

CONSTRUCTION MANAGEMENT POLICY STATEMENT FOR 135B RIVERVIEW ROAD, EWELL KT19 0JR by Alex Imlach

Application description

Residential conversion of existing garage used in association with house, to a studio dwelling, with one car space. The amount of excavation and delivery of materials for this change of use is small as most of the work has been previously carried out.

Design solution

The building was erected as a garage built after the works to extend 135 and build 135a were completed. The crossover was utilised to provide easy access for deliveries of construction materials. A new secure portacabin was delivered to provide security for materials and equipment. The existing house was utilised for toilet and staff room facilities during the construction.

Road use

Riverview road is a two way street though it has two way access to and from Ruxley lane and has a one way entry beside the Kingston Road. There is a school opposite the front of 135 so delivery traffic will be arranged to miss main school pick up and delivery. The road outside the site of the bungalow is two way with space for parking on one side of the road and most houses here have drives and garages for parking vehicles. Skips will be limited.