

179-181 HIGH STREET  
HAMPTON HILL

DESIGN AND ACCESS STATEMENT ADDENDUM

JULY 2016

# CONSTRUCTION MANAGEMENT STATEMENT

## PROGRAMME

The following indicative timescale outlines the proposed stages and phases of works from start to completion:

- Month 1 - 2: Hoarding erected, scaffold platform and dust screens installed, survey, make safe and remove services
- Month 3 - 5: Pile and complete foundations for extension
- Month 6 - 8: Erection of extension frame and floor slabs, internal changes to existing buildings
- Month 9 - 12: Erection of superstructure and cladding
- Month 12 - 16: Internal fit out and landscaping

## METHODS TO HELP MINIMISE DISRUPTION DURING CONSTRUCTION

There will be some local disruption, however, the Project team will aim to minimise the impact of the work through:

- LIMITED CONSTRUCTION WORKING HOURS: Works will be restricted to 07:30 - 18:00 Monday to Friday and 08:00 - 13:00 on Saturday. No work will be carried out on Sunday or Bank Holidays. The only exception may be for oversize deliveries which may require out of hours deliveries to minimise disruption to the road network.
- PUBLIC LIAISON: Provide a point of contact to address any concerns whilst we are working on site.

- MANAGING NOISE AND VIBRATION: The contractor will adhere to the Noisy Working Standards set by the Local Authority Environmental Health Department and Best Practice guidance BS5228 (part 1 and 2) to minimise noise and vibration impacts during construction.
- CONTROL OF DUST AND NOISE: Our contractor will ensure that access to the main highway will be kept free from mud and debris and will carry out damping down of areas with water if and when a problem of dust pollution is anticipated.
- WASTE MINIMISATION AND MANAGEMENT: A Site Waste Management Plan (SWMP) will be developed for the project to ensure that all waste is handled efficiently, managed appropriately, disposed of legally and waste streams reduced.
- CONSIDERATE CONSTRUCTORS: Our contractor will register for the Considerate Constructors Scheme on this project.

## HERITAGE STATEMENT

It is considered that the proposed scheme seeks to implement a development that contributes to the enhancement of the area, through appropriate massing, building uses and a select and appropriate palette of materials - chosen through clear and defined exploration of the local context and surrounding areas.

The contemporary architectural features and details to the rear extension complement the character area, without compromising the existing BTM's.

The increase in area, has been achieved by extending the ground floor and re-configuring and extending the existing residential accommodation at first and second floor.

The existing shop fronts, which are all in a relatively poor condition, will be remodelled to be more in keeping with the surrounding area and the age and style of the existing buildings. None of the existing shop fronts are thought to be original. The 4 separate retail units will be amalgamated into 1 larger retail unit and extended towards the rear of the site.

The High Street facade on the upper floors will be retained as existing, with the extension to the rear creating little, if any visual impact to High Street. The elevation to the front of the proposal will retain the appearance of two separate buildings. The rear elevation will consolidate the existing mix of small lean-to extensions and sheds within the proposed increase in retail and residential accommodation.

It is therefore considered that the proposals for the site seek to retain, refurbish and internally remodel the existing buildings on the site, with appropriate consideration to their status as Building of Townscape merit.

## ACCESSIBLE AND ADAPTABLE DWELLINGS STATEMENT

As a consequence of working within the constraints of the existing buildings the targets related to level access within the criteria for Building Regulations Part M4(2) 'Accessible and Adaptable Dwellings' cannot be met as the project does not include lift access. The communal stairs meet the requirements of Part K for a general access stair. The project complies with all other aspects of part M4(2) where possible.

In this instance all new proposed residential dwellings on the site will be designed in detail to comply with M4(1) 'Vistable Dwellings'. This was agreed in principle during the pre-application meeting, see section 4 of the Design and Access Statement for more information.

Approval of this will be sought in the usual way, through either Building Control or an Approved Inspector.

CLIVE CHAPMAN

**A R C H I T E C T S**

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