

# Construction/**Demolition** Management Plan

pro forma

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# Revisions & additional material

Please list all iterations here:

| Date                        | Version   | Produced by            |
|-----------------------------|-----------|------------------------|
| 13 <sup>th</sup> March 2023 | Version 1 | South Downs Safety Ltd |

## Additional sheets

Please note – the review process will be quicker if these are submitted as Word documents or searchable PDFs.

| Date     | Version                                                                                         | Produced by              |
|----------|-------------------------------------------------------------------------------------------------|--------------------------|
| 13.03.23 | <b>Appendix A:</b> Programme Of Works (Rev 04)                                                  | Sherlock London          |
| 22.12.21 | <b>Appendix B:</b> Consultation Letter                                                          | Beese Consulting         |
| 17.01.22 | <b>Appendix C:</b> Consultation Tracker                                                         | Beese Consulting         |
| N/A      | <b>Appendix D:</b> Consultation Letter Distribution Map                                         | Beese Consulting         |
| N/A      | <b>Appendix E:</b> Camden's Community Liaison Guidance: Guidance for Developers and Contractors | London Borough of Camden |
| 02.03.23 | <b>Appendix F:</b> Swept Path Analysis - V1                                                     | South Downs Safety       |
| 02.03.23 | <b>Appendix G:</b> Site Layout Plan - V1                                                        | South Downs Safety       |
| 03.02.23 | <b>Appendix H:</b> Construction Method Statements (Rev 01)                                      | Stewart Truman           |
| 27.07.20 | <b>Appendix I:</b> Environmental Noise Survey                                                   | Paragon Acoustic         |
| N/A      | <b>Appendix J:</b> Predicted Noise Levels - V1                                                  | South Downs Safety       |
| N/A      | <b>Appendix K:</b> Best Practicable Means (BPM) Noise & Vibration Mitigation                    | South Downs Safety       |
| 07.07.21 | <b>Appendix L:</b> Dust Management Plan                                                         | Phlorum                  |
| 10.06.20 | <b>Appendix M:</b> Refurbishment & Demolition Survey                                            | Lee Environmental        |

# Introduction

The purpose of the **Construction Management Plan (CMP)** is to help developers to minimise construction impacts, and relates to all construction activity both on and off site that impacts on the wider environment.

It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses.

The completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites, will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. Further policy guidance is set out in Camden Planning Guidance **(CPG) 6: Amenity** and **(CPG) 8: Planning Obligations**.

This CMP follows the best practice guidelines as described in the [Construction Logistics and Community Safety \(CLOCS\)](#) Standard and the [Guide for Contractors Working in Camden](#).

Camden charges a [fee](#) for the review and ongoing monitoring of CMPs. This is calculated on an individual basis according to the predicted officer time required to manage this process for a given site.

CMP development sites will be inspected by Camden's Site Planning Inspectors or nominated officers to assess compliance with the CMP. These inspections will be planned and unplanned site visits for the duration of the works. Developers/contractors are required to provide access to sites for inspection and cooperate fully throughout the inspection process ensuring compliance with the CMP.

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The approved contents of this CMP must be complied with unless otherwise agreed with the Council in writing. The project manager shall work with the Council to review this CMP if problems arise during construction. Any future revised plan must also be approved by the Council and complied with thereafter.

It should be noted that any agreed CMP does not prejudice or override the need to obtain any separate consents or approvals such as road closures or hoarding licences.

If your scheme involves any demolition, you need to make an application to the Council's Building Control Service. Please complete the "[Demolition Notice](#)."

Please complete the questions below with additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary. It is preferable if this document, and all additional documents, are completed electronically and submitted as Word files to allow comments to be easily documented. These should be clearly referenced/linked to from the CMP. Please only provide the information requested that is relevant to a particular section.

(Note the term 'vehicles' used in this document refers to all vehicles associated with the implementation of the development, e.g. demolition, site clearance, delivery of plant & materials, construction etc.)

Revisions to this document may take place periodically.

**IMPORTANT NOTICE:** If your site falls within a Cumulative Impact Area (CIA) you are required to complete the CIA Checklist and circulate as an appendix to the CMP and included as part of any public consultation – a CMP submission will not be accepted until evidence of this has been supplied.

The CIA Checklist (editable pdf) can be found at

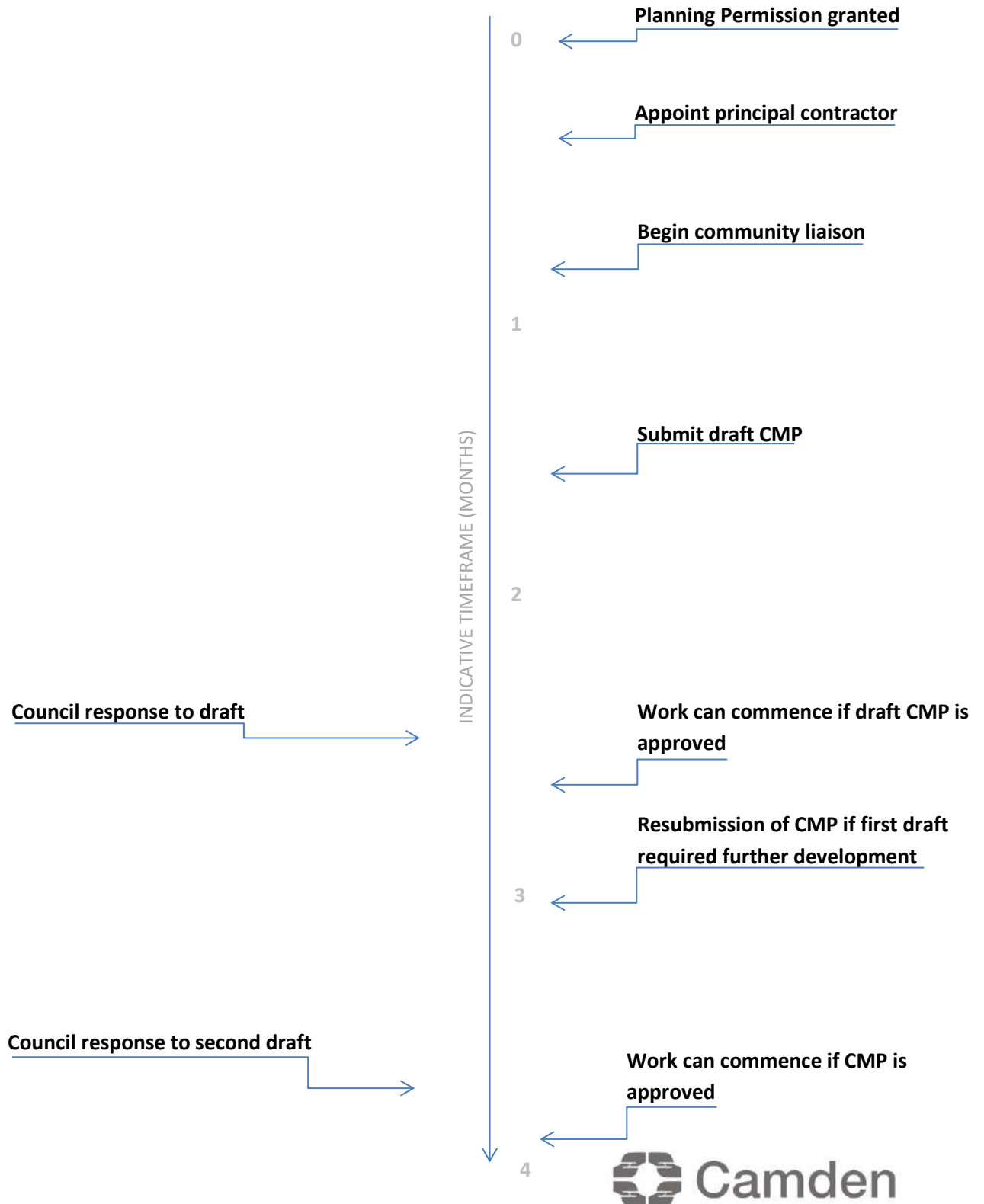
<https://www.camden.gov.uk/about-construction-management-plans>



# Timeframe

## COUNCIL ACTIONS

## DEVELOPER ACTIONS



# Contact

1. Please provide the full postal address of the site and the planning reference relating to the construction works.

|                        |                                       |
|------------------------|---------------------------------------|
| Site Address:          | 82 Fitzjohn's Avenue, London, NW3 6NP |
| Planning Reference No: | 2021/1787/P                           |

2. Please provide contact details for the person responsible for submitting the CMP.

|               |                                                                    |
|---------------|--------------------------------------------------------------------|
| Role:         | Principal Contractor                                               |
| Company Name: | Sherlock London                                                    |
| Contact Name: | Jay Denham                                                         |
| Position:     | Senior Project Manager                                             |
| Phone:        | 07958 408 954                                                      |
| Email:        | <a href="mailto:jay@sherlocklondon.com">jay@sherlocklondon.com</a> |

Contact details for the person responsible for preparing the CMP.

|               |                                                                              |
|---------------|------------------------------------------------------------------------------|
| Company Name: | South Downs Safety                                                           |
| Contact Name: | Mark Edgar                                                                   |
| Position:     | Planning Support Consultant                                                  |
| Phone:        | 07545 898 726                                                                |
| Email:        | <a href="mailto:mark@southdownssafety.co.uk">mark@southdownssafety.co.uk</a> |

3. Please provide full contact details of the site project manager responsible for day-to-day management of the works and dealing with any complaints from local residents and businesses.

|               |                                                                    |
|---------------|--------------------------------------------------------------------|
| Role:         | Principal Contractor                                               |
| Company Name: | Sherlock London                                                    |
| Contact Name: | Jay Denham                                                         |
| Position:     | Senior Project Manager                                             |
| Tel:          | 07958 408 954                                                      |
| Email:        | <a href="mailto:jay@sherlocklondon.com">jay@sherlocklondon.com</a> |

4. Please provide full contact details of the person responsible for community liaison and dealing with any complaints from local residents and businesses if different from question 3. In the case of the Community Investment Programme (CIP), please provide the contact details of the Camden officer responsible.

|               |                                                                    |
|---------------|--------------------------------------------------------------------|
| Role:         | Principal Contractor                                               |
| Company Name: | Sherlock London                                                    |
| Contact Name: | Jay Denham                                                         |
| Position:     | Senior Project Manager                                             |
| Tel:          | 07958 408 954                                                      |
| Email:        | <a href="mailto:jay@sherlocklondon.com">jay@sherlocklondon.com</a> |

5. Please provide full contact details including the address where the main contractor accepts receipt of legal documents for the person responsible for the implementation of the CMP.

|               |                                                                    |
|---------------|--------------------------------------------------------------------|
| Role:         | Principal Contractor                                               |
| Company Name: | Sherlock London                                                    |
| Contact Name: | Jay Denham                                                         |
| Position:     | Senior Project Manager                                             |
| Tel:          | 07958 408 954                                                      |
| Email:        | <a href="mailto:jay@sherlocklondon.com">jay@sherlocklondon.com</a> |
| Address:      | 27 Elizabeth Mews, London, NW3 4UH                                 |

# Site

6. Please provide a site location plan and a brief description of the site, surrounding area and development proposals for which the CMP applies. Please fill up [Cumulative Impact Area \(CIA\) checklist form](#) if site fall within the CIA zone (Central London)

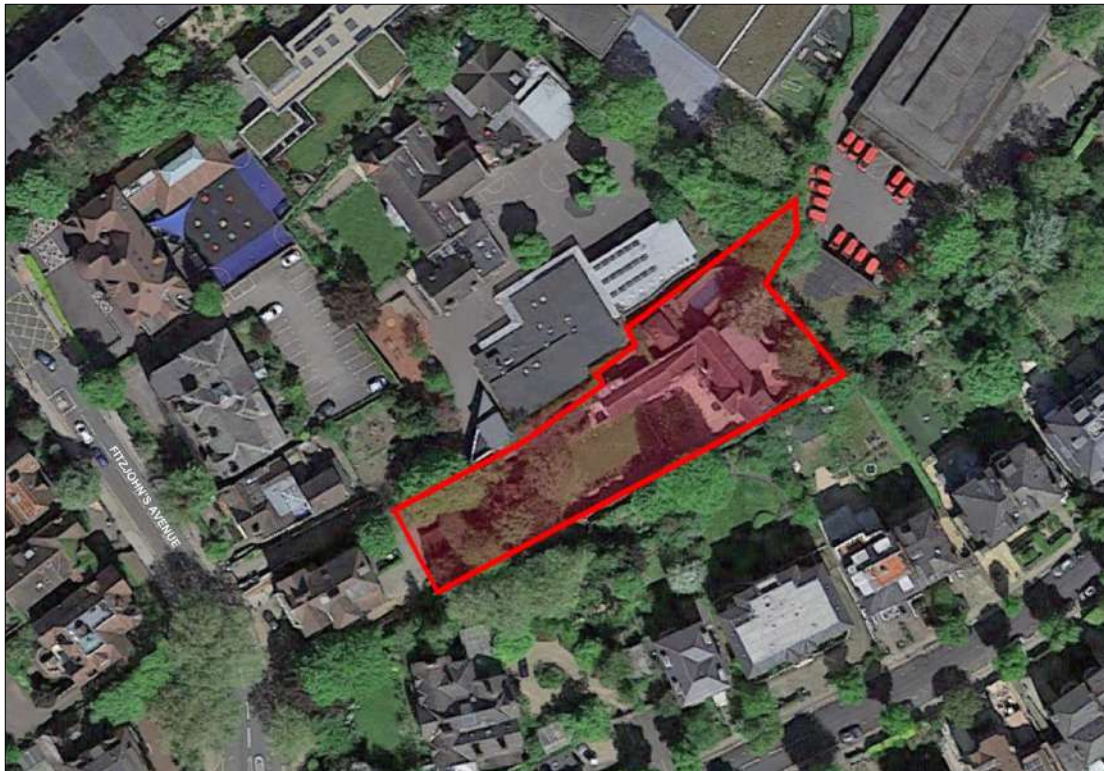
The site is located at 82 Fitzjohn's Avenue, Hampstead within the Fitzjohn's and Netherhall Conservation area and Borough of Camden. No buildings on site are listed.

The site runs east-west from Fitzjohn's Avenue and has a public pedestrian path to the south called Shepherds Walk/Spring Path. A school lies to the north with a vehicle access road from Fitzjohn's Avenue, a post office depot to the east, residential homes to the south and Fitzjohn's Avenue to the west.

- The site is not visible from Fitzjohn's Avenue
- The building at 84 Fitzjohn's obscures views from the street to 82 Fitzjohn's Avenue and the existing garage.
- The brick boundary wall is visible as pedestrians walk through Spring walk which is to the south of the site.

The proposal consists of the erection of two storey side, front and rear extensions, replacement pool house, and associated works.

Figure 1: Site Location Plan



7. Please provide a very brief description of the construction works including the size and nature of the development and details of the main issues and challenges (e.g. narrow streets, close proximity to residential dwellings etc).

The works will entail the re-build of a residential dwelling consisting of Basement, Ground, First and a smaller Second Floor area with the formation of new walls and roof structure with rooflights. A swimming pool will be formed in a pre-formed basement area with adjacent plant room.

8. Please provide the proposed start and end dates for each phase of construction as well as an overall programme timescale.

Please refer to Appendix A: Programme Of Works

9. Please confirm the standard working hours for the site, noting that the standard working hours for construction sites in Camden are as follows:

- 8.00am to 6pm on Monday to Friday
- 8.00am to 1.00pm on Saturdays
- No working on Sundays or Public Holidays

Table 1: Working Hours

| GENERAL CONSTRUCTION WORKS                       |               |
|--------------------------------------------------|---------------|
| Monday - Friday                                  | 08:00 – 18:00 |
| Saturday                                         | 08:00 – 13:00 |
| Sunday                                           | Not Permitted |
| Bank Holidays                                    | Not Permitted |
| NOISY WORKS - PILING & EARTHWORKS                |               |
| Monday - Friday                                  | 08:00 – 18:00 |
| Saturday                                         | 08:00 – 13:00 |
| Sunday                                           | Not Permitted |
| Bank Holidays                                    | Not Permitted |
| HIGH IMPACT WORKS - DEMOLITION, CONCRETE BRAKING |               |
| Monday - Friday                                  | 08:00 – 18:00 |
| Saturday                                         | Not Permitted |
| Sunday                                           | Not Permitted |
| Bank Holidays                                    | Not Permitted |

NB: Operatives will arrive onsite from 07.30 with work commencing not before 08:00.

This is Camden's standard times. However, the times operated should be specific to the site and related to the type of work being carried out, and the proposed working hours will be considered on a case-by-case basis.

If the site is within the Cumulative Impact Area (CIA), then Saturday working is not permitted, unless agreed with Camden.

The site is not located within the Cumulative Impact Area (CIA).

# Community Liaison

A neighbourhood consultation process must have been undertaken prior to submission of the CMP first draft.

This consultation must relate to construction impacts, and should take place following the granting of planning permission in the lead up to the submission of the CMP. A consultation process specifically relating to construction impacts must take place regardless of any prior consultations relating to planning matters. This consultation must include all of those individuals that stand to be affected by the proposed construction works. These individuals should be provided with a copy of the draft CMP, or a link to an online document. They should be given adequate time with which to respond to the draft CMP, and any subsequent amended drafts. Contact details which include a phone number and email address of the site manager should also be provided.

Significant time savings can be made by running an effective neighbourhood consultation process. This must be undertaken in the spirit of cooperation rather than one that is dictatorial and unsympathetic to the wellbeing of local residents and businesses.

These are most effective when initiated as early as possible and conducted in a manner that involves the local community. Involving locals in the discussion and decision making process helps with their understanding of what is being proposed in terms of the development process. **The consultation and discussion process should have already started, with the results incorporated into the CMP first draft submitted to the Council for discussion and sign off.** This communication should then be ongoing during the works, with neighbours and any community liaison groups being regularly updated with programmed works and any changes that may occur due to unforeseen circumstances through newsletters, emails and meetings.

Please note that for larger sites, details of a construction working group may be required as a separate S106 obligation. If this is necessary, it will be set out in the S106 Agreement as a separate requirement on the developer.

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## Cumulative impact

Sites located within high concentrations of construction activity that will attract large numbers of vehicle movements and/or generate significant sustained noise levels should consider establishing contact with other sites in the vicinity in order to manage these impacts.

**The Council can advise on this if necessary.**

## 10. Sensitive/affected receptors

Please identify the nearest potential receptors (dwellings, business, etc.) likely to be affected by the activities on site (i.e. noise, vibration, dust, fumes, lighting etc.).

Table 2: Potentially Sensitive Receptors

| SITE ID | TYPE   | NAME                                             | APPROXIMATE DISTANCE FROM SITE |
|---------|--------|--------------------------------------------------|--------------------------------|
| 1       | School | Fitzjohn's Primary School                        | 50m                            |
| 2       | School | North Bridge House Senior Hampstead              | 85m                            |
| 3       | School | St Anthony's Junior School                       | 115m                           |
| 4       | School | Devonshire House Pre-Preparatory School          | 140m                           |
| 5       | School | Primrose Hill Ballet School                      | 180m                           |
| 6       | School | Devonshire House School and the Oak Tree Nursery | 195m                           |

There are no Pre-Schools, Children's Nurseries, Care Homes, Doctors Surgeries or Dental Surgeries within the immediate vicinity of the site.

Figure 2: Potentially Sensitive Receptors



## 11. Consultation

The Council expects meaningful consultation. For large sites, this may mean two or more meetings with local residents **prior to submission of the first draft CMP**. Please ensure that any changes to parking and loading on the public highway are reflected in the consultation. Please agree highways set up plans in advance with Camden if there is any uncertainty with this.

Evidence of who was consulted, how the consultation was conducted and a summary of the comments received in response to the consultation should be included. Details of meetings including minutes, lists of attendees etc. should be appended.

In response to the comments received, the CMP should then be amended where appropriate and, where not appropriate, a reason given. The revised CMP should also include a list of all the comments received. Developers are advised to check proposed approaches to consultation with the Council before carrying them out. If your site is on the boundary between boroughs then we would recommend contacting the relevant neighbouring planning authority.

Please provide details of consultation of the draft CMP with local residents, businesses, local groups (e.g. residents/tenants and business associations) and Ward Councillors.

A pre-commencement neighbourhood consultation process was started on 22<sup>nd</sup> December 2021 and finished on 14<sup>th</sup> January 2022.

A copy of the Consultation Letter (Appendix B) was hand delivered to the addresses detailed within the Consultation Tracker (Appendix C) on 22<sup>nd</sup> December 2021.

A copy of the consultation letter was emailed to the following on 22<sup>nd</sup> December 2021:

- a. Councillor Oliver Cooper, [oliver.cooper@camden.gov.uk](mailto:oliver.cooper@camden.gov.uk)
- b. Councillor Maria Higson, [maria.higson@camden.gov.uk](mailto:maria.higson@camden.gov.uk)
- c. Councillor Stephen Stark, [stephen.stark@camden.gov.uk](mailto:stephen.stark@camden.gov.uk)

A record of the pre-commencement neighbourhood consultation communication is included within Appendix C: Consultation Tracker. A map of the consultation letter distribution area is included as Appendix D.

**NB: No responses were received during the consultation process.**

Post-commencement neighbourhood liaison will be undertaken by the Principal Contractor and in accordance with Camden's Community Liaison Guidance: Guidance for Developers and Contractors (Section B: Ongoing Engagement During Construction Works). Please refer to Appendix E.

## 12. Construction Working Group

For particularly sensitive/contentious sites, or sites located in areas where there are high levels of construction activity, it may be necessary to set up a construction working group.

If so, please provide details of the group that will be set up, the contact details of the person responsible for community liaison and how this will be advertised to the local community, and how the community will be updated on the upcoming works i.e. in the form of a newsletter/letter drop, or weekly drop in sessions for residents.

The most important factor in minimising complaints is the development of an effective neighbourhood liaison and communication strategy.

In line with the London Borough of Camden's Community Liaison Guidance, the project team intend to implement a clear communication strategy, which will be maintained throughout the duration of the project.

Following the pre-commencement neighbourhood consultation process which is detailed within Section 11 and Appendices B, C and D.

A post-commencement neighbourhood liaison strategy will be implemented in accordance with Camden's Community Liaison Guidance: Guidance for Developers and Contractors (Section B: Ongoing Engagement During Construction Works).

The contact details for the designated point of contact for post commencement neighbourhood liaison are detailed below.

|               |                                                                    |
|---------------|--------------------------------------------------------------------|
| Role:         | Principal Contractor                                               |
| Company Name: | Sherlock London                                                    |
| Contact Name: | Jay Denham                                                         |
| Position:     | Senior Project Manager                                             |
| Tel:          | 07958 408 954                                                      |
| Email:        | <a href="mailto:jay@sherlocklondon.com">jay@sherlocklondon.com</a> |

### 13. Schemes

Please provide details of your Considerate Constructors Scheme (CCS) registration. Please note that Camden requires [CCS site registration](#) for the full duration of your project including additional [CLOCS visits](#) for the full duration of your project. Please provide the CCS site ID number that is specific to the above site. A company registration will not be accepted, the site must be registered with CCS.

Be advised that Camden is a Client Partner with the Considerate Constructors Scheme and has access to all CCS inspection and CLOCS monitoring reports undertaken by CCS.

Contractors will also be required to follow the [Guide for Contractors Working in Camden](#). Please confirm that you have read and understood this, and that you agree to abide by it.

**Sherlock London Considerate Constructors Scheme (CCS) Registration Number:  
134842.**

It is confirmed that the Principal Contractor will register this site with the Considerate Constructors Scheme (CCS) and that the Site-Specific CCS ID will be made available to Camden on request.

**Guide for Contractors Working in Camden:**

It is confirmed that the Principal Contractor has read and understood the Guide for Contractors Working in Camden.

## 14. Neighbouring sites

Please provide a plan of existing or anticipated construction sites in the local area and please state how your CMP takes into consideration and mitigates the cumulative impacts of construction in the vicinity of the site. The council can advise on this if necessary.

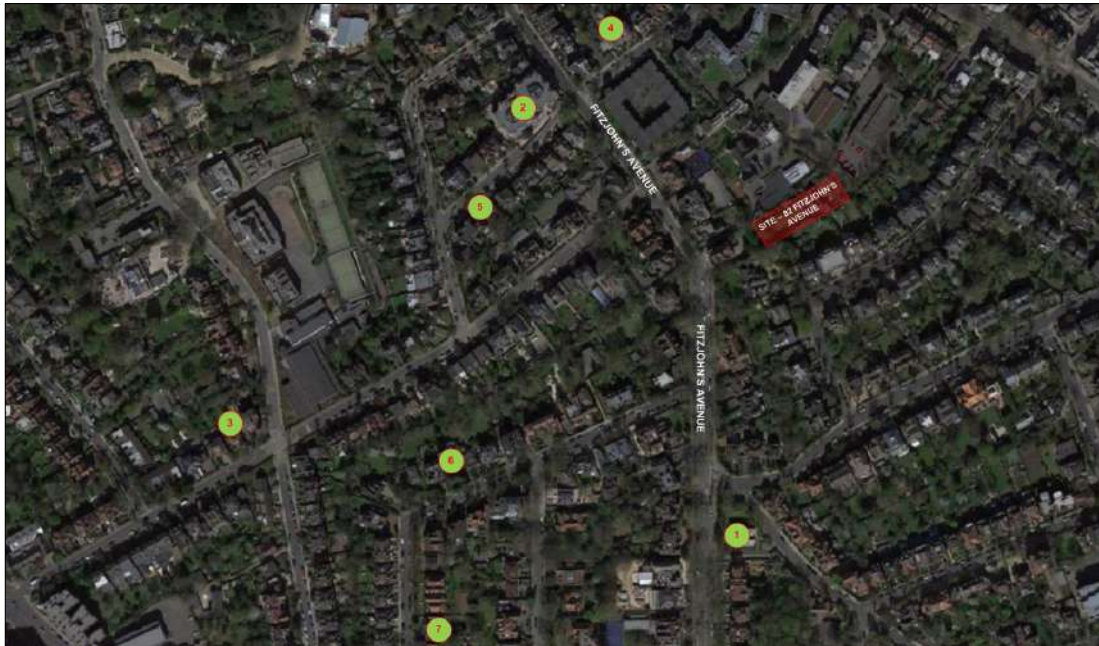
As considered appropriate the Principal Contractor will liaise with contractors completing work on other local sites with the aim of pro-actively managing the cumulative impacts of local construction projects.

Following a search of the London Borough of Camden planning portal the following projects have been identified as potential sites of interest. This list is not exhaustive and communication will be established with any other projects that may be subsequently identified.

Table 3: Potential Sites of Interest

| SITE ID | PLANNING REF | SITE ADDRESS                      | PROPOSED DEVELOPMENT                                                                                                                                                                                                   |
|---------|--------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | 2015/5847/P  | 66 Fitzjohn's Avenue              | Erection of pair of semi-detached, two storey 3-bed dwellings with basements, following demolition of existing pair of semi-detached dwellings in order to install air source heat pump on the roof                    |
| 2       | 2014/7851/P  | 79 Fitzjohn's Avenue              | Demolition of hostel and erection of 3 - 6 storey building plus excavation of 2 storey basement                                                                                                                        |
| 3       | 2019/1697/P  | r/o 29 - 33 Arkwright Road London | Construction of 2 no. detached, two storey dwelling houses                                                                                                                                                             |
| 4       | 2021/1474/P  | 12 Prince Arthur Road             | Partial demolition of existing front retaining wall, new hard and soft landscaping for level access and erection of bin stores all to the front elevation                                                              |
| 5       | 2020/5974/P  | 5B Prince Arthur Road             | Demolition of existing dwelling and construction of replacement dwelling with basement and associated landscaping                                                                                                      |
| 6       | 2019/3948/P  | 47D Netherhall Gardens            | Excavation of a new basement level with 3 x lightwells to front and rear and 2 x walk-on skylights within front garden; alterations to front elevation fenestration and installation of new glass canopy to front door |
| 7       | 2019/1515/P  | 26 Netherhall Gardens             | Erection of 3 storey extension plus basement to existing property to provide 4 flat                                                                                                                                    |

Figure 3: Potential Sites of Interest



# Transport

**This section must be completed in conjunction with your principal contractor. If one is not yet assigned, please leave the relevant sections blank until such time when one has been appointed.**

Camden is a CLOCS Champion, and is committed to maximising road safety for Vulnerable Road Users (VRUs) as well as minimising negative environmental impacts created by motorised road traffic. As such, all vehicles and their drivers servicing construction sites within the borough are bound by the conditions laid out in the CLOCS Standard.

This section requires details of the way in which you intend to manage traffic servicing your site, including your road safety obligations with regard to VRU safety. It is your responsibility to ensure that your principal contractor is fully compliant with the terms laid out in the CLOCS Standard. It is your principal contractor's responsibility to ensure that all contractors and sub-contractors attending site are compliant with the terms laid out in the CLOCS Standard.

Checks of the proposed measures will be carried out by CCS monitors as part of your CLOCS monitoring visits through CCS and possibly council officers, to ensure compliance. Please refer to the CLOCS Standard when completing this section.

Please contact [CLOCS@camden.gov.uk](mailto:CLOCS@camden.gov.uk) for further advice or guidance on any aspect of this section.

Please note that this section may also be referred to as a Construction Logistics Plan in the context of the CLOCS Standard.

## CLOCS Contractual Considerations

15. Name of Principal contractor:

|               |                                                                    |
|---------------|--------------------------------------------------------------------|
| Role:         | Principal Contractor                                               |
| Company Name: | Sherlock London                                                    |
| Contact Name: | Jay Denham                                                         |
| Position:     | Senior Project Manager                                             |
| Tel:          | 07958 408 954                                                      |
| Email:        | <a href="mailto:jay@sherlocklondon.com">jay@sherlocklondon.com</a> |

16. Please submit the proposed method for checking operational, vehicle and driver compliance with the CLOCS Standard throughout the duration of the contract.

The following methods for checking, operational, vehicle and driver compliance will be carried out throughout the duration of the project. The exact methods employed will be proportionate to the scope and scale of the works to be undertaken.

The following are excerpts taken from the “CLOCS Checking and monitoring process”.

Figure 4: CLOCS Checking And Monitoring Process: Contractual Compliance

| Name     |                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Tools and guidance                                                                                                                                                                                                                                                                         |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stage: A | <b>Compliant contracts</b><br>Relevant contracts include CLOCS work related road risk clauses<br>Suppliers informed<br>For new contracts use of pre-qualification questionnaire to ensure suppliers compliant prior to award                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>• CLOCS.org.uk</li> <li>• CLOCS Guide: Managing work related road risk in contracts</li> <li>• Example CLOCS contractual clauses</li> <li>• Example letter to suppliers</li> <li>• CLOCS compliance check leaflet</li> </ul>                        |
|          | <b>Structured supply chain review</b><br>There may be areas of the country where suppliers are not yet able to meet the requirements of the CLOCS Standard. You should complete a structured supply chain review to clearly demonstrate current capacity. You must give notice that compliance will be required within 6 months of advising them to do so, and clearly communicate what needs to be achieved if they wish to continue to win your work. | <ul style="list-style-type: none"> <li>• Example letter to suppliers</li> </ul>                                                                                                                                                                                                            |
|          | <b>Follow-up through contracts</b><br>Check compliance against information held online<br>Reminder to suppliers<br>Make contact with supplier and agree remedial action<br>Follow up on non-compliance reports received from on-site compliance checking<br>Make contact with supplier and agree remedial action or take appropriate commercial action                                                                                                  | <ul style="list-style-type: none"> <li>• FORS Online check: <a href="http://www.fors-online.org.uk/whos-on-board">www.fors-online.org.uk/whos-on-board</a></li> <li>• CLOCS compliance check leaflet</li> <li>• Compliance check form</li> <li>• Non-compliance report template</li> </ul> |

Figure 5: CLOCS Checking And Monitoring Process: On-Site Compliance

| Name                                                                                                                                                                                                                                                                                                                                                         | Tools and assistance                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Level: 1</b><br><b>Monitor compliance levels on-site</b><br>Checks carried out using compliance check form                                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>• Compliance check form and non-compliance report template</li> <li>• CLOCS compliance check leaflet</li> <li>• Workplace poster</li> </ul>                                               |
| <b>Level: 2</b><br><b>Warnings issued to non-compliant vehicles</b><br>Checks carried out using compliance check form<br>Compliance officer issues driver non-compliance notification                                                                                                                                                                        | <ul style="list-style-type: none"> <li>• Compliance check form and non-compliance report template</li> <li>• Driver non-compliance notification</li> <li>• CLOCS compliance check leaflet</li> <li>• Workplace poster</li> </ul> |
| <b>Level: 3</b><br><b>Refuse access to non-compliant vehicles</b><br>Checks carried out using compliance check form<br>Vehicle and driver turned away as a material breach of contract has occurred.<br>Recorded as a 'failed delivery'<br>Driver issued with non-compliance notification<br>Follow-up with operator through Stage C, Contractual Compliance | <ul style="list-style-type: none"> <li>• Compliance check form and non-compliance report template</li> <li>• Driver non-compliance letter</li> <li>• CLOCS compliance check leaflet</li> <li>• Workplace poster</li> </ul>       |

17. Please confirm that you as the client/developer and your principal contractor have read and understood the CLOCS Standard and included it in your contracts.

I confirm that I have included the requirement to abide by the CLOCS Standard in my contracts to my contractors and suppliers:

It is confirmed that the above has been/will be carried out and that all contracts will include the requirement to adhere to the 'CLOCS Standard'. CLOCS Compliance will be included as a contractual requirement.

Please contact [CLOCS@camden.gov.uk](mailto:CLOCS@camden.gov.uk) for further advice or guidance on any aspect of this section.

## Site Traffic

Sections below shown in blue directly reference the CLOCS Standard requirements. The CLOCS Standard should be read in conjunction with this section.

**18. Traffic routing:** *“Clients shall ensure that a suitable, risk assessed vehicle route to the site is specified and that the route is communicated to all contractors and drivers. Clients shall make contractors and any other service suppliers aware that they are to use these routes at all times unless unavoidable diversions occur.” (P19, 3.4.5)*

Routes should be carefully considered and risk assessed, taking into account the need to avoid where possible any major cycle routes and trip generators such as schools, offices, stations, public buildings, museums etc.

Consideration should also be given to weight restrictions, low bridges and cumulative impacts of construction (including neighbouring construction sites) on the public highway network. The route(s) to and from the site should be suitable for the size of vehicles that are to be used.

a. Please show vehicle approach and departure routes between the site and the Transport for London Road Network (TLRN). Please note that routes may differ for articulated and rigid HGVs.

Routes should be shown clearly on a map, with approach and departure routes clearly marked. If this is attached, use the following space to reference its location in the appendices.

Whenever possible all construction vehicles shall follow the site access and egress routes detailed below and shown in the following figures.

Site Access: Yellow Arrow (All Vehicles)

1. Head in a northerly direction on Finchley Road (A41)
2. Continue into College Crescent (B511)
3. Continue along College Crescent (B511) in a northerly direction into Fitzjohn's Avenue (B511)
4. Continue along Fitzjohn's Avenue (B511) and turn right into the private site access road before entering site and turning within the designated turning area in order to leave site in a forward gear

Site Egress: Blue Arrow (Large and Small Vehicles)

5. Exit site in a forward gear via the private site access road and turn left onto Fitzjohn's Avenue (B511)
6. Continue on Fitzjohn's Avenue (B511) in a southerly direction and enter College Crescent (B511)
7. Continue along College Crescent (B511) in a northerly direction and enter Finchley Road (A41)

Site Egress: Green Arrow (Small Vehicles)

5. Exit site in a forward gear via the private site access road and turn right onto Fitzjohn's Avenue (B511)
6. Continue along Fitzjohn's Avenue (B511) in a northerly direction and enter Heath Street (B511)
7. Continue in a northerly direction on Heath Street (B511) and enter Heath Street (A502)

NB: Small vehicles are classed as less than 7.5 tonnes and large vehicles as greater than 7.5 tonnes.

Figure 6: Site Access and Egress Routes

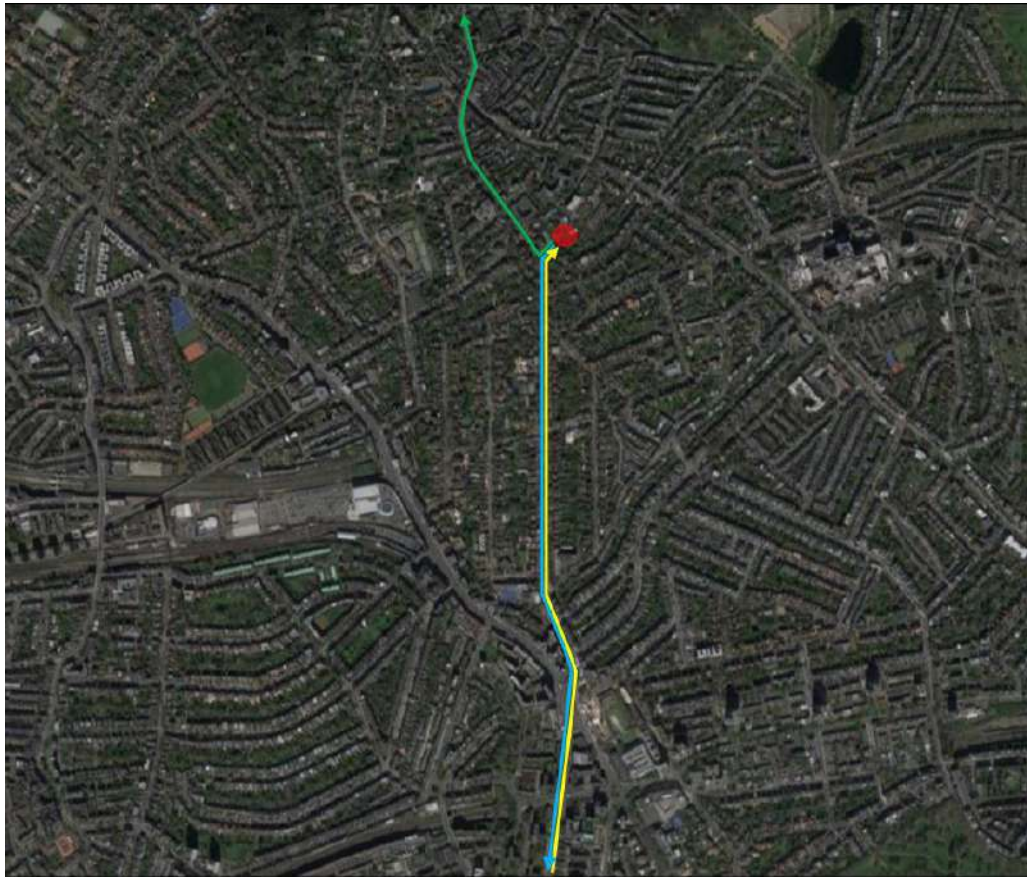
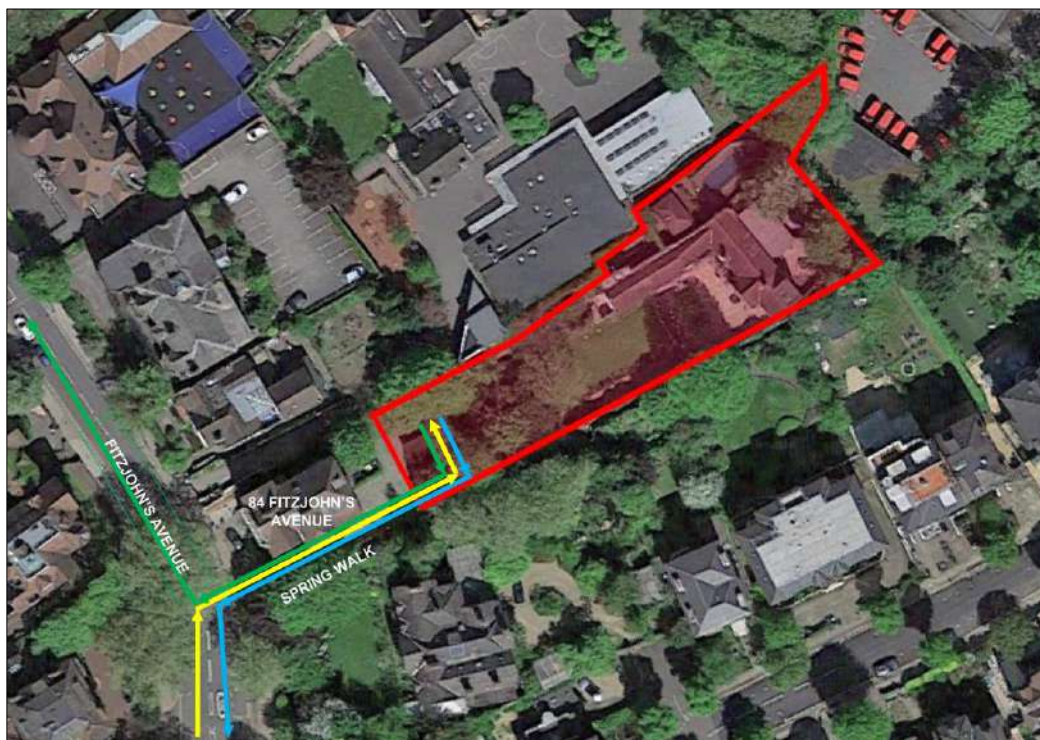


Figure 7: Site Access and Egress Routes (Site Entry)



b. Please confirm how contractors and delivery companies will be made aware of the route (to and from the site) and of any on-site restrictions, prior to undertaking journeys.

The Principal Contractor will ensure that all sub-contractors, delivery companies and visitors will be advised of and required to adhere to the specifies site access and egress routes and any other restrictions detailed within this CMP.

Details of permitted vehicle routes and delivery/collection hours will be included within all supplier contracts.

**19. Control of site traffic, particularly at peak hours:** *“Clients shall consider other options to plan and control vehicles and reduce peak hour deliveries” (P20, 3.4.6)*

Construction vehicle movements should be restricted to the hours of 9.30am to 4.30pm on weekdays and between 8.00am and 1.00pm on Saturdays. If there is a school in the vicinity of the site or on the proposed access and/or egress routes, then deliveries must be restricted to the hours of 9.30am and 3pm on weekdays during term time.

Vehicles may be permitted to arrive at site at 8.00am if they can be accommodated on site. Where this is the case they must then wait with their engines switched off.

A delivery plan should ensure that deliveries arrive at the correct part of site at the correct time. Instructions explaining such a plan should be sent to all suppliers and contractors.

a. Please provide details of the types of vehicles required to service the site and the approximate number of deliveries per day for each vehicle type during the various phases of the project.

For Example:

32t Tipper: 10 deliveries/day during first 4 weeks

Skip loader: 2 deliveries/week during first 10 weeks

Artic: plant and tower crane delivery at start of project, 1 delivery/day during main construction phase project

18t flatbed: 2 deliveries/week for duration of project

3.5t van: 2 deliveries/day for duration of project

Table 4: Estimated start date and duration of works

|                              |            |
|------------------------------|------------|
| ESTIMATED START DATE:        | March 2023 |
| ESTIMATED DURATION OF WORKS: | 85 weeks   |

Table 5: Site activities, vehicle types and estimated quantities

| SITE ACTIVITY*                | DURATION (WEEKS) | VEHICLE MOVEMENTS PER WEEK |            |                 |         |                      |
|-------------------------------|------------------|----------------------------|------------|-----------------|---------|----------------------|
|                               |                  | RIGID DELIVERY LORRY       | SKIP LORRY | FLAT BACK LORRY | BOX VAN | TOTAL (AVG) PER WEEK |
| 1. Site set up and demolition | 2                | 0                          | 2          | 4               | 3       | 9                    |
| 2. Super-structure            | 34               | 0                          | 2          | 3               | 5       | 10                   |
| 3. Fit-out and commissioning  | 50               | 0                          | 2          | 2               | 5       | 9                    |

\*SOME CONSTRUCTION ACTIVITIES WILL BE CARRIED OUT CONCURRENTLY AND WE ANTICIPATE THE TOTAL DURATION OF THIS PROJECT TO BE APPROXIMATELY 85 CALENDAR WEEKS.

Table 6: Vehicle dimensions

| VEHICLE DESCRIPTION    | LENGTH (M) | WIDTH (M) | DWELL TIME (MINS) |
|------------------------|------------|-----------|-------------------|
| Rigid delivery lorries | 8.10       | 2.50      | 30                |
| Skip Lorry             | 8.10       | 2.50      | 30                |
| Flat Back Lorry        | 6.89       | 2.30      | 20                |
| Box van                | 4.70       | 2.00      | 40                |

Table 7: Details of abnormal loads

| DESCRIPTION                   | DURATION (HOURS) | MAX NO OF VEHICLES/DAY | VEHICLE TYPE |
|-------------------------------|------------------|------------------------|--------------|
| 1. Site set up and demolition | N/A              | N/A                    | N/A          |
| 2. Super-structure            | N/A              | N/A                    | N/A          |
| 3. Fit-out and commissioning  | N/A              | N/A                    | N/A          |

b. Please specify the permitted delivery times.

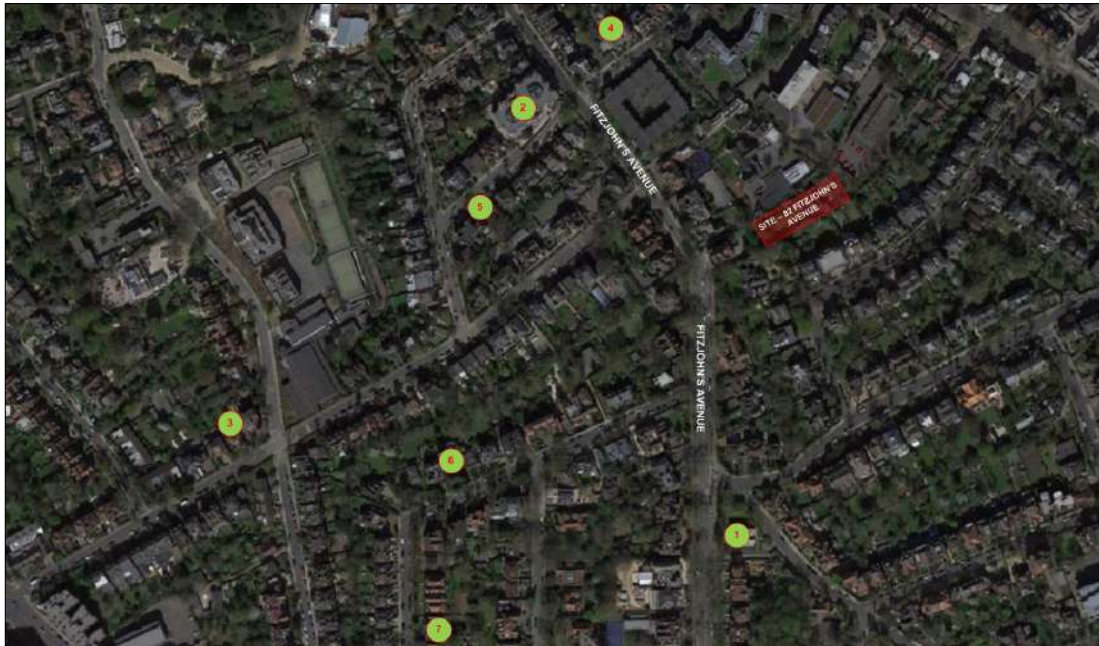
| PERMITTED HOURS FOR DELIVERIES AND COLLECTIONS |               |
|------------------------------------------------|---------------|
| Monday – Friday                                | 08:30 – 16:30 |

c. Cumulative affects of construction traffic servicing multiple sites should be minimised where possible. Please provide details of other developments in the local area or on the route that might require deliveries coordination between two or more sites. This is particularly relevant for sites in very constrained locations.

Table 8: Potential Sites of Interest

| SITE ID | PLANNING REF | SITE ADDRESS                      | PROPOSED DEVELOPMENT                                                                                                                                                                                                   |
|---------|--------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | 2015/5847/P  | 66 Fitzjohn's Avenue              | Erection of pair of semi-detached, two storey 3-bed dwellings with basements, following demolition of existing pair of semi-detached dwellings in order to install air source heat pump on the roof                    |
| 2       | 2014/7851/P  | 79 Fitzjohn's Avenue              | Demolition of hostel and erection of 3 - 6 storey building plus excavation of 2 storey basement                                                                                                                        |
| 3       | 2019/1697/P  | r/o 29 - 33 Arkwright Road London | Construction of 2 no. detached, two storey dwelling houses                                                                                                                                                             |
| 4       | 2021/1474/P  | 12 Prince Arthur Road             | Partial demolition of existing front retaining wall, new hard and soft landscaping for level access and erection of bin stores all to the front elevation                                                              |
| 5       | 2020/5974/P  | 5B Prince Arthur Road             | Demolition of existing dwelling and construction of replacement dwelling with basement and associated landscaping                                                                                                      |
| 6       | 2019/3948/P  | 47D Netherhall Gardens            | Excavation of a new basement level with 3 x lightwells to front and rear and 2 x walk-on skylights within front garden; alterations to front elevation fenestration and installation of new glass canopy to front door |
| 7       | 2019/1515/P  | 26 Netherhall Gardens             | Erection of 3 storey extension plus basement to existing property to provide 4 flat                                                                                                                                    |

Figure 8: Potential Sites of Interest



d. Please provide swept path analyses for constrained manoeuvres along the proposed route.

Please refer to Appendix F: Swept Path Analysis.

e. Consideration should be given to the location of any necessary holding areas/waiting points for sites that can only accommodate one vehicle at a time/sites that are expected to receive large numbers of deliveries. Vehicles must not queue or circulate on the public highway. Whilst deliveries should be given set times to arrive, dwell and depart, no undue time pressures should be placed upon the driver at any time.

Please identify the locations of any off-site holding areas or waiting points. This can be a section of single yellow line that will allow the vehicle to wait to phone the site to check that the delivery can be accommodated.

Please refer to question 24 if any parking bay suspensions will be required to provide a holding area.

Holding areas or waiting points will not be required to facilitate this development. All construction vehicles will be received directly into site and will not queue or circulate on the public highway.

The Site Management Team will implement a robust Delivery Management System (DMS), with the primary objective of ensuring that construction vehicles are able to be received directly on arrival. The main elements of the Delivery Management System will be as follows:

- a. A copy of the approved site access and egress route will be supplied to all delivery companies and hauliers.
- b. Consideration will be given when placing orders to avoid “part loaded” vehicles and to best coordinate orders to reduce generated construction vehicle road trips
- c. All contractors must inform the Site Management Team about all deliveries a minimum of 48 hours before attending site
- d. All deliveries will be recorded on a delivery chart located within the project office and will be monitored and checked by the site management team.
- e. The delivery chart will be arranged on an hour-to-hour basis
- f. All drivers will contact the Site Management Team a minimum of half an hour before attending site
- g. In cases of delayed or failed delivery the contractor must inform the Site Management Team as soon as possible to rearrange delivery
- h. Traffic Marshals and the Site Management Team will manage and direct all construction vehicle site access and egress movements at all the times
- i. Traffic Marshals men will wear appropriate high-vis clothing and PPE
- j. Traffic Marshals will use appropriate signage to forewarn public of construction vehicle movements
- k. Traffic Marshals will use expandable barriers to separate the public from construction vehicle movements, if required

- l. Traffic Marshals will have relevant training and appropriate qualifications and/or certification to undertake their daily tasks
- m. Deliveries will only be scheduled and accepted within the permitted delivery hours
- n. When expecting a delivery, and if required, the site will be made ready to accept vehicles directly into site, this includes banksmen being ready to supervise the construction vehicle manoeuvres into site and to ensure separation of construction vehicles and the public

f. Delivery numbers should be minimised where possible. Please investigate the use of construction material consolidation centres, and/or delivery by water/rail if appropriate.

The use of construction material consolidation centres is considered to not be required due to the scale of works being undertaken. However, the Principal Contractor is committed to reducing the quantity of delivery vehicles required to attend site and will do so via the considered and pro-active ordering of materials.

The delivery of materials by water or rail is not considered viable due to the site's location.

g. Emissions from engine idling should be minimised where possible. Please provide details of measures that will be taken to reduce delivery vehicle engine idling, both on and off site (this does not apply to concrete mixers).

The robust operation of the Delivery Management System will ensure that all construction vehicles are received directly in to site.

Whilst on site construction vehicle engines will be switched off to avoid idling.

The importance of reducing instances of engine idling will be stressed to all sub-contractors, delivery companies and visitors to the site.

**20. Site entry/exit:** *“Clients shall ensure that access to and egress from the site is appropriately managed, clearly marked, understood and clear of obstacles.” (P18, 3.4.3)*

This section is only relevant where vehicles will be entering the site. Where vehicles are to load from the highway, please leave this section blank and refer to Q21. Where loading is to take place from a dedicated pit lane located on the public highway, please use this section to describe how vehicle entry/departure will be managed.

Vehicles entering and leaving the site should be carefully managed, using gates that are clearly marked and free from obstacles. Traffic marshals must ensure the safe passage of all traffic on the public highway, in particular pedestrians and cyclists, when vehicles are entering and leaving site, particularly if reversing.

Traffic marshals, or site staff acting as traffic marshals, should hold the relevant qualifications required for directing large vehicles when reversing. Marshals should be equipped with ‘STOP – WORKS’ signs (not STOP/GO signs) if control of traffic on the public highway is required. Marshals should have radio contact with one another where necessary.

a. Please detail the proposed site entry and exit points on a map or diagram. If this is attached, use the following space to reference its location in the appendices.

Please refer to Appendix G: Site Layout Plan.

b. Please describe how the entry and exit arrangements for construction vehicles in and out of the site will be managed, including the number and location of traffic marshals where applicable. If this is shown in an attached drawing, use the following space to reference its location in the appendices.

Protecting pedestrians is of paramount importance, and suitably qualified and experienced Traffic Marshals will be in attendance at all times when construction vehicles access or egress site.

During vehicle movements the Traffic Marshals will pay attention to pedestrians, road users, and vulnerable road users, with particular attention being paid to cyclists, pushchair users and the disabled, during these instances all parties will be adequately forewarned of any obstructions.

Please refer to Appendix F: Swept Path Analysis for the approximate position of Traffic Marshals during construction vehicle site access and egress manoeuvres.

c. Please provide tracking/swept path drawings for vehicles entering/exiting the site if necessary. If these are attached, use the following space to reference their location in the appendices.

Please refer to Appendix F: Swept Path Analysis.

d. Provision of wheel washing facilities should be considered if necessary. If so, please provide details of how this will be managed and any run-off controlled. Please note that wheel washing should only be used where strictly necessary, and that a clean, stable surface for loading should be used where possible.

A wheel washing facility will not be required as it will be ensured that a clean and stable surface will be maintained and will form the designated vehicle turning and loading/unloading area.

**21. Vehicle loading and unloading:** *"Clients shall ensure that vehicles are loaded and unloaded on-site as far as is practicable."* (P19, 3.4.4)

This section is only relevant if loading/unloading is due to take on the public highway and it has been agreed with Camden that a dedicated pit lane is not viable/necessary. If loading is taking place on site, or in a dedicated pit lane, please skip this section.

a. Please provide the location where vehicles will stop to unload. If this is attached, use the following space to reference its location in the appendices. Please outline in question 24 if any parking bay suspensions will be required.

N/A - As construction vehicles will be loaded/unloaded within the site boundary.

b. Where necessary, Traffic Marshalls must ensure the safe passage of pedestrians, cyclists and motor traffic in the street when vehicles are being loaded or unloaded. Please provide detail of the way in which marshals will assist with this process. Please note that deliveries should pause where possible to allow passage to pedestrians.

N/A - As construction vehicles will be loaded/unloaded within the site boundary. However, to ensure the safe passage of pedestrians and cyclists Traffic Marshals will be present whilst construction vehicles undertake site access and egress manoeuvres.

## Site set up

Full justification must be provided for proposed use of the public highway to facilitate works. Camden expects all options to minimise the impact on the public highway to have been fully considered prior to the submission of any proposal to occupy the highway for vehicle pit lanes, materials unloading/crane pick points, site welfare etc.

Please note that Temporary Traffic Restrictions (TTRs) and hoarding/scaffolding licenses may be applied for prior to CMP submission but won't be granted until the CMP is signed-off.

Please note that there is a four week period required for the application processing and statutory consultation as part of the TTR process. This is in addition to the CMP review period.

If the site is on or adjacent to the TLRN (red route), please provide details of preliminary discussions with Transport for London (TfL) in the relevant sections below. Please note that TfL are the highways authority for such routes and all permits will be issued by them.

Consultation with TfL will be necessary if the site requires the use of temporary signals on the Strategic Road Network (SRN), or impacts on bus movement, then TfL will need to be consulted.

Consultation with TfL will be necessary if the site directly conflicts with a bus lane or bus stop.

### 22. Site set-up and occupation of the public highway

Please provide detail drawings of the site up on the public highway. This should be presented as a scaled plan detailing the local highway network layout in the vicinity of the site. This should include details of on-street parking bay locations, cycle lanes, footway extents, relevant street furniture, and all relevant key dimensions. Please note that lighting column removal/relocation may be subject to UKPN lead times and is outside of our control. Any gantries will require a structural assessment and separate agreement with the structures team.

a. Please provide details of any measures and/or structures that need to be placed on the highway. This includes dedicated pit lanes, temporary vehicle access points/temporary enlargement of existing crossovers, occupied parking bays, hoarding lines, gantries, crane locations, crane oversail, scaffolding, scaffolding oversail, ramps, barriers etc. Please use this space to justify the use of the highway, and to state how the impacts have been minimised.

Please provide drawings separately in the appendices and reference their location below. Please provide further details of any changes to parking and loading in section 23.

Please refer to Appendix G: Site Layout Plan.

b. Please provide details and associated drawings/diagrams showing any temporary traffic management measures needed as part of the above site set up. Alternatively this can be shown as part of the above drawings if preferred. Please note that this must conform to the [Safety at Street Works and Road Works Code of Practice](#).

N/A, temporary traffic management measures are not required.

### **23. Parking bay suspensions and temporary traffic orders**

Parking bay suspensions should only be requested where absolutely necessary and these are allowed for a maximum period of 6 months only. Information regarding parking suspensions can be found [here](#). For periods greater than 6 months, or for any other changes to the parking/loading/restrictions on the highway, a [Temporary Traffic Restriction \(TTR\)](#) will be required for which there is a separate cost. Please note that any temporary changes to parking and loading to be delivered using a TTR need to be consulted upon as part of our legal obligations as a highways authority. Camden may require separate consultation to take place specifically around such changes if these have not been adequately reflected in any prior consultation as part of the CMP process.

A space cannot be suspended for convenience parking, a [trade permit](#) is available for trade vehicle parking. Building materials and equipment must not cause obstructions on the highway. Building materials may only be stored on the public highway if permitted by the Street Works team.

Please provide details of any proposed such changes on the public highway which are necessary to facilitate the construction works. Where these changes apply to parking bays, please specify the type of bays that are to be impacted and the anticipated timeframes.

N/A, parking bay suspensions are to required.

## **24. Motor vehicle/cyclist diversions/pedestrian diversions**

Pedestrians safety must be maintained if diversions are put in place. Vulnerable footway users must be considered as part of this. These include wheelchair users, the elderly, those with walking difficulties, young children, those with prams, the blind/partially sighted. Appropriate ramps must be used if cables, hoses, etc. are run across the footway.

Please note that footway closures are not permitted unless there is no alternative. Footway access must be maintained using a gantry or temporary walkway in the carriageway unless this is not possible. Where this is not possible, safe crossing points must be provided to ensure that pedestrian access is maintained. Where formal or controlled crossing points are to be suspended, similar temporary facilities must be provided. Camden reserves the right to require temporary controlled crossing points in the event of any footway closures.

Please provide details of any diversion, disruption or other anticipated use of the public highway during the construction period. Please show locations of diversion signs on drawings or diagrams and provide these in the appendices. Please use the following space to outline these changes to and to reference the location of any associated drawings in the appendices. Please show diversions and associated signage separately for pedestrians/cyclists/motor traffic.

N/A, no motor vehicle/cyclist diversions/pedestrian diversions are required.

## **25. Services**

Please indicate if any changes to services are proposed to be carried out that would be linked to the site during the works (i.e. connections to public utilities and/or statutory undertakers' plant). Larger developments may require new utility services. If so, a strategy and programme for coordinating the connection of services will be required. If new utility services are required, please confirm which utility companies have been contacted (e.g. Thames Water, National Grid, EDF Energy, BT etc.) You must explore options for the utility companies to share the same excavations and traffic management proposals. Please supply details of your discussions.

N/A - There are no proposed changes to services required to facilitate the development.

# Environment

To answer these sections please refer to the relevant sections of **Camden's Minimum Requirements for Building Construction ([CMRBC](#))**.

28. Please list all noisy operation and the construction methods used, and provide details of the times that each of these are due to be carried out.

Please refer to:  
Appendix A: Programme Of Works  
Appendix H: Construction Method Statements

29. Please confirm when the most recent pre-construction noise survey was carried out and provide a copy. If a noise survey has not taken place, and it has been requested by the local authority, please indicate the date (before any works are being carried out) that the noise survey will be taking place, and agree to provide a copy.

Please refer to Appendix I: Environmental Noise Survey

30. Please provide predictions for noise levels throughout the proposed works.

Please refer to Appendix J: Predicted Noise Levels

31. Please provide details describing mitigation measures to be incorporated during the construction/[demolition](#) works to prevent noise and vibration disturbances from the activities on the site, including the actions to be taken in cases where these exceed the predicted levels.

Please refer to Appendix K: Best Practicable Means (BPM) Noise & Vibration Mitigation.

32. Please provide evidence that staff have been trained on BS 5228:2009

If required, the suitably qualified and experienced acoustician engaged on the project will train key members of the on-site Management Team and:

- a) explain how the monitoring system/equipment works
- b) explain the relevance of the agreed action and trigger levels
- c) instruct staff regarding the procedures to follow if action and trigger level warnings are received

33. Please provide specific details on how air pollution and dust nuisance arising from dusty activities on site will be prevented. This should be relevant and proportionate to activities due to take place, with a focus on both preventative and reactive mitigation measures.

Please refer to Appendix L: Dust Management Plan (Section 5.27 and Section 6).

34. Please provide details describing how any significant amounts of dirt or dust that may be spread onto the public highway will be prevented and/or cleaned.

A wheel washing facility will not be required as it will be ensured that a clean and stable surface will be maintained and will form the designated vehicle turning / loading/unloading area.

However, in addition, it is also confirmed that appropriate measures will be taken to prevent concrete and other detritus from being washed into the public highway drainage system. We also confirm that the Local Authority will be informed promptly should any such damage to the highway occur.

The depositing of mud/detritus on the highway originating from the site or from any construction vehicle associated with the development is unacceptable.

Under no circumstances will concrete residue or other detritus be washed into the drainage system. Consideration will also be given to protecting the road and pavement surfaces from HGV movements, skips, outriggers and other related plant, materials and equipment.

35. For medium or high impact risk level sites, please provide details describing arrangements for monitoring of noise, vibration and dust levels, including instrumentation, locations of monitors and trigger levels where appropriate.

#### 35.1 NOISE AND VIBRATION

Please refer to Appendix J: Predicted Noise Levels. Due to the predicted noise level at the site boundary noise monitoring is required.

#### 35.2 DUST

Please refer to Appendix L: Dust Management Plan (Section 6).

36. Please confirm that an Air Quality Assessment and/or Dust Risk Assessment has been undertaken at planning application stage in line with the GLA policy [The Control of Dust and Emissions During Demolition and Construction 2014 \(SPG\)](#) (document access at bottom of webpage), and that the summary dust impact risk level (without mitigation) has been identified. The risk assessment must take account of proximity to all human receptors and sensitive receptors (e.g. schools, care homes etc.), as detailed in the [SPG](#). **Please attach the risk assessment and mitigation checklist as an appendix.**

Please refer to Appendix L: Dust Management Plan.

37. Please confirm that all of the GLA's 'highly recommended' measures from the SPG document relative to the level of dust impact risk identified in question 36 have been addressed by completing the GLA mitigation measures checklist. (See Appendix 7 of the SPG document.)

Please refer to Appendix L: Dust Management Plan

38. Please confirm the number of real-time dust monitors to be used on-site.

Note: **real-time dust (PM<sub>10</sub>) monitoring with MCERTS 'Indicative' monitoring equipment will be required for all sites with a high OR medium dust impact risk level.** If the site is a 'high impact' site, 4 real time dust monitors will be required. If the site is a 'medium impact' site', 2 real time dust monitors will be required.

The dust monitoring must be in accordance with the SPG and IAQM guidance, and **the proposed dust monitoring regime (including number of monitors, locations, equipment specification, and trigger levels) must be submitted to the Council for approval.** Dust monitoring is required for the entire duration of the development and must be in place and operational **at least three months prior to the commencement of works on-site.** Monthly dust monitoring reports must be provided to the Council detailing activities during each monthly period, dust mitigation measures in place, monitoring data coverage, graphs of measured dust (PM<sub>10</sub>) concentrations, any exceedances of the trigger levels, and an explanation on the causes of any and all exceedances in addition to additional mitigation measures implemented to rectify these.

In accordance with Camden's Clean Air Action Plan, the monthly dust monitoring reports must also be made readily available and accessible online to members of the public soon after publication. Information on how to access the monthly dust monitoring reports should be advertised to the local community (e.g. presented on the site boundaries in full public view).

**Inadequate dust monitoring or reporting, or failure to limit trigger level exceedances, will be indicative of poor air quality and dust management and will lead to enforcement action.**

Please refer to Appendix L: Dust Management Plan (Section 6.11).

39. Please provide details about how rodents, including rats, will be prevented from spreading out from the site. You are required to provide information about site inspections carried out and present copies of receipts (if work undertaken).

It will be ensured that a reactive contract with a local pest control company will be in place for the duration of the development.

40. Please confirm when an asbestos survey was carried out at the site and include the key findings.

Please refer to Appendix M: Refurbishment & Demolition Survey.

41. Complaints often arise from the conduct of builders in an area. Please confirm steps being taken to minimise this e.g. provision of a suitable smoking area, tackling bad language and unnecessary shouting.

The Principal Contractor is registered with the Considerate Constructors Scheme as detailed within Section 13. The Principal Contractor will ensure that all staff adhere to the Code of Considerate Practice whenever on site.

Site specific inductions will focus on not only the on-site construction works but also the surrounding community. Operatives will be advised on how to behave on site and whilst interacting with local residents and members of the public. It will be made clear to all that they will be representing the site and therefore the Principal Contractor whenever traveling to or from site and whilst on site.

42. If you will be using non-road mobile machinery (NRMM) on site with net power between 37kW and 560kW it will be required to meet the standards set out below. The standards are applicable to both variable and constant speed engines and apply for both PM and NOx emissions. See the Mayor of London webpage 'Non-Road Mobile Machinery (NRMM)' for more information, a map of the Central Activity Zone, and for links to the NRMM Register and the NRMM Practical guide (V4):

<https://www.london.gov.uk/what-we-do/environment/pollution-and-air-quality/nrmm>

Direct link to NRMM Practical Guide (V4):

[https://www.london.gov.uk/sites/default/files/nrmm\\_practical\\_guide\\_v4\\_sept20.pdf](https://www.london.gov.uk/sites/default/files/nrmm_practical_guide_v4_sept20.pdf)

**From 1<sup>st</sup> September 2015**

**(i) Major Development Sites** – NRMM used on the site of any major development will be required to meet Stage IIIA of EU Directive 97/68/EC

**(ii) Any development site within the Central Activity Zone** - NRMM used on any site within the Central Activity Zone will be required to meet Stage IIIB of EU Directive 97/68/EC

**From 1<sup>st</sup> September 2020**

**(iii) Any development site** - NRMM used on any site within Greater London will be required to meet Stage IIIB of EU Directive 97/68/EC

**(iv) Any development site within the Central Activity Zone** - NRMM used on any site within the Central Activity Zone will be required to meet Stage IV of EU Directive 97/68/EC

Please provide evidence demonstrating the above requirements will be met by answering the following questions:

- a) Construction time period (mm/yy - mm/yy): **03.24 - 09.24**
- b) Is the development within the CAZ? (Y/N): **No**
- c) Will the NRMM with net power between 37kW and 560kW meet the standards outlined above? (Y/N): **Yes**
- d) Please confirm that all relevant machinery will be registered on the NRMM Register, including the site name under which it has been registered: **It is confirmed that the Principal Contractor will comply with this requirement.**
- e) Please confirm that an inventory of all NRMM will be kept on site and that all machinery will be regularly serviced and service logs kept on site for inspection: **It is confirmed that the Principal Contractor will comply with this requirement.**
- f) Please confirm that records will be kept on site which details proof of emission limits, including legible photographs of individual engine plates for all equipment, and that this documentation will be made available to local authority officers as required: **It is confirmed that the Principal Contractor will comply with this requirement.**

43. Vehicle engine idling (leaving engines running whilst parked or not in traffic) produces avoidable air pollution and can damage the health of drivers and local communities. Camden Council and the City of London Corporation lead the London **Idling Action Project** to educate drivers about the health impacts of air pollution and the importance of switching off engines as a simple action to help protect the health of all Londoners.

Idling Action calls for businesses and fleet operators to take the **Engines Off pledge** to reduce emissions and improve air quality by asking fleet drivers, employees and subcontractors to avoid idling their engines wherever possible. Free driver training materials are available from the website: <https://idlingaction.london/business/>

Please provide details about how you will reduce avoidable air pollution from engine idling, including whether your organisation has committed to the Engines Off pledge and the number of staff or subcontractors who have been provided with free training materials.

It is confirmed that instructions will be provided to staff and subcontractors to avoid idling and to turn engines off whilst not in use.

If required, the Principal Contractor will commit to the “Engines Off” pledge and a proportionate number of staff and subcontractors will be provided with free training material.

## Mental Health Training

44. Poor mental health is inextricably linked to physical health, which in turn impacts performance and quality, and ultimately affects productivity, creativity and morale. Workers in the construction industry are six times more likely to take their own life than be killed in a fall from height.

We strongly recommend signing up to the “[Building Mental Health](#)” charter, an industry-wide framework and charter to tackle the poor mental health in the construction industry, or joining [Mates In Mind](#), which providing the skills, clarity and confidence to construction industry employers on how to raise awareness, improve understanding and address the stigma that surrounds mental health.

The Council can support by providing free Mental Health First Aid training, publicity resources and signposting to local support services.

Please state whether you are or will be signed up to the Building Mental Health charter (or similar scheme), and that and appropriate number of trained Mental Health First Aiders will be available on site.

Sherlock London are not signed up to any building mental health charters.

• SYMBOL IS FOR INTERNAL USE

# Agreement

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed in writing by the Council. This may require the CMP to be revised by the Developer and reapproved by the Council. The project manager shall work with the Council to review this Construction Management Plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council in writing and complied with thereafter.

It should be noted that any agreed Construction Management Plan does not prejudice further agreements that may be required such as road closures or hoarding licences.

**Signed:**



**Date:** 13<sup>th</sup> March 2023

**Print Name:** Jay Denham

**Position:** Senior Project Manager

Please submit to: [planningobligations@camden.gov.uk](mailto:planningobligations@camden.gov.uk)

**End of form.**

V2.9



# **APPENDIX A**

## **PROGRAMME OF WORKS**

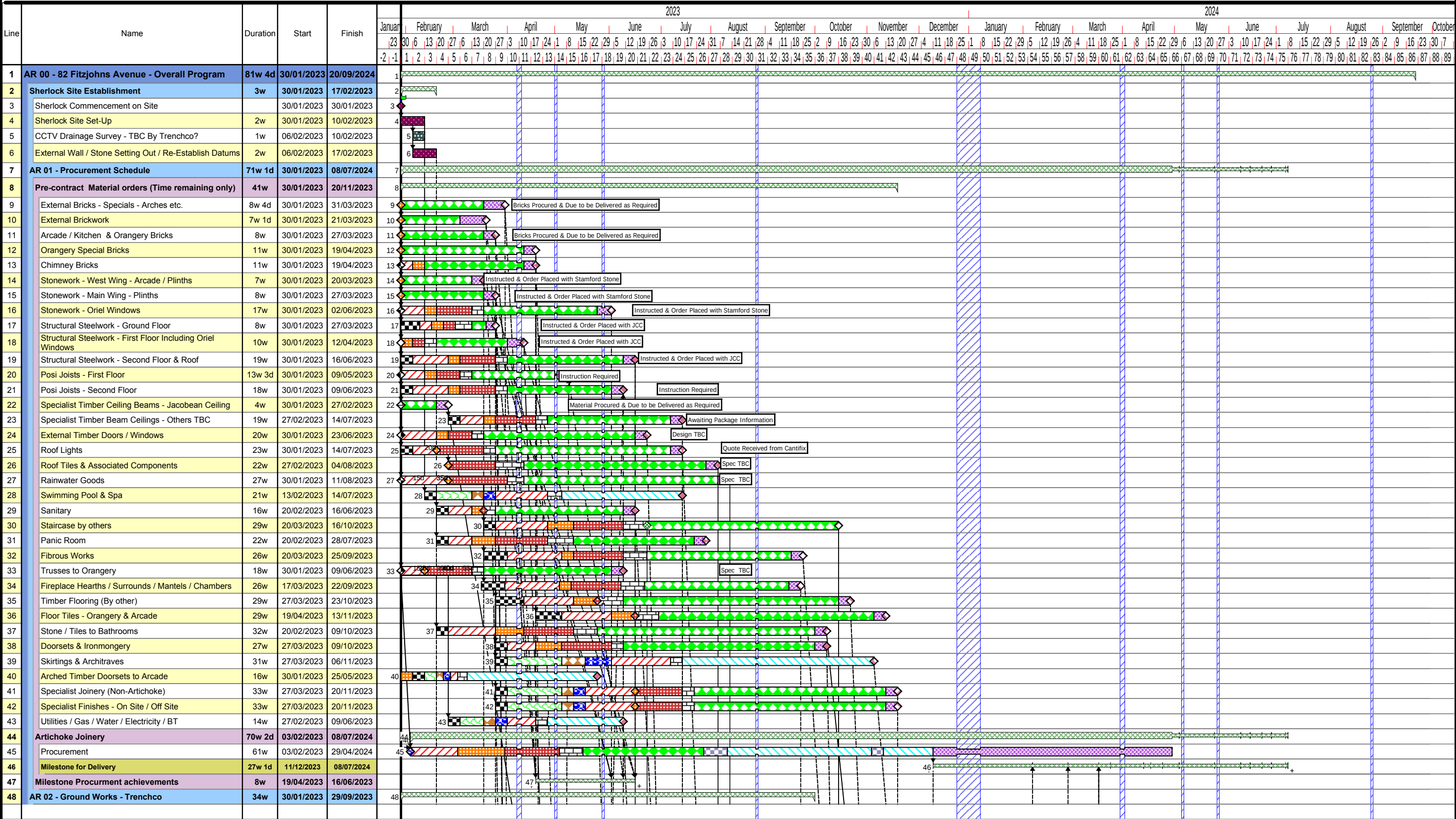
82 Fitzjohns Avenue - SL Program Rev 04



13/03/2023

Summary Program for 82 Fitzjohns Avenue

SL



Trades Contractor, Procurement Stages, Build Stages

SL Works Trenchco Proc - Delivery to Site Proc - Collate Package / Design Req Proc - Design Development Proc - Samples Proc - Req on site Proc - Design Approval Proc - Tender Period Proc - Tender Approval

Proc - Appointment / Approval Proc - Lead In Site Survey Services Design Info Working Drawings Manufacture / Lead Time

Link Categories

Normal Normal (R)

Milestone Appearances

Start Milestone

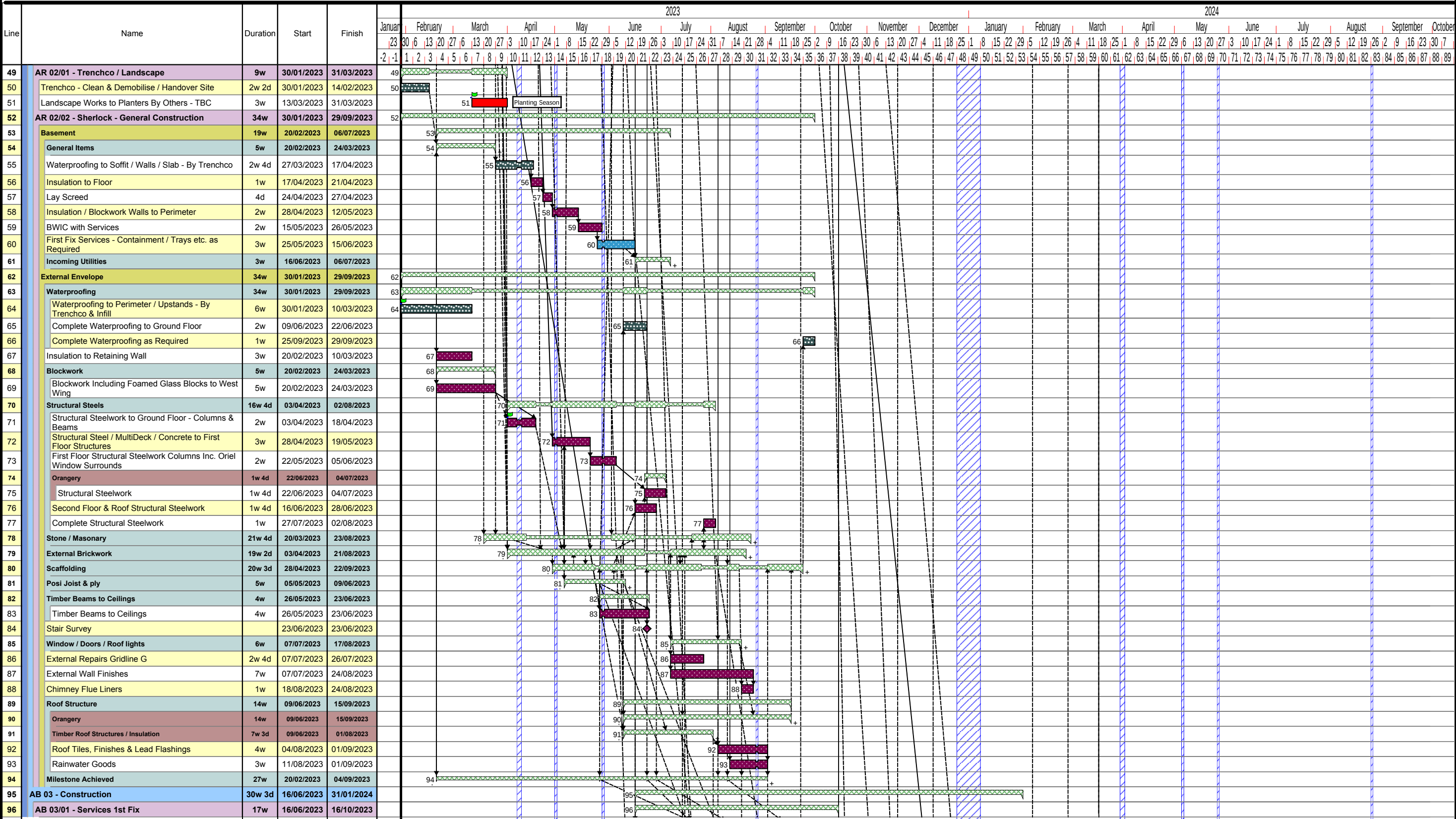
82 Fitzjohns Avenue - SL Program Rev 04



13/03/2023

Summary Program for 82 Fitzjohns Avenue

SL



Trades Contractor, Procurement Stages, Build Stages

SL Works Trenchco Proc - Delivery to Site Proc - Collate Package / Design Req Proc - Design Development Proc - Samples Proc - Req on site Proc - Design Approval Proc - Tender Period Proc - Tender Approval

Proc - Appointment / Approval Proc - Lead In Site Survey Services Design Info Working Drawings Manufacture / Lead Time

Link Categories

Normal Normal (R)

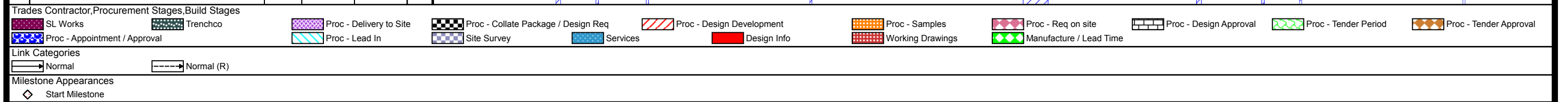
Milestone Appearances

Start Milestone

# S

## Summary Program for 82 Fitzjohns Avenue

SL



|        |
|--------|
| Notes: |
|--------|

Planned by Powerproject

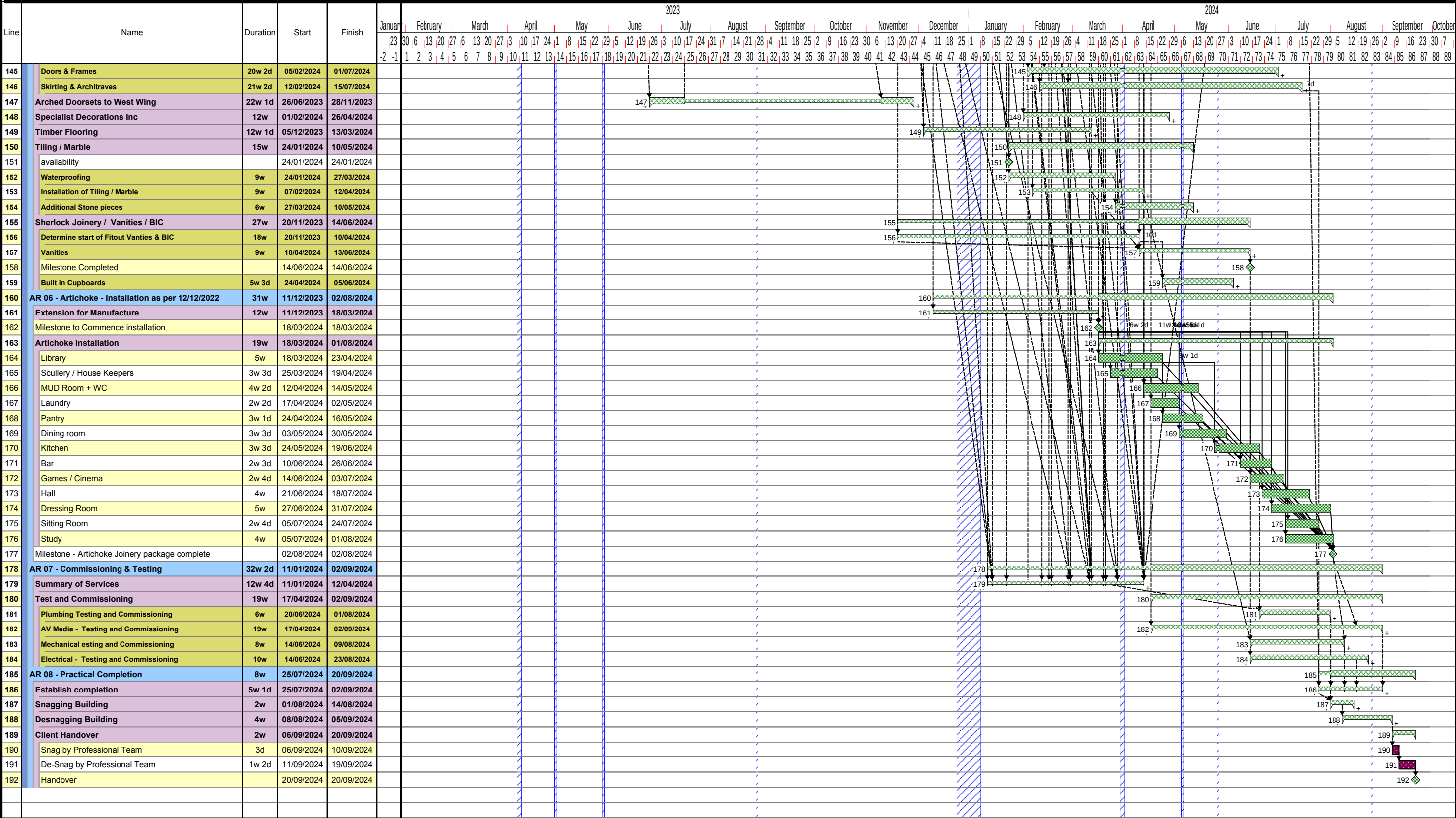
82 Fitzjohns Avenue - SL Program Rev 04



13/03/2023

Summary Program for 82 Fitzjohns Avenue

SL



Trades Contractor, Procurement Stages, Build Stages

SL Works, Trenchco, Proc - Delivery to Site, Proc - Collate Package / Design Req, Proc - Design Development, Proc - Samples, Proc - Req on site, Proc - Design Approval, Proc - Tender Period, Proc - Tender Approval

Proc - Appointment / Approval, Proc - Lead In, Site Survey, Services, Design Info, Working Drawings, Manufacture / Lead Time

Link Categories

Normal, Normal (R)

Milestone Appearances

Start Milestone



# **APPENDIX B**

## **CONSULTATION LETTER**

**NEIGHBOURHOOD CONSULTATION LETTER**  
**CONSTRUCTION MANAGEMENT PLAN (CMP)**

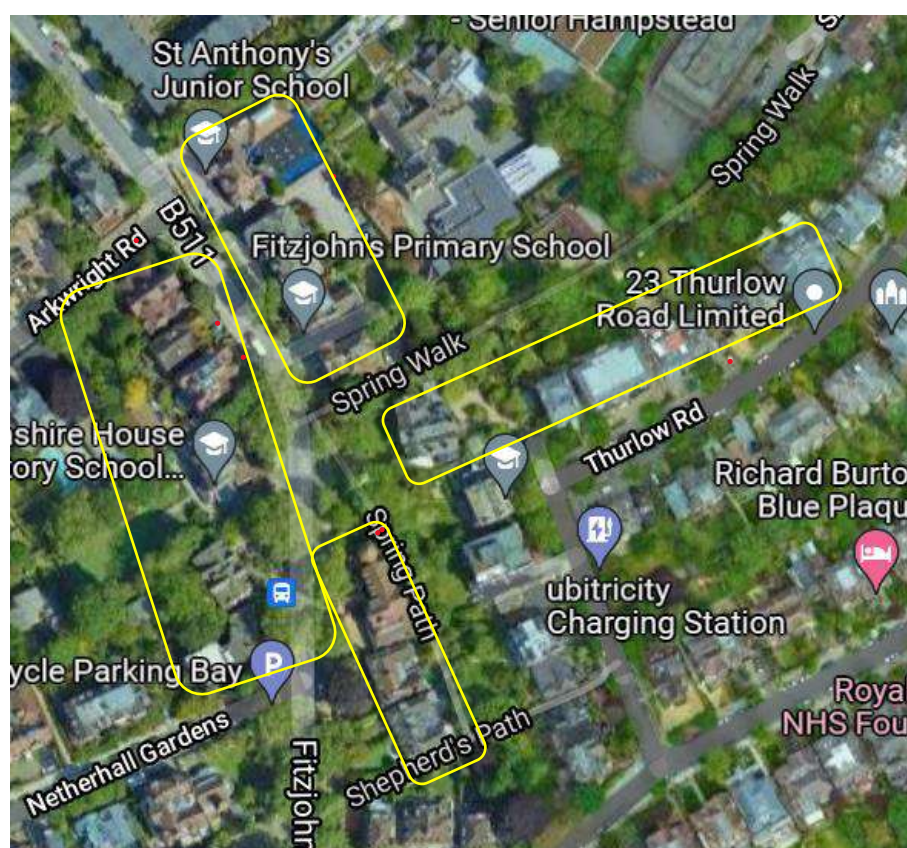
REFERENCE: 82 Fitzjohn's Avenue, London NW3 6NP

DATE: 22nd December 2021

Dear Resident,

This consultation letter is to inform local residents of the refurbishment of 82 Fitzjohn's Avenue, London NW3 6NP

This letter will be distributed by hand to all properties within the yellow circled areas as shown on the map below:



And via email to

Councillor Oliver Cooper, [oliver.cooper@camden.gov.uk](mailto:oliver.cooper@camden.gov.uk)

Councillor Maria Higson, [maria.higson@camden.gov.uk](mailto:maria.higson@camden.gov.uk)

Councillor Stephen Stark, [stephen.stark@camden.gov.uk](mailto:stephen.stark@camden.gov.uk)

Local people can provide valuable advice on how best to carry out a development. In line with the London Borough of Camden's Community Liaison Guidance, the project team intend to implement a clear communication strategy, which will be maintained throughout the duration of the project.

This letter includes relevant operational and logistical information regarding the proposed development. A draft Construction Management Plan (CMP) will be submitted to the London Borough of Camden in support of the planning application for the proposed works at 82 Fitzjohn's Avenue.

A copy of the draft CMP is available on request. Following the consultation period all received comments will be reviewed and where possible changes will be made to the CMP to address the concerns raised.

It is our intention to cause minimal disruption to local residents and other local interests during these works and all site set up arrangements and working procedures are planned with this in mind.

The following information will allow local people to gain an understanding of the proposed methodologies involved with this development.

### 1. DETAILS OF THE CONSTRUCTION PROJECT:

Full refurbishment of 82 Fitzjohn's Avenue including underpinning, demolition, excavation, structural change, and full internal and external renovation.

### 2. DETAILS OF THE PROPOSED COMMENCEMENT DATE AND DURATION OF WORKS:

|                                   |                                |
|-----------------------------------|--------------------------------|
| <b>PROPOSED COMMENCEMENT DATE</b> | 15 <sup>th</sup> February 2022 |
| <b>DURATION OF WORKS</b>          | 100 weeks                      |

### 3. DETAILS OF WORKING HOURS:

| GENERAL CONSTRUCTION WORKS                       |                               |
|--------------------------------------------------|-------------------------------|
| Monday - Friday                                  | 08:00 – 18:00                 |
| Saturday                                         | 08:00 – 13:00                 |
| Sunday                                           | Not Permitted                 |
| Bank Holidays                                    | Not Permitted                 |
| NOISY WORKS - PILING & EARTHWORKS                |                               |
| Monday - Friday                                  | 08:00 – 18:00                 |
| Saturday                                         | 08:00 – 13:00                 |
| Sunday                                           | Not Permitted                 |
| Bank Holidays                                    | Not Permitted                 |
| HIGH IMPACT WORKS - DEMOLITION, CONCRETE BRAKING |                               |
| Monday - Friday                                  | 09:00 – 12:00 / 14:00 – 17:30 |
| Saturday                                         | Not Permitted                 |
| Sunday                                           | Not Permitted                 |
| Bank Holidays                                    | Not Permitted                 |

#### 4. DETAILS OF PERMITTED DELIVERIES HOURS:

| PERMITTED HOURS FOR DELIVERIES AND COLLECTIONS |                 |
|------------------------------------------------|-----------------|
| Monday – Friday (Outside Of term Times)        | 9.30am - 4.30pm |
| Monday – Friday (During Term Times)            | 9.30am – 3.00pm |
| Saturdays                                      | 8.00am - 1.00pm |
| Sundays                                        | Not permitted   |

#### 5. DETAILS OF THE PROPOSED CONSTRUCTION VEHICLE ACCESS AND EGRESS ROUTE:

Construction vehicles will follow the construction vehicle arrival and departure route as described below:

Site Access: Yellow Arrow (All Vehicles)

1. Head in a northerly direction on Finchley Road (A41)
2. Continue into College Crescent (B511)
3. Continue along College Crescent (B511) in a northerly direction into Fitzjohn's Avenue (B511)
4. Continue along Fitzjohn's Avenue (B511) and turn right into the private site access road before entering site and turning within the designated turning area in order to leave site in a forward gear

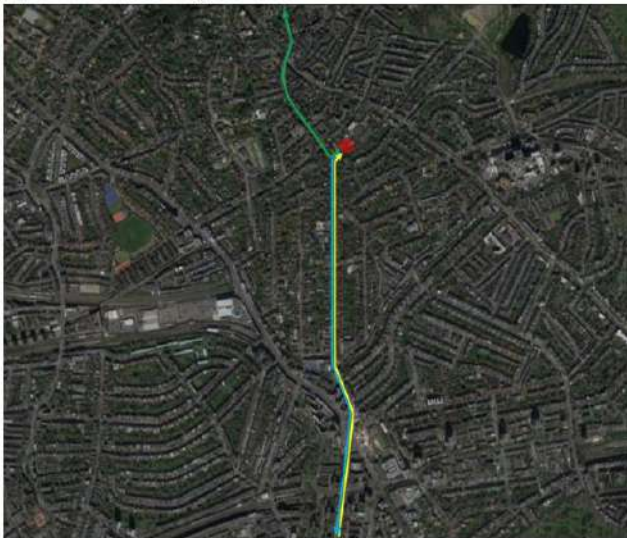
Site Egress: Blue Arrow (Large Vehicles)

5. Exit site in a forward gear via the private site access road and turn left onto Fitzjohn's Avenue (B511)
6. Continue on Fitzjohn's Avenue (B511) in a southerly direction and enter College Crescent (B511)
7. Continue along College Crescent (B511) in a northerly direction and enter Finchley Road (A41)

Site Egress: Green Arrow (Smaller Vehicles)

5. Exit site in a forward gear via the private site access road and turn right onto Fitzjohn's Avenue (B511)
6. Continue along Fitzjohn's Avenue (B511) in a northerly direction and enter Heath Street (B511)
7. Continue in a northerly direction on Heath Street (B511) and enter Heath Street (A502)

#### Site Access and Egress Routes:



#### 6. CONTACT DETAILS OF THE CONTRACTOR CARRYING OUT THE WORKS:

|                                |                                                                               |
|--------------------------------|-------------------------------------------------------------------------------|
| <b>Main Contractor:</b>        | Cheevers Poole                                                                |
| <b>Contact:</b>                | Graham Kirby                                                                  |
| <b>Address:</b>                | Cheevers Poole Ltd, Unit 210a Harbour Yard, Chelsea Harbour, London, SW10 0XD |
| <b>Groundworks Contractor:</b> | Trenchco Ltd                                                                  |

#### 7. COMMENTS:

You are invited to contribute to the development of the Construction Management Plan as the project moves forward. Following the consultation period all received comments will be reviewed and where possible changes will be made to the CMP to address the concerns raised. A final issue of the Construction Traffic Management Plan will then be submitted to the London Borough of Camden.

Please provide any comments by Friday 14<sup>th</sup> January 2022.

Contact Email: [fitzjohnsavenueresidence@gmail.com](mailto:fitzjohnsavenueresidence@gmail.com)

Many thanks for your support.

Yours sincerely,

Helen Beese



# **APPENDIX C**

## **CONSULTATION TRACKER**

# CONSULTATION TRACKER

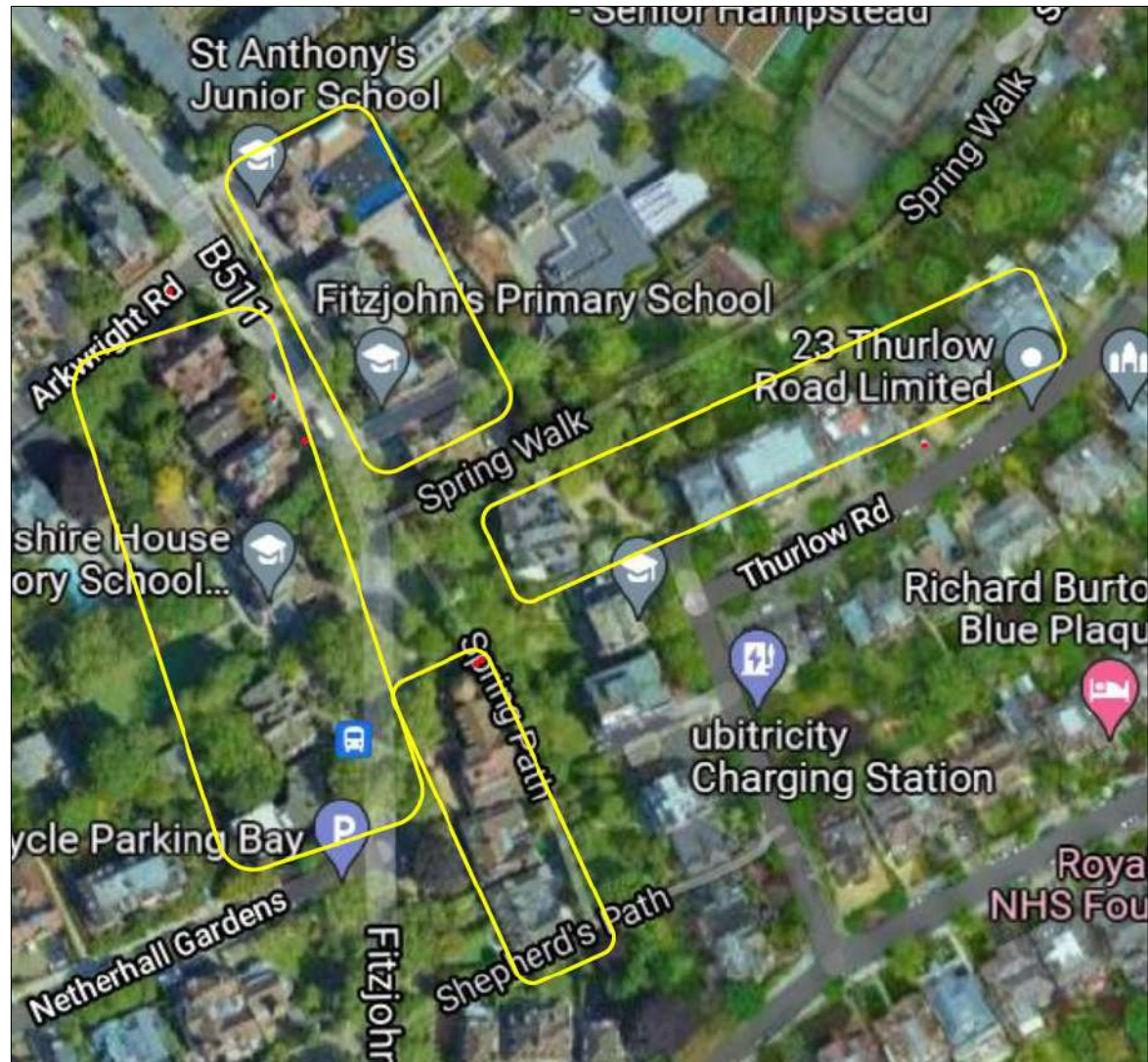
| PROPERTY                                  | NUMBER OF LETTERS HAND<br>DELIVERED/APARTMENTS | COMMENTS                                                                   | STATUS AS OF 14/01/21 |
|-------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------|-----------------------|
| FITZJOHN'S AVENUE                         |                                                |                                                                            |                       |
| 72                                        | 1                                              | Letter box within gate on road                                             | No response           |
| 74                                        | 1                                              | Letter box within gate on road                                             | No response           |
| 76                                        | 1                                              | Letter box within gate on road                                             | No response           |
| 78                                        | 1                                              | Letter box within gate on road                                             | No response           |
| 80                                        | 6                                              | N/A                                                                        | No response           |
| 86                                        | 4                                              | N/A                                                                        | No response           |
| 88                                        | 12                                             | N/A                                                                        | No response           |
| St Anthony's School                       | 1                                              | N/A                                                                        | No response           |
| Fitzjohn's Primary School                 | 1                                              | By Royal Mail                                                              | No response           |
| 75                                        | 6                                              | N/A                                                                        | No response           |
| 73                                        | 1                                              | N/A                                                                        | No response           |
| 73B                                       | 1                                              | N/A                                                                        | No response           |
| 71                                        | 7                                              | Buzzers noted B-G, no A, hence posted an additional letter                 | No response           |
| 69 Devonshire House School<br>and Nursery | 2                                              | N/A                                                                        | No response           |
| 67                                        | 6                                              | N/A                                                                        | No response           |
| 65                                        | 5                                              | N/A                                                                        | No response           |
| 63                                        | 11                                             | a,b,c,d, E, F, G, H, J, K, L, no letter box, left letters outside<br>door. | No response           |

| PROPERTY              | NUMBER OF LETTERS HAND<br>DELIVERED/APARTMENTS | COMMENTS                                                        | STATUS AS OF 14/01/21 |
|-----------------------|------------------------------------------------|-----------------------------------------------------------------|-----------------------|
| <b>THURLOW ROAD</b>   |                                                |                                                                 |                       |
| 19                    | 4                                              | N/A                                                             | No response           |
| Pavillion Court 17-18 | 24                                             | N/A                                                             | No response           |
| 16                    | 7                                              | Flats 2-7, could not locate flat 1, hence posted another letter | No response           |
| 15                    | 4                                              | N/A                                                             | No response           |
| 14                    | 3                                              | G, F, Top, floors no basement,                                  | No response           |
| 13                    | 4                                              | N/A                                                             | No response           |
| 12                    | 1                                              | N/A                                                             | No response           |
| 11                    | 1                                              | N/A                                                             | No response           |
| 10                    | 1                                              | N/A                                                             | No response           |
| 9                     | 4                                              | N/A                                                             | No response           |

# **APPENDIX D**

## **CONSULTATION LETTER DISTRIBUTION MAP**

## CONSULTATION LETTER DISTRIBUTION MAP



# **APPENDIX E**

## **CAMDEN'S COMMUNITY LIAISON GUIDANCE: GUIDANCE FOR DEVELOPERS AND CONTRACTORS**

## Community liaison guidance: guidance for developers and contractors

We expect you to consult with the local community before submitting your draft Construction Management Plan (CMP) to the Council. If you do not include evidence of the consultation with your submission or we are not satisfied with the level of liaison undertaken, we will not review the CMP.

### A: Before you submit your CMP to the Council

#### 1. Who to consult:

- Neighbouring residents, business, schools and organisations that will be affected by the demolition and construction of the development.
- This should be proportionate to the scale of the development and should include as a starting point:
  - All the properties along the street on which the site is located and those who back onto and front the site.
  - Ward councillors – you can [find your ward councillor](#) on our website.

#### 2. How to consult:

- Send letters and / or emails allowing at least 14 days to comment on the proposals.
- If you are required to form a Community Working Group please see the CMP pro-forma for further information. [\[link\]](#)

#### 3. What to include in your letter:

- A statement making clear that the consultation is about the CMP.
- A summary of the key details of the construction process and a copy of the CMP, or a link to a website where the CMP is available to view and download.
- The deadline for comments.
- Contact details of who to contact with any questions and where to send comments.

#### 4. Incorporating consultation feedback in your submitted CMP:

- Review all comments received and where possible make changes to the CMP to address the concerns raised.
- When submitting the CMP to the Council, include a consultation document as an appendix outlining:
  - Who was consulted.
  - A summary of the comments received.
  - How the CMP has been amended / mitigation measures put in place in response to comments received. Where the CMP has not been amended, an explanation of the reasons for not making changes.

### B: Ongoing engagement during construction works

The Council expects ongoing engagement with neighbouring residents, businesses and organisations during the course of the works. Experience demonstrates that this can have a significant effect in reducing the number of complaints received during the construction process.

Ongoing engagement should include but is not limited to:

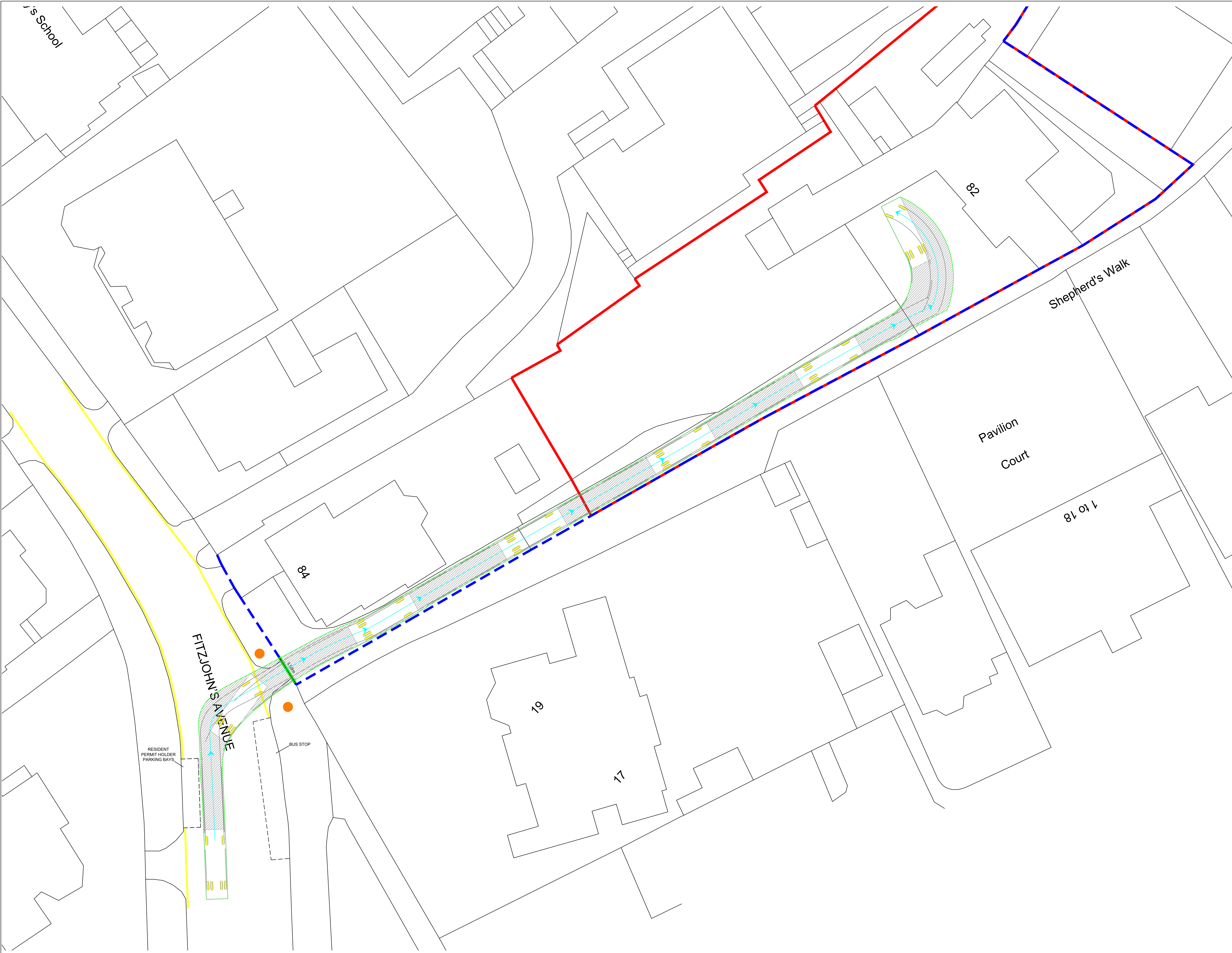
- **Looking forward updates/ newsletters** – outlining what is taking place on site in the next two weeks (i.e. type of work, the number and size of vehicles) and contact details for any concerns or comments. Ideally these will be sent fortnightly to affected residents, by letter or email, and displayed on notice boards on the hoarding outside the site
- **Any revisions to the CMP** – you should undertake further consultation with residents if it becomes necessary to do so during the course of the development.

**Questions – if you have any questions on community liaison please contact the planning obligations team:**  
[planningobligations@camden.gov.uk](mailto:planningobligations@camden.gov.uk).



# **APPENDIX F**

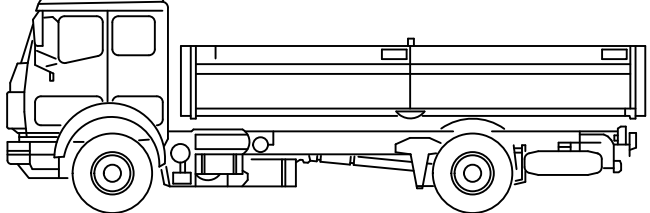
## **SWEPT PATH ANALYSIS**



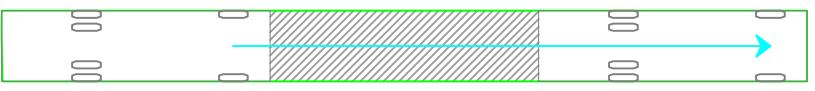
|      |                                             |  |  |  |  |
|------|---------------------------------------------|--|--|--|--|
| REV: | DETAILS:                                    |  |  |  |  |
| V1   | SWEPT PATH ANALYSIS: SITE ACCESS (02.03.23) |  |  |  |  |

**VEHICLE DETAILS:**

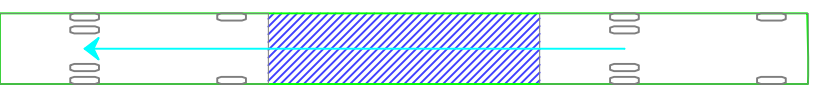
VEHICLE: 7.5t FLATBED  
LEGNTH: 8.10m  
WIDTH: 2.50m  
NB: VEHICLE PROFILE IS FOR ILLUSTRATIVE PURPOSES ONLY



**FORWARD MOVEMENTS ARE SHOWN IN GREY**  
(design speed for all constrained forward movements - 3mph)



**REVERSE MOVEMENTS ARE SHOWN IN BLUE**  
(design speed for all reverse movements - 2mph)

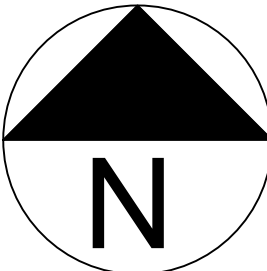


**KEY:**

SITE BOUNDARY  
SITE HOARDING  
SITE ACCESS POINT  
TRAFFIC MARSHAL POSITION

**NOTES:**

a. Do not scale from this drawing.  
b. This drawing is to be read and printed in colour.  
c. This drawing is for illustrative purposes only.  
d. Road layout and location of street furniture is approximate.  
e. Swept Path Analysis drawings are indicative only, it remains the Principal Contractor/Freight Operators responsibility to ensure that vehicles are able to undertake all proposed manoeuvres.



0 2 4 6 8 10m  
1:200



**South Downs Safety Ltd**  
Contact: Mark Edgar  
E: mark@southdownssafety.co.uk  
T: 07545 898 726  
W: www.southdownssafety.co.uk

**CLIENT:**

SHERLOCK LONDON

**PROJECT:**

82 FITZJOHN'S AVENUE, LONDON NW3 6NP

**DRAWING TITLE:**

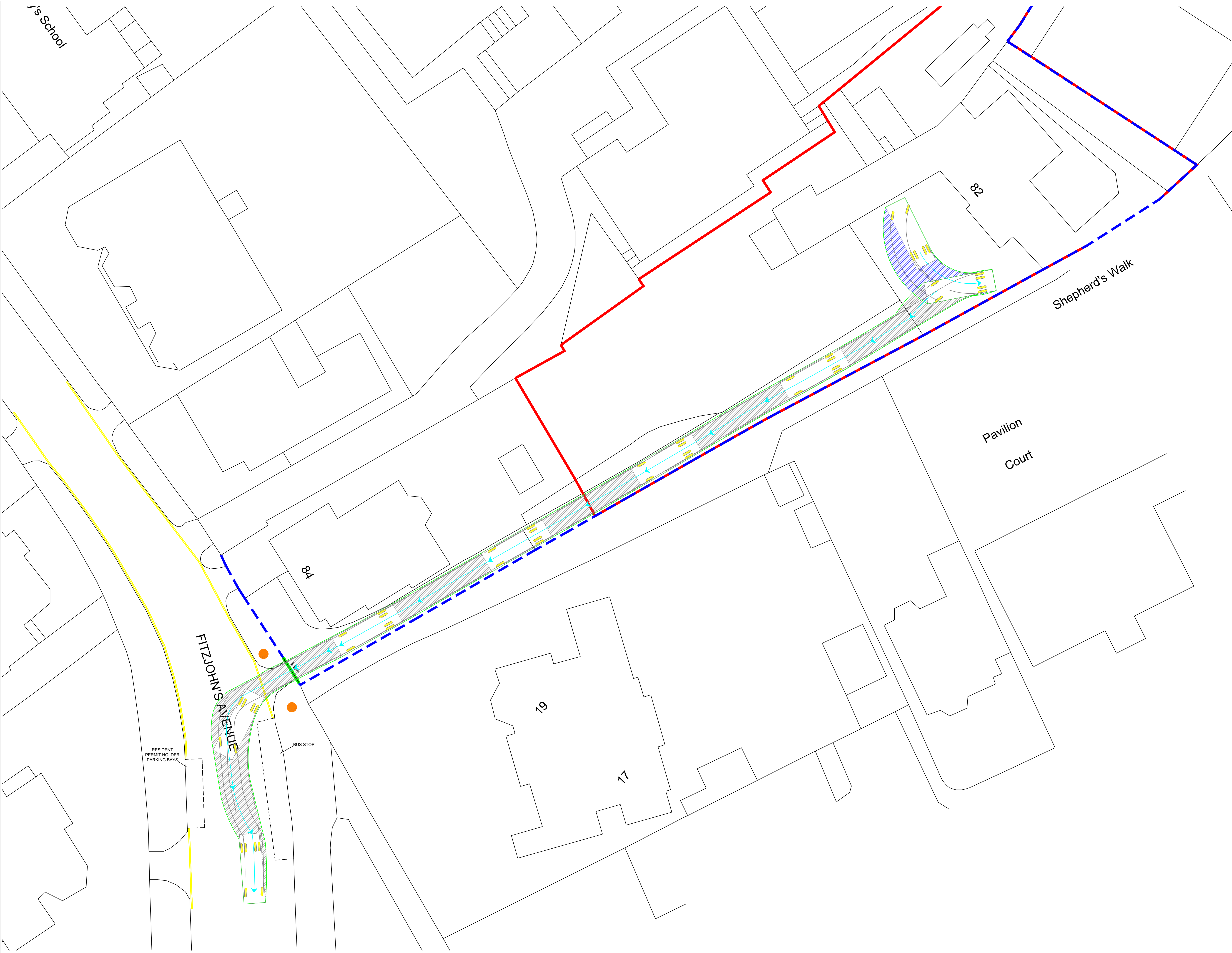
SWEPT PATH ANALYSIS: SITE ACCESS

**DRAWING STATUS:**

FOR INFORMATION

|        |           |          |        |       |
|--------|-----------|----------|--------|-------|
| DRAWN: | DESIGNED: | DATE:    | SCALE: | SIZE: |
| ME     | ME        | 02.03.22 | 1:200  | A1    |

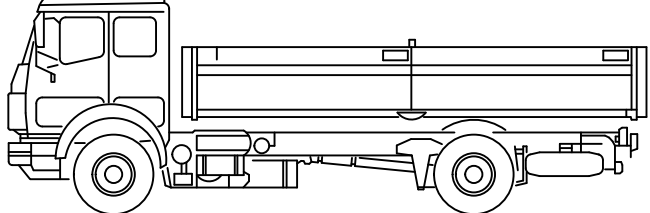
|                 |      |
|-----------------|------|
| DRAWING NUMBER: | REV: |
| SDS-297         | V1   |



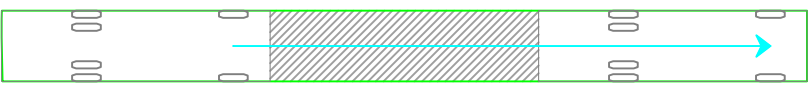
|      |                                             |  |  |  |
|------|---------------------------------------------|--|--|--|
| REV: | DETAILS:                                    |  |  |  |
| V1   | SWEPT PATH ANALYSIS: SITE EGRESS (02.03.23) |  |  |  |

**VEHICLE DETAILS:**

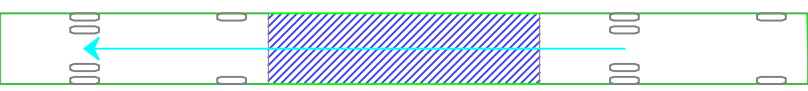
VEHICLE: 7.5t FLATBED  
LEGNTH: 8.10m  
WIDTH: 2.50m  
NB: VEHICLE PROFILE IS FOR ILLUSTRATIVE PURPOSES ONLY



**FORWARD MOVEMENTS ARE SHOWN IN GREY**  
(design speed for all constrained forward movements - 3mph)



**REVERSE MOVEMENTS ARE SHOWN IN BLUE**  
(design speed for all reverse movements - 2mph)

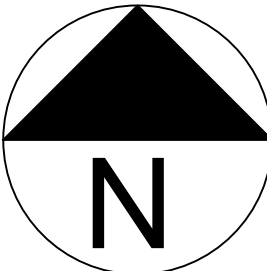


**KEY:**

SITE BOUNDARY  
SITE HOARDING  
SITE ACCESS POINT  
TRAFFIC MARSHAL POSITION

**NOTES:**

a. Do not scale from this drawing.  
b. This drawing is to be read and printed in colour.  
c. This drawing is for illustrative purposes only.  
d. Road layout and location of street furniture is approximate.  
e. Swept Path Analysis drawings are indicative only, it remains the Principal Contractor/Freight Operators responsibility to ensure that vehicles are able to undertake all proposed manoeuvres.



0 2 4 6 8 10m  
1:200



**South Downs Safety Ltd**  
Contact: Mark Edgar  
E: mark@southdownssafety.co.uk  
T: 07545 898 726  
W: www.southdownssafety.co.uk

**CLIENT:**

SHERLOCK LONDON

**PROJECT:**

82 FITZJOHN'S AVENUE, LONDON NW3 6NP

**DRAWING TITLE:**

SWEPT PATH ANALYSIS: SITE EGRESS

**DRAWING STATUS:**

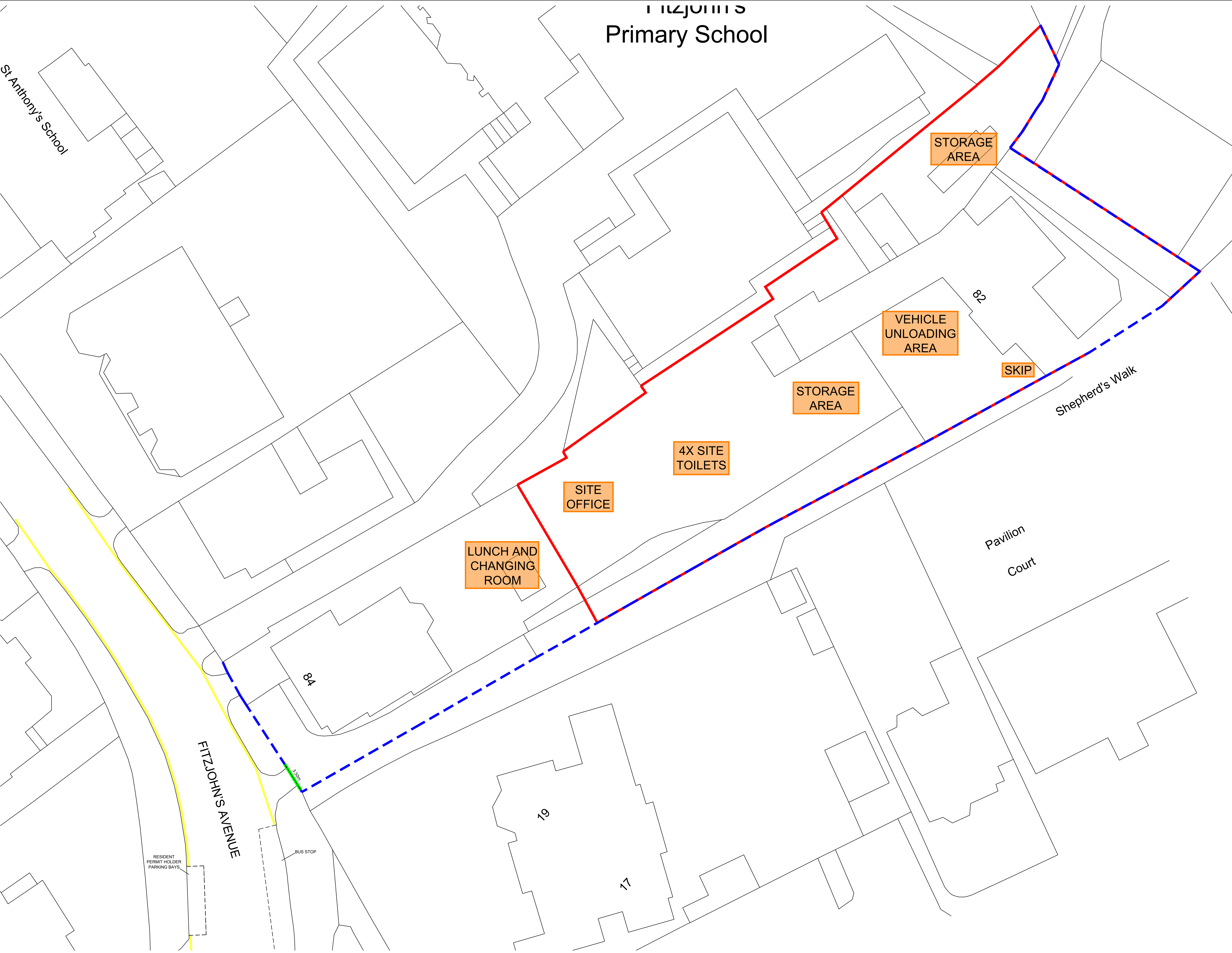
FOR INFORMATION

|        |           |          |        |       |
|--------|-----------|----------|--------|-------|
| DRAWN: | DESIGNED: | DATE:    | SCALE: | SIZE: |
| ME     | ME        | 02.03.23 | 1:200  | A1    |

|                 |      |
|-----------------|------|
| DRAWING NUMBER: | REV: |
| SDS-298         | V1   |

# **APPENDIX G**

## **SITE LAYOUT PLAN**



|      |                              |
|------|------------------------------|
| REV: | DETAILS:                     |
| V1   | SITE LAYOUT PLAN (02.03.23). |

KEY:

SITE BOUNDARY

SITE HOARDING

SITE ACCESS POINT

NOTES:

a. Do not scale from this drawing.

b. This drawing is to be read and printed in colour.

c. This drawing is for illustrative purposes only.

d. Road layout and location of street furniture is approximate.

e. Swept Path Analysis drawings are indicative only, it remains the Principal Contractor/Freight Operators responsibility to ensure that vehicles are able to undertake all proposed manoeuvres.

N

0246810m

1:200

southdownssafety

South Downs Safety Ltd

Contact: Mark Edgar

E: mark@southdownssafety.co.uk

T: 07545 898 726

W: www.southdownssafety.co.uk

CLIENT:

SHERLOCK LONDON

PROJECT:

82 FITZJOHN'S AVENUE, LONDON NW3 6NP

DRAWING TITLE:

SITE LAYOUT PLAN

DRAWING STATUS:

FOR INFORMATION

|        |           |          |        |       |
|--------|-----------|----------|--------|-------|
| DRAWN: | DESIGNED: | DATE:    | SCALE: | SIZE: |
| ME     | ME        | 02.03.23 | 1:200  | A1    |

|                 |      |
|-----------------|------|
| DRAWING NUMBER: | REV: |
| SDS-299         | V1   |

# **APPENDIX H**

## **CONSTRUCTION METHOD STATEMENTS**



STEWART TRUMAN

MASTERS IN MASONRY

Stewart Truman Ltd  
12 Rutland Close  
Bexley  
Kent  
DA5 3HY

## **METHOD STATEMENT**

82 Fitzjohns Avenue -New build brickwork and blockwork to  
main house and west wing

Various elements of new build brickwork, blockwork and  
associated installations of sundry items.

DATE. 03.02.2023

Rev01



# STEWART TRUMAN

MASTERS IN MASONRY

## METHOD STATEMENT

### a) REVISIONS

| REVIEW/<br>REVISIONS | DATE | REVIEWED BY | DATE OF RE-<br>ISSUE | WHAT HAS<br>CHANGED |
|----------------------|------|-------------|----------------------|---------------------|
|                      |      |             |                      |                     |
|                      |      |             |                      |                     |
|                      |      |             |                      |                     |
|                      |      |             |                      |                     |
|                      |      |             |                      |                     |
|                      |      |             |                      |                     |

### b) APPROVALS

| APPROVED BY | POSITION | SIGNATURE |
|-------------|----------|-----------|
|             |          |           |
|             |          |           |
|             |          |           |

### c) CIRCULATION

| COPY NO | ISSUED TO                              | LOCATION |
|---------|----------------------------------------|----------|
| 1       | Jay Denham, Brian Stack,<br>Mark Gross | Email    |
|         |                                        |          |



# STEWART TRUMAN

MASTERS IN MASONRY

## METHOD STATEMENT

### CONTENTS

| No. | Details                      | Page Reference |
|-----|------------------------------|----------------|
| 1   | Related documents            | 4              |
| 2   | Nature of works              | 4              |
| 3   | Personnel & responsibilities | 5              |
| 4   | Site rules                   | 6              |
| 5   | Plant, equipment & materials | 7              |
| 6   | Site electrics               | 7              |
| 7   | Transporting materials       | 8              |
| 8   | Manual handling              | 8              |
| 9   | Working at heights           | 8              |
| 10  | Storage                      | 8              |
| 11  | Method of Working            | 9              |
| 12  | Temporary works              | 10             |
| 13  | Health & Welfare             | 11             |
| 14  | Waste                        | 11             |
| 15  | Noise and Vibration          |                |

### APPENDICES

|     |                                  |       |
|-----|----------------------------------|-------|
| A.1 | Risk Assessments                 | 12-13 |
| A.2 | COSHH and Technical Data         | 14    |
| A.3 | Method Statement Signature Sheet | 15    |
| A.4 | ADDENDUM SECTION                 | 16    |



# STEWART TRUMAN

MASTERS IN MASONRY

## METHOD STATEMENT

### **1.0 Related Documents**

Stewart Truman Masonry Ltd Health & Safety Policy.

### **2.0 Nature of works**

The works described in this method statement shall comprise the following:

- a) Working to fully detailed drawings.
- b) Stewart Truman Masonry Ltd are to deliver all the brickwork and blockwork to the main house and west wing structure including various detailed elements including arches, dutch gables and chimneys. All materials are to be as specified and agreed with the architect and contractor.
- c) The works include new build brickwork to main external structure, basement and Orangery.
- d) Our works are generally starting on top of the stone plinth (by others) and all necessary measures to ensure protecting the works will be carried out by the main contractor and subcontractors.
- e) Materials used include face bricks, medium dense and thermalite blocks, common and engineering bricks, concrete lintels and cement and lime gauged mortar, special purpose made bricks and preformed arches.



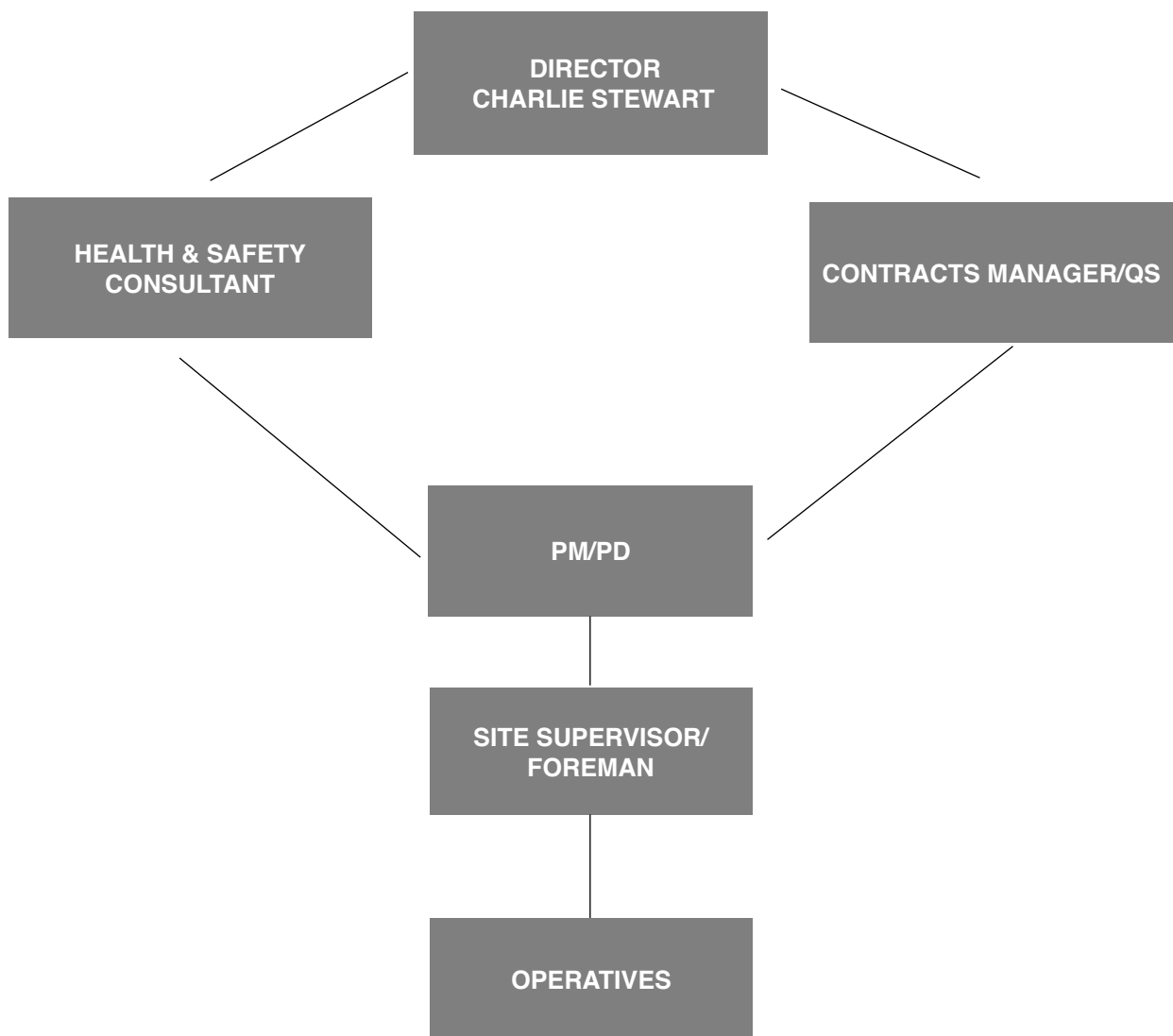
# STEWART TRUMAN

MASTERS IN MASONRY

## METHOD STATEMENT

### **3.0 Personell & Responsibilities**

#### **3.1 Overall management structure**





# STEWART TRUMAN

MASTERS IN MASONRY

## METHOD STATEMENT

### **3.2 ROLES & RESPONSIBILITIES**

#### **Project manager/Project Director**

**Name: Charlie Stewart**

**Tel. 07940461952  
Mobile.**

Overall responsibility for managing the contract and delegating duties to the contract team. Responsible for all surveying and planning services, liaison with all the managers, officers and contractors also responsible for quality control and overall project management involved in the contract on behalf of Stewart Truman Masonry Ltd.

#### **Site Supervisor/Foreman**

**Name: Billy Manners**

**Tel. 07835230903  
Mobile.**

Responsible for day to day site management and quality control, liaison with the client/contractor. Organising operatives jobs and the health, safety and welfare on site, providing task specific risk assessments, toolbox talks and keeping site records.

All site personnel must complete a personnel record form and attend a Sherlock site induction.

### **4.0 Site Rules**

All operatives will attend a site induction before the commencement of work.

All operatives will adhere strictly to the site rules a copy of each will be handed out along with relevant risk assessments and method statements.

Working hours will be 8am-4.00pm Monday to Friday.

Method statements, Risk assessments and COSHH assessment briefings will be undertaken prior to the commencement of works.

The Stewart Truman Supervisor will ensure that adequate precautions have been taken to establish a safe working environment including carrying out toolbox talks on a weekly/bi-weekly basis.



# STEWART TRUMAN

MASTERS IN MASONRY

## METHOD STATEMENT

### **5.0 Plant and equipment**

#### **5.1 Operators of plant and equipment**

Operators of plant and equipment are to be appropriately trained. Certificates of training to be checked before they start work on site by the site supervisor or the working foreman. All relevant certificate will be kept in the safety file on site and issued to Stewart Truman Masonry Ltd for our information and records.

#### **5.2 Plant and equipment**

Plant and equipment supplied to the site is to be checked by competent persons before they are delivered to site. Before plant equipment is used on site they are to be checked by the operator and supervisor to ensure they are in good order. The safety officer is to also check the plant and equipment when visiting the site for inspection. All plant and equipment not in good working order are to be taken out of use and removed from site. Operatives are to report any defects in the plant and equipment immediately to the site management.

#### **5.3 Plant to be used**

- **5" & 9" angle grinders**
- **Masonry bench saw**
- **Concrete mixer**
- **Hand tools**
- **Block splitter**
- **SDS Drill/combi drills**

#### **5.4 Hand arm vibration**

HAVS assessments on all plant to be carried out and monitoring of operatives usage of plant on a weekly basis.

### **6.0 Site electrics**

Only 110v electric power tools are to be used on site. All electrical equipment shall be monitored and have regular appropriate testing carried out. Batteries for cordless power tools are to be charged at a charging station set up by Sherlock. All Power tools are to have an up to date PAT test and be recorded in the PUWER register.



# STEWART TRUMAN

MASTERS IN MASONRY

## METHOD STATEMENT

### **7.0 Transporting of building materials and equipment**

Transporting of materials and equipment around the site will be carried out by suitable plant. Where possible mechanical equipment will be used to keep manual handling to a minimum.

#### **7.1 Access ways**

Access ways are to be kept free from obstruction and where possible away from the public pedestrian route and enclosed with hoardings. The work area will be enclosed and set away from the public whilst work is in progress. Stewart Truman are to provide a site plan showing access and egress, vehicle routes and turning circle where needed.

### **8.0 Manual handling**

The lifting of materials and equipment may be heavy and therefore to prevent straining the appropriate aids should be used i.e. electric hoist with bucket or in some cases two or more operatives may be needed. The load or object will be assessed prior to lifting to determine the safest method to be used for its transportation around the site and to the workface. When loading out on multiple floors operatives will increase breaks between and share loads evenly throughout the team. Use of Block & tackle to assist with lifting heavy loads including concrete and preformed brick lintels.

### **9.0 Working at heights**

When working above ground level a suitable platform is to be used. If temporary scaffold is needed safe stands must have a clean flat surface to allow the feet to sit, guard rails and toe boards are to be connected and a ladder tied at the top. The safe stands are to be set up in guidance to the manufacturers details. Mobile towers should be used for short tasks only and only persons with relevant PASMA training should erect these. All scaffolding should have staff tags and be checked on a regular basis.

### **10. Storage**

A safe area will need to be made available for the following:-

- 1) Storage of materials i.e. Mortar, bricks, blocks etc.
- 2) Lock up boxes for plant and tools.



# STEWART TRUMAN

MASTERS IN MASONRY

## METHOD STATEMENT

### **11. Method of working**

All works undertaken will be in accordance with the site rules and regulations. The work to be carried out shall be constantly assessed by quality control from the supervisor.

All transportation of materials and equipment will be via a safe route to which they will be placed in the enclosed work area away from the public.

Datums to be set out by Sherlock and basic setting out done by Stewart Truman Masonry Ltd.

Build correctly to the architects drawings.

Materials will be loaded as needed and piled neatly in stacks at relevant positions from the work face to reduce manual handling.

A final clean shall take place after the work has been completed and signed off from the working foreman and the project manager.

All deliveries are to be booked in 48hrs prior to being delivered and scheduled with the site manager.

### **12. Temporary works**

All temporary works have been carried out by another contractor for the retained facade. No alterations are to be carried out by operatives on site when working on this element of works and all TW should have been signed off by the SM to the design of the TWC. If any alterations are required these are to be carried by a competent person including wherever necessary to employ a TWC to oversee the design and construction of the required temporary works. All loads are to be calculated and assessed to allow for the temporary works structure to adhere strictly to the requirements of the design. An inspection check sheet should be completed before each day of work and a permit to work issued beforehand.



STEWART TRUMAN

MASTERS IN MASONRY

## METHOD STATEMENT

### **13. Health and welfare**

We will provide and maintain a safe working environment complying with all relevant rules and regulations.

Provide training and instruction to enable employees and subcontractors to perform their work safely and effectively including the display and distribution of appropriate safety instructions and literature.

Maintain a constant and continuous interest in health and safety matters applicable to all workplace needs.

Comply with Sherlock health and safety policy and others in control of works.

Report incidents and hazards that have or might lead to injury, health risk hazard or damage.

Ensuring people are competent to carry out the work they are asked to perform.

Providing appropriate plant and equipment and ensuring that they are in good working order. Be tested regularly by a competent person and signed off by the supervisor.

Keep records in accordance with the work place, carry out site inductions and tool box talks on a regular basis.

We will provide work schedules and strategy plans all to be overseen by a supervisor or project manager.

Each project shall have adequate welfare facilities with running water, first aid kits and boxes and clean eating facilities.

Produce risk assessments on each project notifying relevant strategies for each task.

On all sites PPE must be worn including hard hats, steel toe cap boots, hi-vis and gloves, eyes protections when necessary.

Checking that this policy is effective by undertaking regular site inspections and reviewing the findings at management review meetings.



# STEWART TRUMAN

MASTERS IN MASONRY

## METHOD STATEMENT

### **14. Waste**

All operatives working on site will adhere to Sherlocks waste management plan.

Waste is to be cleared from the work areas throughout the day to relevant skips provided by the main contractor.

We will aim to minimise the amount of waste generated and maximise the amount of waste reused or recycled.

Waste will be segregated as required following the waste management plan appropriate to the site.

Waste from our works will generally be from cut bricks and blocks, excess mortar and general waste associated with brick and blockwork.

All materials left over from the project will be cleared to STM yard for further use.

### **15. Noise & Vibration**

Construction work by its nature can cause noise, created by mechanical plant, machinery, cutting & drilling etc. All noisy works are restricted to work hours between 8am - 5pm. These times will be monitored specific to the works carried out and following Sherlocks site rules.

Where reasonably practical we will adopt quiet working methods using plant with low noise emissions and low vibration generation.

Use silenced and well maintained equipment.

Carry out regular inspections relating to site noise and the use of power tools to ensure integrity is maintained always.

Provide briefings for all site based personnel so the noise and vibration issues are understood and mitigations measures adhered too.

All Operatives are to use ear protection when using power tools or are in area of noisy works. Ear plugs will be provided for everyone as required



# STEWART TRUMAN

MASTERS IN MASONRY

## METHOD STATEMENT

### A.1 Risk Assessments

| Ref | HAZARD                                                           | Persons<br>may be<br>harmed | Risk<br>Assessment<br>(No<br>Controls) |   |   | Control Measures                                                                                                                                                                                  | Risk<br>Assessments<br>(With<br>Controls) |   |   |
|-----|------------------------------------------------------------------|-----------------------------|----------------------------------------|---|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|---|---|
|     |                                                                  |                             | P                                      | S | R |                                                                                                                                                                                                   | P                                         | S | R |
| 1   | Burns to skin<br>and eyes from<br>cement and<br>lime             | operatives                  | 3                                      | 3 | H | Gloves and goggles to<br>be worn when working<br>with cement and lime.                                                                                                                            | 1                                         | 3 | L |
| 2   | Damage to<br>eyes when<br>cutting bricks<br>and blocks           | operatives                  | 3                                      | 3 | M | wear goggles when<br>cutting bricks and<br>blocks.                                                                                                                                                | 1                                         | 3 | L |
| 3   | Falls from<br>height when<br>working on<br>scaffolding           | operatives                  | 3                                      | 4 | M | Make sure scaffold has<br>been signed off before<br>working on. clean and<br>tidy the scaffold each<br>day                                                                                        | 1                                         | 3 | L |
| 4   | Slips and trips<br>in general on<br>site                         | operatives                  | 3                                      | 3 | L | Clean and tidy the<br>working area throughout<br>the day and the site in<br>general check<br>throughout the day with<br>daily checklist sheet to<br>make sure hazards are<br>clearly identifiable | 1                                         | 2 | L |
| 5   | materials<br>falling from<br>scaffold and<br>being<br>overloaded | operatives                  | 3                                      | 3 | M | Scaffold to have full<br>height brick guards on<br>all lifts at all times.                                                                                                                        | 1                                         | 3 | L |



# STEWART TRUMAN

MASTERS IN MASONRY

## METHOD STATEMENT

| Ref | HAZARD                                                                                                          | Persons<br>may be<br>harmed | Risk<br>Assessment<br>(No Controls) |   |   | Control Measures                                                                                                                                                                                                                      | Risk<br>Assessments<br>(With Controls) |   |   |
|-----|-----------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------------|---|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---|---|
|     |                                                                                                                 |                             | P                                   | S | R |                                                                                                                                                                                                                                       | P                                      | S | R |
| 6   | over lifting,<br>straining and<br>falling when<br>moving bricks,<br>blocks and<br>other materials<br>in general | operatives                  | 3                                   | 3 | M | organise the route<br>before transporting<br>materials do not<br>over lift and if<br>needed split<br>distance between 2<br>operatives                                                                                                 | 1                                      | 3 | L |
| 7   | breathing in<br>dust in<br>confined areas<br>and when<br>mixing mortar                                          | operatives                  | 3                                   | 3 | H | Plan the works<br>being carried out<br>with other<br>contractors and<br>wear dust masks<br>when yourself or<br>others around are<br>creating dust clean<br>after work is<br>complete or if<br>longer tasks at<br>relevant intervals   | 1                                      | 3 | L |
| 8   | breathing in<br>dust from<br>drilling and<br>cutting with<br>grinder                                            | operatives                  | 3                                   | 3 | H | use water<br>suppressant on<br>grinder and wet<br>down work prior to<br>starting, use a dust<br>mask at all times<br>and when<br>necessary use both<br>dust extraction and<br>water suppressant<br>in conjunction with<br>each other. | 1                                      | 3 | L |
| 9   | Electricity/<br>electric shock                                                                                  | operatives                  | 3                                   | 3 | H | All Power feeds to<br>comply with EU/<br>British standards<br>and maintained in<br>good condition,<br>110v and battery<br>equipment all to<br>have up to date<br>PAT                                                                  | 1                                      | 3 | L |



# STEWART TRUMAN

MASTERS IN MASONRY

## METHOD STATEMENT

### A.1 Risk Assessments

| Probablilty (P) | Severity (S)   | Risk Level (R)                                                                            |
|-----------------|----------------|-------------------------------------------------------------------------------------------|
| 1 = Improbable  | 1 = Negligible | H = Hazard MUST be avoided or level of risk significantly reduced by appropriate controls |
| 2 = Remote      | 2 = Minor      | M = Hazard SHOULD be avoided or level of risk reduced by appropriate controls             |
| 3 = Possible    | 3 = Moderate   | L = Risks to be controlled through the application of control measure or close monitoring |
| 4 = Probable    | 4 = Severe     |                                                                                           |

### A.2 COSHH and Technical Data

**COSHH handbook to be read and understood in induction signed off and kept in the site office for records.**

**All other Technical Data to be provided in induction and toolbox talks relevant to the work being carried out. Must be understood signed off and kept in the site office for records.**

**When using plant and machinery you must obey the manufacturers details and use the appropriate PPE at all times.**

### **COSHH ASSESSMENTS PROVIDED SEPARATELY INCLUDING**

**Lime mortar**

**Portland cement**

**Silica Dust**

**Hydrated Lime**



# STEWART TRUMAN

MASTERS IN MASONRY

## METHOD STATEMENT

### **A.3 Method Statement Signature Sheet**

|                               |                                                |
|-------------------------------|------------------------------------------------|
| <b>PROJECT</b>                | 82 Fitzjohns Avenue                            |
| <b>Site Address</b>           | 82 Fitzjohn avenue, Hampstead, London, NW3 6NP |
| <b>Method Statement Title</b> | New build brickwork and blockwork              |

I confirm that I understand the site rules and conditions as detailed in the site rules issued at the induction and that I agree to abide by those stated.

I confirm that the method statement has been understood and that I agree to work within it. Should the works activity change substantially, then the existing method statement is to be amended and re-assessed. I am to fully understand the assessment prior to commencing any new or altered operation or activity.

| OPERATIVES NAME | SIGNATURE | DATE |
|-----------------|-----------|------|
|                 |           |      |
|                 |           |      |
|                 |           |      |
|                 |           |      |
|                 |           |      |
|                 |           |      |
|                 |           |      |



STEWART TRUMAN

MASTERS IN MASONRY

METHOD STATEMENT

**A.4 ADDENDUM SECTION**

|       |       |       |
|-------|-------|-------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |

# **APPENDIX I**

## **ENVIRONMENTAL NOISE SURVEY**

|                 |                                                  |              |          |
|-----------------|--------------------------------------------------|--------------|----------|
| <b>Project:</b> | 82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP | <b>Date:</b> | 27/07/20 |
| <b>Client:</b>  | Slender Winter Partnership Ltd                   | <b>Ref:</b>  | 4670     |



|                       |                                                  |  |              |          |
|-----------------------|--------------------------------------------------|--|--------------|----------|
| <b>Project:</b>       | 82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP |  |              |          |
| <b>Client:</b>        | Slender Winter Partnership Ltd                   |  |              |          |
| <b>Report Title:</b>  | Environmental Noise Survey                       |  |              |          |
| <b>Author:</b>        | John Gillott MIOA                                |  | <b>Date:</b> | 27/07/20 |
| <b>Checked:</b>       | Patrick Shortt M.Sc. MIOA                        |  | <b>Date:</b> | 27/07/20 |
| <b>Revision:</b>      | A                                                |  |              |          |
| <b>Report Status:</b> | Rev A                                            |  |              |          |
| <b>Reference:</b>     | 4670_ENS_A                                       |  |              |          |

This report has been prepared by Paragon Acoustic Consultants Ltd with all reasonable care and diligence within the terms of the contract with our client. We disclaim any responsibility to our client and others in respect of any matters outside the scope of the above. We accept no responsibility to third parties to whom this report, or any part, thereof is made available. Any such party relies upon the report at their own risk.

Paragon Acoustic Consultants Ltd  
Unit 12b Southview Business Park, Caversham,  
Reading RG4 5AF  
Tel: 0118 944 8444



|                 |                                                  |              |          |
|-----------------|--------------------------------------------------|--------------|----------|
| <b>Project:</b> | 82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP | <b>Date:</b> | 27/07/20 |
| <b>Client:</b>  | Slender Winter Partnership Ltd                   | <b>Ref:</b>  | 4670     |

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| <b>Project:</b> | 82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP | <b>Date:</b> | 27/07/20 |
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## 1.0 Introduction

As part of refurbishment works to the property of 82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP, it is proposed that a number of items of air-conditioning plant be installed within the grounds of the site .

Paragon Acoustic Consultants Ltd has been commissioned to conduct an environmental noise survey to obtain statistical noise data to characterise the existing local background and ambient noise climate at the site and to derive noise limits to atmosphere based on Local Authority Noise Policy and other relevant guideline documents. This information shall be used at the appropriate stage of the project to determine if the proposed new mechanical plant selections will meet with the derived noise limits and if deemed necessary, mitigation measures required to meet with Local Authority Noise Policy requirements.

Given the residential nature of the site, the possibility of 24-hour operation has been considered.

## 2.0 Site Description and Proposed Plant Location

### 2.1 Site Description

The site under consideration is situated at 82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP, within The London Borough of Camden.

Number 82 Fitzjohn's Avenue is a large detached residential dwelling set back from Fitzjohn's Avenue by approximately 80 metres. The property lies in a plot of land roughly rectangular in shape and approximately 70m by 20m. To the north of the site lies the Fitzjohn's Primary School, comprising a number of different educational buildings, certain of which are very close to the boundary. To the east lies the Hampstead post office delivery office. To the south lies Spring Walk, beyond which lie the grounds and residential / commercial properties with their frontage on Thurlow Road. To the south west lies number 84 Fitzjohn's Avenue, being a 4/5 storey property located with its frontage on the east side of Fitzjohn's Avenue.

The site is illustrated by plan in Appendix A.

### 2.2 Proposed Plant Locations

An extract of drawing indicating the proposed plant location is shown below

**Figure 1: Proposed Plant Location**



82 Fitzjohn's Avenue Condenser

|                 |                                                  |              |          |
|-----------------|--------------------------------------------------|--------------|----------|
| <b>Project:</b> | 82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP | <b>Date:</b> | 27/07/20 |
| <b>Client:</b>  | Slender Winter Partnership Ltd                   | <b>Ref:</b>  | 4670     |

### 3.0 Existing Noise Climate

#### 3.1 Road Traffic

Noise emanating from vehicular road traffic was deemed to provide a significant contribution to the ambient noise climate proximal to the nearest affected residential premises. The overall noise comprises both individual "event" type emissions from vehicles passing along local roads, and also continuous low frequency "rumble" due to middle distance traffic flows.

#### 3.2 Rail Traffic

Rail traffic was not observed during the manned period at the start and end of the survey.

#### 3.3 Aircraft

Aircraft over flights were observed sporadically during the manned survey at the start and end of the period. Their contribution to the background noise climate will have been included within the measurements taken.

#### 3.4 Mechanical Noise Sources

No mechanical noise sources were observed at the site.

#### 3.5 Construction Noise

Construction noise was audible during the manned periods at the site. It is unusual for construction noise to occur prior to 08:00 hours and after 18:00 hours or at weekends and public holidays. The Local Authority usually also restrict construction hours where planning is required. As such, it is unlikely likely that construction noise will impact on the readings between 18:00 and 08:00 hours.

### 4.0 Environmental Noise Survey

#### 4.1 Measurements

The noise monitoring took place between the following dates / times:

- Start : 20/07/2020 at approximately 13:00 hours
- End : 22/07/2020 at approximately 10:20 hours

The noise monitoring was generally un-manned and was undertaken at the locations as described below.

- **MP1:** Within the grounds of 82 Fitzjohn's Avenue

The measurement location is illustrated on the site layout drawing in Appendix A.

Various statistical broad-band and spectral sound pressure level measurements were obtained during the survey. A measurement time interval  $T_m = 15$  minutes was used for sampling. Measurements of the percentile level  $L_{A90,T}$  were made using time weighting F as per clause 3.4 of BS 4142:2014.

The quantities recorded included:

- **$L_{Aeq}$ :** the equivalent continuous A-weighted sound pressure level over the measurement period
- **$L_{Amax}$ :** the maximum A-weighted sound pressure level for the measurement period
- **$L_{A10}$ :** the A-weighted sound pressure level exceeded for 10% of the measurement period

|                 |                                                  |              |          |
|-----------------|--------------------------------------------------|--------------|----------|
| <b>Project:</b> | 82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP | <b>Date:</b> | 27/07/20 |
| <b>Client:</b>  | Slender Winter Partnership Ltd                   | <b>Ref:</b>  | 4670     |

- **L<sub>A90</sub>**: the A-weighted sound pressure level exceeded for 90% of the measurement period

## 4.2 Weather during survey period

The weather conditions at the start of the manned period of the survey were warm and dry with a slight breeze. At the end of the survey the weather conditions were similar. The weather forecast did not indicate that adverse weather conditions would occur for the survey duration.

## 4.3 Instrumentation

Sound pressure level measurements were obtained using the following instrumentation complying with the Type 1 specification of BS EN 60804, BS EN 60651, BS EN 60942, BS EN 61260, and BS EN 61672-1:

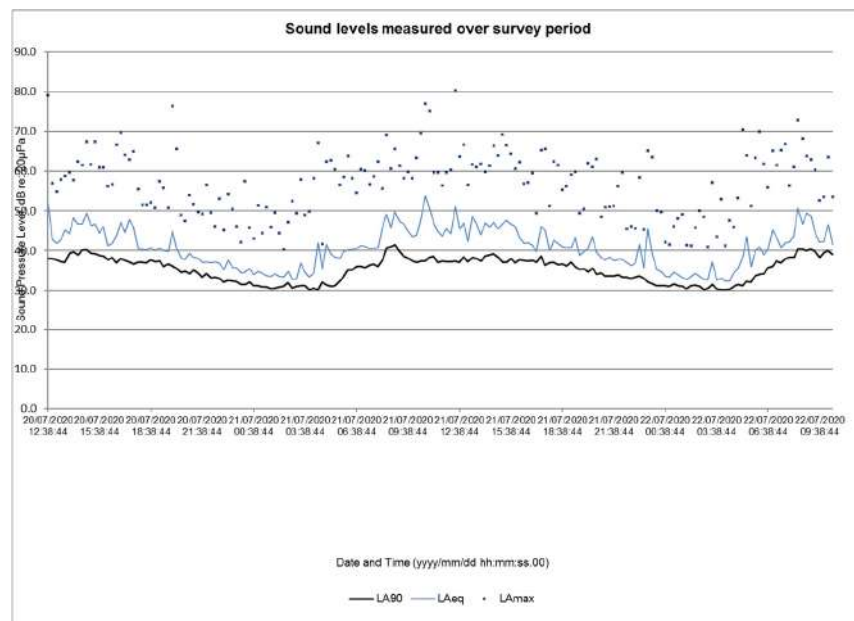
- **MP1**: SVAN 971 Sound level meter serial number 56213, pre-amplifier type SV18 serial number 57308, and type 7052E ½" microphone serial number 65483.

Calibration checks were made prior to and after completion of measurements using a Norsonic Type 1251 acoustical calibrator complying with Class 1 of BS EN 60942, calibration level 114.0 dB ± 0.3 dB, @ 1.0 kHz. All instrumentation carries a current manufacturer's certificate of conformance a copy of which is available upon request.

## 4.4 Results

The recorded survey data is shown within Appendix B. Broadband sound pressure level data over the survey period (L<sub>A90</sub> background levels, L<sub>Aeq</sub> and L<sub>Amax</sub> measurements) are shown graphically below:

**Figure 2: Graphical Survey Data – MP1**

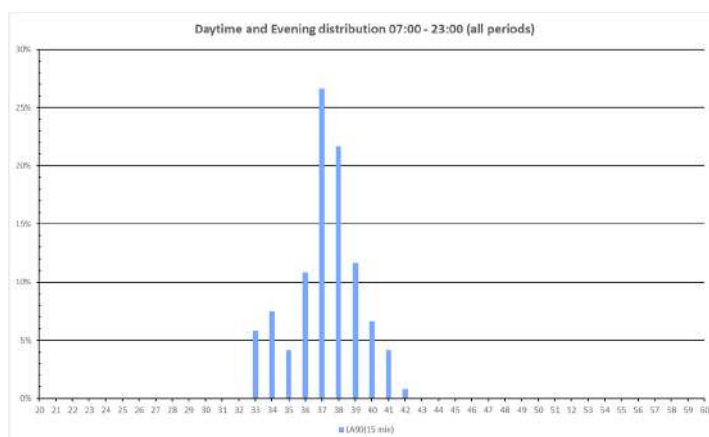


The L<sub>A90</sub> background noise levels have been statistically assessed for daytime/evening and night-time periods in order to determine the values of the “Typically Lowest Existing Representative Background Noise Level”.

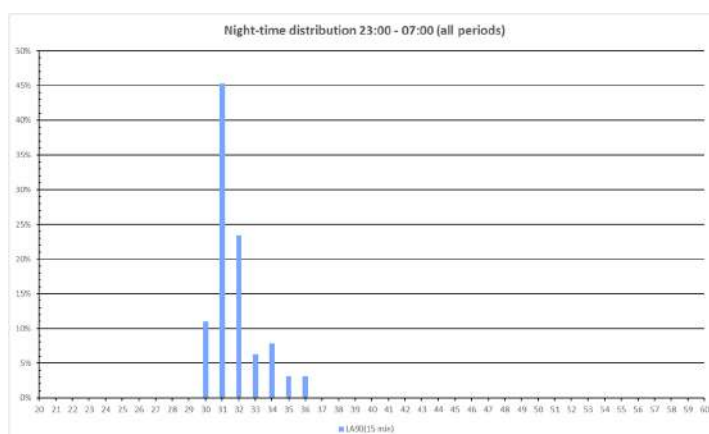
The following graphs show the results of the statistical assessment of L<sub>A90</sub> background noise levels for the 15 minute sampling periods:

|                 |                                                  |              |          |
|-----------------|--------------------------------------------------|--------------|----------|
| <b>Project:</b> | 82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP | <b>Date:</b> | 27/07/20 |
| <b>Client:</b>  | Slender Winter Partnership Ltd                   | <b>Ref:</b>  | 4670     |

**Figure 3: L90 distribution for Daytime and Evening periods over the survey duration – MP1**



**Figure 4: L90 distribution for Night-time periods over the survey duration– MP1**



For this distribution of data, the typically lowest existing representative background noise levels are considered to be as follows:

**Table 1: Typically Lowest Existing Representative Background Noise Level**

| Measurement Position                                       | Daytime / Evening<br>07:00-23:00<br>$L_{A90,(15\text{ min})}$ | Night-time<br>23:00-07:00<br>$L_{A90,(15\text{ min})}$ |
|------------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------|
| MP1 measurement position (grounds of Fitzjohn's Avenue 82) | 37 dB                                                         | 31 dB                                                  |

## 5.0 Evaluation of External Noise Criteria

The local vicinity contains properties of mixed usage, which must be given due consideration in terms of acceptable levels of noise exposure from the new plant.

|                 |                                                  |              |          |
|-----------------|--------------------------------------------------|--------------|----------|
| <b>Project:</b> | 82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP | <b>Date:</b> | 27/07/20 |
| <b>Client:</b>  | Slender Winter Partnership Ltd                   | <b>Ref:</b>  | 4670     |

## 5.1 Noise Sensitive Properties

It is necessary to consider the requirements of the Local Authority. Recent correspondence from the London Borough of Camden advised the following:

*"For the correct criterion, reference should be made the Noise Thresholds in Appendix 3 of the Local Plan 2017, specifically Table C/ the "Design Criterion of 10dB below background which increases to 15 dB if the noise source requires acoustic correction.*

Table C of the Appendix 3 of the Local Plan 2017 *advises the following:*

**Table C: Noise levels applicable to proposed industrial and commercial developments (including plant and machinery)**

| Existing Noise sensitive receptor | Assessment Location                                                                               | Design Period | LOAEL (Green)                                                                       | LOAEL to SOAEL (Amber)                                                                                            | SOAL (Red)                                                                                     |
|-----------------------------------|---------------------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Dwellings**                       | Garden used for main amenity (free field) and Outside living or dining or bedroom window (façade) | Day           | 'Rating level' 10dB* below background                                               | 'Rating level' between 9dB below and 5dB above background                                                         | 'Rating level' greater than 5dB above background                                               |
| Dwellings**                       | Outside bedroom window (façade)                                                                   | Night         | 'Rating level' 10dB* below background and no events exceeding 57dBL <sub>Amax</sub> | 'Rating level' between 9dB below and 5dB above background or noise events between 57dB and 88dB L <sub>Amax</sub> | 'Rating level' greater than 5dB above background and/or events exceeding 88dBL <sub>Amax</sub> |

\*10dB should be increased to 15dB if the noise contains audible tonal elements. (day and night). However, if it can be demonstrated that there is no significant difference in the character of the residual background noise and the specific noise from the proposed development then this reduction may not be required. In addition, a frequency analysis (to include, the use of Noise Rating (NR) curves or other criteria curves) for the assessment of tonal or low frequency noise may be required.

\*\*levels given are for dwellings, however, levels are use specific and different levels will apply dependent on the use of the premises.

The document confirms that the 'Rating Level' shall be required to be 10 dB below the background and this should be increased to 15dB if the noise contains audible tonal elements.

The above document confirms that *"levels given are for dwellings, however, levels are use specific and different levels will apply dependent on the use of the premises"*. As such, the proposed noise limits for commercial premises are confirmed as follows:

## 5.2 School Buildings

The methods described in BS4142:2014 use outdoor sound levels to assess the likely effects of sound on people who might be inside or outside a dwelling or premises used for residential purposes upon which sound is incident. It is considered reasonable that the adjacent school property shall be assessed in line with the guidelines provided in Building bulletin 93 (BB 93)

Building bulletin 93 specifies upper limits for indoor ambient noise levels in terms of LAeq,30mins during normal teaching hours. An extract of Table 1 of the Document is reproduced as follows:

|                 |                                                  |              |          |
|-----------------|--------------------------------------------------|--------------|----------|
| <b>Project:</b> | 82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP | <b>Date:</b> | 27/07/20 |
| <b>Client:</b>  | Slender Winter Partnership Ltd                   | <b>Ref:</b>  | 4670     |

**Figure 5: Extract of Table 1 of BB93**

| Type of room                                                                                                                                                                                                                 | Room classification for the purpose of airborne sound insulation in Tables 3a and 3b |                                  | Upper limit for the indoor ambient noise level<br><i>L</i> <sub>Aeq,30mins</sub> dB |               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------|---------------|
|                                                                                                                                                                                                                              | Activity noise (Source room)                                                         | Noise tolerance (Receiving room) | New build                                                                           | Refurbishment |
| Nursery school rooms<br><i>Primary school:</i> classroom, class base, general teaching area, small group room<br><i>Secondary school:</i> classroom, general teaching area, seminar room, tutorial room, language laboratory | Average                                                                              | Medium                           | 35                                                                                  | 40            |

In view of the details presented above it is considered reasonable to adopt a noise criterion of 35 dB *L*<sub>Aeq,30mins</sub> for the school building located to the north of the sites under consideration.

It is also reasonable to consider a noise criterion external to school building windows that takes account of the internal design figure, plus the loss expected through an open window. In a research study conducted for DEFRA NANR116: "Open/Closed Window Research", numerous references are provided which quantify losses through open and partially open windows:

**Figure 6: DEFRA NANR16 Summary of findings**

| Information Source                                              | Summary of Findings                                                                                                                                                                                                         |
|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PPG 24 (1994) <sup>[8]</sup>                                    | A reduction of 13 dB(A) from the facade level is assumed for an open window                                                                                                                                                 |
| WHO (1999) <sup>[9]</sup>                                       | A reduction of 15 dB from the facade level is assumed for a partially open window. (no reference)                                                                                                                           |
| BS 8233 (1999) <sup>[6]</sup>                                   | Windows providing rapid ventilation and summer cooling are assumed to provide 10 - 15 dB attenuation (no specific reference)                                                                                                |
| BRE Digest 338 (1988) <sup>[6]</sup>                            | A partly open window has an averaged level difference, <i>D</i> <sub>10Hz/100-2150</sub> of 15 dB                                                                                                                           |
| DoE Design Bulletin 26 (1972) <sup>[7]</sup>                    | A reduction of 5 dB(A) with a window wide open                                                                                                                                                                              |
| Nelson - Transportation Noise (1987) <sup>[8]</sup>             | Sound insulation of an open single window is 5 - 15 dB. (theoretical)                                                                                                                                                       |
| Mackenzie & Williamson DoE Report (1972-73) <sup>[9],[10]</sup> | A vertical sliding sash window open 0.027 m <sup>2</sup> (summer night-time ventilation) and 0.36 m <sup>2</sup> (daytime summer ventilation) provided a sound level reduction of 16 and 11 dB(A) respectively. (Lab Study) |
| Kerry and Ford (1973 - 74) <sup>[11],[12]</sup>                 | A horizontal sliding sash window open 25 mm and 200 mm provided averaged sound reduction indices, <i>R</i> <sub>av</sub> of 14 and 9 dB respectively. (Field Study)                                                         |
| Lawrence and Burgess (1982 - 83) <sup>[13],[14]</sup>           | A vertical sliding sash open 9% of the total façade provided a sound reduction index <i>R</i> <sub>w</sub> 10 dB. (Field study)                                                                                             |
| Hopkins (2004) <sup>[15]</sup>                                  | Road traffic noise reductions through window openings resulted in reductions of between <i>D</i> <sub>20Hz,T</sub> 8 and 14 dB. (Field Study)                                                                               |

Table 1.1 Summary of open-window acoustic transmission literature

The findings of the study are referenced in this report to substantiate the use of a 5dB loss through a wide-open window.

|                 |                                                  |              |          |
|-----------------|--------------------------------------------------|--------------|----------|
| <b>Project:</b> | 82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP | <b>Date:</b> | 27/07/20 |
| <b>Client:</b>  | Slender Winter Partnership Ltd                   | <b>Ref:</b>  | 4670     |

### 5.3 External Noise Criteria

The derived external noise criteria which the new building services plant shall be required to achieve are shown below:

**Table 2: Limiting Noise Criteria Applicable at The Affected Premises**

| <b>Plant Location</b>                      | <b>Receptor</b>                                                                                                                                                                                                                                                                                                | <b>Daytime / Evening<br/>07:00-23:00<br/>L<sub>Art</sub>, (15 min)</b> | <b>Night-time<br/>23:00-07:00<br/>L<sub>Art</sub>, (15 min)</b> |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------|
| Plant associated with 82 Fitzjohn's Avenue | Day – Gardens used for main amenity, outside living and dining and bedroom windows (façade).<br>Night-time – Outside bedroom windows (façade). <sup>[3]</sup><br>Nearest residential receptors will be the rear gardens and facades of properties with their frontage on Thurlow Road and 84 Fitzjohn's Avenue | 27 dB <sup>[1] [2]</sup>                                               | 21 dB <sup>[1] [2]</sup>                                        |
|                                            | School premises                                                                                                                                                                                                                                                                                                | 40 dB L <sub>Aeq</sub> 30 min <sup>[2]</sup>                           |                                                                 |

**[1] Note:** Noise levels to be assessed in accordance with BS4142:2014. L<sub>ArT</sub> is the "Rating" noise level that includes corrections for the character of the noise. A 5dB penalty shall be included where noise emitted from the proposed development will contain tones sufficient to attract attention at the receiver position/s.

**[2] Note:** The limiting noise levels are deemed to be considered at a position 1 metre outside the nearest affected premises.

**[3] Note:** Levels given are for dwellings, however, levels are use specific and different levels will apply dependent on the use of the premises.

**General note:** It is taken that the noise Criteria apply at the surrounding third-party premises. Noise levels may be exceeded external to windows of the client's premises.

### 6.0 Vibration

It is recommended that the client provisions for appropriate vibration isolation mountings for the proposed mechanical plant items. It is recommended that the plant be installed on vibration isolation mounts providing a minimum of 98% isolation efficiency at all forcing frequencies using an isolation mount system approved by the plant supplier. In addition, all pipework should be suitably isolated from the building structure.

### 7.0 Conclusions

A detailed environmental noise survey has been undertaken to determine the underlying ambient and background noise climate at 82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP

Appropriate external noise criteria have been identified on the basis of Local Authority noise policy, and other industry standards, codes of practice and references. These external noise criteria will be used in the future selection of mechanical plant and any noise mitigation scheme necessary.

With due consideration to achieving compliance with these external noise criteria, future objections would not be expected in respect of noise emissions from any new fixed mechanical plant which may form part of the planning application.

|                 |                                                  |              |          |
|-----------------|--------------------------------------------------|--------------|----------|
| <b>Project:</b> | 82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP | <b>Date:</b> | 27/07/20 |
| <b>Client:</b>  | Slender Winter Partnership Ltd                   | <b>Ref:</b>  | 4670     |

## Appendix A: Site Plan



MP1

|                 |                                                  |              |          |
|-----------------|--------------------------------------------------|--------------|----------|
| <b>Project:</b> | 82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP | <b>Date:</b> | 27/07/20 |
| <b>Client:</b>  | Slender Winter Partnership Ltd                   | <b>Ref:</b>  | 4670     |

## Appendix B: Recorded Survey Data

### MP1

| 1st day             | LAF(max) | L <sub>Aeq</sub> | L10   | L90   | 2nd day             | LAF(max) | L <sub>Aeq</sub> | L10   | L90   | 3rd day             | LAF(max) | L <sub>Aeq</sub> | L10   | L90   |
|---------------------|----------|------------------|-------|-------|---------------------|----------|------------------|-------|-------|---------------------|----------|------------------|-------|-------|
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 06:53:44 | 66.66    | 41.24            | 43.30 | 36.00 | 22/07/2020 06:53:44 | 65.21    | 45.25            | 44.00 | 36.00 |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 07:08:44 | 60.32    | 41.34            | 42.30 | 35.80 | 22/07/2020 07:08:44 | 61.60    | 43.22            | 44.80 | 37.40 |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 07:23:44 | 56.69    | 40.52            | 42.30 | 36.40 | 22/07/2020 07:23:44 | 65.36    | 40.88            | 43.00 | 37.00 |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 07:38:44 | 58.67    | 40.74            | 42.10 | 36.70 | 22/07/2020 07:38:44 | 66.87    | 42.05            | 43.90 | 38.00 |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 07:53:44 | 62.29    | 40.70            | 41.30 | 36.00 | 22/07/2020 07:53:44 | 66.47    | 42.20            | 44.00 | 38.40 |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 08:08:44 | 55.67    | 45.76            | 50.30 | 37.80 | 22/07/2020 08:08:44 | 61.10    | 43.77            | 46.80 | 38.40 |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 08:23:44 | 60.07    | 49.08            | 52.00 | 40.70 | 22/07/2020 08:23:44 | 72.52    | 50.68            | 54.30 | 40.50 |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 08:38:44 | 60.58    | 45.77            | 48.80 | 41.10 | 22/07/2020 08:38:44 | 68.22    | 46.74            | 49.40 | 40.50 |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 08:53:44 | 65.57    | 49.80            | 54.00 | 41.30 | 22/07/2020 08:53:44 | 61.79    | 49.38            | 53.50 | 40.00 |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 09:08:44 | 61.33    | 47.35            | 50.90 | 39.80 | 22/07/2020 09:08:44 | 62.92    | 48.70            | 52.90 | 40.50 |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 09:23:44 | 58.22    | 46.79            | 51.20 | 38.70 | 22/07/2020 09:23:44 | 60.26    | 44.40            | 47.30 | 39.70 |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 09:38:44 | 59.91    | 44.91            | 48.30 | 38.20 | 22/07/2020 09:38:44 | 53.69    | 43.15            | 44.30 | 38.30 |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 09:53:44 | 58.21    | 43.49            | 45.40 | 37.40 | 22/07/2020 09:53:44 | 53.52    | 42.30            | 44.10 | 39.50 |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 10:08:44 | 61.41    | 43.86            | 45.10 | 37.20 | 22/07/2020 10:08:44 | 63.49    | 46.63            | 52.00 | 40.00 |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 10:23:44 | 69.50    | 47.83            | 50.70 | 37.50 | 22/07/2020 10:23:44 | 53.47    | 41.44            | 43.30 | 39.10 |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 10:38:44 | 72.00    | 53.88            | 54.80 | 37.40 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 10:53:44 | 75.17    | 50.50            | 51.80 | 38.30 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 11:08:44 | 59.66    | 46.86            | 48.00 | 38.60 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 11:23:44 | 59.77    | 44.77            | 48.50 | 37.10 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 11:38:44 | 56.34    | 43.73            | 44.60 | 37.50 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 11:53:44 | 59.72    | 45.59            | 50.40 | 37.30 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 12:08:44 | 60.39    | 44.37            | 46.50 | 37.80 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 00:00               | 0.00     | 0.00             | 0.00  | 0.00  | 21/07/2020 12:23:44 | 80.23    | 51.07            | 47.80 | 37.40 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 12:38:44 | 75.12    | 52.73            | 51.50 | 38.00 | 21/07/2020 12:38:44 | 63.65    | 45.53            | 50.30 | 37.20 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 12:53:44 | 56.97    | 42.76            | 44.90 | 38.10 | 21/07/2020 12:53:44 | 66.65    | 47.04            | 48.70 | 38.50 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 13:08:44 | 54.94    | 41.87            | 44.30 | 37.70 | 21/07/2020 13:08:44 | 58.55    | 42.28            | 44.40 | 37.80 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 13:23:44 | 57.88    | 42.74            | 45.30 | 37.20 | 21/07/2020 13:23:44 | 61.64    | 46.72            | 53.20 | 38.30 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 13:38:44 | 58.84    | 45.21            | 45.80 | 37.10 | 21/07/2020 13:38:44 | 61.03    | 46.94            | 51.00 | 38.00 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 13:53:44 | 59.77    | 44.30            | 46.30 | 38.40 | 21/07/2020 13:53:44 | 61.91    | 43.94            | 44.80 | 37.50 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 14:08:44 | 61.75    | 47.12            | 45.30 | 38.70 | 21/07/2020 14:08:44 | 61.91    | 46.07            | 45.30 | 38.10 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 14:23:44 | 62.51    | 46.80            | 52.50 | 38.90 | 21/07/2020 14:23:44 | 61.32    | 46.01            | 48.70 | 38.90 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 14:38:44 | 63.59    | 46.80            | 50.40 | 40.20 | 21/07/2020 14:38:44 | 66.37    | 47.12            | 46.90 | 39.30 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 14:53:44 | 67.40    | 49.45            | 51.40 | 40.30 | 21/07/2020 14:53:44 | 64.03    | 45.50            | 47.30 | 38.20 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 15:08:44 | 61.68    | 46.34            | 48.90 | 39.40 | 21/07/2020 15:08:44 | 69.22    | 46.80            | 44.70 | 37.20 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 15:23:44 | 67.40    | 46.79            | 49.20 | 39.20 | 21/07/2020 15:23:44 | 66.50    | 47.69            | 52.70 | 37.20 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 15:38:44 | 63.00    | 44.42            | 47.90 | 38.80 | 21/07/2020 15:38:44 | 64.41    | 46.80            | 52.00 | 38.10 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 15:53:44 | 60.93    | 47.82            | 48.90 | 38.70 | 21/07/2020 15:53:44 | 65.57    | 46.13            | 52.00 | 36.90 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 16:08:44 | 56.24    | 43.23            | 42.90 | 37.20 | 21/07/2020 16:08:44 | 62.25    | 43.31            | 44.40 | 37.80 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 16:23:44 | 56.71    | 41.93            | 44.40 | 38.30 | 21/07/2020 16:23:44 | 56.81    | 41.95            | 44.40 | 37.60 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 16:38:44 | 66.05    | 43.84            | 43.50 | 36.90 | 21/07/2020 16:38:44 | 57.13    | 42.04            | 44.00 | 37.50 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 16:53:44 | 60.75    | 47.12            | 45.30 | 38.10 | 21/07/2020 16:53:44 | 64.63    | 46.10            | 45.30 | 37.60 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 17:08:44 | 64.08    | 44.67            | 44.20 | 37.60 | 21/07/2020 17:08:44 | 49.51    | 39.72            | 41.60 | 37.10 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 17:23:44 | 62.84    | 47.74            | 50.50 | 37.10 | 21/07/2020 17:23:44 | 66.29    | 46.12            | 46.70 | 38.70 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 17:38:44 | 65.04    | 46.12            | 42.70 | 36.60 | 21/07/2020 17:38:44 | 65.56    | 45.09            | 44.40 | 36.40 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 17:53:44 | 55.50    | 40.52            | 41.20 | 37.20 | 21/07/2020 17:53:44 | 51.25    | 40.13            | 42.20 | 37.00 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 18:08:44 | 51.61    | 40.34            | 42.40 | 37.10 | 21/07/2020 18:08:44 | 62.44    | 42.67            | 42.80 | 37.40 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 18:23:44 | 51.56    | 40.19            | 42.10 | 37.00 | 21/07/2020 18:23:44 | 61.53    | 41.84            | 42.50 | 36.50 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 18:38:44 | 62.13    | 46.78            | 46.30 | 37.70 | 21/07/2020 18:38:44 | 62.40    | 46.02            | 46.30 | 36.60 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 18:53:44 | 50.85    | 40.08            | 41.80 | 37.30 | 21/07/2020 18:53:44 | 56.25    | 40.79            | 43.00 | 36.20 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 19:08:44 | 57.46    | 40.74            | 42.20 | 37.40 | 21/07/2020 19:08:44 | 59.15    | 40.80            | 42.60 | 37.20 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 19:23:44 | 55.76    | 40.03            | 41.80 | 36.10 | 21/07/2020 19:23:44 | 58.89    | 43.47            | 45.00 | 36.00 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 19:38:44 | 50.50    | 39.70            | 41.50 | 35.20 | 21/07/2020 19:38:44 | 62.46    | 38.59            | 43.50 | 35.20 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 19:53:44 | 76.43    | 44.97            | 41.70 | 36.20 | 21/07/2020 19:53:44 | 50.56    | 39.75            | 42.40 | 35.50 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 20:08:44 | 65.64    | 40.69            | 41.50 | 35.60 | 21/07/2020 20:08:44 | 61.94    | 40.51            | 42.70 | 34.70 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 20:23:44 | 48.36    | 38.20            | 40.50 | 34.50 | 21/07/2020 20:23:44 | 61.13    | 43.51            | 45.80 | 35.60 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 20:38:44 | 47.45    | 37.86            | 39.80 | 34.80 | 21/07/2020 20:38:44 | 63.05    | 39.81            | 41.50 | 34.10 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 20:53:44 | 54.05    | 35.36            | 40.90 | 34.30 | 21/07/2020 20:53:44 | 48.59    | 38.21            | 40.40 | 34.40 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 21:08:44 | 51.73    | 38.48            | 40.20 | 35.10 | 21/07/2020 21:08:44 | 50.91    | 37.65            | 39.90 | 33.70 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 21:23:44 | 49.72    | 38.12            | 40.20 | 34.40 | 21/07/2020 21:23:44 | 51.15    | 38.40            | 39.80 | 33.70 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 21:38:44 | 49.25    | 37.05            | 39.20 | 33.40 | 21/07/2020 21:38:44 | 51.30    | 37.51            | 39.50 | 33.70 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 21:53:44 | 56.57    | 37.22            | 39.30 | 34.30 | 21/07/2020 21:53:44 | 56.32    | 37.77            | 39.90 | 33.90 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 22:08:44 | 49.62    | 37.02            | 39.20 | 33.20 | 21/07/2020 22:08:44 | 59.68    | 37.86            | 39.00 | 33.40 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 22:23:44 | 46.11    | 37.25            | 39.90 | 33.40 | 21/07/2020 22:23:44 | 45.54    | 37.02            | 39.30 | 33.40 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 22:38:44 | 53.12    | 36.93            | 38.90 | 33.00 | 21/07/2020 22:38:44 | 46.05    | 36.29            | 38.50 | 33.00 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 22:53:44 | 45.17    | 35.20            | 37.60 | 32.20 | 21/07/2020 22:53:44 | 46.71    | 36.96            | 39.40 | 33.40 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 23:08:44 | 54.27    | 37.73            | 39.00 | 32.60 | 21/07/2020 23:08:44 | 58.43    | 41.64            | 41.40 | 33.70 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 23:23:44 | 50.49    | 35.91            | 38.30 | 32.50 | 21/07/2020 23:23:44 | 45.37    | 35.68            | 37.60 | 33.10 | 00:00               | 0.00     | 0.00             | 0.00  | 0.00  |
| 20/07/2020 23:38:44 | 46.09    | 35.65            | 38.20 | 32.30 | 21/07/2020 23:38:44 | 66.21    | 45.48            | 48.30 | 32.10 | 00:00               | 0.00</   |                  |       |       |

# **APPENDIX J**

## **PREDICTED NOISE LEVELS**

| Plant/Equipment                     | Number of Items | Noise Level, dB<br>L <sub>Aeq,T</sub> at 10m | Reference<br>BS5228 or<br>Manufacturers | Estimated<br>on-time % |
|-------------------------------------|-----------------|----------------------------------------------|-----------------------------------------|------------------------|
| <b>DEMOLITION &amp; GROUNDWORKS</b> |                 |                                              |                                         |                        |
| Breaker                             | 1               | 83                                           | Hilti TE - 3000                         | 13%                    |
| Excavator                           | 1               | 82                                           | Kubota - K008-3                         | 13%                    |
| Conveyor Belt                       | 1               | 60                                           | Mace- Shifta                            | 7%                     |
| Grinder                             | 1               | 80                                           | Makita- GA9020S/1                       | 10%                    |
| Concrete pump                       | 1               | 67                                           | SCHWING SP500                           | 30%                    |
| Air compressor                      | 1               | 70                                           | INGERSOLL RAND 7/41                     | 30%                    |
| Vibration poker                     | 1               | 59                                           | WACKER NEUSON IRFU45                    | 30%                    |
| Concrete Vehicle                    | 1               | 75                                           | Volvo FE 6x4 BRide Mixer                | 30%                    |
| <b>SUPERSTRUCTURE</b>               |                 |                                              |                                         |                        |
| Circular Saw                        | 2               | 78                                           | Makita- DHS660Z                         | 18%                    |
| Drop Saw                            | 1               | 78                                           | DeWalt- dws773-LX                       | 18%                    |
| Impact Driver                       | 5               | 72                                           | DeWalt- DCF787D2T                       | 6%                     |
| Multi Tool                          | 3               | 64                                           | Makita DTM51Z                           | 27%                    |
| Planer                              | 1               | 71                                           | DeWalt- DCP580N                         | 9%                     |
| Mag Drill                           | 1               | 71                                           | Powerbor PB35 FRV                       | 9%                     |
| Grinder                             | 1               | 76                                           | Makita- GA9020S/1                       | 14%                    |
| Brick table saw                     | 1               | 77                                           | Scheppach HSM3500                       | 18%                    |
| Nail Gun                            | 2               | 73                                           | Paslode IM350                           | 5%                     |
| Concrete Vehicle                    | 1               | 75                                           | Volvo FE 6x4 BRide Mixer                | 2%                     |
| Concrete pump                       | 1               | 67                                           | SCHWING SP500                           | 2%                     |
| Concrete cut off saw                | 1               | 78                                           | STIHL Cut-Off Saw TS 420                | 5%                     |
| Telehandler                         | 1               | 75                                           | JCB 525                                 | 36%                    |
| <b>FIT OUT</b>                      |                 |                                              |                                         |                        |
| Impact Driver                       | 5               | 72                                           | DeWalt- DCF787D2T                       | 36%                    |
| Planer                              | 1               | 71                                           | DeWalt- DCP580N                         | 9%                     |
| Dropsaw                             | 1               | 78                                           | DeWALT D28730-QS                        | 27%                    |
| Mixing paddle                       | 1               | 60                                           | DEWALT DWD241-GB 18                     | 9%                     |
| Hammer Drill                        | 2               | 75                                           | DEWALT D25133K-LX                       | 18%                    |
| Multi Tool                          | 3               | 64                                           | Makita DTM51Z                           | 27%                    |
| Circular Saw                        | 3               | 78                                           | Makita- DHS660Z                         | 18%                    |
| Pin Gun                             | 2               | 75                                           | MAKITA DPT353Z                          | 18%                    |

| Receptor Location                                                                   | Predicted Facade Noise level, L <sub>Aeq,10 hr</sub> dB |                |         |
|-------------------------------------------------------------------------------------|---------------------------------------------------------|----------------|---------|
|                                                                                     | Demolition and Groundworks                              | Superstructure | Fit Out |
| Rear of Properties on Thurlow Road & LSI London Hampstead (English Language School) | 63                                                      | 66             | 66      |

# **APPENDIX K**

## **BEST PRACTICABLE MEANS (BPM) NOISE & VIBRATION MITIGATION**

## DETAILS OF BEST PRACTICABLE MEANS (BPM) TO BE EMPLOYED TO MITIGATE NOISE AND VIBRATION ARISING OUT OF THE DEMOLITION AND CONSTRUCTION PROCESS

In terms of controlling noise from the development the following mitigation measures could be implemented as and when required:

- a. The first action that would be taken at site level would be to simply undertake a different (less impactful) activity on site, if this were an option that did not affect productivity or compromise health and safety in any way.
- b. If (a) were not possible, the next option would be the mitigation of noise by limiting the periods of noisy work during any particular day. This would be for example limiting works to 2 hours on/off to allow respite periods during the working day.
- c. Where, for practical reasons, such activity (a) or time limiting (b) cannot be achieved i.e., when undertaking a concrete pour or due to health and safety and/or structural reasons, the proactive construction of a noise enclosure, which should reduce noise levels in line with the noise criterion for all phases of the proposed work.

Communication with the local residents and businesses is important and will ensure any concerns about the adverse impacts due to construction are reduced.

It is advised that best practical means (BPM) are employed throughout the construction process to reduce the likelihood of noise and vibration complaints. All contractors and sub-contractors should be made aware of the working practices implemented to reduce complaints. This should be informed at all site inductions.

The proposals with regard to general noise and vibration mitigation would be in accordance with BPM as specified in BS 5228-1:2009 and would comprise of the following, where possible:

- a. Investigate the cause of complaint;
- b. Investigate as to whether the agreed limits have been exceeded;
- c. Provide a response regarding the complaint;
- d. Good communication with the adjacent residents is required, especially during periods of high noise and vibration;
- e. Switching off engines where vehicles are standing for a significant period of time;
- f. Fitting of acoustic enclosures to suppress noisy equipment as appropriate;
- g. Operating plant at low speeds and incorporating automatic low speed idling;
- h. Selecting electrically driven equipment in preference to internal combustion power, hydraulic power in preference to pneumatic and wheeled in lieu of tracked plant;
- i. Properly maintaining all plant (greased, blown silencers replaced, saws kept sharpened, teeth set and blades flat, worn bearings replaced, etc.).

# **APPENDIX L**

## **DUST MANAGEMENT PLAN**



## **Dust Management Plan**

82 Fitzjohn's Avenue, Camden

July 2021

[www.phlorum.com](http://www.phlorum.com)

## Dust Management Plan

82 Fitzjohn's Avenue, Camden

July 2021

South Downs Safety Limited

113 Holmes Avenue  
Hove  
East Sussex  
BN3 7LF

Document Control:

| Project no. | Project                      |
|-------------|------------------------------|
| 10659.S     | 82 Fitzjohn's Avenue, Camden |

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# Contents

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## Figures:

Figure 1: Site Location Plan

Figure 2: Construction Phase Receptors

Figure 3: Wind Rose for London City Airport (2019)

## Appendices:

Appendix A: IAQM Recommended Mitigation Measures for Low-Risk Sites

# 1. Introduction

---

- 1.1 Phlorum Limited have been commissioned by South Downs Safety Limited on behalf of Trenchco Limited to produce a Dust Management Plan (DMP) for the proposed development at 82 Fitzjohn's Avenue, Camden (NW3 6NP). The proposal comprises an extension to the existing residential dwelling at the site. The National Grid reference for the centre of the site is 526615, 185416. A site location plan has been included in Figure 1.
- 1.2 The development site is situated on the eastern side of Fitzjohn's Avenue, approximately 0.4km south of Hampstead Station and 0.7km west of the Royal Free Hospital. Land use in the vicinity of the site comprises residential and educational uses, with commercial uses also nearby.
- 1.3 The main pollution sources in the vicinity of the application site are vehicles travelling on the local road network, particularly the adjacent Fitzjohn's Avenue. There are no known major sources of dust in the local area.
- 1.4 The development site lies within the borough-wide Camden Air Quality Management Area (AQMA), declared in 2002 due to exceedances of the annual mean Air Quality Standard (AQS) for nitrogen dioxide (NO<sub>2</sub>) and the 24-hour mean AQS for particulate matter (PM<sub>10</sub>).
- 1.5 This DMP provides the information necessary to satisfy Sections 33 to 38 of the London Borough of Camden's (LBC) *Construction / Demolition Management Plan*, which relate to the management of dust during the construction of the proposed development.

## 2. Assessment Methodology

---

- 2.1 This Dust Management Plan (DMP) follows UK, London and LBC policies, guidance, and best practice methodologies to assess, manage and mitigate for dust emissions from development sites.

### Guidance

- 2.2 This DMP has been produced in accordance with the Camden Planning Guidance on air quality<sup>1</sup>.
- 2.3 Defra's Local Air Quality Management Technical Guidance (LAQM.TG(16))<sup>2</sup> and London Local Air Quality Management Technical Guidance (LLAQM.TG(19))<sup>3</sup> were followed in carrying out the assessment.
- 2.4 Guidance published by the Institute of Air Quality Management (IAQM) on the *Assessment of Dust from Demolition and Construction*<sup>4</sup> was used in assessing the construction phase of the proposed development.
- 2.5 The Greater London Authority (GLA) Supplementary Planning Guidance on *The Control of Dust and Emissions During Construction and Demolition*<sup>5</sup> has also been referred to, which is considered best practice guidance for the UK. It details a number of mitigation measures that should be adopted to minimise adverse impacts from dusts and fine particles.
- 2.6 Guidance on Non-Road Mobile Machinery (NRMM)<sup>6</sup> was followed with regard to emissions mitigation and procedures regarding NRMM on construction and demolition sites in London.

### Baseline Assessment

- 2.7 The baseline air quality conditions in the vicinity of the site are established through the compilation and review of appropriately sourced background concentration estimates and local monitoring data.

---

1 LBC. (2021). Camden Planning Guidance: *Air quality*.

2 Defra. 2018. Part IV of the Environment Act 1995, Environment (Northern Ireland) Order 2002 Part III, Local Air Quality Management, Technical Guidance LAQM. TG(16). London: Defra.

3 Defra. 2018. Part IV of the Environment Act 1995, Environment (Northern Ireland) Order 2002 Part III, London Local Air Quality Management, Technical Guidance LLAQM.TG(19). London.

4 IAQM. (2014). Guidance on the assessment of dust from demolition and construction.

5 Greater London Authority. (2014). The Control of Dust and Emissions During Construction and Demolition.

6 Greater London Authority. (2021). <https://www.london.gov.uk/what-we-do/environment/pollution-and-air-quality/nrmm>

- 2.8 The baseline conditions are compared against the UK Air Quality Standards<sup>7</sup> (UKAQS) pollutants to ensure local air quality conditions are within compliance, these are displayed in Table 2.1 below.

**Table 2.1: UK Air Quality Standards.**

| Pollutant                                | Averaging Period | Air quality standard (AQS) ( $\mu\text{g.m}^{-3}$ ) | Air quality objective                                                 |
|------------------------------------------|------------------|-----------------------------------------------------|-----------------------------------------------------------------------|
| Nitrogen dioxide ( $\text{NO}_2$ )       | 1-hour           | 200                                                 | 200 $\mu\text{g.m}^{-3}$ not to be exceeded more than 18 times a year |
|                                          | Annual           | 40                                                  | 40 $\mu\text{g.m}^{-3}$                                               |
| Particulate Matter ( $\text{PM}_{10}$ )  | 24-hour          | 50                                                  | 50 $\mu\text{g.m}^{-3}$ not to be exceeded more than 35 times a year  |
|                                          | Annual           | 40                                                  | 40 $\mu\text{g.m}^{-3}$                                               |
| Particulate Matter ( $\text{PM}_{2.5}$ ) | Annual           | 25                                                  | 25 $\mu\text{g.m}^{-3}$                                               |

- 2.9 Defra provides estimated background concentrations of the UKAQS pollutants at the UK Air Information Resource (UK-AIR) website<sup>8</sup>. These estimates are produced using detailed modelling tools and are presented as concentrations at central 1km<sup>2</sup> National Grid square locations across the UK. At the time of writing, the most recent background maps were from August 2020 and based on monitoring data from 2018.
- 2.10 Being background concentrations, the UK-AIR data are intended to represent a homogenous mixture of all emissions sources within the general area of a particular grid square location.

## Construction Phase Assessment

- 2.11 The construction phase of the proposed redevelopment will involve a number of activities that could potentially produce polluting emissions to air. Predominantly, these will be emissions of dust. However, they could also include releases of odours and/or more harmful gases and particles.

<sup>7</sup> Air Quality Strategy for England, Scotland, Wales and Northern Ireland (Volumes 1 and 2) July 2007.

<sup>8</sup> Defra: UK-AIR. [www.uk-air.defra.gov.uk](http://www.uk-air.defra.gov.uk)

- 2.12 The IAQM's guidance<sup>4</sup> which assesses the impacts of construction on human and ecological receptors has been followed in carrying out this air quality assessment. The guidance suggests that where a receptor is located within 350m (50m for statutory ecological receptors) of a site boundary and/or 50m of a route used by construction vehicles, up to 500m from the site entrance, a dust assessment should be undertaken.

### **Sensitive receptors**

- 2.13 High sensitivity receptors are considered particularly sensitive when located within 20m of a works area. Figure 2 shows receptors that could be sensitive to dust that are located within 350m of the boundaries of the site. A Wind Rose for the closest meteorological measurement site situated at London City Airport for the year 2019 is included in Figure 3.
- 2.14 The Multi Agency Geographic Information for the Countryside (MAGIC) website<sup>9</sup>, which incorporates Natural England's interactive maps, was reviewed to identify statutory ecological sensitive receptors within 50m of the site, or within 50m of roads expected to be used, up to 500m from the site.

### **Construction Significance**

- 2.15 The IAQM guidance suggests that Demolition, Earthworks, Construction and Trackout should all be assessed individually to determine the overall significance of the construction phase.
- 2.16 In the IAQM dust guidance, the first step in assessing the risk of impacts is to define the potential dust emission magnitude. This can be considered '*Negligible*', '*Small*', '*Medium*' or '*Large*' for each of the construction stages. Whilst the IAQM provides examples of criteria that may be used to assess these magnitudes, the vast number of potential variables mean that every site is different and therefore professional judgement must be applied by what the IAQM refer to as a "technically competent assessor". The construction phase assessment therefore relies on the experience of the appraiser.
- 2.17 As such, attempts to define precisely what constitutes a *Negligible*, *Small*, *Medium* or *Large* dust emission magnitude should be treated with caution. Factors such as the scale of the work, both in terms of size and time, the construction materials and the plant to be used must be considered.
- 2.18 The second step is to define the sensitivity of the area around the construction site. As stated in the IAQM guidance:

*"the sensitivity of the area takes into account a number of factors:*

---

<sup>9</sup> Natural England and MAGIC partnership organisations. Multi Agency Geographic Information for the Countryside. <http://www.magic.gov.uk/> [Accessed 19<sup>th</sup> April 2021].

-  *the specific sensitivities of receptors in the area;*
-  *the proximity and number of those receptors;*
-  *in the case of PM<sub>10</sub>, the local background concentrations; and*
-  *site-specific factors, such as whether there are natural shelters, such as trees, to reduce the risk of wind-blown dust."*

- 2.19 Based on these factors, the area is categorised as being of 'Low', 'Medium' or 'High' sensitivity.
- 2.20 When dust emission magnitudes for each stage and the sensitivity of the area have been defined, the risk of dust impacts can be determined. The IAQM provides a risk of impacts matrix for each construction stage. The overall significance for the construction phase can then be judged from the stages assessed. Again, this is subject to professional judgement.

### 3. Baseline Assessment

- 3.1 This chapter is intended to establish prevailing air quality conditions in the vicinity of the development site, with a particular focus on those pollutants relevant to dust soiling (i.e., PM<sub>10</sub> and PM<sub>2.5</sub>).

#### UK-AIR Background Pollution

- 3.2 The UK-AIR predicted background pollution concentrations for PM<sub>10</sub> and PM<sub>2.5</sub> for 2018 to 2023 are presented in Table 3.1. These data were taken from the central grid square location closest to the development site (i.e. National Grid Reference: 526500, 185500).

**Table 3.1: 2018 to 2023 background concentrations at the development site.**

| Pollutant         | Predicted background concentration (µg.m <sup>-3</sup> ) |      |      |      |      |      | Averaging Period | Air quality standard concentration (µg.m <sup>-3</sup> ) |
|-------------------|----------------------------------------------------------|------|------|------|------|------|------------------|----------------------------------------------------------|
|                   | 2018                                                     | 2019 | 2020 | 2021 | 2022 | 2023 |                  |                                                          |
| PM <sub>10</sub>  | 18.3                                                     | 17.9 | 17.4 | 17.2 | 17.0 | 16.7 | annual mean      | 40                                                       |
| PM <sub>2.5</sub> | 12.0                                                     | 11.7 | 11.4 | 11.2 | 11.1 | 11.0 | annual mean      | 25                                                       |

- 3.3 The data in Table 3.1 show that annual mean background concentrations of PM<sub>10</sub> and PM<sub>2.5</sub> in the vicinity of the application site between 2018 and 2023 were predicted to be well below their respective AQs. The data show that in 2021, PM<sub>10</sub> and PM<sub>2.5</sub> concentrations were predicted to be below their AQs by 57.0% and 55.5%, respectively.
- 3.4 The UK-AIR data also show that background PM<sub>10</sub> concentrations in the vicinity of the site between 2018 and 2023 were predicted to be below 24µg.m<sup>-3</sup>.
- 3.5 Particulate matter concentrations were predicted to decline each year. These reductions are principally due to the forecast effect of the roll out of cleaner vehicles, but also due to the implementation and subsequent expansion of the London Ultra Low Emission Zone (ULEZ) along with local, London-based, national, and international efforts to reduce emissions across all sectors.

## Local Sources of Monitoring Data

- 3.6 Air quality monitoring is considered an appropriate source of data for the purposes of describing baseline air quality. At the time of writing, the most recent air quality Annual Status Report (ASR)<sup>10</sup> released by LBC included local pollutant monitoring data from 2019.
- 3.7 LBC undertook automatic (continuous) monitoring of PM<sub>10</sub> at four sites across the borough in 2019. The most recent available PM<sub>10</sub> monitoring data from these monitors are included in Table 3.2 below.

**Table 3.2: PM<sub>10</sub> Monitoring data from LBC automatic monitors.**

| Monitor | Type   | Distance from the application site (km) | PM <sub>10</sub> annual mean concentration (µg.m <sup>-3</sup> ) |      |      |      |
|---------|--------|-----------------------------------------|------------------------------------------------------------------|------|------|------|
|         |        |                                         | 2016                                                             | 2017 | 2018 | 2019 |
| CD1     | K      | 1.0                                     | 21.0                                                             | 20.0 | 21.0 | 19.0 |
| KGX     | UB / I | 3.9                                     | -                                                                | -    | 15.0 | 15.0 |
| CD9     | R      | 4.3                                     | 24.0                                                             | 20.0 | 21.0 | 22.0 |
| BL0     | UB     | 4.9                                     | 20.0                                                             | 19.0 | 17.0 | 18.0 |

Note: "K" = Kerbside, "I" = Industrial, "R" = Roadside, "UB" = Urban Background.

- 3.8 The data in Table 4.3 show that there were no recorded exceedances of the 40µg.m<sup>-3</sup> long-term AQS at any of the automatic monitoring stations throughout the 2016 to 2019 monitoring period.
- 3.9 The highest recorded annual mean PM<sub>10</sub> concentration in 2019 was recorded at monitor CD9, and measured 22.0µg.m<sup>-3</sup>, which is 45.0% below the 40µg.m<sup>-3</sup> AQS.
- 3.10 Automatic monitoring station CD1 is positioned approximately 1.5m from the kerb of Finchley Road, close to the junction with the B511 College Crescent and the A41 Avenue Road. In 2019, this monitor recorded an annual mean PM<sub>10</sub> concentration of 19.0µg.m<sup>-3</sup>, which is 52.5% below the 40µg.m<sup>-3</sup> AQS. Furthermore, despite being set in close proximity to a busy junction between several major roads, this monitor consistently reported annual mean PM<sub>10</sub> concentrations below 24µg.m<sup>-3</sup>. This indicates that PM<sub>10</sub> concentrations at the site, which is set on the quieter Fitzjohn's Avenue are likely to be below 24µg.m<sup>-3</sup>.
- 3.11 Monitors KGX and BL0 are set in urban background locations 3.5km and 4.3km south-west of the application site. In 2019, annual mean NO<sub>2</sub> concentrations recorded at these monitors were 62.5% and 55% below the 40µg.m<sup>-3</sup> annual mean AQS, respectively.

<sup>10</sup> London Borough of Camden. (2020). *London Borough of Camden Air Quality Annual Status Report for 2019*.

3.12 Table 4.3 shows that annual mean  $PM_{10}$  concentrations across Camden have generally decreased though the 2016 to 2019 monitoring period.

## 4. Non-Road Mobile Machinery

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- 4.1 The Mayor of London has introduced new standards for machinery used on construction and demolition sites to combat a major source of pollution in London. Non-Road Mobile Machinery (NRMM), particularly from the construction sector, is a significant contributor to London's air pollution. The NRMM Low Emission Zone (LEZ) uses the Mayor and London Borough's planning powers to control emissions from NRMM used on construction sites.

### Construction Traffic Emissions

- 4.2 Combustion exhaust gases from diesel-powered plant and construction vehicles accessing the site will also be released. However, the volumes and periods over which these releases will occur are unlikely to result in any significant peaks in local air pollution concentrations and therefore this has been scoped out of the assessment.

### Operating Vehicles / Machinery and Sustainable Travel

- 4.3 It must be ensured that all NRMM comply with current and future NRMM policy.
- 4.4 Southern sections of LBC are located within the NRMM CAZ, however, the development site is not located within the CAZ, and is therefore bound by the emission requirements of the current London policy for NRMM<sup>11</sup>, which states the following:

*"From 1<sup>st</sup> September 2020 NRMM on all sites within Greater London is required to meet emission Stage IIIB as a minimum; and NRMM on all sites within either the Central Activities Zone (CAZ) or Opportunity Areas (OAs) are required to meet emissions Stage IV as a minimum."*

- 4.5 Therefore, any NRMM operating on site during the construction of the proposed development should meet Stage IIIB of EU Directive 97/68/EC as a minimum. Furthermore, all constant speed engines such as those typically found in generators will be required to meet Stage V.
- 4.6 All on-road vehicles should comply with the requirements of the London ULEZ and all vehicle engines should be switched off when stationary to prevent idling emissions.
- 4.7 Efforts should be made to avoid the use of diesel or petrol-powered generators and use mains electricity or battery powered equipment where possible.

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<sup>11</sup> Greater London Authority (2020). Non-Road Mobile Machinery Practical Guide. [Accessed 24/06/2021].  
[https://www.london.gov.uk/sites/default/files/nrmm\\_practical\\_guide\\_v4\\_sept20.pdf](https://www.london.gov.uk/sites/default/files/nrmm_practical_guide_v4_sept20.pdf)

## 5. Construction Dust Risk Assessment

---

- 5.1 The construction phase of the proposed development will involve a number of activities that could produce polluting emissions to air. Predominantly, these will be emissions of dust.
- 5.2 The estimates for the dust emission magnitude for demolition, earthworks, construction and trackout below are based on the professional experience of Phlorum's consultants, information provided by the client and Google Earth imagery.

### Dust Emission Magnitude

#### Demolition

- 5.3 The construction of the proposed development will require some demolition of structures less than 10m in height above ground level.
- 5.4 Where the total volume of buildings to be demolished is below 25,000m<sup>2</sup>, the potential dust emission magnitude assigned to the demolition phase is considered to be *Small*. The required demolition at the site comprises approximately 7,000m<sup>2</sup> of building volume, therefore, with reference to the IAQM guidance<sup>4</sup>, the potential dust emission magnitude for the demolition phase can be defined as *Small*.

#### Earthworks

- 5.5 The total area of the application site is approximately 1,500m<sup>2</sup>, which falls into the IAQM's *Small* dust emission magnitude category.
- 5.6 It is anticipated that less than 20,000 tonnes of earth will need to be moved on site and that this will be carried out by less than 5 heavy earth moving vehicles.
- 5.7 Therefore, with reference to the IAQM guidance, the potential dust emission magnitude for the earthworks stage can be considered to be *Small*.

#### Construction

- 5.8 During construction, activities that have the potential to cause emissions of dust may include concrete batching, sandblasting and piling. Localised use of cement powder and general handling of construction materials also have the potential to generate dust emissions, as does the effect of wind-blow from stockpiles of friable materials. Piling may be required on site during construction and materials expected to be used during construction include concrete.

- 5.9 The total volume of the buildings to be constructed is expected to be less than 25,000m<sup>3</sup>, which can be classified as *Small* with reference to the IAQM guidance. Therefore, with reference to the IAQM guidance, the overall potential dust emission magnitude for construction can be defined as *Small*.

### Trackout

- 5.10 Construction traffic, when travelling over soiled road surfaces, has the potential to generate dust emissions and to also add soil to the local road network. During dry weather, soiled roads can lead to dust being emitted due to physical and turbulent effects of vehicles.
- 5.11 It is not yet known whether any unpaved road surfaces will be used by construction traffic, however, if unpaved road surfaces were to be used, these would be comprised of surface material with low potential for dust release.
- 5.12 It is anticipated that less than 10 HDVs will visit the site per day, falling into the IAQM's *Small* dust emission magnitude category.
- 5.13 Considering the above, and with reference to the IAQM guidance, the potential dust emission magnitude for the trackout phase can be defined as *Small*.

### Emission Magnitude Summary

- 5.14 A summary of the dust emission magnitude as a result of the activities of Demolition, Earthworks, Construction and Trackout as specified in the IAQM guidance, and discussed above, are listed in Table 5.1 below. Overall, the dust emission magnitude is considered to be *Small*.

**Table 5.1: Dust emission magnitudes for the construction phases based on IAQM guidance.**

| Activity     | Dust Emission Magnitude |
|--------------|-------------------------|
| Demolition   | Small                   |
| Earthworks   | Small                   |
| Construction | Small                   |
| Trackout     | Small                   |

### Sensitivity of the Area

- 5.15 Having established the potential dust emission magnitudes for each phase above, the sensitivity of the area must be considered to establish the significance of effects. The effect of dust emissions depends on the sensitivity of each receptor.

- 5.16 High sensitivity human receptors include residential dwellings, schools, hospitals, and care homes, but can include locations such as car showrooms when considering the impacts of dust soiling.
- 5.17 Medium sensitivity receptors include areas where people would not reasonably be expected to be present for extended periods of time (e.g., places of work or parks).
- 5.18 The impacts of dust emissions from the sources discussed above have the potential to cause annoyance to human receptors living in the local area. Within distances of 20m of the site boundary there is a high risk of dust impacts, regardless of the prevailing wind direction. Up to 100m from the construction site, there may still be a high risk, particularly if the receptor is downwind of the dust source.
- 5.19 With the exponential decline in dust with distance from dust generating activities, it is considered that for receptors more than 350m from the site boundary, the risk is negligible. Furthermore, the risks at over 100m only have the potential to be significant in certain weather conditions, e.g., downwind of the source during dry periods.
- 5.20 The approximate number of high sensitivity human receptors in the vicinity of the site is detailed in Table 5.2 below and shown in Figure 2.

**Table 5.2: Approximate number of High Sensitivity Receptors within 350m of the development site.**

| Distance to site (m) | Number of High Sensitivity Receptors | Receptor Details                                                                                                     |
|----------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <20                  | 232*                                 | Fitzjohn's Primary School; Residential                                                                               |
| <50                  | 440*                                 | Devonshire House Pre-Preparatory School; Residential                                                                 |
| <100                 | >1500*                               | St. Anthony's Junior School; North Bridge House Secondary School; Residential                                        |
| <350                 | >3000*                               | The Academy School; The Oak Tree Nursery; Lyndhurst House Prep School; University College Senior School; Residential |

\*Includes approximate number of pupils at local educational institutions.

- 5.21 Figure 3 displays the wind rose for London City Airport (2019). It shows that the likely prevailing wind directions at the application site are from the south-west, with additional, frequent but lesser winds from the north-east.
- 5.22 As summarised in Table 5.2 and displayed in Figure 2, there are numerous highly sensitive receptors within both 20m and 50m of the application site. Therefore, with reference to the IAQM guidance, the sensitivity of the area to dust soiling impacts can be defined as *High*.

- 5.23 UK-AIR predicted annual mean concentrations of PM<sub>10</sub> and those recorded at automatic monitoring station CD1 are both below 24µg.m<sup>-3</sup>. This provides a good indication that both annual mean and daily mean PM<sub>10</sub> concentrations are likely to be below the respective AQSs at the site and adjacent uses. Therefore, the sensitivity of the area to human health impacts can be defined as *Low* with reference to the IAQM guidance.
- 5.24 Review of the MAGIC website<sup>9</sup>, which incorporates Natural England's interactive maps, has identified no statutory ecological sensitive receptors within 50m of the site, or within 50m of roads expected to be used, up to 500m from the site. The nearest statutory ecological receptor is the Belsize Wood Local Nature Reserve (LNR), situated 0.8km east of the site. Therefore, the construction phase of the proposed development can be assumed to have a *Negligible* Impact on local ecological sites.
- 5.25 Having established the potential dust emission magnitudes and sensitivity of the area, the risk of impacts can be determined in accordance with the IAQM guidance. These are summarised in Table 5.3 below.

**Table 5.3: Summary of Dust Impact Risk by Construction Stage based on the IAQM's dust guidance.**

| Stage        | Dust Impact Risk |                  |            |
|--------------|------------------|------------------|------------|
|              | Nuisance Dust    | PM <sub>10</sub> | Ecology    |
| Demolition   | Medium Risk      | Negligible       | Negligible |
| Earthworks   | Low Risk         | Negligible       | Negligible |
| Construction | Low Risk         | Negligible       | Negligible |
| Trackout     | Low Risk         | Negligible       | Negligible |

- 5.26 Considering the scale of the proposed demolition works, overall, the construction phase of the proposed development is considered to present a *Low Risk* for nuisance dust soiling effects, *Negligible Risk* for PM<sub>10</sub> health effects and *Negligible Risk* for ecology, in the absence of mitigation.

## Site Specific Mitigation

- 5.27 The GLA guidance<sup>5</sup> suggests a number of mitigation measures that should be adopted in order to minimise impacts from dusts and fine particles. Appropriate measures that could be included during construction of the proposed redevelopment include:
- 🌿 ideally cutting, grinding and sawing should not be conducted on-site and pre-fabricated material and modules should be brought in where possible;

- 🌱 where such work must take place, water suppression should be used to reduce the amount of dust generated;
- 🌱 skips, chutes and conveyors should be completely covered and, if necessary, enclosed to ensure that dust does not escape;
- 🌱 no burning of any materials should be permitted on site;
- 🌱 any excess material should be reused or recycled on-site in accordance with appropriate legislation;
- 🌱 developers should produce a waste or recycling plan;
- 🌱 following earthworks, exposed areas and soil stockpiles should be re-vegetated to stabilise surfaces, or otherwise covered with hessian or mulches;
- 🌱 stockpiles should be stored in enclosed or bunded containers or silos and kept damp where necessary;
- 🌱 hard surfaces should be used for haul routes where possible;
- 🌱 haul routes should be swept/washed regularly;
- 🌱 vehicle wheels should be washed on leaving the site;
- 🌱 all vehicles carrying dusty materials should be securely covered; and
- 🌱 delivery areas, stockpiles and particularly dusty items of construction plant should be kept as far away from neighbouring properties as possible.

5.28 In addition, the IAQM lists recommended mitigation measures for *Low*, *Medium*, and *High* dust impact risks. The highly recommended mitigation measures for *Low* Risk sites are included in Appendix A and integrated into the DMP.

5.29 Where dust generation cannot be avoided in areas close to neighbouring properties, additional mitigation measures should be put in place, such as: windbreaks, portable water misters, and/or time/weather condition limits on the operation of some items of plant or the carrying out of activities that are likely to generate a particularly significant amount of dust.

## Residual Effects

5.30 After the implementation of the mitigation measures listed above and in Appendix B, the significance of each phase of the construction programme will be reduced and the residual significance of impact for the construction phase is expected to be *Negligible*.

## 6. Dust Management Plan

---

- 6.1 This Dust Management Plan (DMP) is provided for a *Low Risk* site to manage and mitigate for nuisance dust as determined by the Construction Dust Risk Assessment undertaken in Section 5 of this report.

### General Site Measures

- 6.2 Site management practices including the control of dust emissions are key components of this DMP.
- 6.3 It is very important to ensure that a stakeholder communications plan is developed and implemented, so that those sensitive to the impacts are notified and consulted before work commences on site. This gives the local community an easy and effective mechanism for informing the developer of their concerns.

### Site information and responsibility for the DMP

-  Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager.
-  Display the head or regional office contact information.
-  All staff will receive an induction before being permitted to work on site. This induction includes a section on environmental issues and the need to abide by the control measures detailed in this management plan to minimise dust generating activities from the site.
-  The site manager is responsible for the operation of the DMP, and all site operatives will be trained, and required, to take necessary mitigation action.
-  The site manager will also be required to take preventative action to avoid dust generation by suitable location of rain guns and misters, clearing any spillages of materials, maintaining water suppression equipment, repair of defective water suppression equipment, ensuring roads are clean and in good condition and by washing machinery to keep all plant clean and dust or mud free.
-  Additionally, any contractors working on site will be made aware of the provisions of DMP and be required to comply with relevant provisions as appropriate to any work they are undertaking on site.

## General Dust Control

- 🌱 All personnel on site shall be considerate of the local residents and not produce any unnecessary dust when arriving and leaving the site.
- 🌱 All dust and air quality complaints are to be recorded in a site diary to identify cause(s), to take appropriate measures to reduce emissions in a timely manner, and to record the measures taken.
- 🌱 A complaints register of all actions taken regarding any complaint will be maintained and this will be reviewed by the Project Manager.

6.4 The main principles for preventing dust emissions at the site are by avoidance of dust, then containment of dusty processes and suppression of dust (i.e. by spraying).

6.5 The management of dust within the development site is undertaken by:

### **Avoidance:**

- 🌱 Wetting down of demolition materials in dry or windy conditions (if appropriate);
- 🌱 Site entrance to be maintained as hard standing material;
- 🌱 Access and egress routes on-site to be restricted to designated areas of site to reduce dust resuspension;
- 🌱 Road sweeping of main entrance and access routes as appropriate to conditions; and
- 🌱 All loads of dusty products sheeted before leaving site.
- 🌱 Dust generating or emission generating plant used on site will be operated appropriately and not be left unattended for extended periods of time or beyond agreed hours of operation.

### **Containment:**

- 🌱 Plan site layout so that machinery and dust causing activities are located away from receptors, as far as possible.
- 🌱 Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site.
- 🌱 Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period.
- 🌱 Avoid site runoff of water or mud.
- 🌱 Keep site fencing, barriers and scaffolding clean using wet methods.

- 🌱 Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on site cover as described below.
- 🌱 Cover, seed, or fence stockpiles to prevent wind whipping.

#### **Suppression:**

- 🌱 Provision and use of mobile water misters and spray systems provided in strategic positions on processing area and stockpiles as appropriate to conditions; and
- 🌱 Provision and use of mobile water spray systems at site entrance to dampen down transport dust emissions as appropriate to conditions.
- 🌱 Re-vegetate earthworks and exposed areas to stabilise surfaces as soon as practicable. Use Hessian, mulches or tackifiers where it is not possible to re-vegetate or cover with topsoil.

#### **Other:**

- 🌱 Closing down various or all operations during severe wind events are considered in extreme events; and,
- 🌱 Operator procedures i.e. good housekeeping to keep clean and tidy site.

## **Site Activities**

### **Storage**

- 6.6 Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.
- 6.7 Specific weather conditions can 'dry out' the surface of the stockpiles and in windy conditions dust can be generated from the surface of the stockpiles. Portable water misters will be used to dampen surfaces of the materials to suppress dust.
- 6.8 All stockpiles are to be regularly monitored, recorded and assessed as part of the site manager's weekly inspections and appropriate action taken such as reducing stockpiles if necessary, where the size of storage is giving rise to dust generation and nuisance with recording of any such actions.

### **Operations (Demolition and Construction)**

- 6.9 Key mitigation measures shall include:
  - 🌱 Avoid explosive blasting, using appropriate manual or mechanical alternatives.
  - 🌱 Bag and remove any biological debris or damp down such material before demolition.

- 🌱 Avoid bonfires and burning of waste materials.
- 🌱 The contractor shall ensure that no smoke or fume emissions exceed approved occupational exposure limits.
- 🌱 Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.
- 🌱 Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.
- 🌱 Ensure water suppression is used during demolition operations.
- 🌱 Bag and remove any biological debris or damp down such material before demolition.
- 🌱 Use enclosed chutes and conveyors and covered skips.
- 🌱 Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on equipment wherever appropriate.
- 🌱 Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.
- 🌱 Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.
- 🌱 Avoid scabbling (roughening of concrete surfaces) if possible.

### **Non-Road Mobile Machinery**

- 6.10 All NRMM operating on site should comply with the GLA's current policy for NRMM at the time of operation. Therefore, any NRMM operating on site during the construction of the proposed development, prior to 1<sup>st</sup> January 2025 should meet Stage IIIB of EU Directive 97/68/EC as a minimum and all constant speed engines such as those typically found in generators will be required to meet Stage V.

## **Site Management & Monitoring**

- 6.11 The developer and contractor are to actively monitor the site to ensure the control of dust and emissions. Dry and windy conditions increase the likelihood of dust and emissions being produced and dispersed, so extra site monitoring should take place during this time.

## Dust Control Measures

- 6.12 All demolition and construction sites should be monitored for the generation of air pollution. It is essential to monitor for dust generation, including PM<sub>10</sub>. Monitoring can vary from visual assessments for Low risk sites to the installation of real time automatic monitors for PM<sub>10</sub> for Medium to High risk sites.
- 6.13 As the Construction Dust Risk Assessment determined the site as being *Low Risk*, dust control measures will be implemented in line with the GLA's *The Control of Dust and Emissions During Construction and Demolition* SPG<sup>5</sup>:
- 🌱 Record and respond to all dust and air quality pollutant emission complaints. These records should be kept in a complaints log that can be made available to the local authority if requested.
  - 🌱 The log will also contain details of the various operations that take place each day. The site manager will ensure dust management measures are undertaken as appropriate to the site operations and current weather conditions.
  - 🌱 Record any exceptional incidents that cause dust and/or air emissions, either on or off-site, and the action taken to resolve the situation in the log book.
  - 🌱 Regular visual site inspections will be carried out to monitor compliance with air quality and dust control procedures. The inspection results should be recorded, and an inspection log made available to the local authority when asked.
  - 🌱 Increase the frequency of inspections by site manager when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions. In certain adverse weather conditions visual monitoring will be more intensive.
  - 🌱 If airborne dust is seen, over and above small clouds in the immediate area of activity which are not escaping out of the site boundaries, the site manager will investigate the incident and ensure additional/alternative mitigation measures are employed, which may include checks on processing and transport plan. Additional measures may include cleaning and increased damping haul roads and hard surfaces as and when necessary or imposing further speed limits.

## Noise and Vibration Control Measures

- 6.14 The contractors will control and limit noise and vibration levels, so far as is reasonably practicable, so that residential properties and all other sensitive receptors are protected from excessive noise and vibration levels arising from the works. The contractors will be required to demonstrate that Best Practicable Means (BPM) has been applied to all activities and through the design of the developments. The contractors may be required to submit applications to the LPA for "Prior Consent for Work on Construction Sites" under Section 61 of the Control of Pollution Act, 1974.
- 6.15 Measures required to implement BPM shall be consistent with the recommendations contained within BS 5228:2009 +A1:2014 and may include:
- 🌱 Careful selection, maintenance and location of plant, construction methods and programming. Only plant conforming with relevant national or international noise emission standards and directives shall be used;
  - 🌱 Design and use of site hoardings and other temporary screens, where practicable and necessary, to provide acoustic screening at the earliest opportunity;
  - 🌱 Where practicable, doors and gates should not be located opposite noise-sensitive buildings and should otherwise be kept closed at all times;
  - 🌱 Appropriate choice of methods, routes and programming for the transport of construction materials, spoil and personnel by road;
  - 🌱 Erection of any noise barriers, as early as practicable in the construction process, to provide additional protection against construction noise;
  - 🌱 Monitoring and reporting of construction noise and vibration at sensitive locations. Details subject to consultation with the LPA; and
  - 🌱 Assessment of potentially significant noise and vibration sources, including a review of potential impacts from alternative techniques and suitable mitigation, to ensure BPM, e.g. for the piling technique chosen.

## Figures & Appendices

## Figure 1: Site Location Plan

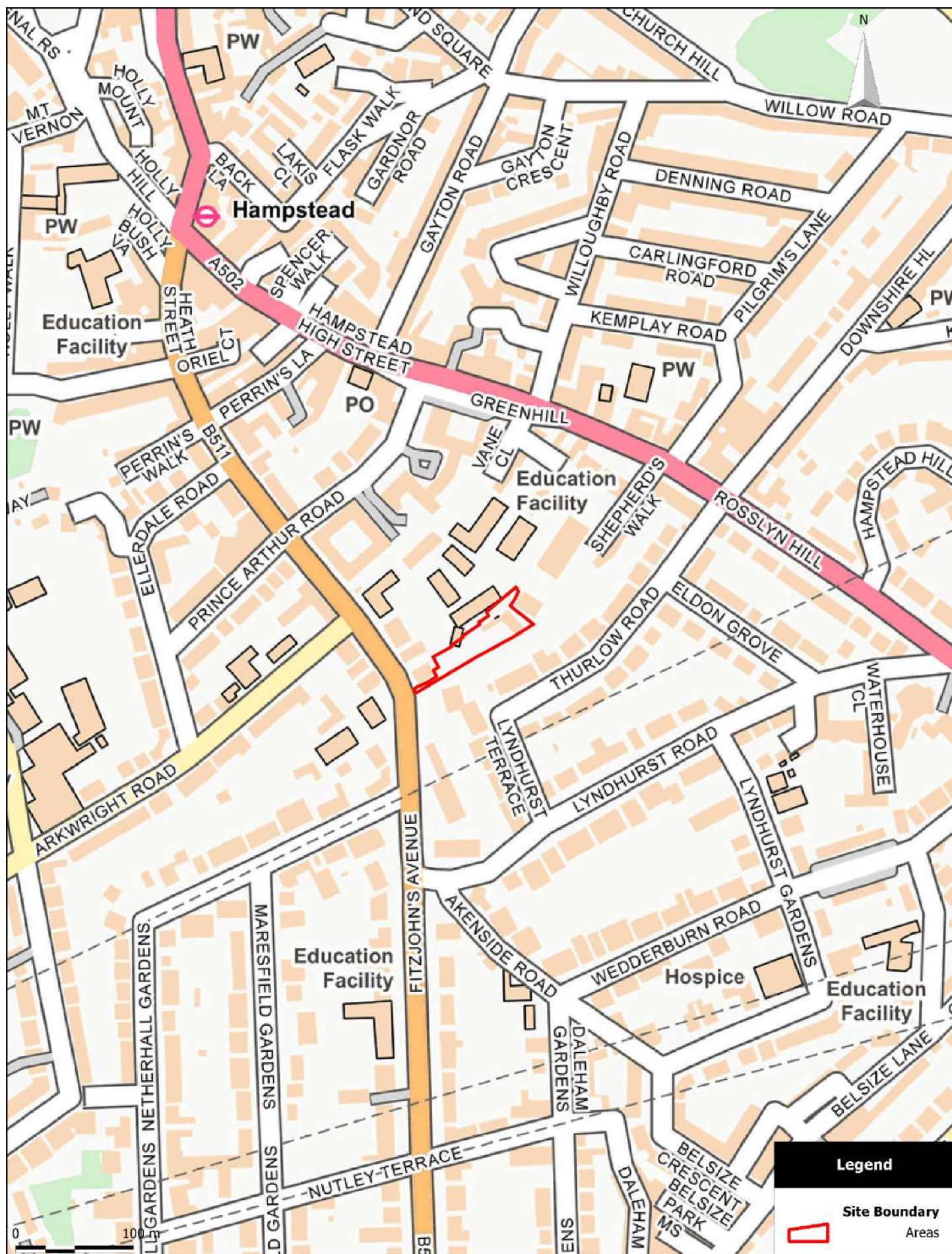


Figure 1: Site Location Plan

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Drawn by: JM

Printed at: 24.06.2021

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## Figure 2: Construction Phase

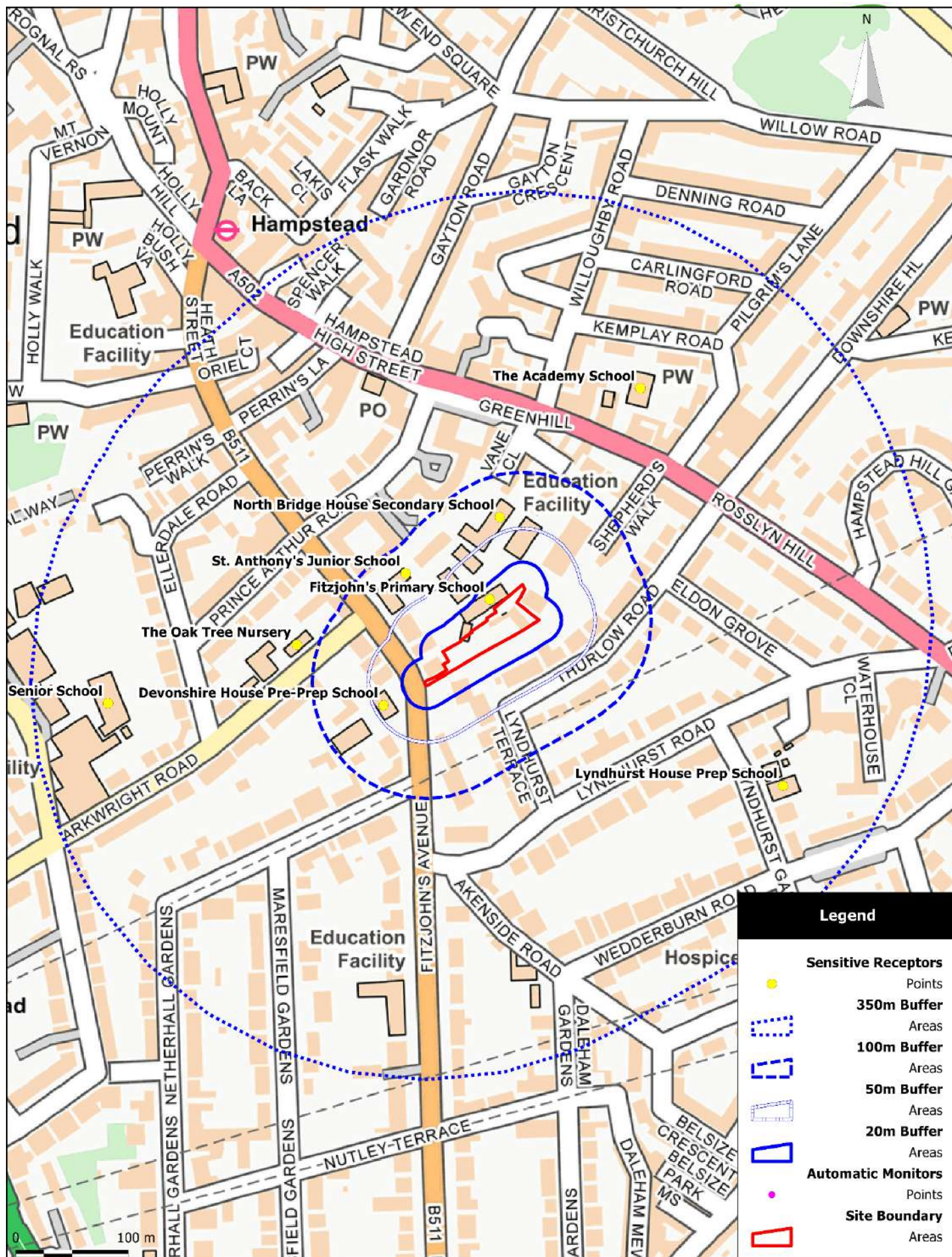


Figure 2: Construction Phase Receptors

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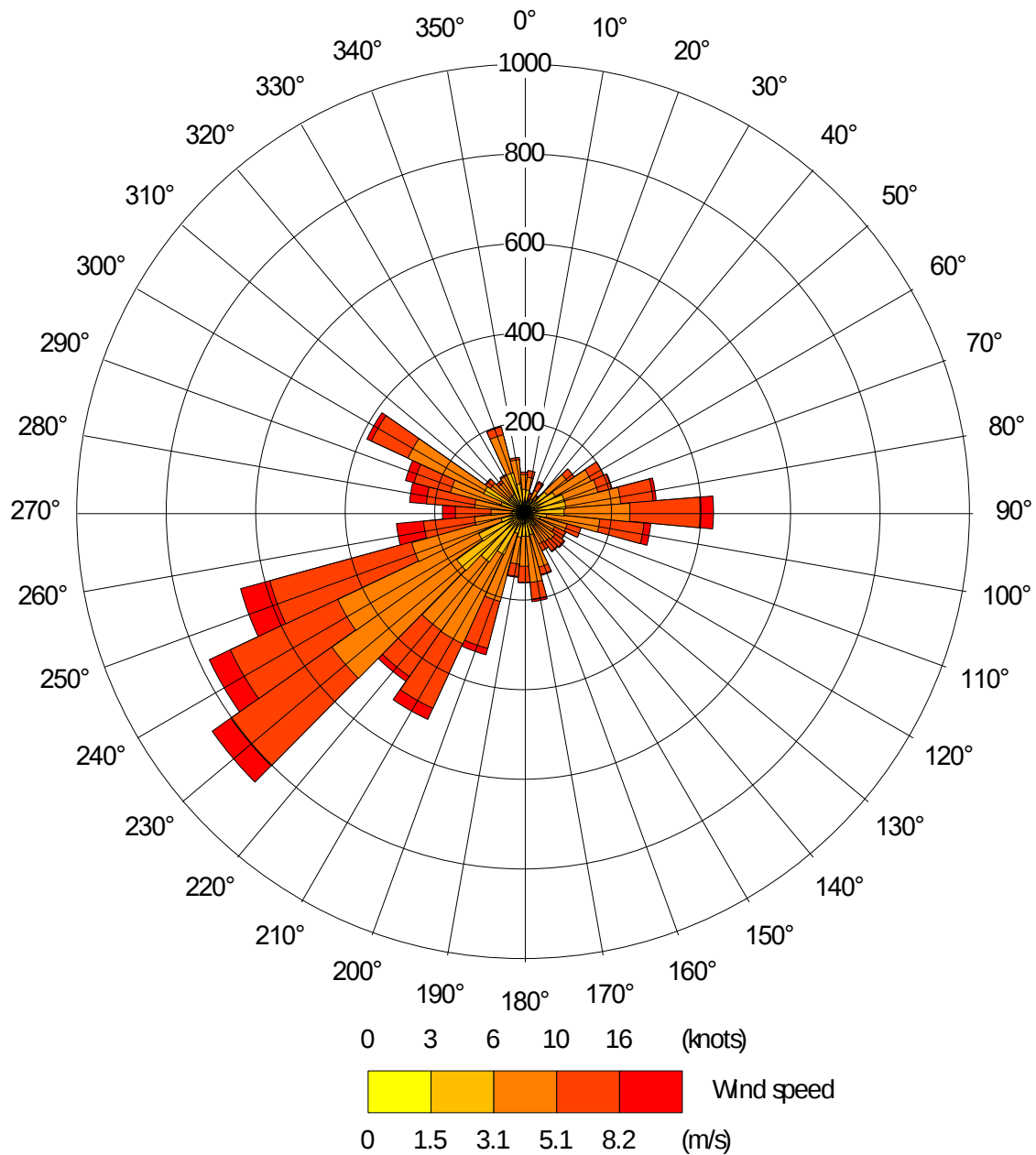
Job No: 10659.S

Drawn by: JM

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Figure 3: Wind Rose for London City Airport (2019)



## Appendix A: IAQM Recommended Mitigation Measures for Low Risk Sites

## **Appendix A: IAQM Highly Recommended Mitigation Measures for sites with a Low Risk of Dust Impacts**

Please refer to the IAQM's *Guidance on the assessment of dust from demolition and construction*<sup>4</sup> and *Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites* (2018)<sup>12</sup> for further, "desirable", mitigation measures.

### **Communications**

- Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager.
- Display the head or regional office contact information.

### **Site Management**

- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.
- Make the complaints log available to the local authority when asked.
- Record any exception incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the log book.

### **Monitoring**

- Carry out regular site inspections to monitor compliance with the Dust Management Plan, record inspection results, and make an inspection log available to the local authority when asked.
- Increase the frequency of inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.

### **Preparing and Maintaining the Site**

- Plan site layout so that machinery and dust causing activities are located away from receptors, as far as possible.
- Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site.
- Avoid site runoff of water or mud.

### **Operating Vehicle/Machinery and Sustainable Travel**

- Ensure all vehicles switch off engines when stationary – no idling vehicles.
- Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable.

---

<sup>12</sup> IAQM. (2018). *Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites*.  
[https://iaqm.co.uk/text/guidance/guidance\\_monitoring\\_dust\\_2018.pdf](https://iaqm.co.uk/text/guidance/guidance_monitoring_dust_2018.pdf)

## Operations

- ☛ Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.
- ☛ Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.
- ☛ Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on equipment wherever appropriate.

## Waste Management

- ☛ Avoid bonfires and burning of waste materials.

## Demolition

- ☛ Ensure effective water suppression is used during demolition operations. Hand-held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition, high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground.
- ☛ Avoid explosive blasting, using appropriate manual or mechanical alternatives.
- ☛ Bag and remove any biological debris or damp down such material before demolition.
- ☛ Ensure effective water suppression is used during demolition operations. Hand-held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition, high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground.
- ☛ Avoid explosive blasting, using appropriate manual or mechanical alternatives.
- ☛ Bag and remove any biological debris or damp down such material before demolition.



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Registered in England & Wales. Reg No. 4967256

# **APPENDIX M**

## **REFURBISHMENT & DEMOLITION SURVEY**



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Unit 15b International Business Park  
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SS8 0SG

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**Email:** [info@leeenvironmental.co.uk](mailto:info@leeenvironmental.co.uk)

Registered No: 11670769

# REFURBISHMENT & DEMOLITION SURVEY AT 82 FITZJOHNS AVENUE, LONDON, NW3 6NP



Survey carried out by:  
Alan Lee

Signature:

Checked/date approved:  
Joe Stewart – Director

Signature:

Survey Date: 10<sup>th</sup> July 2020

Our Ref: SHERLOCK/003LE

38 pages inc. cover



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|             |                                      |          |                |
|-------------|--------------------------------------|----------|----------------|
| Address     | 82 Fitzjohns Avenue, London, NW3 6NP |          |                |
| Survey Date | 10 <sup>th</sup> July 2020           | Our Ref. | SHERLOCK/003LE |

## INTRODUCTION

**OUR REF:** SHERLOCK/003LE

**DATE:** 10<sup>th</sup> July 2020

**CLIENT:** Sherlock Interiors Contracting Ltd  
64-66 Old Street  
London  
EC1V 9AN  
**Contact:** Rohan Sherlock  
**Telephone:** 07770 654 101

**SITE:** 82 Fitzjohns Avenue, London, NW3 6NP

### **INSTRUCTION:**

Lee Environmental Ltd was instructed by Rohan Sherlock of Sherlock Interiors Contracting Ltd to carry out a Refurbishment & Demolition Survey (as defined in HSE Guidance Note HSG 264 Asbestos - The Survey Guide) to the above property to determine the presence of fibrous materials.

**Order Number reference:** Email instruction to proceed.

### **DESKTOP STUDY, EXCLUSIONS & AGREEMENT WITH CLIENT PRIOR TO SURVEY:**

Inspections will be made to all areas unless further safety precautions are required. i.e. isolation of electric, gas, water, lift shaft (and associated motor), roof areas without edge protection.

### **DESCRIPTION OF BUILDING**

**Type:** Residential Home  
**Year of Construction:** Approx. 1900's  
**No. of Floors:** 3 (Ground, First & Second)  
**Area being surveyed:** Unoccupied  
**Services:** Live at time of Survey  
**Access/Emergency Contact:** Rohan Sherlock - Telephone No: 07770 654 101

### **GENERAL OBSERVATIONS**

The construction of the building was predominantly brick with downstairs concrete and upstairs wooden floors. Ceilings were noted to be Lath and Plaster.

|             |                                      |          |                |
|-------------|--------------------------------------|----------|----------------|
| Address     | 82 Fitzjohns Avenue, London, NW3 6NP |          |                |
| Survey Date | 10 <sup>th</sup> July 2020           | Our Ref. | SHERLOCK/003LE |

## **INTRODUCTION CONTINUED**

### **SURVEY TECHNIQUE/CAVEAT:**

This Survey is based upon a visual inspection to an unfamiliar site and was carried out by Alan Lee (P402 & P406 qualified).

The surveyor will wear appropriate relevant personal protective equipment (white disposable coveralls, overshoes & gloves) and respiratory protective equipment (half mask ori-nasal fitted with a P3 filter).

On discovery of any suspect materials, the surveyor will sample the material, usually the entire depth of the suspected ACM. The sample location will be sealed using spray adhesive & foil tape to ensure no fibre release. Sample point location labels will be applied and referred to on site plan. Digital photographs will be taken of each sample location. All surveying techniques will be carried out in accordance with the HSG 264 (Asbestos – The Survey Guide).

The report will be based upon an intrusive inspection to all accessible locations not requiring specialist access i.e. stairwells, lift shafts and flat roofs without edge protection. Inspection hatches, covers, drop-in ceiling tiles etc. will be utilized to gain access to voids. Additional openings may be required to ascertain extent of suspected ACMs.

It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that further ACMs may be found during refurbishment or demolition activities. For reasons set out in the Survey report, the results cannot give an assurance that all ACMs have been found and must not be thought to do so. Any rooms or voids that cannot be accessed for any reason will be documented as inaccessible and presumed to contain ACMs until proven otherwise.

Whilst every effort has been made to locate and identify all elements of asbestos containing materials within the defined site, no claim will be entertained for any cost incurred as a result of further elements being discovered at a later date. No liability will be accepted for any pollution or contamination that may be caused during the course of the survey works. It is assumed at the commencement of the survey that the site/land is non-contaminated.

Where suspected asbestos installations have been found during the survey, it is not the policy of Lee Environmental Ltd to disturb the material other than to take a representative sample. Lee Environmental Ltd therefore, cannot take responsibility for any asbestos uncovered that is behind an identified asbestos installation.

### **ANALYTICAL TECHNIQUES:**

Each area was viewed for suspect materials thought or known to contain asbestos fibres. Samples were taken where asbestos was visually suspected.

All samples were analysed by AC&MS Ltd.

Analysis of the samples was carried out using methods in strict compliance with the Health and Safety guidelines issued within HSG248, entitled 'Asbestos in Bulk Sample Materials – Sampling and Identification by Polarised Light Microscopy (PLM)'.

Identification of asbestos fibres was based on the following analytical procedures:-

- a) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any). Where possible a representative sub-sample treatment was taken at this stage.
- b) Sample treatment was undertaken (if required) to release or isolate fibres.
- c) A detailed and thorough search under microscope was made to classify the fibre types present.
- d) Representative fibres were mounted in appropriate RI liquids on microscope slides.
- e) The different fibrous components were identified using polarised light microscope.

AC&MS Ltd are UKAS (United Kingdom Accreditation Service) accredited for asbestos fibre counting and asbestos identification and meet the UKAS requirements for calibration and testing.

The appropriate percentage content of fibrous material in each bulk sample was ascertained by visual examination and is provided for guidance only. A trace amount is approximately less than 2%, a substantial component between 2% and 50% and major component is in excess of 50%.

|             |                                      |          |                |
|-------------|--------------------------------------|----------|----------------|
| Address     | 82 Fitzjohns Avenue, London, NW3 6NP |          |                |
| Survey Date | 10 <sup>th</sup> July 2020           | Our Ref. | SHERLOCK/003LE |



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Registered No: 11670769

## **MANAGEMENT RECOMMENDATIONS**

### **1<sup>ST</sup> FLOOR – KITCHEN – LOOSE PANEL ON SHELF**

The Loose Panel on Shelf in the Kitchen has been positively identified as containing Chrysotile asbestos. Document as asbestos. Do not disturb, monitor condition and plan for removal.

### **GROUND FLOOR – ELECTRICAL SWITCH ROOM – FLOOR TILE**

The Floor Tile in the Electrical Switch Room has been positively identified as containing Chrysotile asbestos. Document as asbestos. Do not disturb, monitor condition and plan for removal.

### **GROUND FLOOR – EXTERNAL – WALL TILE**

The Wall Tile to the External has been positively identified as containing Chrysotile asbestos. Document as asbestos. Do not disturb, monitor condition and plan for removal.

### **GROUND FLOOR – GARAGE – ROPE GASKET TO SKYLIGHT**

The Rope Gasket to Skylight in the Garage has been strongly presumed as containing Chrysotile asbestos. Document as asbestos. Do not disturb, monitor condition and plan for removal.

### **GROUND FLOOR – ELECTRICAL INTAKE ROOM TO GARAGE – FUSE BOXES**

The Fuse Boxes to the Electrical Intake Room to Garage has been strongly presumed as containing Chrysotile asbestos. Document as asbestos. Do not disturb, monitor condition and plan for removal.

### **1<sup>ST</sup> FLOOR – SAFE ROOM – FLOOR TILE**

The Floor Tile in the Safe Room has been positively identified as containing Chrysotile asbestos. Document as asbestos. Do not disturb, monitor condition and manage.

### **1<sup>ST</sup> FLOOR – KITCHEN – WALL PANEL**

The Wall Panel in the Kitchen has been positively identified as containing Chrysotile asbestos. Document/label as asbestos. Do not disturb, monitor condition and manage.

### **GROUND FLOOR – VARIOUS – LINING TO SAFE**

The Lining to Safe in Various Locations has been strongly presumed as containing Chrysotile asbestos. Document/label as asbestos. Do not disturb, monitor condition and manage.

**Please note that the above works should only be undertaken by personnel with Category B training for non-licensable asbestos works (L143 Para.124 refers) and all waste generated to be disposed of in accordance with Environmental Agency regulations.**

**If refurbishment or demolition works are liable to disturb any positively identified ACMs, they should be removed prior to works commencing.**

Please note, that whilst every effort is made by the surveyor to locate and document suspected ACMs (asbestos containing materials) during the survey, it may be possible that further inaccessible and undetectable ACMs may be present within the fabric of the building and may only be discovered during demolition works. i.e. concrete ground slabs, disused service ducts, structural items and contaminated land below ground level etc.

Dependent on results of analysis and conditions of any identified ACMs, a Management Review will be required under HSG 264 Regulations either at 6-monthly or 12-monthly intervals as indicated on the Asbestos Register.

|             |                                      |          |                |
|-------------|--------------------------------------|----------|----------------|
| Address     | 82 Fitzjohns Avenue, London, NW3 6NP |          |                |
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### **MATERIAL ASSESSMENT ALGORITHM**

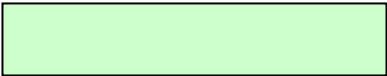
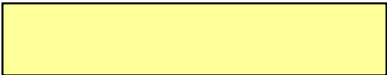
| <b>SAMPLE VARIABLE</b>                       | <b>SCORE</b> | <b>EXAMPLES OF SCORES</b>                                                                                                                                     |
|----------------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Product type (or debris from product)</b> | 1            | Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.). |
|                                              | 2            | Asbestos insulating board, mill boards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.   |
|                                              | 3            | Thermal insulation (e.g. pipe and boiler insulation), sprayed asbestos, loose asbestos, asbestos mattresses and packing.                                      |
| <b>Extent of damage/deterioration</b>        | 0            | Good condition: no visible damage.                                                                                                                            |
|                                              | 1            | Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.                                                                              |
|                                              | 2            | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.                      |
|                                              | 3            | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.                                                             |
| <b>Surface treatment</b>                     | 0            | Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.                                                                            |
|                                              | 1            | Enclosed sprays and insulation, AIB (with exposed face painted or encapsulated), decorative finishes, asbestos cement etc.                                    |
|                                              | 2            | Unsealed AIB, encapsulated insulation and sprays, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.                              |
|                                              | 3            | Unsealed insulation and sprays.                                                                                                                               |
| <b>Asbestos type</b>                         | 1            | Chrysotile.                                                                                                                                                   |
|                                              | 2            | Amphibole asbestos excluding crocidolite.                                                                                                                     |
|                                              | 3            | Crocidolite.                                                                                                                                                  |

### **PRIORITY ASSESSMENT ALGORITHM**

| <b>SAMPLE VARIABLE</b>           | <b>SCORE</b> | <b>RISK</b> |
|----------------------------------|--------------|-------------|
| <b>Human exposure potential</b>  | 1            | Low         |
|                                  | 2            | Medium      |
|                                  | 3            | High        |
| <b>Likelihood of disturbance</b> | 1            | Low         |
|                                  | 2            | Medium      |
|                                  | 3            | High        |
| <b>Occupation activity</b>       | 1            | Low         |
|                                  | 2            | Medium      |
|                                  | 3            | High        |
| <b>Maintenance activity</b>      | 1            | Low         |
|                                  | 2            | Medium      |
|                                  | 3            | High        |

|             |                                      |          |                |
|-------------|--------------------------------------|----------|----------------|
| Address     | 82 Fitzjohns Avenue, London, NW3 6NP |          |                |
| Survey Date | 10 <sup>th</sup> July 2020           | Our Ref. | SHERLOCK/003LE |

## KEY TO ASBESTOS RISK ASSESSMENT

| <u>RISK SEVERITY</u>                                                                                                     | <u>TOTAL RISK SCORE</u><br>(Priority Risk Assessment Score<br>plus Material Risk Assessment<br>Score) | <u>MANAGEMENT ACTION AND<br/>RECOMMENDATIONS</u>                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b><u>VERY HIGH</u></b><br><u>1</u> | 24<br>23<br>22<br>21<br>20                                                                            | Immediate attention required – contain – then remove/ dispose to prevent spread of contamination.                                                                                                                |
| <br><b><u>HIGH</u></b><br><u>2</u>      | 19<br>18<br>17<br>16<br>15                                                                            | Contain and closely monitor, remove / dispose.                                                                                                                                                                   |
| <br><b><u>MEDIUM</u></b><br><u>3</u>    | 14<br>13<br>12<br>11<br>10<br>9                                                                       | Encapsulate damaged/exposed areas. Document/label as asbestos. Do not disturb, monitor condition and plan for removal. If these materials are to be disturbed during refurbishment adopt Risk Severity No. 1 / 2 |
| <br><b><u>LOW</u></b><br><u>4</u>     | 8<br>7<br>6                                                                                           | Document / label as asbestos. Do not disturb – monitor condition and manage. If these materials are to be disturbed during refurbishment adopt risk severity 1 / 2                                               |
| <br><b><u>NIL</u></b><br><u>5</u>     | 0                                                                                                     | N.A.D. (No asbestos detected). No further asbestos controls required.                                                                                                                                            |

**\*\* IF ASBESTOS CONTAINING MATERIAL IS DISTURBED, SEEK IMMEDIATE ADVICE \*\***

|             |                                      |          |                |
|-------------|--------------------------------------|----------|----------------|
| Address     | 82 Fitzjohns Avenue, London, NW3 6NP |          |                |
| Survey Date | 10 <sup>th</sup> July 2020           | Our Ref. | SHERLOCK/003LE |

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Loft                                 | Sample No.                                          | SHERLOCK/003LE/01     |
| Floor                         | Roof                                 | Surveyor                                            | Alan Lee              |
| Description or use of product | Pipe Insulation                      | Extent – 30L/M approx.                              | Condition – Poor      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |              | SCORE |
|------------------------|--------------|-------|
| Product Type           | Insulation   | 0     |
| Damage / Deterioration | High         | 0     |
| Surface Treatment      | Thin Coating | 0     |
| Asbestos Type          | N.A.D.       | 0     |

Material Risk Score

0

### PRIORITY ASSESSMENT

|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | N/A | 0     |
| Likelihood of Disturbance | N/A | 0     |
| Occupation Activity       | N/A | 0     |
| Maintenance Activity      | N/A | 0     |

Priority Risk Score

0

Total Risk Score

0



Pipe Insulation

**Recommendation:** N.A.D. (No asbestos detected). No further asbestos controls required.

**SEE RISK ASSESSMENT CHART – NO. 5**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Loft                                 | Sample No.                                          | SHERLOCK/003LE/02     |
| Floor                         | Roof                                 | Surveyor                                            | Alan Lee              |
| Description or use of product | Loose Fill Insulation                | Extent – 60m <sup>2</sup> approx.                   | Condition – Poor      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |            | SCORE |
|------------------------|------------|-------|
| Product Type           | Insulation | 0     |
| Damage / Deterioration | High       | 0     |
| Surface Treatment      | None       | 0     |
| Asbestos Type          | N.A.D.     | 0     |

Material Risk Score

0

### PRIORITY ASSESSMENT

|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | N/A | 0     |
| Likelihood of Disturbance | N/A | 0     |
| Occupation Activity       | N/A | 0     |
| Maintenance Activity      | N/A | 0     |

Priority Risk Score

0

Total Risk Score

0



Loose Fill Insulation

**Recommendation:** N.A.D. (No asbestos detected). No further asbestos controls required.

**SEE RISK ASSESSMENT CHART – NO. 5**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Loft                                 | Sample No.                                          | SHERLOCK/003LE/03     |
| Floor                         | Roof                                 | Surveyor                                            | Alan Lee              |
| Description or use of product | Putty to Window                      | Extent – 2L/M approx.                               | Condition – Fair      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |            | SCORE |
|------------------------|------------|-------|
| Product Type           | Bitumastic | 0     |
| Damage / Deterioration | Medium     | 0     |
| Surface Treatment      | None       | 0     |
| Asbestos Type          | N.A.D.     | 0     |

Material Risk Score

0

### PRIORITY ASSESSMENT

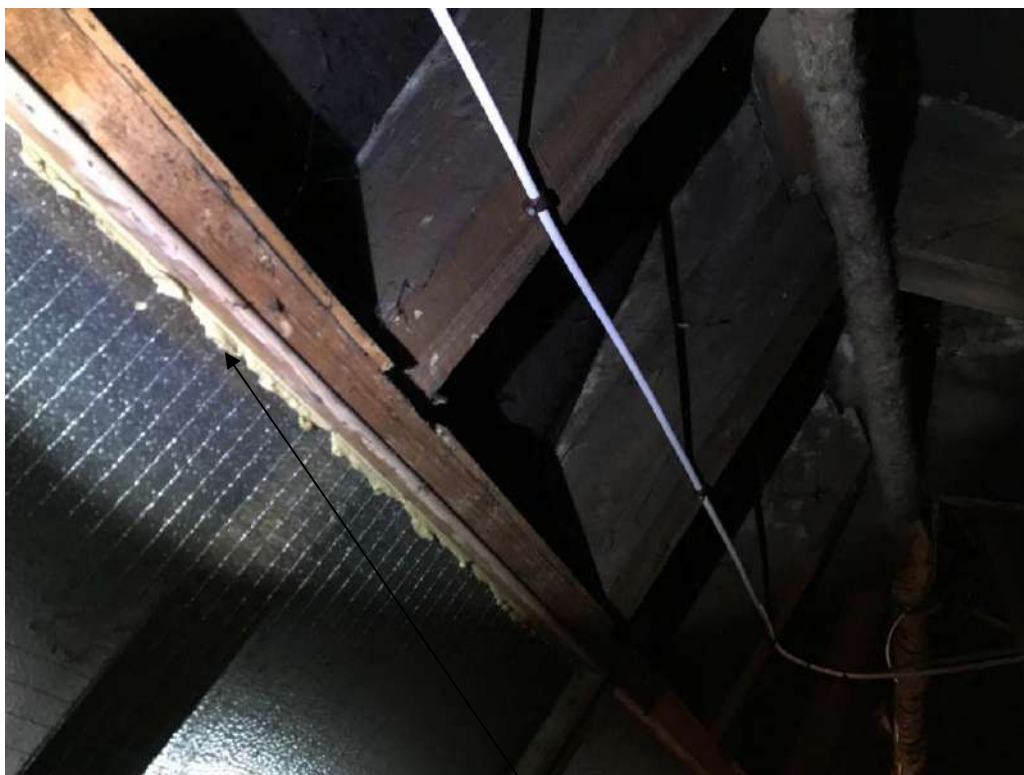
|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | N/A | 0     |
| Likelihood of Disturbance | N/A | 0     |
| Occupation Activity       | N/A | 0     |
| Maintenance Activity      | N/A | 0     |

Priority Risk Score

0

Total Risk Score

0



Putty to Window

**Recommendation:** N.A.D. (No asbestos detected). No further asbestos controls required.

**SEE RISK ASSESSMENT CHART – NO. 5**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Loft                                 | Sample No.                                          | SHERLOCK/003LE/04     |
| Floor                         | Roof                                 | Surveyor                                            | Alan Lee              |
| Description or use of product | Board to Floor                       | Extent – ½ m <sup>2</sup> approx.                   | Condition – Poor      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |              | SCORE |
|------------------------|--------------|-------|
| Product Type           | Board        | 0     |
| Damage / Deterioration | High         | 0     |
| Surface Treatment      | Thin Coating | 0     |
| Asbestos Type          | N.A.D.       | 0     |

Material Risk Score

0

### PRIORITY ASSESSMENT

|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | N/A | 0     |
| Likelihood of Disturbance | N/A | 0     |
| Occupation Activity       | N/A | 0     |
| Maintenance Activity      | N/A | 0     |

Priority Risk Score

0

Total Risk Score

0



Board to Floor

**Recommendation:** N.A.D. (No asbestos detected). No further asbestos controls required.

**SEE RISK ASSESSMENT CHART – NO. 5**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Bedroom                              | Sample No.                                          | SHERLOCK/003LE/05     |
| Floor                         | 1 <sup>st</sup>                      | Surveyor                                            | Alan Lee              |
| Description or use of product | Debris Under Floor                   | Extent – 100m <sup>2</sup> approx.                  | Condition – Poor      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |            | SCORE |
|------------------------|------------|-------|
| Product Type           | Insulation | 0     |
| Damage / Deterioration | High       | 0     |
| Surface Treatment      | None       | 0     |
| Asbestos Type          | N.A.D.     | 0     |

Material Risk Score

0

### PRIORITY ASSESSMENT

|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | N/A | 0     |
| Likelihood of Disturbance | N/A | 0     |
| Occupation Activity       | N/A | 0     |
| Maintenance Activity      | N/A | 0     |

Priority Risk Score

0

Total Risk Score

0



Debris Under Floor

**Recommendation:** N.A.D. (No asbestos detected). No further asbestos controls required.

**SEE RISK ASSESSMENT CHART – NO. 5**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Safe Room                            | Sample No.                                          | SHERLOCK/003LE/06     |
| Floor                         | 1 <sup>st</sup>                      | Surveyor                                            | Alan Lee              |
| Description or use of product | Floor Tile                           | Extent – 2m <sup>2</sup> approx.                    | Condition – Good      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |               | SCORE |
|------------------------|---------------|-------|
| Product Type           | Thermoplastic | 1     |
| Damage / Deterioration | Low           | 1     |
| Surface Treatment      | Thin Coating  | 0     |
| Asbestos Type          | Chrysotile    | 1     |

Material Risk Score

3

### PRIORITY ASSESSMENT

|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | Low | 1     |
| Likelihood of Disturbance | Low | 1     |
| Occupation Activity       | Low | 1     |
| Maintenance Activity      | Low | 1     |

Priority Risk Score

4

Total Risk Score

7



Floor Tile

**Recommendation:** Document as asbestos. Do not disturb, monitor condition and manage.

**SEE RISK ASSESSMENT CHART – NO. 4**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Kitchen                              | Sample No.                                          | SHERLOCK/003LE/07     |
| Floor                         | 1 <sup>st</sup>                      | Surveyor                                            | Alan Lee              |
| Description or use of product | Wall Panel                           | Extent – 1m <sup>2</sup> approx.                    | Condition – Good      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |              | SCORE |
|------------------------|--------------|-------|
| Product Type           | Cement       | 1     |
| Damage / Deterioration | Low          | 1     |
| Surface Treatment      | Thin Coating | 1     |
| Asbestos Type          | Chrysotile   | 1     |

Material Risk Score

4

### PRIORITY ASSESSMENT

|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | Low | 1     |
| Likelihood of Disturbance | Low | 1     |
| Occupation Activity       | Low | 1     |
| Maintenance Activity      | Low | 1     |

Priority Risk Score

4

Total Risk Score

8



Wall Panel

**Recommendation:** Document/label as asbestos. Do not disturb, monitor condition and manage.

**SEE RISK ASSESSMENT CHART – NO. 3**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Kitchen                              | Sample No.                                          | SHERLOCK/003LE/08     |
| Floor                         | 1 <sup>st</sup>                      | Surveyor                                            | Alan Lee              |
| Description or use of product | Floor Tile                           | Extent – 4m <sup>2</sup> approx.                    | Condition – Good      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |               | SCORE |
|------------------------|---------------|-------|
| Product Type           | Thermoplastic | 0     |
| Damage / Deterioration | None          | 0     |
| Surface Treatment      | None          | 0     |
| Asbestos Type          | N.A.D.        | 0     |

Material Risk Score

0

### PRIORITY ASSESSMENT

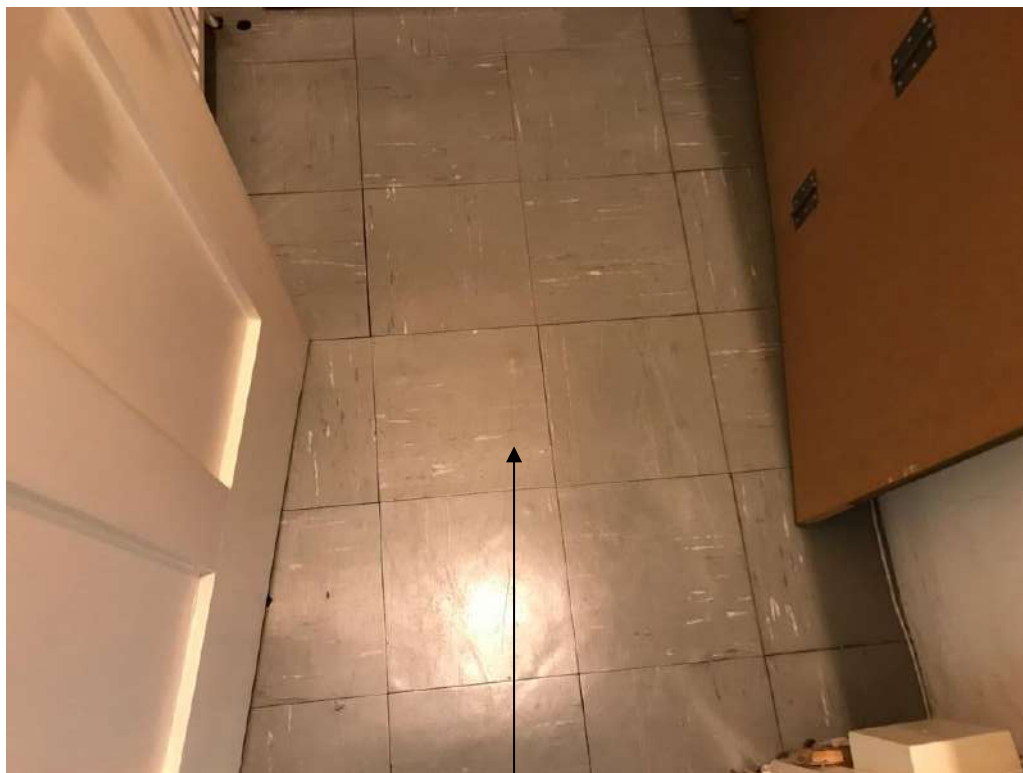
|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | N/A | 0     |
| Likelihood of Disturbance | N/A | 0     |
| Occupation Activity       | N/A | 0     |
| Maintenance Activity      | N/A | 0     |

Priority Risk Score

0

Total Risk Score

0



Floor Tile

**Recommendation:** N.A.D. (No asbestos detected). No further asbestos controls required.

**SEE RISK ASSESSMENT CHART – NO. 5**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Kitchen                              | Sample No.                                          | SHERLOCK/003LE/09     |
| Floor                         | 1 <sup>st</sup>                      | Surveyor                                            | Alan Lee              |
| Description or use of product | Loose Panel on Shelf                 | Extent – ½ m <sup>2</sup> approx.                   | Condition – Good      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |            | SCORE |
|------------------------|------------|-------|
| Product Type           | Cement     | 1     |
| Damage / Deterioration | High       | 3     |
| Surface Treatment      | None       | 1     |
| Asbestos Type          | Chrysotile | 1     |

Material Risk Score

6

### PRIORITY ASSESSMENT

|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | Low | 1     |
| Likelihood of Disturbance | Low | 1     |
| Occupation Activity       | Low | 1     |
| Maintenance Activity      | Low | 1     |

Priority Risk Score

4

Total Risk Score

10



Loose Panel on Shelf

**Recommendation:** Document as asbestos. Do not disturb, monitor condition and plan for removal.

**SEE RISK ASSESSMENT CHART – NO. 3**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                              |
|-------------------------------|--------------------------------------|-----------------------------------------------------|------------------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd        |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE               |
| Location                      | Rear Bedroom                         |                                                     | Sample No. SHERLOCK/003LE/10 |
| Floor                         | 1 <sup>st</sup>                      |                                                     | Surveyor Alan Lee            |
| Description or use of product | Floor Adhesive                       | Extent – 3 ½ x 2 ½ m <sup>2</sup> approx.           | Condition – Good             |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                              |

### MATERIAL ASSESSMENT

|                        |            | SCORE |
|------------------------|------------|-------|
| Product Type           | Bitumastic | 0     |
| Damage / Deterioration | None       | 0     |
| Surface Treatment      | None       | 0     |
| Asbestos Type          | N.A.D.     | 0     |

Material Risk Score

0

### PRIORITY ASSESSMENT

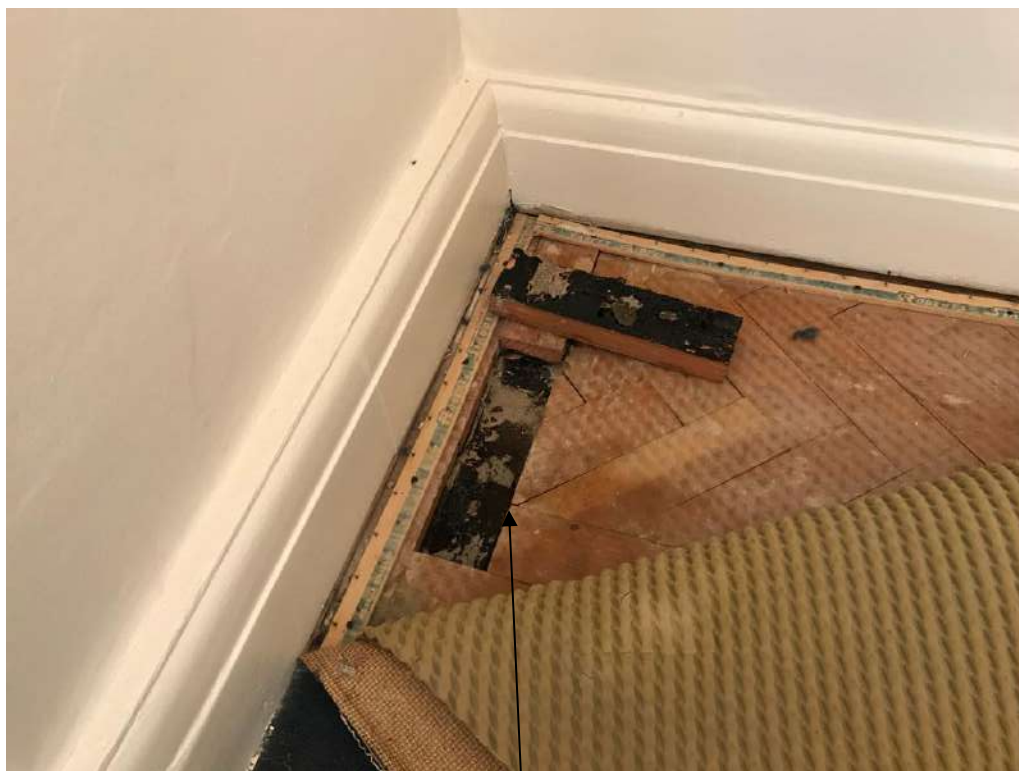
|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | N/A | 0     |
| Likelihood of Disturbance | N/A | 0     |
| Occupation Activity       | N/A | 0     |
| Maintenance Activity      | N/A | 0     |

Priority Risk Score

0

Total Risk Score

0



Floor Adhesive

**Recommendation:** N.A.D. (No asbestos detected). No further asbestos controls required.

**SEE RISK ASSESSMENT CHART – NO. 5**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Hall                                 | Sample No.                                          | SHERLOCK/003LE/11     |
| Floor                         | 1 <sup>st</sup>                      | Surveyor                                            | Alan Lee              |
| Description or use of product | Under Floor Insulation               | Extent – 12 x 2m <sup>2</sup> approx.               | Condition – Fair      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |            | SCORE |
|------------------------|------------|-------|
| Product Type           | Insulation | 0     |
| Damage / Deterioration | Low        | 0     |
| Surface Treatment      | None       | 0     |
| Asbestos Type          | N.A.D.     | 0     |

Material Risk Score

0

### PRIORITY ASSESSMENT

|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | N/A | 0     |
| Likelihood of Disturbance | N/A | 0     |
| Occupation Activity       | N/A | 0     |
| Maintenance Activity      | N/A | 0     |

Priority Risk Score

0

Total Risk Score

0



Under Floor Insulation

**Recommendation:** N.A.D. (No asbestos detected). No further asbestos controls required.

**SEE RISK ASSESSMENT CHART – NO. 5**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Annex Room                           | Sample No.                                          | SHERLOCK/003LE/12     |
| Floor                         | 1 <sup>st</sup>                      | Surveyor                                            | Alan Lee              |
| Description or use of product | Under Sink Panel                     | Extent – <1m <sup>2</sup>                           | Condition – Good      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |            | SCORE |
|------------------------|------------|-------|
| Product Type           | Bitumastic | 0     |
| Damage / Deterioration | None       | 0     |
| Surface Treatment      | None       | 0     |
| Asbestos Type          | N.A.D.     | 0     |

Material Risk Score

0

### PRIORITY ASSESSMENT

|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | N/A | 0     |
| Likelihood of Disturbance | N/A | 0     |
| Occupation Activity       | N/A | 0     |
| Maintenance Activity      | N/A | 0     |

Priority Risk Score

0

Total Risk Score

0



Under Sink Panel

**Recommendation:** N.A.D. (No asbestos detected). No further asbestos controls required.

**SEE RISK ASSESSMENT CHART – NO. 5**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Lounge                               | Sample No.                                          | SHERLOCK/003LE/13     |
| Floor                         | Ground                               | Surveyor                                            | Alan Lee              |
| Description or use of product | Bitumen Adhesive                     | Extent – 20m <sup>2</sup> approx.                   | Condition – Good      |
| Visually similar items        | Yes                                  | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |            | SCORE |
|------------------------|------------|-------|
| Product Type           | Bitumastic | 0     |
| Damage / Deterioration | Low        | 0     |
| Surface Treatment      | None       | 0     |
| Asbestos Type          | N.A.D.     | 0     |

Material Risk Score

0

### PRIORITY ASSESSMENT

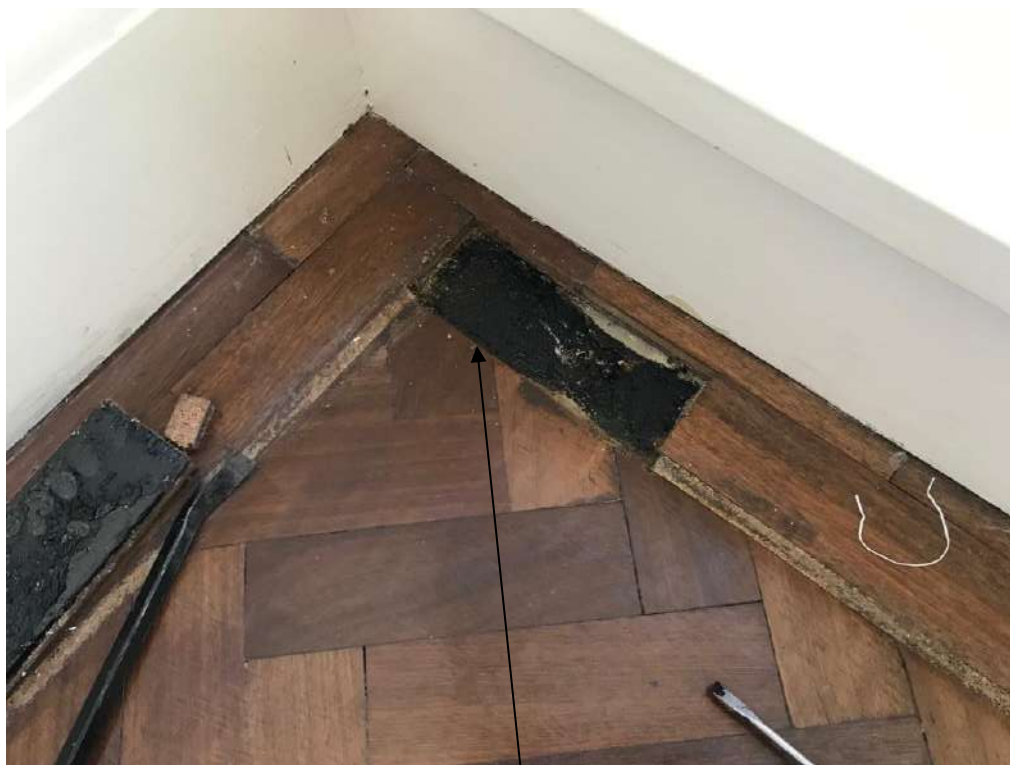
|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | N/A | 0     |
| Likelihood of Disturbance | N/A | 0     |
| Occupation Activity       | N/A | 0     |
| Maintenance Activity      | N/A | 0     |

Priority Risk Score

0

Total Risk Score

0



Bitumen Adhesive

**Recommendation:** N.A.D. (No asbestos detected). No further asbestos controls required.

**SEE RISK ASSESSMENT CHART – NO. 5**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Kitchen                              | Sample No.                                          | SHERLOCK/003LE/14     |
| Floor                         | Ground                               | Surveyor                                            | Alan Lee              |
| Description or use of product | Under Sink Panel                     | Extent – <1m <sup>2</sup>                           | Condition – Good      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |            | SCORE |
|------------------------|------------|-------|
| Product Type           | Bitumastic | 0     |
| Damage / Deterioration | None       | 0     |
| Surface Treatment      | None       | 0     |
| Asbestos Type          | N.A.D.     | 0     |

Material Risk Score

0

### PRIORITY ASSESSMENT

|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | N/A | 0     |
| Likelihood of Disturbance | N/A | 0     |
| Occupation Activity       | N/A | 0     |
| Maintenance Activity      | N/A | 0     |

Priority Risk Score

0

Total Risk Score

0



Under Sink Panel

**Recommendation:** N.A.D. (No asbestos detected). No further asbestos controls required.

**SEE RISK ASSESSMENT CHART – NO. 5**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Front Kitchen                        | Sample No.                                          | SHERLOCK/003LE/15     |
| Floor                         | Ground                               | Surveyor                                            | Alan Lee              |
| Description or use of product | Under Sink Panel                     | Extent – <1m <sup>2</sup>                           | Condition – Good      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |            | SCORE |
|------------------------|------------|-------|
| Product Type           | Bitumastic | 0     |
| Damage / Deterioration | None       | 0     |
| Surface Treatment      | None       | 0     |
| Asbestos Type          | N.A.D.     | 0     |

**Material Risk Score**

0

### PRIORITY ASSESSMENT

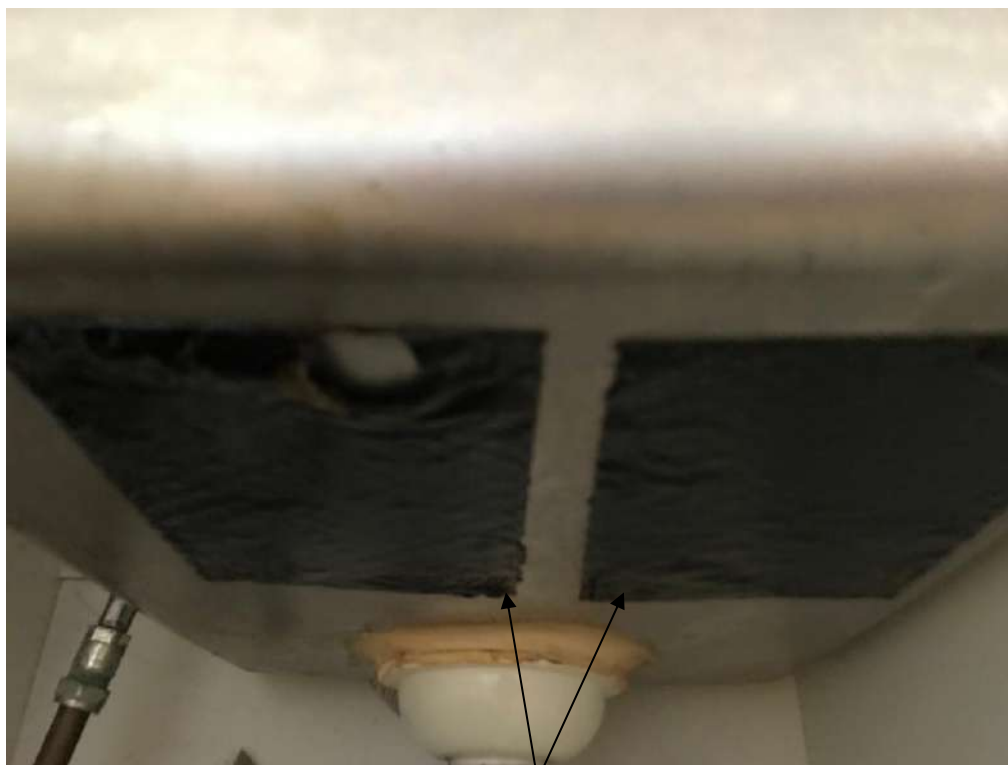
|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | N/A | 0     |
| Likelihood of Disturbance | N/A | 0     |
| Occupation Activity       | N/A | 0     |
| Maintenance Activity      | N/A | 0     |

**Priority Risk Score**

0

**Total Risk Score**

0



Under Sink Panel

**Recommendation:** N.A.D. (No asbestos detected). No further asbestos controls required.

**SEE RISK ASSESSMENT CHART – NO. 5**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Front Stairs                         | Sample No.                                          | SHERLOCK/003LE/16     |
| Floor                         | Ground                               | Surveyor                                            | Alan Lee              |
| Description or use of product | Floor Tile                           | Extent – 2m <sup>2</sup> approx.                    | Condition – Fair      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |               | SCORE |
|------------------------|---------------|-------|
| Product Type           | Thermoplastic | 0     |
| Damage / Deterioration | Low           | 0     |
| Surface Treatment      | None          | 0     |
| Asbestos Type          | N.A.D.        | 0     |

**Material Risk Score**

0

### PRIORITY ASSESSMENT

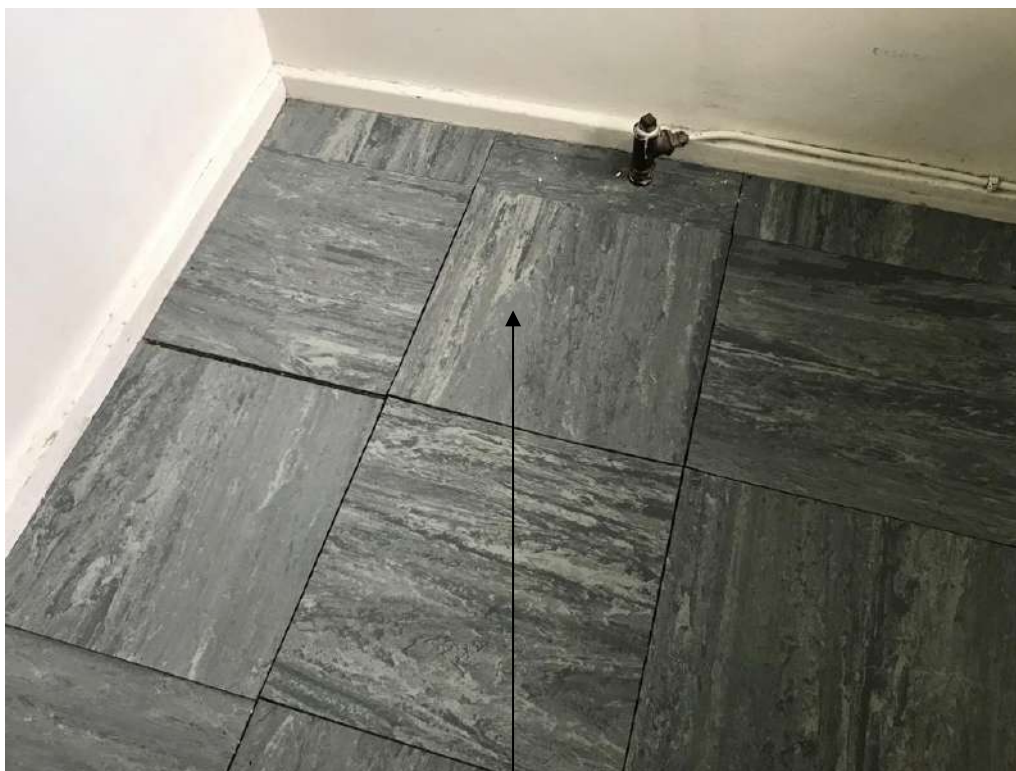
|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | N/A | 0     |
| Likelihood of Disturbance | N/A | 0     |
| Occupation Activity       | N/A | 0     |
| Maintenance Activity      | N/A | 0     |

**Priority Risk Score**

0

**Total Risk Score**

0



Floor Tile

**Recommendation:** N.A.D. (No asbestos detected). No further asbestos controls required.

**SEE RISK ASSESSMENT CHART – NO. 5**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Front Kitchen                        | Sample No.                                          | SHERLOCK/003LE/17     |
| Floor                         | Ground                               | Surveyor                                            | Alan Lee              |
| Description or use of product | Floor Tile Adhesive                  | Extent – 20m <sup>2</sup> approx.                   | Condition – Good      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |            | SCORE |
|------------------------|------------|-------|
| Product Type           | Bitumastic | 0     |
| Damage / Deterioration | None       | 0     |
| Surface Treatment      | None       | 0     |
| Asbestos Type          | N.A.D.     | 0     |

Material Risk Score

0

### PRIORITY ASSESSMENT

|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | N/A | 0     |
| Likelihood of Disturbance | N/A | 0     |
| Occupation Activity       | N/A | 0     |
| Maintenance Activity      | N/A | 0     |

Priority Risk Score

0

Total Risk Score

0



Floor Tile Adhesive

**Recommendation:** N.A.D. (No asbestos detected). No further asbestos controls required.

**SEE RISK ASSESSMENT CHART – NO. 5**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | Electrical Switch Room               | Sample No.                                          | SHERLOCK/003LE/18     |
| Floor                         | Ground                               | Surveyor                                            | Alan Lee              |
| Description or use of product | Floor Tile                           | Extent – 2m <sup>2</sup> approx.                    | Condition – Good      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |               | SCORE |
|------------------------|---------------|-------|
| Product Type           | Thermoplastic | 1     |
| Damage / Deterioration | None          | 0     |
| Surface Treatment      | None          | 0     |
| Asbestos Type          | Chrysotile    | 1     |

**Material Risk Score**

2

### PRIORITY ASSESSMENT

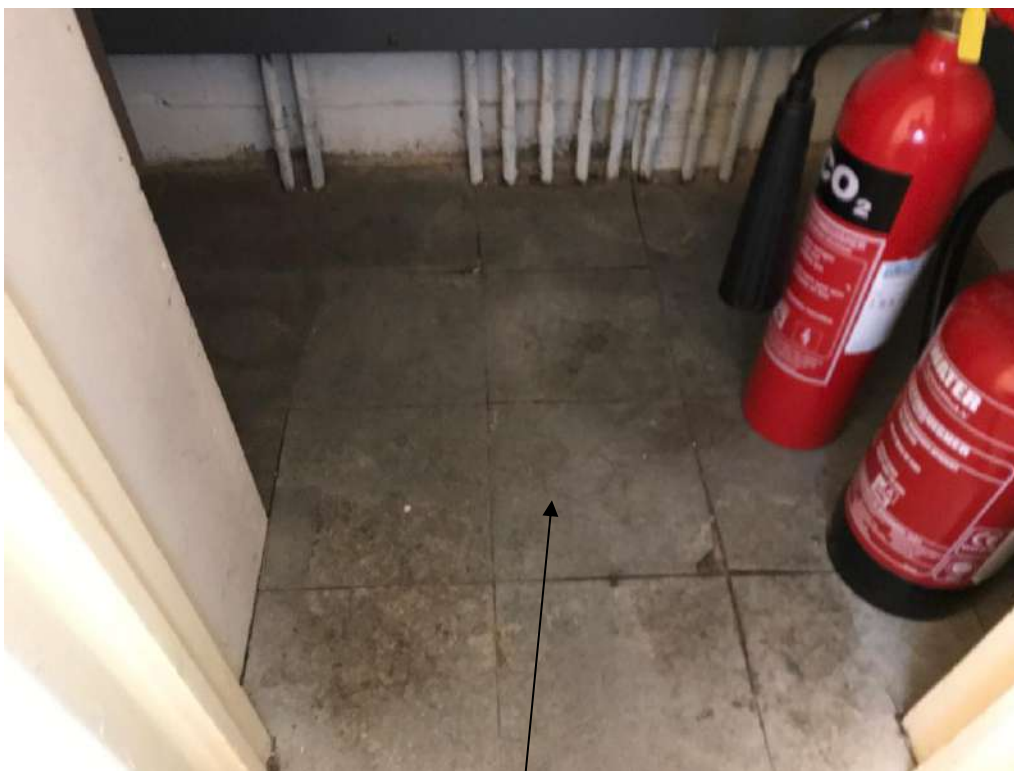
|                           |        | SCORE |
|---------------------------|--------|-------|
| Human Exposure Potential  | High   | 3     |
| Likelihood of Disturbance | High   | 3     |
| Occupation Activity       | Medium | 2     |
| Maintenance Activity      | Low    | 1     |

**Priority Risk Score**

9

**Total Risk Score**

11



Floor Tile

**Recommendation:** Document as asbestos. Do not disturb, monitor condition and plan for removal.

**SEE RISK ASSESSMENT CHART – NO. 3**

### SAMPLE INFORMATION

|                               |                                      |                                                     |                       |
|-------------------------------|--------------------------------------|-----------------------------------------------------|-----------------------|
| Address                       | 82 Fitzjohns Avenue, London, NW3 6NP |                                                     | Lee Environmental Ltd |
| Survey Date                   | 10 <sup>th</sup> July 2020           | Our Ref.                                            | SHERLOCK/003LE        |
| Location                      | External                             | Sample No.                                          | SHERLOCK/003LE/19     |
| Floor                         | Ground                               | Surveyor                                            | Alan Lee              |
| Description or use of product | Wall Tile                            | Extent – 15 x 3m <sup>2</sup> approx.               | Condition – Good      |
| Visually similar items        | No                                   | If Yes, refer to Executive Summary Page for details |                       |

### MATERIAL ASSESSMENT

|                        |            | SCORE |
|------------------------|------------|-------|
| Product Type           | Cement     | 1     |
| Damage / Deterioration | Low        | 1     |
| Surface Treatment      | None       | 1     |
| Asbestos Type          | Chrysotile | 1     |

Material Risk Score

4

### PRIORITY ASSESSMENT

|                           |        | SCORE |
|---------------------------|--------|-------|
| Human Exposure Potential  | High   | 3     |
| Likelihood of Disturbance | Medium | 2     |
| Occupation Activity       | Low    | 1     |
| Maintenance Activity      | Low    | 1     |

Priority Risk Score

7

Total Risk Score

11



Wall Tile

**Recommendation:** Document as asbestos. Do not disturb, monitor condition and plan for removal.

**SEE RISK ASSESSMENT CHART – NO. 3**

**STRONGLY PRESUMED INFORMATION**

|             |                                      |          |                       |
|-------------|--------------------------------------|----------|-----------------------|
| Address     | 82 Fitzjohns Avenue, London, NW3 6NP |          | Lee Environmental Ltd |
| Survey Date | 10 <sup>th</sup> July 2020           | Our Ref. | SHERLOCK/003LE        |

|                               |                         |                                                     |          |                   |
|-------------------------------|-------------------------|-----------------------------------------------------|----------|-------------------|
| Location                      | Garage                  |                                                     | Ref No.  | SHERLOCK/003LE/20 |
| Floor                         | Ground                  |                                                     | Surveyor | Alan Lee          |
| Description or use of product | Rope Gasket to Skylight | Extent – 4L/M approx.                               |          | Condition – Good  |
| Visually similar items        | No                      | If Yes, refer to Executive Summary Page for details |          |                   |

**MATERIAL ASSESSMENT**

|                        |                                | SCORE |
|------------------------|--------------------------------|-------|
| Product Type           | Rope                           | 2     |
| Damage / Deterioration | None                           | 0     |
| Surface Treatment      | None                           | 2     |
| Asbestos Type          | Chrysotile (Strongly Presumed) | 1     |

**Material Risk Score**

5

**PRIORITY ASSESSMENT**

|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | Low | 1     |
| Likelihood of Disturbance | Low | 1     |
| Occupation Activity       | Low | 1     |
| Maintenance Activity      | Low | 1     |

**Priority Risk Score**

4

**Total Risk Score**

9



Rope Gasket to Skylight

**Recommendation:** Document as asbestos. Do not disturb, monitor condition and plan for removal.**SEE RISK ASSESSMENT CHART – NO. 3**

**STRONGLY PRESUMED INFORMATION**

|             |                                      |          |                       |
|-------------|--------------------------------------|----------|-----------------------|
| Address     | 82 Fitzjohns Avenue, London, NW3 6NP |          | Lee Environmental Ltd |
| Survey Date | 10 <sup>th</sup> July 2020           | Our Ref. | SHERLOCK/003LE        |

|                               |                                  |                                                     |          |                   |
|-------------------------------|----------------------------------|-----------------------------------------------------|----------|-------------------|
| Location                      | Electrical Intake Room to Garage |                                                     | Ref No.  | SHERLOCK/003LE/21 |
| Floor                         | Ground                           |                                                     | Surveyor | Alan Lee          |
| Description or use of product | Fuse Boxes                       | Extent – 10 no. approx.                             |          | Condition – Good  |
| Visually similar items        | No                               | If Yes, refer to Executive Summary Page for details |          |                   |

**MATERIAL ASSESSMENT**

|                        |                                 | SCORE |
|------------------------|---------------------------------|-------|
| Product Type           | Flash Guards                    | 2     |
| Damage / Deterioration | None                            | 0     |
| Surface Treatment      | Barrier Protection – Inside Box | 2     |
| Asbestos Type          | Chrysotile (Strongly Presumed)  | 1     |

**Material Risk Score**

5

**PRIORITY ASSESSMENT**

|                           |        | SCORE |
|---------------------------|--------|-------|
| Human Exposure Potential  | Medium | 2     |
| Likelihood of Disturbance | Medium | 2     |
| Occupation Activity       | Low    | 1     |
| Maintenance Activity      | Low    | 1     |

**Priority Risk Score**

6

**Total Risk Score**

11



Fuse Boxes

**Recommendation:** Document as asbestos. Do not disturb, monitor condition and plan for removal.

**SEE RISK ASSESSMENT CHART – NO. 3**

**STRONGLY PRESUMED INFORMATION**

|             |                                      |          |                       |
|-------------|--------------------------------------|----------|-----------------------|
| Address     | 82 Fitzjohns Avenue, London, NW3 6NP |          | Lee Environmental Ltd |
| Survey Date | 10 <sup>th</sup> July 2020           | Our Ref. | SHERLOCK/003LE        |

|                               |                |                                                     |          |                   |
|-------------------------------|----------------|-----------------------------------------------------|----------|-------------------|
| Location                      | Various        |                                                     | Ref No.  | SHERLOCK/003LE/22 |
| Floor                         | Ground         |                                                     | Surveyor | Alan Lee          |
| Description or use of product | Lining to Safe | Extent – 3 no. approx.                              |          | Condition – Good  |
| Visually similar items        | No             | If Yes, refer to Executive Summary Page for details |          |                   |

**MATERIAL ASSESSMENT**

|                        |                                  | SCORE |
|------------------------|----------------------------------|-------|
| Product Type           | Cement                           | 1     |
| Damage / Deterioration | None                             | 0     |
| Surface Treatment      | Barrier Protection – Inside Safe | 1     |
| Asbestos Type          | Chrysotile (Strongly Presumed)   | 1     |

**Material Risk Score**

3

**PRIORITY ASSESSMENT**

|                           |     | SCORE |
|---------------------------|-----|-------|
| Human Exposure Potential  | Low | 1     |
| Likelihood of Disturbance | Low | 1     |
| Occupation Activity       | Low | 1     |
| Maintenance Activity      | Low | 1     |

**Priority Risk Score**

4

**Total Risk Score**

7



Lining to Safe

**Recommendation:** Document/label as asbestos. Do not disturb, monitor condition and manage.**SEE RISK ASSESSMENT CHART – NO. 4**

## CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

|                            |                                                                                     |                            |             |
|----------------------------|-------------------------------------------------------------------------------------|----------------------------|-------------|
| <b>Client Name:</b>        | Leesafe LTD (Canvey Island)                                                         |                            |             |
| <b>Client Address:</b>     | Unit 15 International Business Park, Charfleets Road, Canvey Island, Essex, SS8 0SG |                            |             |
| <b>Site Address:</b>       | 82 Fitzjohns Avenue, London, NW3 6NP                                                |                            |             |
| <b>UPRN/Site Ref:</b>      | N/A                                                                                 | <b>Date of Analysis:</b>   | 13 Jul 2020 |
| <b>Attention of:</b>       | Joe Stewart                                                                         | <b>Analysis Report No:</b> | J008284     |
| <b>Surveyor:</b>           | N/A                                                                                 | <b>Report Date:</b>        | 13 Jul 2020 |
| <b>Date Samples Taken:</b> | 10 Jul 2020                                                                         | <b>Analysed By:</b>        | Roy Walker  |
| <b>No. of Samples:</b>     | 19                                                                                  |                            |             |
| <b>Obtained:</b>           | Delivered                                                                           |                            |             |
| <b>Date Samples Recd:</b>  | 10 Jul 2020                                                                         |                            |             |

**KEY**

|                                                                    |
|--------------------------------------------------------------------|
| N.A.D.I.S = NO ASBESTOS DETECTED IN SAMPLE                         |
| CROCIDOLITE = Typically Known as Blue Asbestos (Amphibole Group)   |
| AMOSITE = Typically Known as Brown Asbestos (Amphibole Group)      |
| CHRYSTOTILE = Typically Known as White Asbestos (Serpentine Group) |
| ANTHOPHYLLITE = Asbestos (Amphibole Group)                         |
| ACTINOLITE = Asbestos (Amphibole Group)                            |
| TREMOLITE = Asbestos (Amphibole Group)                             |

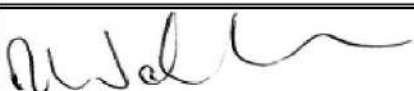
**METHOD**

Samples of material thought to contain asbestos are examined in the analytical laboratory, they are examined by eye, followed by more detailed examination using a low powered stereo microscope (X 8 to X 40 magnification), one or more representative sub-samples may be prepared mechanically and/or chemically for further examination. Fibres observed in the course of these examinations are categorised tentatively on the basis of morphology and certain physical properties. Each fibre type recognised is sampled by selecting a few fibres or bundles, these are mounted in a refractive index (RI) liquid chosen to match the most likely asbestos type. The fibres are then positively identified as one of the six regulated asbestos types on the basis of their detailed optical properties using polarised light microscopy (PLM) with X 80 upwards magnification, as appropriate to the type of sample.

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using AC&MS Ltd "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining. Procedure 05, based on HSE's HSG 246. The sample type described within this bulk certificate is only an opinion & interpretation of AC&MS Ltd, & is outside the scope of our UKAS testing accreditation. If samples have been delivered the site address and actual sample location or sample type is as given by the client at the time of delivery. AC&MS Ltd are not responsible for the accuracy or competence of the sampling by third parties. Under those circumstances AC&MS Ltd cannot be held responsible for the interpretation of the results shown. AC&MS Ltd only takes responsibility of information reported when a staff member of AC&MS Ltd takes the sample(s), using AC&MS Ltd "in house" method of bulk sampling. Procedure 02 based on HSE's HSG 264.

| Sample Ref | Item Ref            | Sample Location / Sample Type                      | Fibre Type Detected |
|------------|---------------------|----------------------------------------------------|---------------------|
| BS009008   | SHERLOCK/003/LE/01  | House - Roof - Loft - Pipe Insulation              | N.A.D.I.S           |
| BS009009   | SHERLOCK/003/LE/02  | House - Roof - Loft - Loose Fill Insulation        | N.A.D.I.S           |
| BS009010   | SHERLOCK/003/LE/03  | House - Roof - Loft - Putty To Window              | N.A.D.I.S           |
| BS009011   | SHERLOCK/003/LE/04  | House - Roof - Loft - Board to Floor               | N.A.D.I.S           |
| BS009012   | SHERLOCK/003/LE/05  | House - First Floor - Bedroom - Debris Under Floor | N.A.D.I.S           |
| BS009013   | 6SHERLOCK/003/LE/06 | House - First Floor - Safe Room - Floor Tile       | CHRYSTOTILE         |
| BS009014   | SHERLOCK/003/LE/07  | House - First Floor - Kitchen - Wall Panel         | CHRYSTOTILE         |

All samples will be retained in the laboratory for a minimum of 6 Months.

|                                       |                                                                                     |                    |            |
|---------------------------------------|-------------------------------------------------------------------------------------|--------------------|------------|
| <b>This Certificate was typed by:</b> | Roy Walker                                                                          |                    |            |
| <b>Authorised Signatory:</b>          |  | <b>Print name:</b> | Roy Walker |



Registered Office: Unit 13, International Business Park, Charfleets Road, CANVEY ISLAND, SS8 0SG. Registered in England & Wales.  
Company Registration Number 4664684

THIS TEST REPORT SHALL NOT BE REPRODUCED, EXCEPT IN FULL, WITHOUT THE WRITTEN APPROVAL OF AC & MS LTD.

Printed By: AC & MS Ltd.

Page 1 of 3

BULK 0002 VER 21 18-OCT-17 QCM

## CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

|                     |                                                                                     |                     |             |
|---------------------|-------------------------------------------------------------------------------------|---------------------|-------------|
| Client Name:        | Leesafe LTD (Canvey Island)                                                         |                     |             |
| Client Address:     | Unit 15 International Business Park, Charfleets Road, Canvey Island, Essex, SS8 0SG |                     |             |
| Site Address:       | 82 Fitzjohns Avenue, London, , NW3 6NP                                              |                     |             |
| UPRN/Site Ref:      | N/A                                                                                 | Date of Analysis:   | 13 Jul 2020 |
| Attention of:       | Joe Stewart                                                                         | Analysis Report No: | J008284     |
| Surveyor:           | N/A                                                                                 | Report Date:        | 13 Jul 2020 |
| Date Samples Taken: | 10 Jul 2020                                                                         | Analysed By:        | Roy Walker  |
| No. of Samples:     | 19                                                                                  |                     |             |
| Obtained:           | Delivered                                                                           |                     |             |
| Date Samples Recd:  | 10 Jul 2020                                                                         |                     |             |

**KEY**

|                                                                    |
|--------------------------------------------------------------------|
| N.A.D.I.S = NO ASBESTOS DETECTED IN SAMPLE                         |
| CROCIDOLITE = Typically Known as Blue Asbestos (Amphibole Group)   |
| AMOSITE = Typically Known as Brown Asbestos (Amphibole Group)      |
| CHRYSTOTILE = Typically Known as White Asbestos (Serpentine Group) |
| ANTHOPHYLLITE = Asbestos (Amphibole Group)                         |
| ACTINOLITE = Asbestos (Amphibole Group)                            |
| TREMOLITE = Asbestos (Amphibole Group)                             |

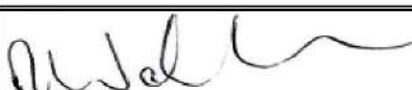
**METHOD**

Samples of material thought to contain asbestos are examined in the analytical laboratory, they are examined by eye, followed by more detailed examination using a low powered stereo microscope (X 8 to X 40 magnification), one or more representative sub-samples may be prepared mechanically and/or chemically for further examination. Fibres observed in the course of these examinations are categorised tentatively on the basis of morphology and certain physical properties. Each fibre type recognised is sampled by selecting a few fibres or bundles, these are mounted in a refractive index (RI) liquid chosen to match the most likely asbestos type. The fibres are then positively identified as one of the six regulated asbestos types on the basis of their detailed optical properties using polarised light microscopy (PLM) with X 80 upwards magnification, as appropriate to the type of sample.

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using AC&MS Ltd "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining. Procedure 05, based on HSE's HSG 246. The sample type described within this bulk certificate is only an opinion & interpretation of AC&MS Ltd, & is outside the scope of our UKAS testing accreditation. If samples have been delivered the site address and actual sample location or sample type is as given by the client at the time of delivery. AC&MS Ltd are not responsible for the accuracy or competence of the sampling by third parties. Under those circumstances AC&MS Ltd cannot be held responsible for the interpretation of the results shown. AC&MS Ltd only takes responsibility of information reported when a staff member of AC&MS Ltd takes the sample(s), using AC&MS Ltd "in house" method of bulk sampling. Procedure 02 based on HSE's HSG 264.

| Sample Ref | Item Ref           | Sample Location / Sample Type                              | Fibre Type Detected |
|------------|--------------------|------------------------------------------------------------|---------------------|
| BS009015   | SHERLOCK/003/LE/08 | House - First Floor - Kitchen - Floor Tile                 | N.A.D.I.S           |
| BS009016   | SHERLOCK/003/LE/09 | House - First Floor - Kitchen - Loose Panel on Shelf       | CHRYSTOTILE         |
| BS009017   | SHERLOCK/003/LE/10 | House - First Floor - Rear Bedroom - Floor Adhesive        | N.A.D.I.S           |
| BS009018   | SHERLOCK/003/LE/11 | House - First Floor - Hall - Under Floor Insulation        | N.A.D.I.S           |
| BS009019   | SHERLOCK/003/LE/12 | House - First Floor - Annex Room - Under Sink Panel        | N.A.D.I.S           |
| BS009020   | SHERLOCK/003/LE/13 | House - Ground Floor - Lounge - Bitumen Adhesive           | N.A.D.I.S           |
| BS009021   | SHERLOCK/003/LE/14 | House - Ground Floor - Kitchen - Under Sink Panel          | N.A.D.I.S           |
| BS009022   | SHERLOCK/003/LE/15 | House - Ground Floor - Front Kitchen - Under Sink Panel    | N.A.D.I.S           |
| BS009023   | SHERLOCK/003/LE/16 | House - Ground Floor - Front Stairs - Floor Tile           | N.A.D.I.S           |
| BS009024   | SHERLOCK/003/LE/17 | House - Ground Floor - Front Kitchen - Floor Tile Adhesive | N.A.D.I.S           |
| BS009025   | SHERLOCK/003/LE/18 | House - Ground Floor - Electrical Switch Room - Floor Tile | CHRYSTOTILE         |

All samples will be retained in the laboratory for a minimum of 6 Months.

|                                                                           |                                                                                     |             |            |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------|------------|
| All samples will be retained in the laboratory for a minimum of 6 months. |                                                                                     |             |            |
| This Certificate was typed by:                                            | Roy Walker                                                                          |             |            |
| Authorised Signatory:                                                     |  | Print name: | Roy Walker |



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BULK 0002 VER 21 18-OCT-17 QCM

## CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

|                            |                                                                                     |                            |             |
|----------------------------|-------------------------------------------------------------------------------------|----------------------------|-------------|
| <b>Client Name:</b>        | Leesafe LTD (Canvey Island)                                                         |                            |             |
| <b>Client Address:</b>     | Unit 15 International Business Park, Charfleets Road, Canvey Island, Essex, SS8 0SG |                            |             |
| <b>Site Address:</b>       | 82 Fitzjohns Avenue, London, NW3 6NP                                                |                            |             |
| <b>UPRN/Site Ref:</b>      | N/A                                                                                 | <b>Date of Analysis:</b>   | 13 Jul 2020 |
| <b>Attention of:</b>       | Joe Stewart                                                                         | <b>Analysis Report No:</b> | J008284     |
| <b>Surveyor:</b>           | N/A                                                                                 | <b>Report Date:</b>        | 13 Jul 2020 |
| <b>Date Samples Taken:</b> | 10 Jul 2020                                                                         | <b>Analysed By:</b>        | Roy Walker  |
| <b>No. of Samples:</b>     | 19                                                                                  |                            |             |
| <b>Obtained:</b>           | Delivered                                                                           |                            |             |
| <b>Date Samples Recd:</b>  | 10 Jul 2020                                                                         |                            |             |

**KEY**

|                                                                    |
|--------------------------------------------------------------------|
| N.A.D.I.S = NO ASBESTOS DETECTED IN SAMPLE                         |
| CROCIDOLITE = Typically Known as Blue Asbestos (Amphibole Group)   |
| AMOSITE = Typically Known as Brown Asbestos (Amphibole Group)      |
| CHRYSTOTILE = Typically Known as White Asbestos (Serpentine Group) |
| ANTHOPHYLLITE = Asbestos (Amphibole Group)                         |
| ACTINOLITE = Asbestos (Amphibole Group)                            |
| TREMOLITE = Asbestos (Amphibole Group)                             |

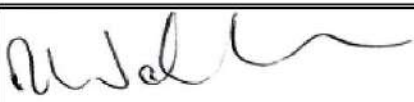
**METHOD**

Samples of material thought to contain asbestos are examined in the analytical laboratory, they are examined by eye, followed by more detailed examination using a low powered stereo microscope (X 8 to X 40 magnification), one or more representative sub-samples may be prepared mechanically and/or chemically for further examination. Fibres observed in the course of these examinations are categorised tentatively on the basis of morphology and certain physical properties. Each fibre type recognised is sampled by selecting a few fibres or bundles, these are mounted in a refractive index (RI) liquid chosen to match the most likely asbestos type. The fibres are then positively identified as one of the six regulated asbestos types on the basis of their detailed optical properties using polarised light microscopy (PLM) with X 80 upwards magnification, as appropriate to the type of sample.

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using AC&MS Ltd "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining. Procedure 05, based on HSE's HSG 246. The sample type described within this bulk certificate is only an opinion & interpretation of AC&MS Ltd, & is outside the scope of our UKAS testing accreditation. If samples have been delivered the site address and actual sample location or sample type is as given by the client at the time of delivery. AC&MS Ltd are not responsible for the accuracy or competence of the sampling by third parties. Under those circumstances AC&MS Ltd cannot be held responsible for the interpretation of the results shown. AC&MS Ltd only takes responsibility of information reported when a staff member of AC&MS Ltd takes the sample(s), using AC&MS Ltd "in house" method of bulk sampling. Procedure 02 based on HSE's HSG 264.

| Sample Ref | Item Ref             | Sample Location / Sample Type                         | Fibre Type Detected |
|------------|----------------------|-------------------------------------------------------|---------------------|
| BS009026   | 19SHERLOCK/003/LE/19 | House - Ground Floor - External Wall Tile - Wall Tile | CHRYSTOTILE         |

All samples will be retained in the laboratory for a minimum of 6 Months.

|                                       |                                                                                     |                    |            |
|---------------------------------------|-------------------------------------------------------------------------------------|--------------------|------------|
| <b>This Certificate was typed by:</b> | Roy Walker                                                                          |                    |            |
| <b>Authorised Signatory:</b>          |  | <b>Print name:</b> | Roy Walker |



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## EXECUTIVE SUMMARY

### LOCATIONS WHERE ASBESTOS HAS BEEN IDENTIFIED, VISUALLY IDENTIFIED OR STRONGLY PRESUMED WHICH REQUIRE ATTENTION BY AN HSE LICENSED CONTRACTOR:-

N/A

### LOCATIONS WHERE ASBESTOS HAS BEEN IDENTIFIED, VISUALLY IDENTIFIED OR STRONGLY PRESUMED WHICH REQUIRE ATTENTION BY PERSONNEL WITH CATEGORY B TRAINING FOR NON-LICENSABLE ASBESTOS WORKS (L143 PARA.124 REFERS):-

|                                                              |                                          |
|--------------------------------------------------------------|------------------------------------------|
| 1 <sup>st</sup> Floor – Kitchen – Loose Panel on Shelf       | Sample Ref: SHERLOCK/003LE/09            |
| Ground Floor – Electrical Switch Room – Floor Tile           | Sample Ref: SHERLOCK/003LE/18            |
| Ground Floor – External – Wall Tile                          | Sample Ref: SHERLOCK/003LE/19            |
| Ground Floor – Garage – Rope Gasket to Skylight              | Strongly Presumed Ref: SHERLOCK/003LE/20 |
| Ground Floor – Electrical Intake Room to Garage – Fuse Boxes | Strongly Presumed Ref: SHERLOCK/003LE/21 |

### LOCATIONS WHERE ASBESTOS HAS BEEN IDENTIFIED, VISUALLY IDENTIFIED OR STRONGLY PRESUMED WHICH CAN BE MAINTAINED AS PART OF A MANAGEMENT PLAN:-

|                                                |                                          |
|------------------------------------------------|------------------------------------------|
| 1 <sup>st</sup> Floor – Safe Room – Floor Tile | Sample Ref: SHERLOCK/003LE/06            |
| 1 <sup>st</sup> Floor – Kitchen – Wall Panel   | Sample Ref: SHERLOCK/003LE/07            |
| Ground Floor – Various – Lining to Safe        | Strongly Presumed Ref: SHERLOCK/003LE/22 |

### LOCATIONS WHERE NON-ASBESTOS SAMPLES WERE IDENTIFIED OR VISUALLY IDENTIFIED:-

|                                                       |                                                   |
|-------------------------------------------------------|---------------------------------------------------|
| Roof – Loft – Pipe Insulation                         | Sample Ref: SHERLOCK/003LE/01                     |
| Roof – Loft – Loose Fill Insulation                   | Sample Ref: SHERLOCK/003LE/02                     |
| Roof – Loft – Putty to Window                         | Sample Ref: SHERLOCK/003LE/03                     |
| Roof – Loft – Board to Floor                          | Sample Ref: SHERLOCK/003LE/04                     |
| 1 <sup>st</sup> Floor – Bedroom – Debris Under Floor  | Sample Ref: SHERLOCK/003LE/05                     |
| 1 <sup>st</sup> Floor – Kitchen – Floor Tile          | Sample Ref: SHERLOCK/003LE/08                     |
| 1 <sup>st</sup> Floor – Rear Bedroom – Floor Adhesive | Sample Ref: SHERLOCK/003LE/10                     |
| 1 <sup>st</sup> Floor – Hall – Under Floor Insulation | Sample Ref: SHERLOCK/003LE/11                     |
| 1 <sup>st</sup> Floor – Annex Room – Under Sink Panel | Sample Ref: SHERLOCK/003LE/12                     |
| Ground Floor – Lounge – Bitumen Adhesive              | Sample Ref: SHERLOCK/003LE/13                     |
| Ground Floor – Throughout – Bitumen Adhesive          | Visually similar to Sample Ref: SHERLOCK/003LE/13 |
| Ground Floor – Kitchen – Under Sink Panel             | Sample Ref: SHERLOCK/003LE/14                     |
| Ground Floor – Front Kitchen – Under Sink Panel       | Sample Ref: SHERLOCK/003LE/15                     |
| Ground Floor – Front Stairs – Floor Tile              | Sample Ref: SHERLOCK/003LE/16                     |
| Ground Floor – Front Kitchen – Floor Tile Adhesive    | Sample Ref: SHERLOCK/003LE/17                     |

### PLEASE NOTE THE FOLLOWING:-

This Survey must be read in its entirety and no single page thought to indicate all positively identified ACMs (asbestos containing materials).

|             |                                      |          |                |
|-------------|--------------------------------------|----------|----------------|
| Address     | 82 Fitzjohns Avenue, London, NW3 6NP |          |                |
| Survey Date | 10 <sup>th</sup> July 2020           | Our Ref. | SHERLOCK/003LE |



Lee Environmental Ltd  
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**Email:** info@leeenvironmental.co.uk

Registered No: 11670769

## ASBESTOS REGISTER

|             |                                      |          |                |
|-------------|--------------------------------------|----------|----------------|
| Address     | 82 Fitzjohns Avenue, London, NW3 6NP |          |                |
| Survey Date | 10 <sup>th</sup> July 2020           | Our Ref. | SHERLOCK/003LE |

| Sample location Reference                         | Int / Ext | Floor           | Location      | Description            | Product Type  | Extent / Quantity (Approx.) | Asbestos Type | Total Risk Score | Action                                                                        | Review Date |
|---------------------------------------------------|-----------|-----------------|---------------|------------------------|---------------|-----------------------------|---------------|------------------|-------------------------------------------------------------------------------|-------------|
| SHERLOCK/003LE/01                                 | Int       | Roof            | Loft          | Pipe Insulation        | Insulation    | 30L/M                       | N.A.D.        | 0                | N/A                                                                           | N/A         |
| SHERLOCK/003LE/02                                 | Int       | Roof            | Loft          | Loose Fill Insulation  | Insulation    | 60m <sup>2</sup>            | N.A.D.        | 0                | N/A                                                                           | N/A         |
| SHERLOCK/003LE/03                                 | Int       | Roof            | Loft          | Putty to Window        | Bitumastic    | 2L/M                        | N.A.D.        | 0                | N/A                                                                           | N/A         |
| SHERLOCK/003LE/04                                 | Int       | Roof            | Loft          | Board to Floor         | Board         | ½ m <sup>2</sup>            | N.A.D.        | 0                | N/A                                                                           | N/A         |
| SHERLOCK/003LE/05                                 | Int       | 1 <sup>st</sup> | Bedroom       | Debris Under Floor     | Insulation    | 100m <sup>2</sup>           | N.A.D.        | 0                | N/A                                                                           | N/A         |
| SHERLOCK/003LE/06                                 | Int       | 1 <sup>st</sup> | Safe Room     | Floor Tile             | Thermoplastic | 2m <sup>2</sup>             | Chrysotile    | 7                | Document as asbestos. Do not disturb, monitor condition and manage.           | 12 Monthly  |
| SHERLOCK/003LE/07                                 | Int       | 1 <sup>st</sup> | Kitchen       | Wall Panel             | Cement        | 1m <sup>2</sup>             | Chrysotile    | 8                | Document/label as asbestos. Do not disturb, monitor condition and manage.     | 12 Monthly  |
| SHERLOCK/003LE/08                                 | Int       | 1 <sup>st</sup> | Kitchen       | Floor Tile             | Thermoplastic | 4m <sup>2</sup>             | N.A.D.        | 0                | N/A                                                                           | N/A         |
| SHERLOCK/003LE/09                                 | Int       | 1 <sup>st</sup> | Kitchen       | Loose Panel on Shelf   | Cement        | ½ m <sup>2</sup>            | Chrysotile    | 10               | Document as asbestos. Do not disturb, monitor condition and plan for removal. | 6 Monthly   |
| SHERLOCK/003LE/10                                 | Int       | 1 <sup>st</sup> | Rear Bedroom  | Floor Adhesive         | Bitumastic    | 3 ½ x 2 ½ m <sup>2</sup>    | N.A.D.        | 0                | N/A                                                                           | N/A         |
| SHERLOCK/003LE/11                                 | Int       | 1 <sup>st</sup> | Hall          | Under Floor Insulation | Insulation    | 12 x 2m <sup>2</sup>        | N.A.D.        | 0                | N/A                                                                           | N/A         |
| SHERLOCK/003LE/12                                 | Int       | 1 <sup>st</sup> | Annex Room    | Under Sink Panel       | Bitumastic    | <1m <sup>2</sup>            | N.A.D.        | 0                | N/A                                                                           | N/A         |
| SHERLOCK/003LE/13                                 | Int       | Ground          | Lounge        | Bitumen Adhesive       | Bitumastic    | 20m <sup>2</sup>            | N.A.D.        | 0                | N/A                                                                           | N/A         |
| Visually Similar to Sample Ref. SHERLOCK/003LE/13 | Int       | Ground          | Throughout    | Bitumen Adhesive       | Bitumastic    | 200m <sup>2</sup>           | N.A.D.        | 0                | N/A                                                                           | N/A         |
| SHERLOCK/003LE/14                                 | Int       | Ground          | Kitchen       | Under Sink Panel       | Bitumastic    | <1m <sup>2</sup>            | N.A.D.        | 0                | N/A                                                                           | N/A         |
| SHERLOCK/003LE/15                                 | Int       | Ground          | Front Kitchen | Under Sink Panel       | Bitumastic    | <1m <sup>2</sup>            | N.A.D.        | 0                | N/A                                                                           | N/A         |
| SHERLOCK/003LE/16                                 | Int       | Ground          | Front Stairs  | Floor Tile             | Thermoplastic | 2m <sup>2</sup>             | N.A.D.        | 0                | N/A                                                                           | N/A         |
| SHERLOCK/003LE/17                                 | Int       | Ground          | Front Kitchen | Floor Tile Adhesive    | Bitumastic    | 20m <sup>2</sup>            | N.A.D.        | 0                | N/A                                                                           | N/A         |



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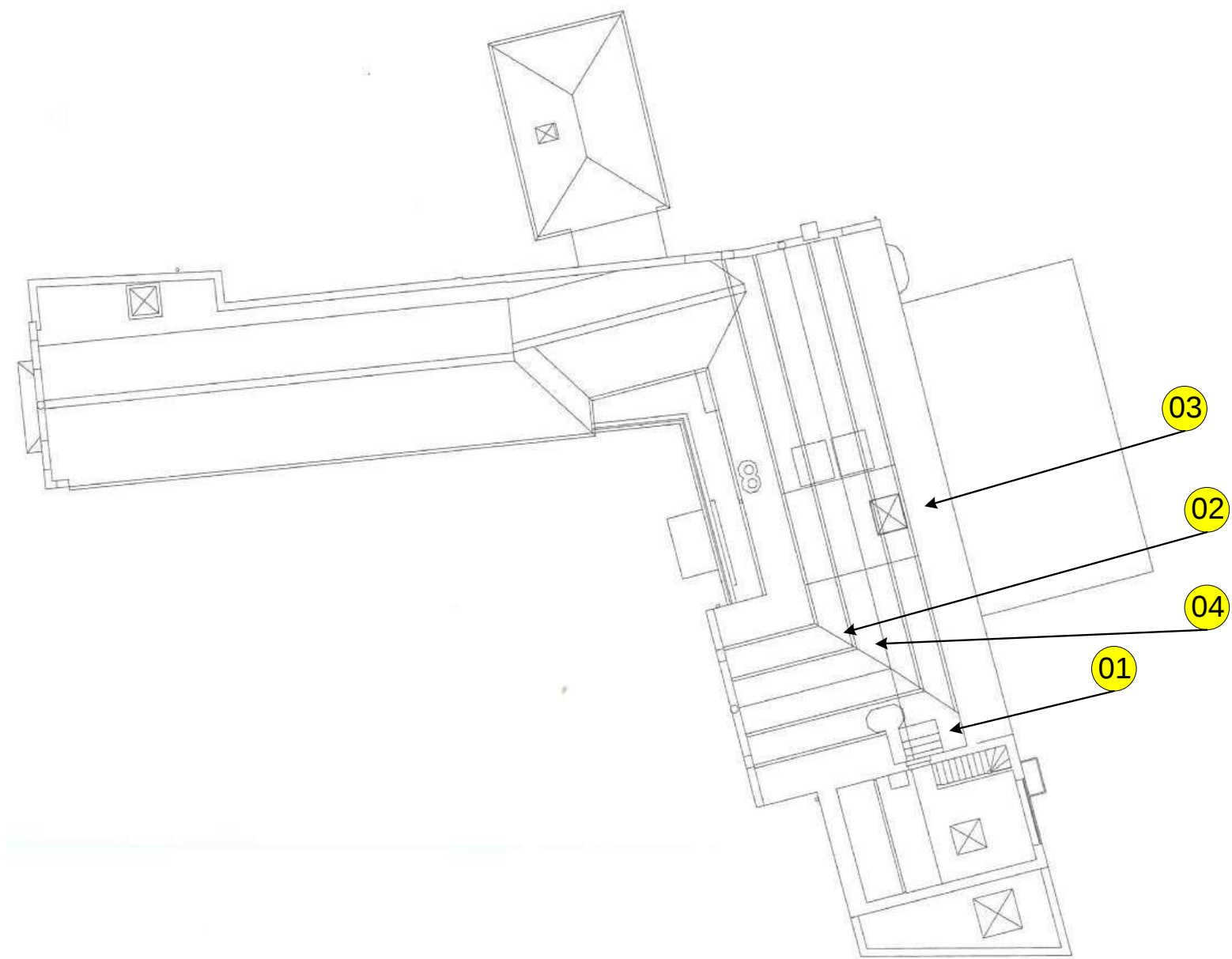
Registered No: 11670769

## ASBESTOS REGISTER

|             |                                      |          |                |
|-------------|--------------------------------------|----------|----------------|
| Address     | 82 Fitzjohns Avenue, London, NW3 6NP |          |                |
| Survey Date | 10 <sup>th</sup> July 2020           | Our Ref. | SHERLOCK/003LE |

| Sample location Reference                | Int / Ext | Floor  | Location                         | Description             | Product Type  | Extent / Quantity (Approx.) | Asbestos Type                  | Total Risk Score | Action                                                                        | Review Date |
|------------------------------------------|-----------|--------|----------------------------------|-------------------------|---------------|-----------------------------|--------------------------------|------------------|-------------------------------------------------------------------------------|-------------|
| SHERLOCK/003LE/18                        | Int       | Ground | Electrical Switch Room           | Floor Tile              | Thermoplastic | 2m <sup>2</sup>             | Chrysotile                     | 11               | Document as asbestos. Do not disturb, monitor condition and plan for removal. | 6 Monthly   |
| SHERLOCK/003LE/19                        | Ext       | Ground | External                         | Wall Tile               | Cement        | 15 x 3m <sup>2</sup>        | Chrysotile                     | 11               | Document as asbestos. Do not disturb, monitor condition and plan for removal. | 6 Monthly   |
| Strongly Presumed Ref. SHERLOCK/003LE/20 | Int       | Ground | Garage                           | Rope Gasket to Skylight | Rope          | 4L/M                        | Chrysotile (Strongly Presumed) | 9                | Document as asbestos. Do not disturb, monitor condition and plan for removal. | 6 Monthly   |
| Strongly Presumed Ref. SHERLOCK/003LE/21 | Int       | Ground | Electrical Intake Room to Garage | Fuse Boxes              | Flash Guards  | 10 no.                      | Chrysotile (Strongly Presumed) | 11               | Document as asbestos. Do not disturb, monitor condition and plan for removal. | 6 Monthly   |
| Strongly Presumed Ref. SHERLOCK/003LE/22 | Int       | Ground | Various                          | Lining to Safe          | Cement        | 3 no.                       | Chrysotile (Strongly Presumed) | 7                | Document/label as asbestos. Do not disturb, monitor condition and manage.     | 12 Monthly  |

Second Floor



Key

- Sample Location - Asbestos
- Sample Location - Non-Asbestos
- Ⓢ Strongly presumed to contain Asbestos
- Ⓥ Visually similar to Sample Number
- No Access

Additional Information

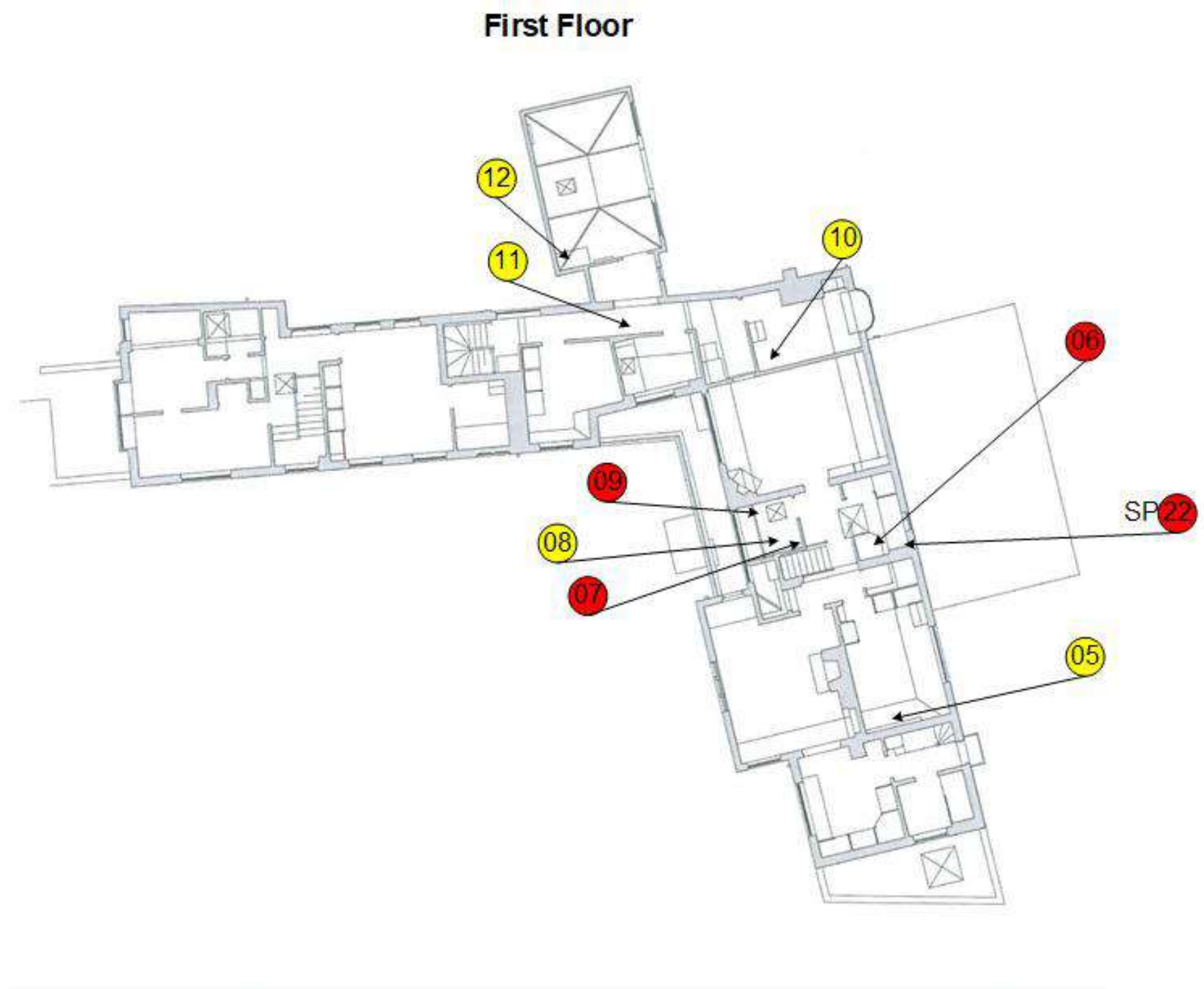


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24 Hour Emergency 01268 956032

Please note that this drawing is not to scale

|              |                                      |         |                |
|--------------|--------------------------------------|---------|----------------|
| Site Address | 82 Fitzjohns Avenue, London, NW3 6NP |         |                |
| Survey Date  | 10 <sup>th</sup> July 2020           | Our Ref | SHERLOCK/003LE |



## Key

- Sample Location - Asbestos
- Sample Location - Non-Asbestos
- SP Strongly presumed to contain Asbestos
- VS Visually similar to Sample Number
- No Access

## Additional Information



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Essex, SS8 0SG

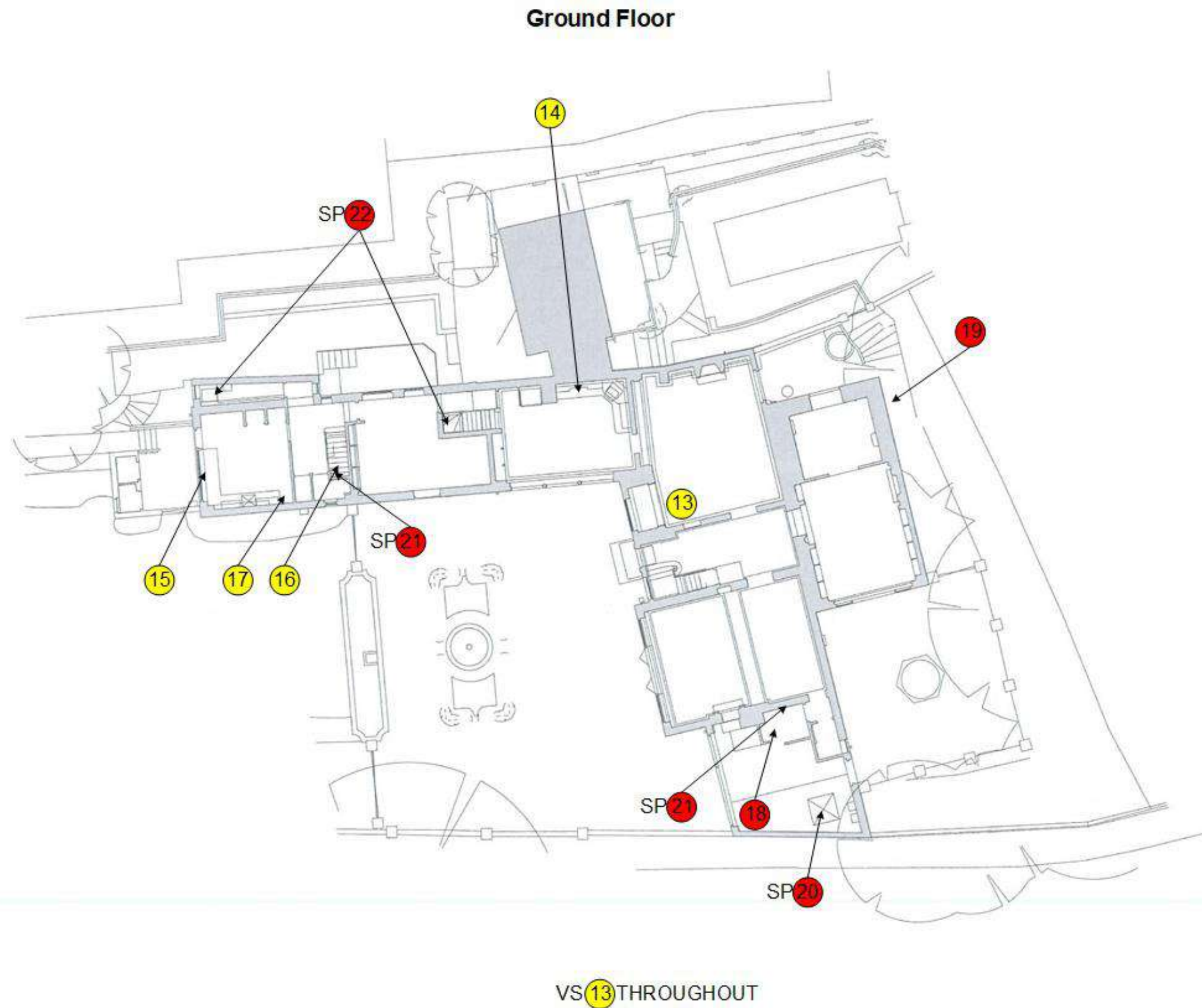
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|--------------|--------------------------------------|---------|----------------|
| Site Address | 82 Fitzjohns Avenue, London, NW3 6NP |         |                |
| Survey Date  | 10 <sup>th</sup> July 2020           | Our Ref | SHERLOCK/003LE |



## Key

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- Sample Location - Non-Asbestos
- SP Strongly presumed to contain Asbestos
- VS Visually similar to Sample Number
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## Additional Information



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**24 Hour Emergency 01268 956032**

Please note that this drawing is not to scale

|              |                                      |         |                |
|--------------|--------------------------------------|---------|----------------|
| Site Address | 82 Fitzjohns Avenue, London, NW3 6NP |         |                |
| Survey Date  | 10 <sup>th</sup> July 2020           | Our Ref | SHERLOCK/003LE |