

Construction Management Plan – Proposed works 36 Methuen Park

Site address

36 Methuen Park, N10 2JS

Owners

Matthew and Ally Tansley

Main contractor

Gerwyn Jones, Plus-1 Developments

Structural Engineer

GSE Limited

Architect

Peter Stinson

Building Regulations

Ascent Building Control Ltd

Basement Impact Assessment

Jomas Associates

Party Wall Surveyor

Andrew Cornick, Brooke Vincent & Partners

Commencement of works November 2021

Completion of works c.March 2023

Description of project

Excavation to add to existing basement to provide additional living space. This will be done by hand and skips will be located, as needed in front of the garage of the property.

All other general building materials will be delivered through the garage as and when required using the same parking access as described above. There will be minimal disruption to other local residents. We will aim for deliveries outside of school rush hour to minimise already existing disruption.

Personnel

3-5 construction workers will be on site throughout the project. They will park on the street in public parking spaces.

Working hours

9am-5pm week days

9am-1pm on Saturdays

No work to take place on Bank holidays and Sundays

Measures to reduce disruption

The garage door will be shut where possible to reduce noise and dust.

Neighbours

Both neighbours on each side of the property have been communicated with about the aims of the project with plenty of notice. There are clear lines of communication with all neighbours.

Timeline

Underpinning and excavation will take 5 months followed by a 4-6 week cosmetic finish.