TECHNIKER

Reservoir Cottage

Outline Construction Management Plan (CMP)

Ref: 15086/01/03

Techniker Ltd
Consulting Structural Engineers
13-19 Vine Hill
London
EC1R 5DW
020 7360 4300
techniker.co.uk

Document verification

Project name	Reservoir Cottage
Document title	Outline CMP
Project number	15086
Ref	01

Revision	Date	Description	
01	30 October 2015	Issued for Planning	
	Prepared by	Checked by	Approved by
Name	AA	MW	MW
Signature			

Revision	Date	Description	
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	Prepared by	Checked by	Approved by
Name	AA	MW	MW
Signature			

Revision	Date	Description	
03	12 Nov 2015		
	Prepared by	Checked by	Approved by
Name	AA	MW	MW
Signature			

Revision	Date	Description	
04			
	Prepared by	Checked by	Approved by
Name			
Signature			

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Image 1. Existing Building

General description

The project involves the redevelopment of an existing property dated circa 1920 to form a new residential building which will utilise the foundations of the existing structure. The proposal includes the part demolition of the existing building and construction of a new superstructure which makes maximum use of the existing fabric and existing foundations.



Image 2. Proposed construction

Programme

A build programme of approximately 10 months is envisaged. During the 5 weeks of ground works about 250 tonnes of fill will be removed from the site. This represents 20 movements of a 12.5 tonne truck - say 2 per day over two weeks. A construction plan is shown in Appendix A.

A soil investigation will determine the necessary geotechnical design parameters and determine the presence of any contaminants while sampling will be undertaken during excavations. All waste will be removed to a licenced waste management facility.

Construction

The new sub-structure will comprise reinforced concrete suspended ground slab on piles which concurs with the existing foundation design. The superstructure will comprise of cross laminated timber panels which are a renewable material with excellent structural properties. The assumed construction sequence for the development is outlined in sketch SK002 in Appendix B. Approximately 200 tonnes of materials is expected for this part of the construction resulting in 16 deliveries additional to the general works.

Where possible, existing structural components will be recycled for use in the new superstructure. Allow one month for demolition and site preparation. Demolition of the existing building fabric will likely be performed sequentially using hydraulic shears to minimise noise and disruption. An asbestos survey will be undertaken prior to any demolition.

Traffic management

It is envisaged that access to the site will be directly from the Mount View Road into the property premises from the north and following all existing traffic management provisions for the area. Vehicles can access to the site through the main driveway gate but is limited in clearance. To the South the site borders the Stroud Green reservoir which as a grass roof No additions or amendments to existing arrangements are expected to be required. Refer to sketch 15086/SK001_01 in Appendix A.

The proposed method of construction does adversely affect pedestrian and cyclist movements. Movement of delivery vehicles will be supervised by road marshals.

It is assumed that all delivery vehicles will have access to the site premises and not affect the flow of traffic on Mount View Road and Ferme Park Road. Larger vehicles parked outside the site and within the loading areas will be clearly marked by cones for the safety of cyclists.

Parking

Car parking to the site will be on the forecourt, accessible via Mount View Road. Restricted car parking is available on Mount View Road, North of the site.

Loading/unloading

Unloading and loading will be within the forecourt of the site accessed via Mount View Road. As the works will be limited to the area within the site boundary, passers-by will not be affected. Excavated materials will be carried by conveyor directly to the removal vehicles. It is envisage that 12.5 tonne trucks will be used to transport construction material to and from the site. These measures are reflected on sketch 15086/SK002 in Appendix B.

Site compound

The site compound will be installed in the forecourt to the premises of the development. The forecourt and all other original features will be protected during the works. Refer to sketch 15060/SK001 in Appendix A.

Contamination

A desk study has been undertaken and indicates that there is not a high risk of contamination at this site. This needs to be verified by a comprehensive site investigation at a later stage. The findings of the investigation are presented in Appendix C.

Control of dust and dirt

Wheel wash facilities will not be required. All demolition waste and site waste will be damped down and covered in the removal vehicles.

Waste disposal

Demolition of the existing masonry structure with side extension and timber floors expected to generate circa 200 tonnes of inert waste. Wherever possible, existing materials to be re-used will be stored on-site and/or removed to a licenced waste management facility.

Hoardings

The site will be fully enclosed with solid screens. The extent of hoarding is shown on sketch 15086/SK001.

Control of noise from construction

Noise levels will be limited to the London Borough of Haringey guidelines which require that no noisy work be carried out outside:

Monday to Friday 8:00 – 18:00

Saturday 8:00 – 13:00

Sunday and bank holidays

Appendix A – Construction Plan

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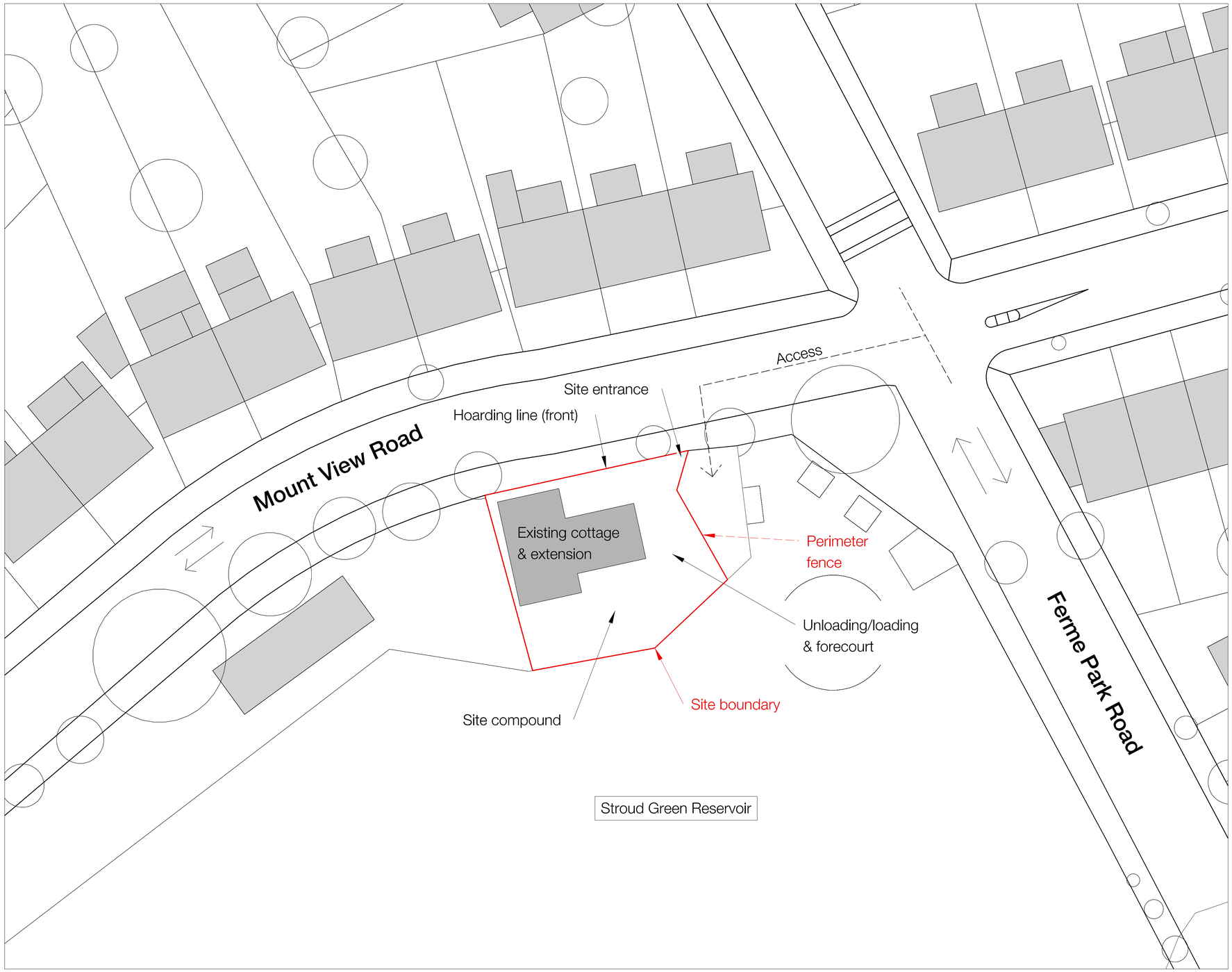

Notes:

1. This drawing is to be read in conjunction with all relevant architects and engineers drawings and specifications.
2. Do not scale this drawing.

REV	COMMENTS	DATE	ENG	APP
02	Issued for Information.	12/11/15	AA	MW
01	Issued for Information.	30/10/15	AA	MW

STATUS
Information

TECHNIKER

Techniker Ltd
Consulting Structural Engineers
13-19 Vine Hill
London EC1R 5DW
T: 020 7360 4300
E: info@techniker.co.uk
W: www.techniker.co.uk

PROJECT
Reservoir Cottage

SUBJECT
Construction Plan

SCALE @ A1
1:250

BY **WS** DATE **30/10/15**

DRAWING No. **15086-SK001** REV **02**

12/11/2015 16:28:14 shade.tbl

Appendix B – Construction Sequence

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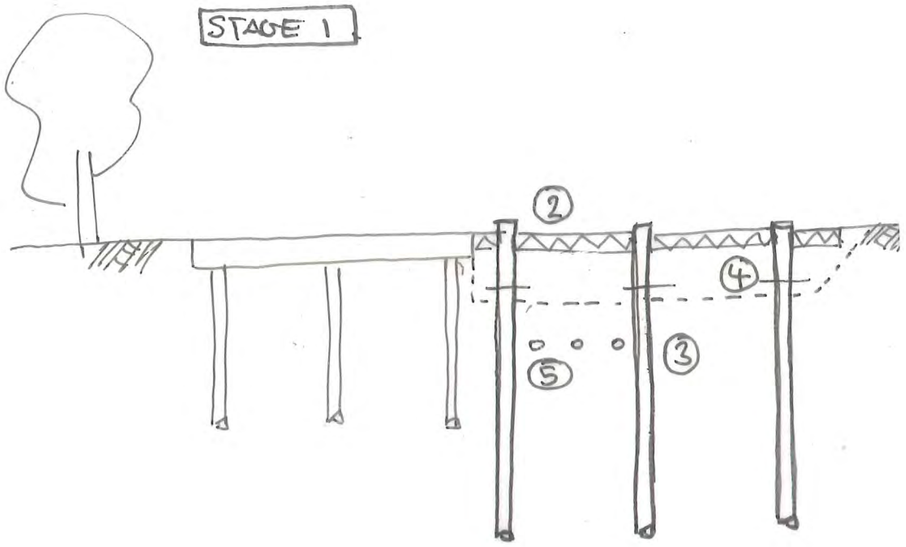
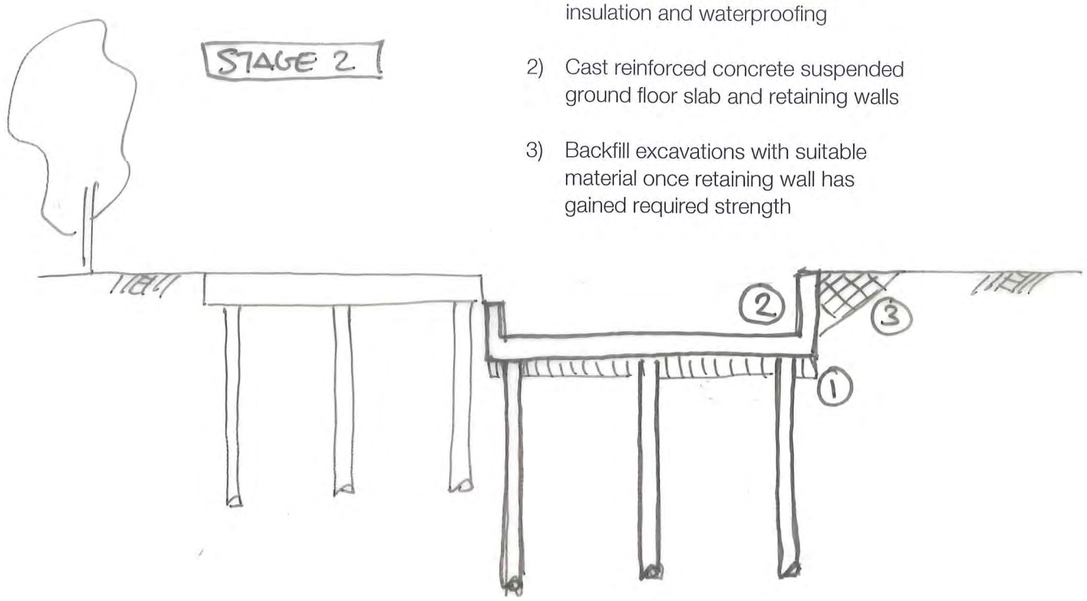
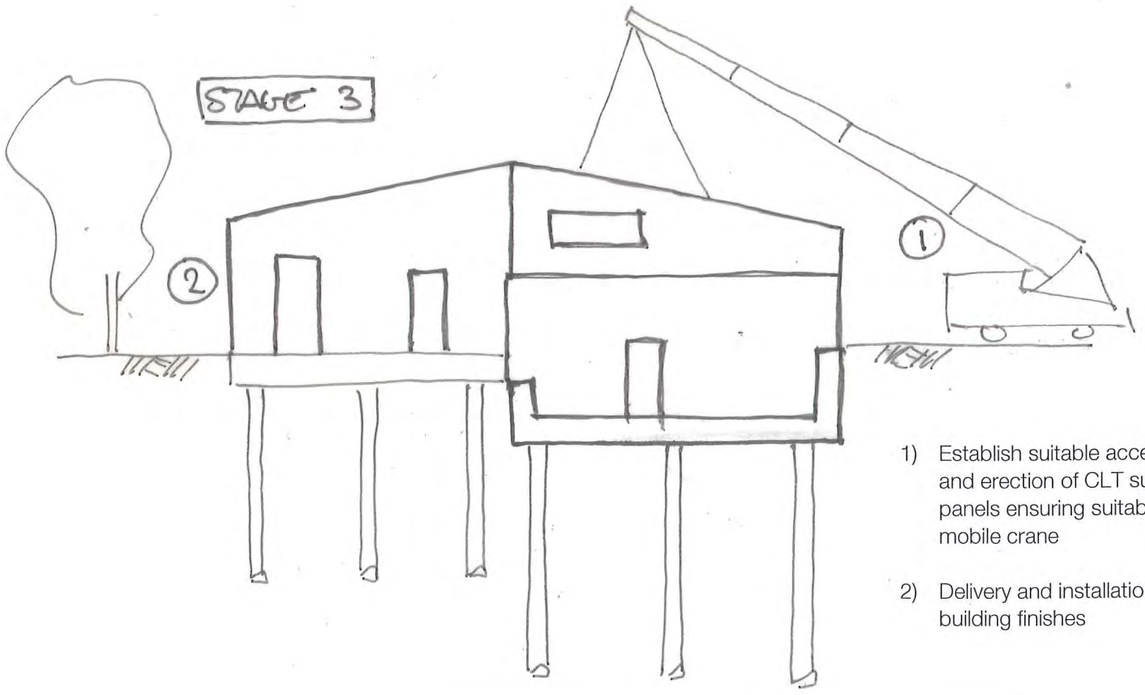


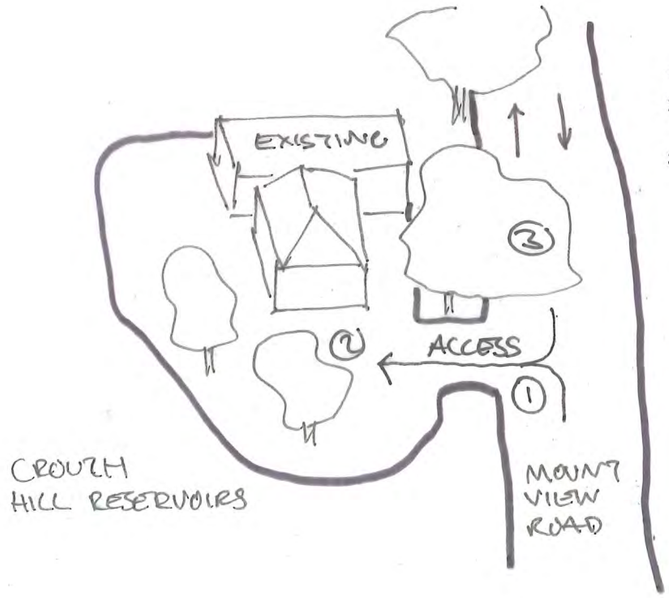
1) Undertake additional investigations to establish as built details, open cut excavation for lower ground construction
2) Form clay bond and piling mat
3) Pile from existing ground level
4) Excavate to required depth, cut piles at required cut off level
5) Install below ground drainage services and/or modifications to existing drainage



1) Construct blinding layer, apply insulation and waterproofing
2) Cast reinforced concrete suspended ground floor slab and retaining walls
3) Backfill excavations with suitable material once retaining wall has gained required strength



1) Establish suitable access for delivery and erection of CLT superstructure panels ensuring suitable bearing for mobile crane
2) Delivery and installation of final building finishes



1) Site entrance on Mount View Road
2) Establish suitable access and stationary point for mobile crane
3) Existing trees may limit lifting clearance for erection of CLT panels

REV	COMMENTS	DATE	CHK
01	PRELIMINARY	OCT 15	

NOTES

NOT FOR CONSTRUCTION

TECHNIKER

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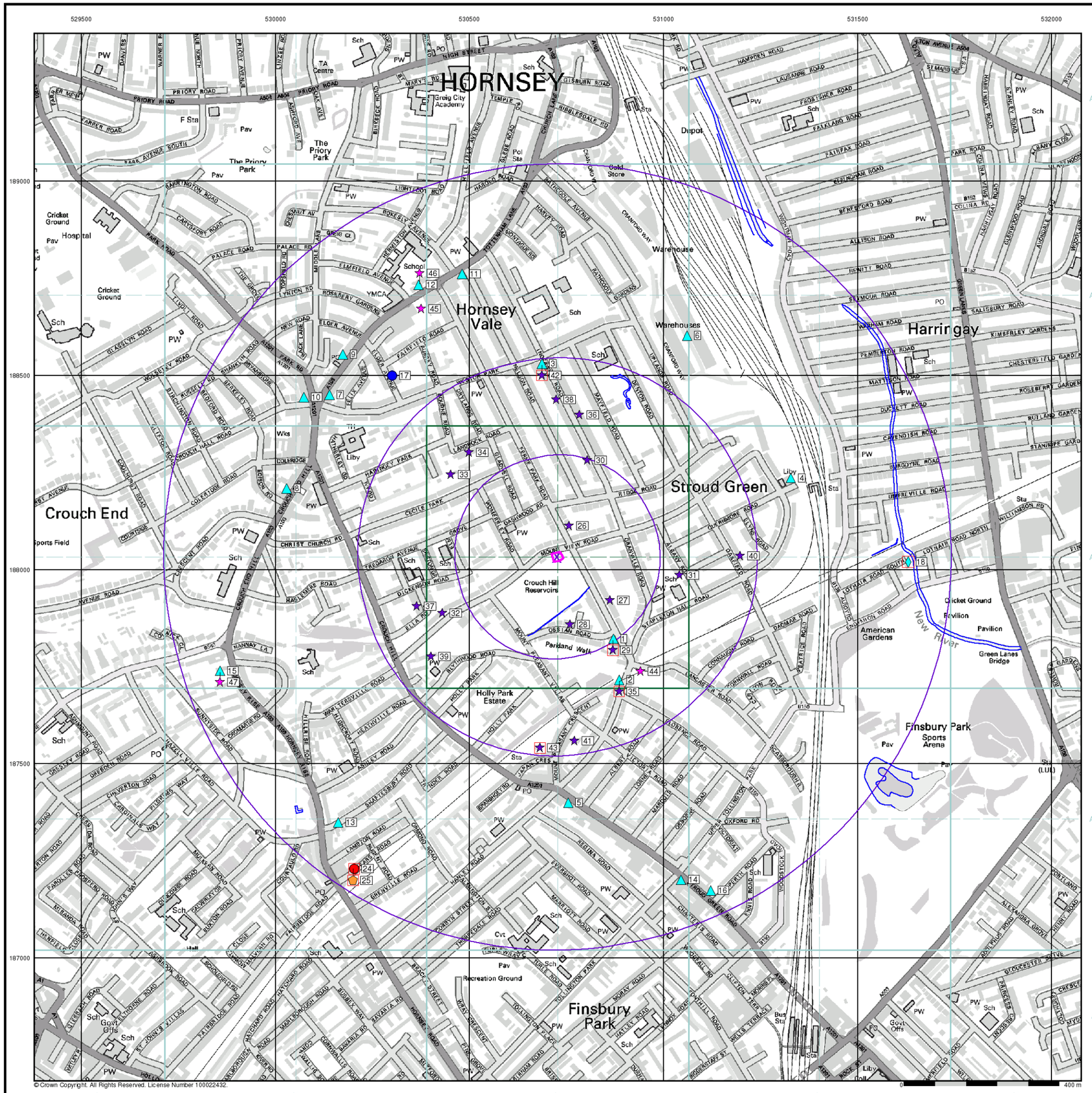
Consulting Structural Engineers
13-19 Vine Hill
London EC1R 5DW
T: 020 7360 4300
F: 020 7360 4301
E: mail@techniker.co.uk
W: www.techniker.co.uk

PROJECT: RESERVOIR COTTAGE			
SUBJECT: CONSTRUCTION SEQUENCE			
SCALE @ A3: NTS	BY: AA	DATE: OCT 15	CHK: MW
DRG. No.: 15086-SK002			Rev: 01

Appendix C – Site Sensitivity



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Envirocheck®

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

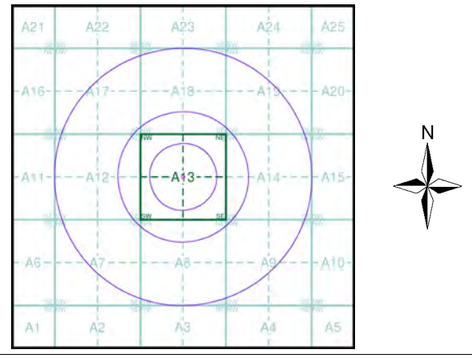
Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Site Sensitivity Map - Slice A



Order Details

Order Number:	74385297_1_1
Customer Ref:	15086
National Grid Reference:	530730, 188030
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	1000

Site Details

Reservoir Cottage, Mount View Road, LONDON, N4 4SP

Landmark Information Group

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk