	Fri 16/10/15
141	**Handover**	**52 days**	**Fri 16/10/15**	**Mon 11/01/16**
142	Ground floor Retail unit	0 days	Fri 16/10/15	Fri 16/10/15
143	New flats to existing building	51 days	Mon 19/10/15	Fri 08/01/16
144	New flats to new building	0 days	Mon 11/01/16	Mon 11/01/16



Project: Crouch End Indicative project
Date: Thu 05/02/15

Task | Split | Progress | Milestone | Summary | Project Summary | External Tasks | External Milestone | Deadline