



ARCHITECTURE DESIGN PLACES

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CONSTRUCTION MANAGEMENT PLAN

35 Northaw Road East, Cuffley, Potters Bar, EN6 4LU

Addition of first floor to existing single storey dwelling, under Prior Approval Class AA of The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020



Introduction

This Construction Management Plan has been prepared by ADP London Ltd, to address the requirements of Condition 3. b) of Class AA. The condition states, *“before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;”*

Project description

The development involves the addition of a first floor to the current single storey dwelling, under permitted development process of Prior Approval of the recently amended GPDO 2020, Part 1, Class AA - Class AA - enlargement of a dwellinghouse by construction of additional storeys.

Hours of Work

The hours of work on site for all activities, including deliveries and removal of any waste, will be:

- Monday - Friday 08:00 - 18:00
- Saturday 09:00 - 13:00
- Sunday and Bank Holidays No work

Noise

Site contractors will be respectful of the residential area in the working practices on site. Power tools will not be kept on for any longer than necessary for their purpose.

Any site radio will be kept to a reasonable volume. Materials will be stored neatly on the site frontage and the rear garden area.

Dust

During the initial roof removal works, skips will be located within the site. The disposal of demolition or waste materials will be carried out by a licensed waste management company authorised to do so. Waste material will be dampened as required to minimise dust.

Vibration

Vibration from the works will be of a low level and frequency due to the only works required being part removal of the dwelling, as the roof, with then construction works only for building of walls and the new roof. Main foundations work is not required.

Traffic

There would be no adverse impact upon the local highway, namely Northaw Road East. Construction vehicle parking will be all on site, on the spacious frontage, with no parking of vehicles on Northaw Road East.

Deliveries will be managed to ensure that there is no more than one delivery at a time to ensure there are no vehicles waiting on the public highway for any long period of time.

The public road and footway will be kept clean and will be swept and washed down as necessary to ensure that the public highway remains clean. There would be no impact upon the highway network local to the site.

This concludes the matters to be addressed under the requirements of Condition 3b).