Construction/Demolition Management Plan pro forma

Camden

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Revisions & additional material

Please list all iterations here:

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

Camden charges a <u>fee</u> 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.

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 "<u>Demolition Notice.</u>"



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:	jay@sherlocklondon.com

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:	mark@southdownssafety.co.uk

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:	jay@sherlocklondon.com



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:	jay@sherlocklondon.com

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:	jay@sherlocklondon.com
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 <u>Cumulative Impact</u> <u>Area (CIA) checklist form</u> 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 - PILI	NG & 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 <u>prior to submission of</u> <u>the CMP first draft</u>.

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 <u>specifically relating to construction impacts</u> 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 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.

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 22nd December 2021 and finished on 14th January 2022.

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

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

- a. Councillor Oliver Cooper, oliver.cooper@camden.gov.uk
- b. Councillor Maria Higson, maria.higson@camden.gov.uk
- c. Councillor Stephen Stark, 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:	jay@sherlocklondon.com



13. Schemes

Please provide details of your Considerate Constructors Scheme (CCS) registration. Please note that Camden requires <u>CCS site registration</u> for the full duration of your project including additional <u>CLOCS visits</u> 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 <u>Guide for Contractors Working in Camden</u>. 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.

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

Table 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 <u>CLOCS@camden.gov.uk</u> 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:	jay@sherlocklondon.com



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 A	٩nd	Monitoring	Process:	Contractual	Compliance
	CLOCS	checking,	und.	1410111COTING	11000035.	contractaur	compnance

	Name	Tools and guidance
Stage: A	Compliant contracts Relevant contracts include CLOCS work related road risk clauses Suppliers informed For new contracts use of pre-qualification questionnaire to ensure suppliers compliant prior to award	 CLOCS.org.uk CLOCS Guide: Managing work related road risk in contracts Example CLOCS contractual clauses Example letter to suppliers CLOCS compliance check leaflet
Stage: B	Structured supply chain review 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.	Example letter to suppliers
Stage: C	Follow-up through contracts Check compliance against information held online Reminder to suppliers Make contact with supplier and agree remedial action Follow up on non-compliance reports received from on-site compliance checking Make contact with supplier and agree remedial action or take appropriate commercial action	 FORS Online check: www.fors-online.org.uk/whos-on-board CLOCS compliance check leaflet Compliance check form Non-compliance report template



	Name	Tools and assistance
Level	Monitor compliance levels on-site Checks carried out using compliance check form	 Compliance check form and non-compliance report template CLOCS compliance check leaflet Workplace poster
Level: Z	Warnings issued to non-compliant vehicles Checks carried out using compliance check form Compliance officer issues driver non-compliance notification	 Compliance check form and non-compliance report template Driver non-compliance notification CLOCS compliance check leaflet Workplace poster
Level: 3	Refuse access to non-compliant vehicles Checks carried out using compliance check form Vehicle and driver turned away as a material breach of contract has occurred. Recorded as a 'failed delivery' Driver issued with non-compliance notification Follow-up with operator through Stage C, Contractual Compliance	 Compliance check form and non-compliance report template Driver non-compliance letter CLOCS compliance check leaflet Workplace poster

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 <u>CLOCS@camden.gov.uk</u> 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 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

		VEHICLE MOVEMENTS PER WEEK				
SHEACHVITT	(WEEKS)	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



- I. 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 supcontractors, 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 (<u>not</u> 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 <u>won't</u> 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 <u>in addition</u> 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 <u>Safety at Street Works and Road Works Code of Practice</u>.

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 <u>here</u>. For periods greater than 6 months, or for any other changes to the parking/loading/restrictions on the highway, a <u>Temporary Traffic Restriction (TTR)</u> 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 <u>trade permit</u> 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 (<u>CMRBC</u>).**

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/<u>demolition</u> 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 to 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 <u>The Control of Dust and Emissions During Demolition and Construction 2014 (SPG)</u> (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 <u>SPG</u>. <u>Please attach the risk assessment and mitigation checklist as an appendix</u>.

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

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

Note: <u>real-time dust (PM₁₀) monitoring with MCERTS 'Indicative' monitoring equipment will</u> <u>be required for all sites with a high OR medium dust impact risk level</u>. 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 <u>the</u> <u>proposed dust monitoring regime (including number of monitors, locations, equipment</u> <u>specification, and trigger levels) must be submitted to the Council for approval</u>. Dust monitoring is required for the entire duration of the development and must be in place and operational <u>at least three months prior to the commencement of works on-site</u>. 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 (PM₁₀) 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

From 1st 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 1st 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: <u>https://idlingaction.london/business/</u>

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 is 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 <u>six times more likely to take their own life than be killed in a fall from height</u>.

We strongly recommend signing up to the "<u>Building Mental Health</u>" charter, an industry-wide framework and charter to tackle the poor mental health in the construction industry, or joining <u>Mates In Mind</u>, 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:

lum

Date: 13th March 2023

Print Name: Jay Denham

Position: Senior Project Manager

Please submit to: planningobligations@camden.gov.uk

End of form.

V2.9





APPENDIX A PROGRAMME OF WORKS

1	3/03/2023						Su	mma	ry Prog	ram for 8	32 Fitzjohns Aver	nue	
									2	023		Í.	
					lanuar	February March	Δnril	May		lulv Δunust	Sentember October November	December	January February March
Line	Name	Duration	Start	Finish	- ,72		.10 .17 .24	1 .8 .15 .22	20.5.12.10.26.2	10 17 21 21 7 14 21		.27 .1 .11 .18 .25 .1	8 15 22 20 5 12 10 26 1 11 18 25 1
					23		10 17 24	1 0 IJ ZZ	27 0 12 17 20 0	10 1/ 24 31 / 14 21	20 4 11 10 23 2 9 10 23 30 0 13 20	2/ 4 11 10 2J 1	0 13 22 29 3 12 19 20 4 11 10 23 1 E0 E1 E3 E3 E4 EE E4 E7 E0 E0 (0 (1 4
					-2 -1	1 2 3 4 3 0 7 8 9 1		14 13 10 1/	18 19 20 21 22 23	3 24 23 20 27 28 29 30	31 32 33 34 33 30 37 38 39 40 41 42 43	44 43 40 47 48 49	00 01 02 03 04 00 00 07 08 09 00 01 0
1	AR 00 - 82 Fitzjohns Avenue - Overall Program	81w 4d	30/01/2023	20/09/2024	1					~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	1		
2	Sherlock Site Establishment	3w	30/01/2023	17/02/2023	2	<u>2000000</u>	1				1		
3	Sherlock Commencement on Site		30/01/2023	30/01/2023	3 🗸		1				1		
4	Sherlock Site Set-Up	2w	30/01/2023	10/02/2023	4		1						
5	CCTV Drainage Survey - TBC By Trenchco?	1w	06/02/2023	10/02/2023		5	1	1					
6	External Wall / Stone Setting Out / Re-Establish Datums	2w	06/02/2023	17/02/2023		6 100000	1				1		8
7	AD 04 Dreaurement Schedule	744.d	20/04/2022	09/07/2024				4	****	****	*****	~~~~~	
1	AR 01 - Procurement Schedule	71w 1d	30/01/2023	08/07/2024	/		44444		*****	*****			/
8	Pre-contract Material orders (Time remaining only)	41w	30/01/2023	20/11/2023	8			1			1		
9	External Bricks - Specials - Arches etc.	8w 4d	30/01/2023	31/03/2023	9 <		Bricks Procure	ed & Due to be De	livered as Required				
10	External Brickwork	7w 1d	30/01/2023	21/03/2023	10 <		Й				1		
11	Arcade / Kitchen & Orangery Bricks	8w	30/01/2023	27/03/2023	11 <		Bricks Procur	ed & Due to be De	livered as Required				1
12	Orangery Special Bricks	11w	30/01/2023	19/04/2023	12								
13	Chimney Bricks	11w	30/01/2023	19/04/2023	13			1					
14	Stonework - West Wing - Arcade / Plinths	7w	30/01/2023	20/03/2023	14	Instructed	d & Order Plac	d ed with Stamford	Stone		1		
15	Stonework - Main Wing - Plinths	8.w	30/01/2023	27/03/2023	15			Order Blaced with	Stomford Stops		И		
16	Stonework Origi Windows	1714	20/01/2022	02/06/2023	10					Order Disead with Stamford S	Nana		
10	Stonework - Oner Windows	17.W	30/01/2023	02/00/2023	10					order Placed with Stamord 3			
17	Structural Steelwork - Ground Floor	8W	30/01/2023	27/03/2023	17			Indicited & Order P	aced with JCC				
18	Windows	10w	30/01/2023	12/04/2023	18		Inst	ructed & Order Pla	aced with JCC		1		
19	Structural Steelwork - Second Floor & Roof	19w	30/01/2023	16/06/2023	19				Instructed	& Order Placed with JCC	1		
20	Posi Joists - First Floor	13w 3d	30/01/2023	09/05/2023	20 🖣			Instruction Red	uired		1		
21	Posi Joists - Second Floor	18w	30/01/2023	09/06/2023	21				Inst	truction Required			
22	Specialist Timber Ceiling Beams - Jacobean Ceiling	4w	30/01/2023	27/02/2023	22		WN	Material Pro	cured & Due to be Deli	vered as Required	1		8
23	Specialist Timber Beam Ceilings - Others TBC	19w	27/02/2023	14/07/2023		23				Awaiting Package Infor	mation		1
24	External Timber Doors / Windows	20w	30/01/2023	23/06/2023	24		NA III			Design TBC	1		
25	Roof Lights	23w	30/01/2023	14/07/2023	25		ित्तम् र			Quote Rece	eived from Cantifix		
26	Roof Tiles & Associated Components	22w	27/02/2023	04/08/2023	23					Spec TBC	1	//	
20	Poinwater Coode	27.4	20/01/2022	11/09/2023	27.4		T DN			Spec TBC		///	
21	Swimming Deal & Spa	211	12/02/2022	11/00/2023	2/] 		1		
20		21W	13/02/2023	14/07/2023							4		
29	Sanitary	16w	20/02/2023	16/06/2023									
30	Staircase by others	29w	20/03/2023	16/10/2023		30							<u>8</u>
31	Panic Room	22w	20/02/2023	28/07/2023		31							
32	Fibrous Works	26w	20/03/2023	25/09/2023		32	////						
33	Trusses to Orangery	18w	30/01/2023	09/06/2023	33 <					Spec TBC			
34	Fireplace Hearths / Surrounds / Mantels / Chambers	26w	17/03/2023	22/09/2023		34		, <mark>Andrewen</mark> t		*****			
35	Timber Flooring (By other)	29w	27/03/2023	23/10/2023		35	1///	//		*******			
36	Floor Tiles - Orangery & Arcade	29w	19/04/2023	13/11/2023			36			*******			
37	Stone / Tiles to Bathrooms	32w	20/02/2023	09/10/2023		37				****			
38	Doorsets & Ironmongery	27w	27/03/2023	09/10/2023		38				*******		///	
39	Skirtings & Architraves	31w	27/03/2023	06/11/2023		39							
40	Arched Timber Doorsets to Arcade	16w	30/01/2023	25/05/2023	40							///	ß
41	Specialist Joinery (Non-Artichoke)	33w	27/03/2023	20/11/2023		41	<u>y</u>						1
42	Specialist Einisbes - On Site / Off Site	33w	27/03/2023	20/11/2023		42							
43	Litilities / Gas / Water / Electricity / BT	14w	27/02/2023	09/06/2023					<u>hų in</u>				
44	Artichaka Joinary	70w 2d	03/02/2023	08/07/2024		44							4
44	Programment	70w 2u	03/02/2023	00/07/2024									
40	Milestens for Deliver	0 IW	03/02/2023	29/04/2024	4								
46	Milestone for Delivery	27w 1d	11/12/2023	08/07/2024								46	* * * · · ·
47	Milestone Procurment achievements	8w	19/04/2023	16/06/2023			47					///	
48	AR 02 - Ground Works - Trenchco	34w	30/01/2023	29/09/2023	48								
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Trac	les Contractor,Procurement Stages,Build Stages	100	CCCC D	Dalias i di			. (ing David Line i			
	Brog Appointment (Approval		Proc -	Delivery to Site	e	Proc - Collate Packag	e / Design	Keq 🖌	Proc - Des		Proc - Samples	Proc -	- Req on site
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#### 13/03/2023

#### Summary Program for 82 Fitzjohns Avenue

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Line	Name	Duration	Start	Finish	Januar	February March	April	May	June	;	July	August	September	October	Nove	mber L	December	January Febr	uary March	April	May	June	July August	September October
		auvii			23	<u>30 6 13 20 27 6 13 20 27 3</u>	10 17 24 1	8 15 22 2	29 <mark>1</mark> 5 112 1	19 <mark>26 3 1</mark> 1	10 17 24 31	7 14 21 28 4	11  18  25  2	2 9 <u>16</u> 2.	? <u>3  </u> 30  6  13	3 <mark>20 27 4</mark>	11 18 25 1 1	8 15 22 29 5 12	19 26 4 11 18	25 1 8 15 22 2	29 6 13 20 2	<u>27  3  10  17  24  1  8</u>	15 <u>22 29 5</u> 12 19	26  2  9  16  23  30  7
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49	AR 02/01 - Trenchco / Landscape	9w	30/01/2023	31/03/2023	49			T I			IT			TIL	IT	I						1		
50	Trenchco - Clean & Demobilise / Handover Site	2w 2d	30/01/2023	14/02/2023	50									$\uparrow \uparrow \uparrow \uparrow$	$\top$					7	- <b>1</b> h	1	_	
51	Landscape Works to Planters By Others - TBC	3w	13/03/2023	31/03/2023			anting Season	1 1						++++	+	1				1	1 1	1		
52	AR 02/02 - Sherlock - General Construction	34w	30/01/2023	29/09/2023	52			*****		******	****	******		++++	+	+			_ <u> </u>	1	╞	1		
53	Basement	19w	20/02/2022	06/07/2022	52	53	ter			****	++	┼┼──┠─	<u> </u>	++++	+	Υ <u></u>	† <i>11</i>	<u> </u>	++	4		1		
54	General Items	5.11	20/02/2020	24/03/2022		54	ᢢ᠊᠊ᢔ᠊ᠮ	+	<b>\{ }</b> ∏	+	++-	++	-+	++++	+	\	<del>                                     </del>		+	4		' <del> </del>		
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55	vvaterprooting to Soffit / Walls / Slab - By Trenchco	2w 4d	27/03/2023	17/04/2023	`	55	77 II	ł	ЧШ						<u> </u>	₩				1	_ <u> </u> i	1		
56	Insulation to Floor	1w	17/04/2023	21/04/2023			^ 56	I	ЧЦГ						μ					4	_ <u> </u> b	1		
57	Lay Screed	4d	24/04/2023	27/04/2023			57 🔤		¶∐∏						11					<u> </u>	1 h	1		
58	Insulation / Blockwork Walls to Perimeter	2w	28/04/2023	12/05/2023			58		11				_		11					8	_1	4		
59	BWIC with Services	2w	15/05/2023	26/05/2023			<u>₹</u> ₩₽	59												1		1		
60	First Fix Services - Containment / Trays etc. as	3w	25/05/2023	15/06/2023				60													y t	1		
64	Required	2	16/00/0000	06/07/0000	╉		<u>↓ </u>		TT.		+	+	-+	<u> </u>			<u>+ <i>∀/</i></u>		-+-+	4		4		
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62	External Envelope	34w	30/01/2023	29/09/2023	62			<u> </u>	Ĩ					· · · · · · · · · · · · · · · · · · ·					-+	-1	4	1		
63	Waterproofing	34w	30/01/2023	29/09/2023	63			<u> </u>	<u>т</u> т	×		TT T		1 <u> </u>	_					4	_ <u> </u>	1		
64	Waterproofing to Perimeter / Upstands - By Trenchco & Infill	6w	30/01/2023	10/03/2023	64		1 M	1	11 I II											8	p h	1		
65	Complete Waterproofing to Ground Floor	2w	09/06/2023	22/06/2023	1		╕ ╡╢╂	1	65		+	+ + +				++-				1	1 1	ή		
66	Complete Waterproofing as Required	1w	25/09/2022	29/09/2022			╕<u>┊</u>╂╠	+	╢┈╉╫	╗╟	++			,		++-	+ 1//	·	++	4		1		
67	Insulation to Retaining Well	3141	20/02/2022	10/03/2023	+		╪┼╫	+	┡╫┼┼┼	╢╢	+	 			<u> </u>	+	<u>+ <i>∀/</i></u>		_ <u>+</u>	4		ή		
07		JW Ev	20/02/2023	24/02/2023	+		′ <u>+</u> + ∦	\ i	┞┋┿┿┥	++	+	+			<u> </u>	++	<u> </u>		-+	<u> </u>		4		
68	Blockwork Including Ecomod Class Disate to West	5W	20/02/2023	24/03/2023	┞──	08/*******	┨╶┇┨╠	¥ b	╚┋╋┥┥	- -	+	++				++	<u> </u>				_ /	1		
69	Wing	5w	20/02/2023	24/03/2023		69	1_1	<u>اللہ ال</u>												1	<u> </u>	1		
70	Structural Steels	16w 4d	03/04/2023	02/08/2023		70	ኟ┿╬	******	***	station of the second	÷										_{ h	1		
71	Structural Steelwork to Ground Floor - Columns &	2w	03/04/2023	18/04/2023		171		11/			TT,									7	- h	1		
	Structural Steel / MultiDeck / Concrete to First		00/07/1	10/25	+ +		╤╼╗╴╫╢	i <u>ll</u>	╘╉┼┼┼	╫╫	+ +	+ + ∦		<u> </u>	-++	+	<u>+-</u> ₩			-1	-##	1		
72	Floor Structures	3w	28/04/2023	19/05/2023			72		1	111						\downarrow				4	_ <u> </u>	1		
73	First Floor Structural Steelwork Columns Inc. Oriel	2w	22/05/2023	05/06/2023				73	٦ 🛤	Π	I T				IT					4	1 h	1		
74	Orangery	1w 4d	22/06/2023	04/07/2023			╊ ╋	╡┼┞┓	╢╱┼	, <mark>,,,,,,</mark> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	+ +	┼┼─╄─		-+	-++	+	† <i>HA</i>	·		1	_ ∦ ∔	+		
75	Structural Steelwork	114/10	22/06/2022	04/07/2023	¶		╕╶┊╲╟	╢┼┼╢	<u><u><u> </u></u></u>		+	++	<u> </u>	-++	-++	++			+	1	 	7		
70	Second Elect & Dect Object - 1 Otiester	1 W 40	16/06/002	29/00/0055		╉──┤──┤┤╏┤	╡┼╫	┨ \╎┤╽			+	╞┼╴╢		-++	-++	+	<u> </u>		\rightarrow	4	h	1		
/6	Second Floor & Roor Structural Steelwork	IW 4d	10/06/2023	28/06/2023	4	╉──┼──┤┤┦	╡┤╢	<u>} \ </u>		╤╕┊╎╎	+	+		-++		+	+ $//$			<u> </u>		4		
17	Complete Structural Steelwork	1w	21/07/2023	02/08/2023	` 		<u>↓</u>		₩//	<u></u>	77	'L		-+	-+	Ч—Ь				-1	_ _	ļ		
78	Stone / Masonary	21w 4d	20/03/2023	23/08/2023		78	<u>E</u>	V V İ	- The second sec	<u>ji tito</u>					-	μ μ				4	4	1		
79	External Brickwork	19w 2d	03/04/2023	21/08/2023		79 🔀	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	¥¥¥		×	÷					#				4	_ h	1		
80	Scaffolding	20w 3d	28/04/2023	22/09/2023	ĽÌ		80	¥	www.			TRANSFE A	****			<u>↓</u>				1	1_1	·		
81	Posi Joist & ply	5w	05/05/2023	09/06/2023			81			TIA					<u> </u>	T				1		1		
82	Timber Beams to Ceilings	4w	26/05/2023	23/06/2023			1 1	82													1	1		
83	Timber Beams to Ceilings	4w	26/05/2023	23/06/2023			1 1	83	<u>a tii M</u>												-∏ h	1		
84	Stair Survey		23/06/2023	23/06/2023		,	ᡟ		N 84	*	1	11 1		— <u> </u> _\	+						1 1	1		
85	Window / Doors / Roof lights	6w	07/07/2022	17/08/2022			╕──╢		<u>\ </u>	DE KO	*****		-++-	— <u> </u>	++			·	++	1	-∦\$	1		
98	External Renairs Gridling C	2141 4 1	07/07/2020	26/07/2023			;₽		╅╫┼						+	++	╢ [///		+			1		
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8/		/w	07/07/2023	24/08/2023	` 	↓	1₽	i	└╢╢		1				+ +	++	<u> //</u>				4 4	¥		
88	Cnimney Flue Liners	1w	18/08/2023	24/08/2023			1		└┼╢Ĺ─┡			188 200			+	++-	H ///			-J	4	1		
89	Roof Structure	14w	09/06/2023	15/09/2023		t	1 1		89						+	$\downarrow \downarrow \rightarrow$				4	_ <u> </u> b	1		
90	Orangery	14w	09/06/2023	15/09/2023			1[b	90			<u> </u>	×××× +		\perp					<u> </u>	_ll	1		
91	Timber Roof Structures / Insulation	7w 3d	09/06/2023	01/08/2023	Ľ		1T	1	91		The second se				1 T					1				
92	Roof Tiles, Finishes & Lead Flashings	4w	04/08/2023	01/09/2023			1 1				92									_1		1		
93	Rainwater Goods	3w	11/08/2023	01/09/2023			1 1	th		$\uparrow\uparrow\uparrow$		93			+					1	- H	1	_	
94	Milestone Achieved	27w	20/02/2023	04/09/2023		94	*******		ter	**	╬╲┯┟				++	+ +	<u> </u>				1 1	1		
95	AB 03 - Construction	30w 3d	16/06/2023	31/01/2024		· · · · · · · · · · · · · · · · · · ·	╡──╂	ł		, and a						*****				1	-∦	1	r	
90	AB 03/01 - Services 1st Eix	17	16/06/2020	16/10/2022		1	;──╂				Ville Vil				$+\overline{+}$	+	++177	¥	+	-1	1 1	1		
70	a Contractor Programment Office D. 111 Office	- ITW	10/00/2023	10/10/2023			41	1	196		Y UK	<u>i. </u>			<u> </u>					_И	_1	4		
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13/03/2023

Summary Program for 82 Fitzjohns Avenue

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Line	Name	Duration	Start	Finish	Januar	February March April	May	June J	uly August	September	October	November	December	January	February	March	
LINC	Name	Duration	Otart	T IIIIGH	23	1 ₁ 42 ₁ 171 101 31 20 21 131 61 72 20 131 30 30	1 <mark>8 15 22 29 5</mark>	12 19 26 3 10	17 24 31 7 14 21	28 4 11 18 25 2	9 16 23 30	6 13 20 27	4 11 18 25 1	8 15 22 29	5 <mark>12 19 26</mark>	4 11 18	25 1
					-2 -1	1 2 3 4 5 6 7 8 9 10 11 12 13	14 15 16 17 18 1 ¹	9 20 21 22 23 24	25 26 27 28 29 30	31 32 33 34 35 36	37 38 39 40	41 42 43 44	45 46 47 48 49	50 51 52 53	54 55 56 57	58 59 60	61 62
97	Electrical 1st Fix	14w	16/06/2023	25/09/2023				97						1			_1_
98	Mechanical 1st Fix Ductwork / FCU /	12w 2d	16/06/2023	13/09/2023				98 *****						1			_1_
99	AV / Media 1st Fix	12w 2d	19/07/2023	16/10/2023			-	9	? 1 \ \ \		××+			1			_1_
100	Plumber 1st Fix	14w 3d	16/06/2023	28/09/2023				100			\parallel						_1_
101	Sanitary 1st Fix	9w	21/07/2023	25/09/2023				1		<u> </u>				1			_1_
102	Milestone for 1st Fix	9w 2d	09/08/2023	16/10/2023					102		+						
103	AB 03/02 - Builder Work	25w 3d	21/07/2023	31/01/2024				1			<u> </u>						
104	Insulation and Screed	3w	21/07/2023	10/08/2023				1			\`						
105	UFH & Trench Heaters - 1st fix	6w 2d	21/07/2023	05/09/2023				1			<u></u> }\				+ +		
106	BWIC with Services to Facilitate First Fix	12w 1d	21/07/2023	17/10/2023				1		▋▋਼ੀ₽₩₽	<u> </u>				\vdash		
107	Ceilings Hangers / Metalwork etc.	16w	21/07/2023	13/11/2023				1				₩¥+			+		
108	Wall Structure / Metalwork etc.	13w 4d	21/07/2023	27/10/2023				1	08		HI\+			1	\vdash		_1_
109	Installation of Plaster Boards	14w	25/08/2023	01/12/2023					109		$\left\{ \prod \right\}$	<u> </u>		1	+		_1_
110	Plaster board to Ceiling Structure	14w	25/08/2023	01/12/2023					110		¥II —		+ /	1	\vdash		<u> </u>
111	Plaster board to Wall Structure	10w	21/09/2023	29/11/2023					i 			+		1	$\left \right $		_1_
112	Panic Room - Design TBC	4w	27/09/2023	24/10/2023						112							
113	Plastering	15w 3d	02/10/2023	31/01/2024						113	Π						_¥_
114	Plaster board to Ceiling Structure	14w 2d	02/10/2023	23/01/2024			1			114		141	114	+			
115	Plaster board to Walls Structure	12w	26/10/2023	31/01/2024							115			+			_
116	AR 04 - Swimming Pool & Spa	35w 1d	14/07/2023	04/04/2024				116		<u> </u>							<u> </u>
117	Milestones required	4w	14/07/2023	10/08/2023				117	2000000002								_1_
118	AR 04/01 - Construction of Shell	9w	11/08/2023	13/10/2023					118		∝,						1
119	AR 04/02 - Render to Swimming pool & spa	8w	25/09/2023	17/11/2023						119	*****						
120	AR 04/03 - Testing of Pool	3w 1d	20/11/2023	12/12/2023			-		i			120			1 1		
121	AP 04/04 - Procurement of Materials / Finishes	10w	11/09/2023	17/11/2023						121 00000000000000000000000000000000000							
121	AR 04/04 - Procurement of Materials / Finishes	9.4	12/12/2023	27/02/2024						1210							-1-
122	AR 04/05 - Poor Finishes	8	12/12/2023	20/02/2024												·	-1-
123		ow	12/12/2023	20/02/2024											¥+		-1 -
124	AR 04/07 - H&V Ductwork	10w	12/12/2023	04/03/2024									124			×↓+	_1_
125	AR 04/08 - Pool Completion	4w	05/03/2024	03/04/2024											12	5 0000000	<u> </u>
126	Practical Completion		04/04/2024	04/04/2024			ł										126 🐼
127	AR 05 - Fit Out	52w 4d	26/06/2023	18/07/2024			-	127									
128	Services Inc. AV / Fire / Security Risers /	10w 1d	26/10/2023	18/01/2024			-				128						
120	Containment / Horizontal Runs	21w 4d	26/10/2022	11/04/2024							120						
129	Services Zitu Fix	21W 4u	20/10/2023	11/04/2024							1297						-1-
130	Mechanical 2nd Eix Ductuork / ECU /	1/w 30	26/40/2023	28/02/2024						1	130/					+	-1-
131		100	20/10/2023	20/02/2024						1					i T I	+	<u></u>
132	Av / media Switches / Plugs / Lights & Cables	15W 2d	28/11/2023	27/03/2024										<u>ten m</u> i i	i IR- I		<u></u>
133	Plumber 2nd Fix	14W 3d	27/11/2023	20/03/2024			1					133		│ -	115-1	F-1 10	+ 1/
134		9w	07/02/2024	11/04/2024										134	/ INN T	<u> </u>	<u> </u>
135	Installation of Staircases.	7w	16/10/2023	01/12/2023							135 00000	<u> </u>	+\ <u> </u>			\ ∥ ∰	<u> </u>
136	Fireplace Hearths / Surrounds / Mantels / Chambers	7w 3d	22/09/2023	14/11/2023						136	******	±++±+_					
137	Installation of Fibrous / Plaster Mouldings	11w 2d	27/11/2023	27/02/2024								137				. \	
138	Sherlock Joinery	23w 1d	26/10/2023	23/04/2024			-				138						w w
139	Installation of Door / Frames / Ironmongery	23w 1d	26/10/2023	23/04/2024			-				139 🔀	×××					xxx xx
140	Installation of Skirting / Architrave	12w 2d	24/01/2024	23/04/2024			-			1				140 🗫	· · · · · · · · ·		
141	Create false walls for Sanitary & Vanities	9w	24/01/2024	27/03/2024										141			n.
142	Decorating	31w	27/11/2023	18/07/2024		l I I				1		142					
143	Plastering Completed	7w 3d	27/11/2023	01/02/2024		A A				2		143					
144	Ceiling and walls	23w	05/02/2024	18/07/2024						1			X/				***
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99	Proc - Appointment / Approval		Proc - I	_ead In	İ	Site Survey	Services		Design Info		Working Dra	awings	Manu	Ifacture / Lead	Time		
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Line	Name	Duration	Start	Finish	123		3 10 17 24	1 18 115 22	29 5 12 19	126 13 10	17 124 131 17 114 1	21 28	4 11 18 25 2	9 16 23 30	6 13 20 27	11 18 25 i	1 18 15	122 <u>2</u> 2	12 19	26.4.11	18 25 1	18 15
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145	Dears & Eramos	20w 2d	05/02/2024	01/07/2024	-2 -1	1 2 3 4 3 0 7 0 7	10 11 12 13	14 13 10 17	10 17 20 21	22 23 24	23 20 21 20 27	30 31	32 33 34 33 30	J/ J0 J7 40	41 42 43 44	40 47 40		JZ JJ	J4 JJ J0			2 03 04
145		20w 20	40/00/0004	45/07/0004					1						++-				H	W I N	MM	
146	Skirting & Architraves	21w 2d	12/02/2024	15/07/2024																\[``\`\[<u>m na</u>	ŦĦ
147	Arched Doorsets to West Wing	22w 1d	26/06/2023	28/11/2023					147	0000000	*****	XXXXX	*****	*****			<u>X </u>	₩₩				
148	Specialist Decorations Inc	12w	01/02/2024	26/04/2024													<u> </u>	148			<u>M NA</u>	M
149	Timber Flooring	12w 1d	05/12/2023	13/03/2024											149		A II	TA I I		₩ <u>₩</u> +		_111
150	Tiling / Marble	15w	24/01/2024	10/05/2024					μ								15	50	ĬĬ	<u>Vi vi</u>		<u>~~~~~~</u>
151	availability		24/01/2024	24/01/2024					1								1151					
152	Waterproofing	9w	24/01/2024	27/03/2024					1			1					15	52				
153	Installation of Tiling / Marble	9w	07/02/2024	12/04/2024					1									153				
154	Additional Stone pieces	6w	27/03/2024	10/05/2024															l 🖁		154	- The second sec
155	Sherlock Joinery / Vanities / BIC	27w	20/11/2023	14/06/2024					1						155						IN NU DR M	
156	Determine start of Fitout Vanties & BIC	18w	20/11/2023	10/04/2024					1			ł			156			ł			1966 - 1618. 1463 - 1914	₹ <u>1</u> 00
157	Vanities	9w	10/04/2024	13/06/2024			9		1			1								╢-┼╢-		57
158	Milestone Completed		14/06/2024	14/06/2024															1111			
159	Built in Cupboards	5w 3d	24/04/2024	05/06/2024														$\uparrow\uparrow\uparrow$				15
160	AR 06 - Artichoke - Installation as per 12/12/2022	31w	11/12/2023	02/08/2024					ł							160	▓₩	<u>4-44</u>	ᄊᆊᆥ	ᄥᇞ		
161	Extension for Manufacture	12w	11/12/2023	18/03/2024												161		¥~~¥		ᇓᇓ		r tt
162	Milestone to Commence installation		18/03/2024	18/03/2024					1			-1-								162		6w 2d
162	Artichako Installation	19.47	18/03/2024	01/08/2024					1			-1-				KX				162		
164		5w	10/03/2024	01/00/2024								-						+	<u>\ </u>			<u>i II</u>
104			25/02/2024	10/04/2024					r								211-	+++			THE D	iΠ
165	Scullery / House Keepers	3W 30	25/03/2024	19/04/2024			-[1	1								<u> </u>	+			165	₽ŧĽ
166	MUD Room + WC	4w 2d	12/04/2024	14/05/2024					1							X	AII-	. ↓ ↓	_\!!_		ИИ	166
167		2w 2d	17/04/2024	02/05/2024													1 11	4	W		VI IA	167 🔀
168	Pantry	3w 1d	24/04/2024	16/05/2024															\ N			16
169	Dining room	3w 3d	03/05/2024	30/05/2024					1													
170	Kitchen	3w 3d	24/05/2024	19/06/2024					1											$\parallel N$		
171	Bar	2w 3d	10/06/2024	26/06/2024					1			-										
172	Games / Cinema	2w 4d	14/06/2024	03/07/2024					1			1								VII N NA		WH
173	Hall	4w	21/06/2024	18/07/2024								1							1	N MUV		WH //
174	Dressing Room	5w	27/06/2024	31/07/2024					1											IN NU		WI
175	Sitting Room	2w 4d	05/07/2024	24/07/2024					1			1										
176	Study	4w	05/07/2024	01/08/2024					1											W / W		1/
177	Milestone - Artichoke Joinery package complete		02/08/2024	02/08/2024								1										
178	AR 07 - Commissioning & Testing	32w 2d	11/01/2024	02/09/2024													178 600	4	~~~			<u>aadado</u>
179	Summary of Services	12w 4d	11/01/2024	12/04/2024					1								179	* !	~ * #~	***	**	<u></u>
180	Test and Commissioning	19w	17/04/2024	02/09/2024					1								7					180
181	Plumbing Testing and Commissioning	6w	20/06/2024	01/08/2024					1			-1-					<u>A</u>					
182	AV Media - Testing and Commissioning	19w	17/04/2024	02/09/2024					1			-1-				/	A				-1	182
102	Mechanical esting and Commissioning	0,,,,	14/06/2024	00/09/2024								-1-					4				- 1	1027
184	Electrical - Testing and Commissioning	10.0	14/06/2024	23/08/2024								1				/.	8				- 1	
195	AR 08 - Practical Completion	9.14/	25/07/2024	20/09/2024								1					A -				<u> </u>	
105		ow Sw 4d	25/07/2024	20/03/2024					1								4—				- 1	
100		5w 1a	25/07/2024	44/08/2024			4		1							/	4				<u> </u>	
187		2w	01/08/2024	14/08/2024					<u>k</u>							/	4—					
188	Desnagging Building	4w	08/08/2024	05/09/2024												/	4—				1	
189	Client Handover	2w	06/09/2024	20/09/2024												/	<u>A</u>				1	
190	Snag by Professional Team	3d	06/09/2024	10/09/2024					1							/	<u>A</u>					
191	De-Snag by Professional Team	1w 2d	11/09/2024	19/09/2024					1							/	2]	
192	Handover		20/09/2024	20/09/2024					1			1					4				1	
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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 Councillor Maria Higson, maria.higson@camden.gov.uk Councillor Stephen Stark, 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:

PROPOSED COMMENCEMENT DATE	15 th February 2022
DURATION OF WORKS	100 weeks

3. DETAILS OF WORKING HOURS:

GENERAL COM	ISTRUCTION WORKS					
Monday - Friday	08:00 - 18:00					
Saturday	08:00 - 13:00					
Sunday	Not Permitted					
Bank Holidays	Not Permitted					
NOISY WORKS - I	PILING & EARTHWORKS					
Monday - Friday	08:00 - 18:00					
Saturday	08:00 - 13:00					
Sunday	Not Permitted					
Bank Holidays	Not Permitted					
HIGH IMPACT WORKS - DE	MOLITION, 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 DE	LIVERIES 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)
- 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)
- 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:

Main Contractor:	Cheevers Poole	
Contact:	Graham Kirby	
Address:	Cheevers Poole Ltd, Unit 210a Harbour Yard, Chelsea Harbour,	
	London, SW10 0XD	
Groundworks Contractor:	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 14th January 2022.

Contact Email: fitzjohnsavenueresidence@gmail.com

Many thanks for your support.

Yours sincerely,

Helen Beese



APPENDIX C CONSULTATION TRACKER

CONSULTATION TRACKER

PROPERTY	NUMBER OF LETTERS HAND 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 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 door.	No response

PROPERTY	NUMBER OF LETTERS HAND DELIVERED/APARTMENTS	COMMENTS	STATUS AS OF 14/01/21		
	THURLOW ROAD				
19	19 4 N/A				
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 <u>find your ward councillor</u> 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:
 - \circ Who was consulted.
 - o 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 pleasecontacttheplanningobligationsteam:planningobligations@camden.gov.uk.



APPENDIX F SWEPT PATH ANALYSIS





	REV : V1	DETAILS: SWEPT PATH ANALYSIS: SITE EGRESS (02.03.23)
		LE DETAILS: E: 7.5t FLATBED
	WIDTH: NB: VE⊢	2.50m HICLE PROFILE IS FOR ILLUSTRATIVE PURPOSES ONLY
	F (design	ORWARD MOVEMENTS ARE SHOWN IN GREY speed for all constrained forward movements - 3mph)
		REVERSE MOVEMENTS ARE SHOWN IN BLUE
nerd's Walk	00 ~ 00	design speed for all reverse movements - 2mpn)
	KEY: SITE BO SITE HO SITE AO	OUNDARY DARDING CCESS POINT TRAFFIC MARSHAL POSITION
	NOTES a. Do not b. This d c. This d d. Road l e. Swept Princip that ve	t scale from this drawing. rawing is to be read and printed in colour. rawing is for illustrative purposes only. layout and location of street furniture is approximate. Path Analysis drawings are indicative only, it remains the bal Contractor/Freight Operators responsibility to ensure whicles are able to undertake all proposed manoeuvres.
	0 2 1:200	
	South C Contact: E: marke T: 0754: W: www	Downs Safety Ltd Mark Edgar @southdownssafety.co.uk 5 898 726 .southdownssafety.co.uk
	PROJE	SHERLOCK LONDON CT: FZJOHN'S AVENUE, LONDON NW3 6NP
	DRAWI	NG TITLE: /EPT PATH ANALYSIS: SITE EGRESS
	DRAWI	NG STATUS: FOR INFORMATION
	DRAWN: ME DRAWING	DESIGNED: ME DATE: 02.03.23 NUMBER: SDS-298 DATE: 1:200 A1 REV: V1



APPENDIX G SITE LAYOUT PLAN





APPENDIX H CONSTRUCTION METHOD STATEMENTS



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

1



MASTERS IN MASONRY

METHOD STATEMENT

a) **REVISIONS**

REVIEW/ REVISIONS	DATE	REVIEWED BY	DATE OF RE- ISSUE	WHAT HAS CHANGED

b) APPROVALS

APPROVED BY	POSITION	SIGNATURE

c) CIRCULATION

COPY NO	ISSUED TO	LOCATION
1	Jay Denham, Brian Stack, Mark Gross	Email

2



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
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MASTERS IN MASONR

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.



METHOD STATEMENT

3.0 Personell & Responsibilities

3.1 Overall management structure





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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 breifings 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.


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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.



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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 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. Sherlock 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 safestands 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 safestands 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.



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.



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.



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 wait 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



METHOD STATEMENT

A.1 Risk Assessments

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



METHOD STATEMENT

Ref	HAZARD	Persons may be harmed	Risk Assessment (No Controls) P S R		Control Measures	Ass (With P	Risk essm n Con S	ents trols) R
6	over lifting, straining and falling when moving bricks, blocks and other materials in general	operatives	33	М	organise the route before transporting materials do not over lift and if needed split distance between 2 operatives	1	3	L
7	breathing in dust in confined areas and when mixing mortar	operatives	33	Η	Plan the works being carried out with other contractors and wear dust masks when yourself or others around are creating dust clean after work is complete or if longer tasks at relevant intervals	1	3	L
8	breathing in dust from drilling and cutting with grinder	operatives	3 3	Η	use water suppressant on grinder and wet down work prior to starting, use a dust mask at all times and when necessary use both dust extraction and water suppressant in conjunction with each other.	1	3	L
9	Electricity/ electric shock	operatives	33	Η	All Power feeds to comply with EU/ British standards and maintained in good condition, 110v and battery equipment all to have up to date PAT	1	3	L



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	
3 = Possible	3 = Moderate	M = Hazard SHOULD be avoided or level of risk reduced by appropriate controls
4 = Probable	4 = Severe	L = Risks to be controlled through the application of control measure or close monitoring

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



METHOD STATEMENT

A.3 Method Statement Signature Sheet

PROJECT	82 Fitzjohns Avenue
Site Address	82 Fitzjohn avenue, Hampstead, London, NW3 6NP
Method Statement Title	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



METHOD STATEMENT

A.4 ADDENDUM SECTION



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APPENDIX I ENVIRONMENTAL NOISE SURVEY

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



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



Paragon Acoustic Consultants Ltd

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

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

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

Project:	82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP	Date:	27/07/20
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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 Tm = 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

Project:	82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP	Date:	27/07/20
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- L_{A90} : 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 1/2" 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 \pm 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_{A90} background levels, L_{Aeq} and L_{Amax} measurements) are shown graphically below:





The L_{A90} 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_{A90} background noise levels for the 15 minute sampling periods:

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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 07:00-23:00 L _{A90,(15 min)}	Night-time 23:00-07:00 L _{A90,(15 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.

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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 57dBLAmax	'Rating level' between 9dB below and 5dB above background or noise events between 57dB and 88dB LAmax	'Rating level' greater than 5dB above background and/or events exceeding 88dBLAmax

*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:

Project:	82 Fitzjohn's Avenue, Hampstead, London, NW3 6NP	Date:	27/07/20
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Type of room	Room classi purpose of a insulation in T	fication for the irborne sound ables 3a and 3b	Upper limit for the indoor ambient noise level LAeq.30mins dB		
	Activity noise (Source room)	Noise tolerance (Receiving room)	New build	Refurbish- ment	
Nursery school rooms Primary school: classroom, class base, general teaching area, small group room Secondary school: classroom, general teaching area, seminar room, tutorial room, language laboratory	Average	Medium	35	40	

Figure 5: Extract of Table 1 of BB93

In view of the details presented above it is considered reasonable to adopt a noise criterion of 35 dB LAeq,30mins 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) ^[2]	A reduction of 13 dB(A) from the facade level is assumed for an open window
WHO (1999) ^[4]	A reduction of 15 dB from the facade level is assumed for a partially open window. (no reference)
BS 8233 (1999) ⁽⁶⁾	Windows providing rapid ventilation and summer cooling are assumed to provide 10 - 15 dB attenuation (no specific reference)
BRE Digest 338 (1988) [6]	A partly open window has an averaged level difference, $D_{1m^{\rm AM}100,0150}$ of 15 dB
DoE Design Bulleting 26 (1972) ^[7]	A reduction of 5 dB(A) with a window wide open
Nelson - Transportation Noise (1987) [8]	Sound insulation of an open single window is $5-15\mbox{ dB}.$ (theoretical)
Mackenzie & Williamson DoE Report (1972–73) ^{[0],[19]}	A vertical sliding sash window open 0.027 m ² (summer night-time ventilation) and 0.36 m ² (daytime summer ventilation) provided a sound level reduction of 16 and 11 dB(A) respectively. (Lab Study)
Kerry and Ford (1973 – 74) ^[11] [12]	A horizontal sliding sash window open 25 mm and 200 mm provided averaged sound reduction indices, $R_{\rm av}$ of 14 and 9 dB respectively. (Field Study)
Lawrence and Burgess (1982 – 83) ^{[13][14]}	A vertical sliding sash open 9% of the total façade provided a sound reduction index $R_{\rm w}$ 10 dB. (Field study)
Hopkins (2004) [15]	Road traffic noise reductions through window openings resulted in reductions of between $D_{2m,n,T}$ 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.

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5.3 External Noise Criteria

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

Plant Location	Receptor	Daytime / Evening 07:00-23:00 L _{Art,(15 min)}	Night-time 23:00-07:00 L _{Art,(15 min)}
Plant associated with 82 Fitzjohn's Avenue	 Day – Gardens used for main amenity, outside living and dining and bedroom windows (façade). Night-time – Outside bedroom windows (façade). ^[3] 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 ^{[1] [2]}	21 dB ^{[1] [2]}
	School premises	40 dB L	Aeq 30 min ^[2]

Table 2: Limiting Noise	Criteria Applicable at T	he Affected Premises
-------------------------	--------------------------	----------------------

[1] Note: Noise levels to be assessed in accordance with BS4142:2014. LArT 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.

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

Appendix A: Site Plan



MP1

Appendix Page i

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

Appendix B: Recorded Survey Data

1st day	LAF(max)	LAeq	L10	L90	2nd day	LAF(max)	LAeq	L10	L90	3rd day	LAF(max)	LAeq	L10	L90
00:00	0.00	0.00	0.00	0.00	21/07/2020 06:53:44	60.52	41.24	43.50	36.00	22/07/2020 06:53:44	65.21	45.25	44.00	36.10
00:00	0.00	0.00	0.00	0.00	21/07/2020 07:08:44	60.12	41.14	42.10	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	62.39	40.79	41.70	36.00	22/07/2020 07:53:44	56.47	42.20	44.00	38.40
00:00	0.00	0.00	0.00	0.00	21/07/2020 08:08:44	69.07	45.76	52.00	37.80	22/07/2020 08:08:44	72.92	43.77	46.80	38.40
00:00	0.00	0.00	0.00	0.00	21/07/2020 08:25:44	60.59	45.06	49.90	40.70	22/07/2020 08-23-44	69.22	46.74	34.30	40.50
00:00	0.00	0.00	0.00	0.00	21/07/2020 08:53:44	65.57	49.80	54.00	41.50	22/07/2020 08:53:44	63.79	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	52.69	42.15	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	63.41	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	41.64	43.30	39.10
00:00	0.00	0.00	0.00	0.00	21/07/2020 10:38:44	77.00	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 AC 96	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	59.00	40.80	49.00	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	37.30	00:00	0.00	0.00	0.00	0.00
00:00	0.00	0.00	0.00	0.00	21/07/2020 12:23:44	80.33	51.07	47.90	37.40	00:00	0.00	0.00	0.00	0.00
20/07/2020 12:38:44	79.12	52.13	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	44.10	37.70	21/07/2020 13:08:44	56.55	42.28	44.40	37.30	00:00	0.00	0.00	0.00	0.00
20/07/2020 13:23:44	57.88	42.74	45.30	37.30	21/07/2020 13:23:44	61.02	48.7Z	53.ZU	38.30	00:00	0.00	0.00	0.00	0.00
20/07/2020 13:58:44	36.84	43.21	45.80	37.10	21/07/2020 13:58:44	61.03	40.94	44.90	30.00	00:00	0.00	0.00	0.00	0.00
20/07/2020 15:55:44	57.72	44.50	52.90	39.70	21/07/2020 15:53:44	59.91	43.54	52.10	38.60	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	61.59	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	38.30	00:00	0.00	0.00	0.00	0.00
20/07/2020 15:08:44	61.68	46.34	49.90	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	61.00	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	46.12	49.10	38.70	21/07/2020 15:53:44	60.57	46.13	52.00	36.90	00:00	0.00	0.00	0.00	0.00
20/07/2020 16:08:44	56.24	41.23	42.90	37.70	21/07/2020 16:08:44	56.91	43.31	44.40	37.80	00:00	0.00	0.00	0.00	0.00
20/07/2020 16:38:44	66.65	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	69.75	47.12	45.30	38.10	21/07/2020 16:53:44	59.63	41.46	42.90	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	65.29	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	42.20	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	37.10	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	42.90	36.50	00:00	0.00	0.00	0.00	0.00
20/07/2020 18:58:44	52.13	40.79	42.50	37.70	21/07/2020 18:58:44	55.40	41.02	43.00	36.00	00:00	0.00	0.00	0.00	0.00
20/07/2020 19:08:44	57.46	40.00	42.00	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	59.89	43.47	45.90	36.00	00:00	0.00	0.00	0.00	0.00
20/07/2020 19:38:44	50.80	39.70	41.50	36.70	21/07/2020 19:38:44	49.46	38.93	40.90	35.30	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	48.96	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	47.43	37.86	39.80	34.80	21/07/2020 20:38:44	63.09	39.81	41.50	34.10	00:00	0.00	0.00	0.00	0.00
20/07/2020 20:53:44	54.05	39.36	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	40.73	30.40	40.20	33.10	21/07/2020 21:08:44	50.51	37.03	39.90	33.70	00.00	0.00	0.00	0.00	0.00
20/07/2020 21:38:44	49.25	37.01	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	39.10	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	39.50	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	45.71	36.96	39.40	33.40	00:00	0.00	0.00	0.00	0.00
20/07/2020 23:08:44	54.27	3/.73	39.60	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 23:38:44	46.09	35.65	38.20	32.30	21/07/2020 23:38:44	65.21	45.48	38.30	32.10	00:00	0.00	0.00	0.00	0.00
20/07/2020 23:53:44	42.19	34.45	36.80	31.60	21/07/2020 23:53:44	63.54	39.11	37.00	31.70	00:00	0.00	0.00	0.00	0.00
21/07/2020 00:08:44	57.43	34.57	37.00	31.50	22/07/2020 00:08:44	50.10	35.25	37.40	31.20	00:00	0.00	0.00	0.00	0.00
21/07/2020 00:23:44	45.80	35.55	37.70	32.20	22/07/2020 00:23:44	49.78	34.79	37.50	31.20	00:00	0.00	0.00	0.00	0.00
21/07/2020 00:38:44	43.12	34.10	37.00	31.20	22/07/2020 00:38:44	42.12	33.60	35.90	31.20	00:00	0.00	0.00	0.00	0.00
21/07/2020 00:53:44	51.40	34.75	37.30	31.30	22/07/2020 00:53:44	41.62	33.42	35.60	31.10	00:00	0.00	0.00	0.00	0.00
21/07/2020 01:08:44	44.42	34.26	37.20	31.00	22/07/2020 01:08:44	46.10	34.68	37.10	31.70	00:00	0.00	0.00	0.00	0.00
21/07/2020 01:23:44	46.04	33.09	35.70	31.00	22/07/2020 01:25:44	48.07	34.03	35.90	31.30	00:00	0.00	0.00	0.00	0.00
21/07/2020 01:53:44	40.04	33.04	36.30	30.40	22/07/2020 01:58:44	45.20	33.22	34.80	30.50	00:00	0.00	0.00	0.00	0.00
21/07/2020 02:08:44	44.51	33.51	35.90	31.00	22/07/2020 02:08:44	41.32	33.58	35.70	31.20	00:00	0.00	0.00	0.00	0.00
21/07/2020 02-23:44	40.36	33.43	35.70	31.10	22/07/2020 02:23:44	45.89	34.40	36.80	31.40	00:00	0.00	0.00	0.00	0.00
21/07/2020 02:38:44	47.25	34.85	36.70	32.00	22/07/2020 02:38:44	50.09	33.56	35.60	31.10	00:00	0.00	0.00	0.00	0.00
21/07/2020 02:53:44	52.50	32.89	33.90	30.70	22/07/2020 02:53:44	48.53	32.85	35.30	30.20	00:00	0.00	0.00	0.00	0.00
21/07/2020 03:08:44	49.45	32.92	33.90	31.10	22/07/2020 03:08:44	40.94	32.65	34.50	30.60	00:00	0.00	0.00	0.00	0.00
21/07/2020 03:23:44	57.92	36.87	36.40	31.20	22/07/2020 03:23:44	57.11	37.17	38.30	31.50	00:00	0.00	0.00	0.00	0.00
21/07/2020 03:38:44	49.05	34.67	37.80	31.20	22/07/2020 03:38:44	43.61	32.64	34.00	30.50	00:00	0.00	0.00	0.00	0.00
21/07/2020 03:53:44	49.84	33.37	35.60	30.20	22/07/2020 03:53:44	53.00	33.11	34.60	30.20	00:00	0.00	0.00	0.00	0.00
21/07/2020 04:08:44	58.24	34.44 41.98	36.70	30.00	22/07/2020 04:08:44	41.28	32.37	34.40	30.20	00:00	0.00	0.00	0.00	0.00
21/07/2020 04:38:44	41.71	35.39	37.60	32.20	22/07/2020 04:38:44	46.00	34.43	36.90	31.10	00:00	0.00	0.00	0.00	0.00
21/07/2020 04:53:44	62.46	41.61	40.90	31.40	22/07/2020 04:53:44	53.26	35.44	37.30	31.60	00:00	0.00	0.00	0.00	0.00
21/07/2020 05:08:44	62.78	39.17	38.10	31.10	22/07/2020 05:08:44	70.49	38.45	38.40	31.30	00:00	0.00	0.00	0.00	0.00
21/07/2020 05:23:44	60.56	38.39	39.00	31.30	22/07/2020 05:23:44	63.93	43.54	44.90	32.30	00:00	0.00	0.00	0.00	0.00
21/07/2020 05:38:44	56.56	38.07	39.60	32.30	22/07/2020 05:38:44	51.27	35.99	38.60	32.10	00:00	0.00	0.00	0.00	0.00
21/07/2020 05:53:44	58.47	39.73	42.80	33.50	22/07/2020 05:53:44	63.33	39.93	40.80	33.70	00:00	0.00	0.00	0.00	0.00
21/07/2020 06:08:44	63.80 F9.10	40.21	41.10	35.20	22/07/2020 06:08:44	69.96	41.03	42.40	34.10	00:00	0.00	0.00	0.00	0.00
21/07/2020 06:25:44	54.60	40.40	41.8U 42.90	35.2U 26.10	22/07/2020 06:25:44	61.79 55.00	39.08	41.10	34.30	00:00	0.00	0.00	0.00	0.00
21/07/2020 00.56.44	34.0U	40.37	42.0U	30.10	22/07/2020/00.56/44	33.93	40.22	42.20	33.7U	00.00	0.00	0.00	0.00	0.00

Paragon Acoustic Consultants Ltd. T: 0118 944 8444



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APPENDIX J PREDICTED NOISE LEVELS

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Plant/Equipment	Number of Items	Noise Level, dB	Reference BS5228 or Manufacturers	Estimated on-time %				
	D	EMOLITION & GRO	DUNDWORKS					
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%				
SUPERSTRUCTURE								
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	ncrete pump 1		SCHWING SP500	2%				
Concrete cut off saw	1	78	STIHL Cut-Off Saw TS 420	5%				
Telehandler	1	75	JCB 525	36%				
		FIT OUT	r					
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%				

	Predicted Facade Noise level, L _{Aeq,10 hr} dB				
Receptor Location	Demolition and Groundworks		Fit Out		
Rear of Properties on Thurlow Road & LSI London Hampstead (English Language School)	63	66	66		



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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 supress 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.).



www.southdownssafety.co.uk

APPENDIX L DUST MANAGEMENT PLAN





Dust Management Plan

82 Fitzjohn's Avenue, Camden July 2021

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

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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 (NO₂) and the 24-hour mean AQS for particulate matter (PM₁₀).
- 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 quality¹.
- 2.3 Defra's Local Air Quality Management Technical Guidance (LAQM.TG(16)² and London Local Air Quality Management Technical Guidance (LLAQM.TG(19)³ 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*⁴ 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*⁵ 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)⁶ 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). <u>https://www.london.gov.uk/what-we-do/environment/pollution-and-air-quality/nrmm</u>



2.8 The baseline conditions are compared against the UK Air Quality Standards⁷ (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) (µg.m³)	Air quality objective
Nitrogen dioxide	1-hour	200	200 µg.m ⁻³ not to be exceeded more than 18 times a year
(NO ₂)	Annual	40	40 μg.m ⁻³
Particulate Matter	24-hour	50	50 µg.m ⁻³ not to be exceeded more than 35 times a year
(PM ₁₀)	Annual	40	40 µg.m ⁻³
Particulate Matter (PM _{2.5})	Annual	25	25 μg.m ⁻³

- 2.9 Defra provides estimated background concentrations of the UKAQS pollutants at the UK Air Information Resource (UK-AIR) website⁸. These estimates are produced using detailed modelling tools and are presented as concentrations at central 1km² 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.

⁷ Air Quality Strategy for England, Scotland, Wales and Northern Ireland (Volumes 1 and 2) July 2007. 8 Defra: UK-AIR. <u>www.uk-air.defra.gov.uk</u>



2.12 The IAQM's guidance⁴ 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) website⁹, which incorporates Natural England's interactive maps, was reviewed to identified 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:

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



- the specific sensitivities of receptors in the area;
- the proximity and number of those receptors;
- In the case of PM₁₀, 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., PM₁₀ and PM_{2.5}).

UK-AIR Background Pollution

3.2 The UK-AIR predicted background pollution concentrations for PM₁₀ and PM_{2.5} 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).

	Pollutant	Pre	dicted ba	ckground	concentr	ation (µg.	m⁻³)	Averaging Period annual	Air quality standard			
	ronatant	2018	2019	2020	2021	2022	2023	Period	concentration (µg.m ⁻³)			
	PM ₁₀	18.3	17.9	17.4	17.2	17.0	16.7	annual mean	40			
	PM _{2.5}	12.0	11.7	11.4	11.2	11.1	11.0	annual mean	25			

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

- 3.3 The data in Table 3.1 show that annual mean background concentrations of PM₁₀ and PM_{2.5} in the vicinity of the application site between 2018 and 2023 were predicted to be well below their respective AQSs. The data show that in 2021, PM₁₀ and PM_{2.5} concentrations were predicted to be below their AQSs by 57.0% and 55.5%, respectively.
- 3.4 The UK-AIR data also show that background PM₁₀ concentrations in the vicinity of the site between 2018 and 2023 were predicted to be below 24µg.m⁻³.
- 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)¹⁰ released by LBC included local pollutant monitoring data from 2019.
- 3.7 LBC undertook automatic (continuous) monitoring of PM₁₀ at four sites across the borough in 2019. The most recent available PM₁₀ monitoring data from these monitors are included in Table 3.2 below.

Manitar	Turne	Distance from	PM_{10} annual mean concentration (µg.m ⁻³)			
Monitor	туре	site (km)	2016	2017	2018	2019
CD1	К	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
BLO	UB	4.9	20.0	19.0	17.0	18.0

Table 3.2: PM₁₀ Monitoring data from LBC automatic monitors.

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⁻³ long-term AQS at any of the automatic monitoring stations throughout the 2016 to 2019 monitoring period.
- 3.9 The highest recorded annual mean PM₁₀ concentration in 2019 was recorded at monitor CD9, and measured 22.0µg.m⁻³, which is 45.0% below the 40µg.m⁻³ 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 PM₁₀ concentration of 19.0µg.m⁻³, which is 52.5% below the 40µg.m⁻³ AQS. Furthermore, despite being set in close proximity to a busy junction between several major roads, this monitor consistently reported annual mean PM₁₀ concentrations below 24µg.m⁻³. This indicates that PM₁₀ concentrations at the site, which is set on the quitter Fitzjohn's Avenue are likely to be below 24µg.m⁻³.
- 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 NO₂ concentrations recorded at these monitors were 62.5% and 55% below the 40µg.m⁻³ annual mean AQS, respectively.

¹⁰ London Borough of Camden. (2020). London Borough of Camden Air Quality Annual Status Report for 2019.

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3.12 Table 4.3 shows that annual mean PM₁₀ concentrations across Camden have generally decreased though the 2016 to 2019 monitoring period.



4. Non-Road Mobile Machinery

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 NRMM¹¹, which states the following:

"From 1st September 2020 NRMM on all sites within Greater London is required to meet emission Stage IIB 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.

¹¹ 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



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 25,000m², the potential dust emission magnitude assigned to the demolition phase is considered to be *Small*. The required demolition at the site comprises approximately 7,000m² of building volume, therefore, with reference to the IAQM guidance⁴, 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 1,500m², 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.

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5.9 The total volume of the buildings to be constructed is expected to be less than 25,000m³, 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 onIAQM 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.

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

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

*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 PM₁₀ and those recorded at automatic monitoring station CD1 are both below 24µg.m⁻³. This provides a good indication that both annual mean and daily mean PM₁₀ 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 website⁹, 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.

Stago	Dust Impact Risk			
Stage	Nuisance Dust	PM ₁₀	Ecology	
Demolition	Medium Risk	Negligible	Negligible	
Earthworks	Low Risk	Negligible	Negligible	
Construction	Low Risk	Negligible	Negligible	
Trackout	Low Risk	Negligible	Negligible	

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

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 PM₁₀ health effects and *Negligible Risk* for ecology, in the absence of mitigation.

Site Specific Mitigation

- 5.27 The GLA guidance⁵ 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 revegetated 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 supress 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 1st 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 PM₁₀. Monitoring can vary from visual assessments for Low risk sites to the installation of real time automatic monitors for PM₁₀ 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* SPG⁵:
 - 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 noisesensitive 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

Figures and Appendices



Figure 1: Site Location Plan

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Figure 2: Construction Phase



Figure 2: Construction Phase Receptors

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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*⁴ and *Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites* (2018)¹² 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.

¹² 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



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



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APPENDIX M REFURBISHMENT & DEMOLITION SURVEY



Lee Environmental Ltd Unit 15b International Business Park Charfleets Road Canvey Island Essex SS8 0SG

Registered No: 11670769

 Phone:
 01268 956032

 Mobile:
 07894 751667

 Email:
 info@leeenvironmental.co.uk

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



Survey carried out by: Alan Lee

Signature:

Checked/date approved: Joe Stewart – Director

Alle Signature:

Survey Date: 10th July 2020

Our Ref: SHERLOCK/003LE

38 pages inc. cover



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

OUR REF: SHERLOCK/003LE

DATE: 10th 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

Туре:	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 th 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 th July 2020	Our Ref.	SHERLOCK/003LE



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Registered No: 11670769

MANAGEMENT RECOMMENDATIONS

1ST 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.

<u>1ST FLOOR – SAFE ROOM – FLOOR TILE</u>

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.

1ST 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 nonlicensable 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 positvely 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		
Survey Date	10 th July 2020	Our Ref.	SHERLOCK/003LE

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORES
Product type (or debris from product)	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.
Extent of damage/deterioration	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.
Surface treatment	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.
Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

MATERIAL ASSESSMENT ALGORITHM

PRIORITY ASSESSMENT ALGORITHM

SAMPLE VARIABLE	SCORE	RISK
Human exposure potential	1	Low
	2	Medium
	3	High
Likelihood of disturbance	1	Low
	2	Medium
	3	High
Occupation activity	1	Low
	2	Medium
	3	High
Maintenance activity	1	Low
	2	Medium
	3	High

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

KEY TO ASBESTOS RISK ASSESSMENT

<u>RISK SEVERITY</u>	<u>TOTAL RISK SCORE</u> (Priority Risk Assessment Score plus Material Risk Assessment Score)	MANAGEMENT ACTION AND RECOMMENDATIONS
<u>very high</u> <u>1</u>	24 23 22 21 20	Immediate attention required – contain – then remove/ dispose to prevent spread of contamination.
<u>нісн</u> <u>2</u>	19 18 17 16 15	Contain and closely monitor, remove / dispose.
MEDIUM <u>3</u>	14 13 12 11 10 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
<u>LOW</u> <u>4</u>	8 7 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
<u>NIL</u> <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 th July 2020	Our Ref.	SHERLOCK/003LE

SAMPLE INFORMATION

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

0

Total Risk Score



SAMPLE INFORMATION

Address	82 Fitzjohns Avenue, London, NW3 6NP			Lee Environmental Ltd		
Survey Date	10 th July 2020		Our Ref.	SHERLOCK/003LE		
Location	Loft			Sample No.	SHERLOCK/003LE/02	
Floor	Roof		Surveyor	Alan Lee		
Description or	Loose Fill Insu	lation	Extent $-60m^2$	approx.	Condition – Poor	
use of product						
Visually similar	items	No	If Yes, refer to	Executive Su	mmary 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

0

Total Risk Score



SAMPLE INFORMATION

Address	82 Fitzjohns Avenue, London, NW3 6NP			Lee Environmental Ltd
Survey Date	10 th July 2020		Our Ref.	SHERLOCK/003LE
Location	Loft		Sample No.	SHERLOCK/003LE/03
Floor	Roof		Surveyor	Alan Lee
Description or	Putty to Window	Extent – 2L/N	1 approx.	Condition – Fair
use of product				
Visually similar	items No	If Yes, refer to	o Executive Su	mmary 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

0

Total Risk Score


Address	82 Fitzjohns Avenue, London, NW3 6NP			Lee Environmental Ltd	
Survey Date	10 th July 2020			Our Ref.	SHERLOCK/003LE
Location	Loft			Sample No.	SHERLOCK/003LE/04
Floor	Roof			Surveyor	Alan Lee
Description or	Board to Floor		Extent $-\frac{1}{2}$ m ²	approx.	Condition – Poor
use of product					
Visually similar	items	No	If Yes, refer to	Executive Su	mmary 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

0



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

0

Total Risk Score



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

7



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

8



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

0

Total Risk Score



15

Address	82 Fitzjohns Avenue, London, NW3 6NP			Lee Environmental Ltd	
Survey Date	10 th July 2020		Our Ref.	SHERLOCK/003LE	
Location	Kitchen			Sample No.	SHERLOCK/003LE/09
Floor	1 st			Surveyor	Alan Lee
Description or	Loose Panel or	n Shelf	Extent $-\frac{1}{2}$ m ²	approx.	Condition – Good
use of product					
Visually similar	items	No	If Yes, refer to	Executive Su	mmary 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

10

Total Risk Score

 Image: constraint of the second se

82 Fitzjohns Avenue, London, NW3 6NP			Lee Environmental Ltd	
10 th July 2020			Our Ref.	SHERLOCK/003LE
Rear Bedroom			Sample No.	SHERLOCK/003LE/10
1 st			Surveyor	Alan Lee
Floor Adhesive	2	Extent $-3\frac{1}{2} \times 2\frac{1}{2}$	$\frac{1}{2}$ m ² approx.	Condition – Good
items	No	If Yes, refer to Ex	ecutive Summa	ary Page for details
	82 Fitzjohns A 10 th July 2020 Rear Bedroom 1 st Floor Adhesive	82 Fitzjohns Avenue, London, NW3 10 th July 2020 Rear Bedroom 1 st Floor Adhesive items No	82 Fitzjohns Avenue, London, NW3 6NP 10 th July 2020 Rear Bedroom 1 st Floor Adhesive Extent - 3 ½ x 2 ½ items No If Yes, refer to Ex	82 Fitzjohns Avenue, London, NW3 6NP 10 th July 2020 Our Ref. Rear Bedroom 1 st Sample No. 1 st Surveyor Floor Adhesive Extent – 3 ½ x 2 ½ m² approx. items No If Yes, refer to Executive Summation

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

0



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

0

Total Risk Score



82 Fitzjohns Avenue, London, NW3 6NP		Lee Environmental Ltd	
10 th July 2020		Our Ref.	SHERLOCK/003LE
Annex Room		Sample No.	SHERLOCK/003LE/12
1 st		Surveyor	Alan Lee
Under Sink Panel	Extent $- < 1m^2$	2	Condition – Good
items No	If Yes, refer to	Executive Su	mmary Page for details
	82 Fitzjohns Avenue, London, NW3 6NH 10 th July 2020 Annex Room 1 st Under Sink Panel items No	82 Fitzjohns Avenue, London, NW3 6NP 10 th July 2020 Annex Room 1 st Under Sink Panel Extent - <1m ² items No	82 Fitzjohns Avenue, London, NW3 6NP 10^{th} July 2020 Our Ref. Annex Room Sample No. 1^{st} Surveyor Under Sink Panel Extent - <1m ² items No If Yes, refer to Executive Su

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

0

Total Risk Score



19

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

0



82 Fitzjohns Avenue, London, NW3 6NP			Lee Environmental Ltd
10 th July 2020		Our Ref.	SHERLOCK/003LE
Kitchen		Sample No.	SHERLOCK/003LE/14
Ground		Surveyor	Alan Lee
Under Sink Panel	Extent $- < 1m^2$	2	Condition – Good
items No	If Yes, refer to	Executive Su	mmary Page for details
	82 Fitzjohns Avenue, London, NW3 6NH 10 th July 2020 Kitchen Ground Under Sink Panel items No	82 Fitzjohns Avenue, London, NW3 6NP 10 th July 2020 Kitchen Ground Under Sink Panel Extent – <1m ² items No	82 Fitzjohns Avenue, London, NW3 6NP 10 th July 2020 Our Ref. Kitchen Sample No. Ground Surveyor Under Sink Panel Extent – <1m ² items No If Yes, refer to Executive Su

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

0

Total Risk Score



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

0



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

0



Address	82 Fitzjohns Avenue, London, NW3 6NP			Lee Environmental Ltd	
Survey Date	10 th July 2020		Our Ref.	SHERLOCK/003LE	
Location	Front Kitchen		Sample No.	SHERLOCK/003LE/17	
Floor	Ground			Surveyor	Alan Lee
Description or	Floor Tile Adh	esive	Extent $-20m^2$	approx.	Condition – Good
use of product					
Visually similar	items	No	If Yes, refer to	Executive Su	mmary 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

0

Total Risk Score



Address	82 Fitzjohns Avenue, London, NW3 6NP			Lee Environmental Ltd	
Survey Date	10 th July 2020		Our Ref.	SHERLOCK/003LE	
Location	Electrical Switch Room		Sample No.	SHERLOCK/003LE/18	
Floor	Ground		Surveyor	Alan Lee	
Description or	Floor Tile Extent $-2m^2$ a		approx.	Condition – Good	
use of product					
Visually similar items No If Yes, refer		If Yes, refer to	Executive Su	mmary 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 11

Total Risk Score



25

Address	82 Fitzjohns A	venue, London, NW3 6N	P		Lee Environmental Ltd
Survey Date	10 th July 2020			Our Ref.	SHERLOCK/003LE
Location	External			Sample No.	SHERLOCK/003LE/19
Floor	Ground			Surveyor	Alan Lee
Description or	Wall Tile		Extent – 15 x	3m ² approx.	Condition – Good
use of product					
Visually similar items No If Y		If Yes, refer to	o Executive Su	mmary 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

11

7

Total Risk Score



STRONGLY PRESUMED INFORMATION

Address	82 Fitzjohns A	Lee Environmental Ltd			
Survey Date	10 th July 2020			Our Ref.	SHERLOCK/003LE
Location	Garage			Ref No.	SHERLOCK/003LE/20
Floor	Ground			Surveyor	Alan Lee
Description or	Rope Gasket to Skylight Extent – 4L/M		I approx.	Condition – Good	
use of product					
Visually similar items No		If Yes, refer to	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

9



STRONGLY PRESUMED INFORMATION

Address	82 Fitzjohns Avenue, London, NW3 6NP				Lee Environmental Ltd
Survey Date	10 th July 2020			Our Ref.	SHERLOCK/003LE
Location	Electrical Intake Room to Garage			Ref No.	SHERLOCK/003LE/21
Floor	Ground			Surveyor	Alan Lee
Description or	Fuse Boxes Extent – 10 ne		o. approx.	Condition – Good	
use of product					
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

11

Total Risk Score



STRONGLY PRESUMED INFORMATION

Address	82 Fitzjohns Avenue, London, NW3 6NP				Lee Environmental Ltd
Survey Date	10 th July 2020			Our Ref.	SHERLOCK/003LE
Location	Various			Ref No.	SHERLOCK/003LE/22
Floor	Ground			Surveyor	Alan Lee
Description or	Lining to Safe Extent – 3 no.		approx.	Condition – Good	
use of product					
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

4

7

PRIORITY ASSESSMENT

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

Priority Risk Score





Phone: 01268 680136

Email: info@acandms.co.uk

Web: www.acandms.co.uk

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client Nam	e:	Leesafe LTD (Canvey I	sland)			
Client Add	ress:	Unit 15 International Business Park, Charfleets Road, Canvey Island, Essex, SS8 0SG				
Site Addre	ss:	82 Fitzjohns Avenue, Lo	ondon, , NW3 6NP			
UPRN/Site I	Ref:	N/A		Date of Analysis:	13 Jul 2020	
Attention of	of:	Joe Stewart		Analysis Report No:	J008284	
Surveyor:		N/A		Report Date:	13 Jul 2020	
Date Samp	les Taken:	10 Jul 2020		Analysed By:	Roy Walker	2
No. of Sam	ples:	19				
Obtained:		Delivered				
Date Samp	les Recd:	10 Jul 2020				
KEY				METHOD	à 	
AMOSITE = Typi CHRYSOTILE = 1 ANTHOPHYLLIT ACTINOLITE = A TREMOLITE = As Samples of matter 35, based on HSE address and actu Ltd cannot be hel bulk sampling. Pr	cally Known as Brown Asbes ypically Known as Winite Asl E – Asbestos (Amphibolo Group) abestos (Amphibole Group) abestos (Amphibole Group) ial, referenced below, have b 5 sHG 248. The sample top al sample location or sample (responsible for the interpre- ocedure 02 based on HSE's	tos (Amphibole Group) bestos (Serpentine Group) roup) xeen examined to determine the pr se described within this bulk certific type is as given by the client at the tation of the results shown. AC&MS HSG 264.	mechanically and/or shemically for fi of morphology and certain physical p refractive index (RI) liquid chosen to types on the basis of their detailed or type of sample. esonce of asbestos fibros, using AC&MS act is only an opinion 8 interpretation of the time of delivery. AC&MS Ltd are not res 5 Ltd only takes responsibility of informati-	Inther examination. Filtres observed in the of roperties. Each fibre type recognised is sa- match the most likely asbeets type. The filt pitcal properties using polarised light micro- Ltd fin house" mothod of transmitted/polari CRNIS Ltd, & is outside the scope of our U ponsible for the accuracy or competence of on reported when a staff member of AC&M:	course of these examination mpled by selecting a few filt bres are then positively ide scopy (PLM) with X 80 up seel light microscopy and c KAS tosting accreditation. It the sampling by third partis 5 Ltd takes the sample(s), t	is are categorised fortatively on the basis pres or bundles, these are mounted in a milified as one of the six regulated asbestes words magnification, as appropriate to the entre stop dispersion staining. Procedure if samples have been delivered the site cs. Under these circumstances AC&MS using AC&MS Ltd 'In heuse' method of
Sample Ref	Item Ref		Sample Location	n / Sample Type		Fibre Type Detected
BS009008	SHERLOCK/003/LE	E/01	House - Roof - Lof	t – Pipe Insulation		N.A.D.I.S
BS009009	SHERLOCK/003/LE	E/02	House - Roof - Loft -	Loose Fill Insulation		N.A.D.I.S
BS009010	SHERLOCK/003/LE	E/03	House - Roof - Loft – Putty To Window			N.A.D.I.S
BS009011	SHERLOCK/003/LE	E/04	House - Roof - Loft - Board to Floor			N.A.D.I.S
BS009012	SHERLOCK/003/LE	E/05	House - First Floor - Bedroom - Debris Under Floor			N.A.D.I.S
BS009013	6SHERLOCK/003/LI	E/06	House - First Floor - S	afe Room – Floor Tile		CHRYSOTILE
BS009014	SHERLOCK/003/LE	E/07	House - First Floor - F	Kitchen – Wall Panel		CHRYSOTILE

This Certificate was typed by:	Roy Walker		
Authorised Signatory:	Aldel	Print name:	Roy Walker



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Phone: 01268 680136

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Web: www.acandms.co.uk

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client Nam	e:	Leesafe LTD (Canvey Island)					
Client Add	'ess:	Unit 15 International Business Park, Charfleets Road, Canvey Island, Essex, SS8 0SG					
Site Addres	ss:	82 Fitzjohns Avenue, London, , NW3 6NP					
UPRN/Site F	tef:	N/A		Date of Analysis:	13 Jul 2020		
Attention o	f:	Joe Stewart Analysis Report No: J008284			J008284		
Surveyor:		N/A		Report Date:	13 Jul 2020		
Date Samp	es Taken:	10 Jul 2020		Analysed By:	Roy Walker		
No. of Sam	ples:	19			e		
Obtained:	j.	Delivered					
Date Sampl	es Recd:	10 Jul 2020					
KEY		n a na chuir an ann an t-a-stae an t- C	2015	METHOD	. .		
CHRYSOTILE - T ANTHOPHYLLITI ACTINOLITE - A: TREMOLITE - A: Samples of matori 05; based on HSE address and actua Ltd cannot be held bulk sampling. Pro	ypically Known as White As - Asbestos (Amphibole Group) abestos (Amphibole Group) al, referenced below, have s HSG 248. The sample to s HSG 248. The sample to responsible for the interpre- cedure 02 based on HSE's.	bestos (Serpentine Group) iroup) been examined to determine the p e described within this bulk certifi- typo is as given by the client at th tation of the results shown. AC&M HSG 264.	of morphology and certain physical refractive mode, (R) liquid chosen k types on the basis of their detailed type of sample. resonce of asbestos fibres, using AC&MU cate is only an opinion & interpretation of otimo of delineary. AC&MS Ltd are not res S. Ltd only takes responsibility of informat	properties. Each fibre type recognised is sar o match the most likely associates type. The fill optical properties using polarised light micro the second second second second second second second second second second second second second possible for the accuracy or competence of ion reported when a staff member of AC&MS	mpled by selecting a few f ares are then positively ide scopy (PLM) with X 80 up sed light microscopy and cAS tosting accreditation, the sampling by third part 5 Ltd takes the sample(s),	libres or bandles, these are mounted in a emilied as one of the six regulated asbestor words magnification, as appropriate to the centre stop dispersion staining. Procedure If samples have been delivered the site ics. Under these circumstances AC&MS using AC&MS Ltd 'in house' method of	
Sample Ref	Item Ref		Sample Location	n / Sample Type		Fibre Type Detected	
BS009015	SHERLOCK/003/L	E/08	House - First Floor -	Kitchen – Floor Tile		N.A.D.I.S	
BS009016	SHERLOCK/003/LE	E/09	House - First Floor - Kitche	n – Loose Panel on Shelf		CHRYSOTILE	
BS009017	SHERLOCK/003/LI	E/10	House - First Floor - Rear B	ledroom – Floor Adhesive		N.A.D.I.S	
BS009018	SHERLOCK/003/LE	E/11	House - First Floor - Hall	 Under Floor Insulation 		N.A.D.I.S	
BS009019	SHERLOCK/003/LE	5/12	House - First Floor - Annex	Room – Under Sink Panel		N.A.D.I.S	
BS009020	SHERLOCK/003/LE	E/13	House - Ground Floor - Lou	unge – Bitumen Adhesive		N.A.D.I.S	
BS009021	SHERLOCK/003/LE	E/14	House - Ground Floor - Kit	ichen – Under Sink Panel		N.A.D.I.S	
BS009022	SHERLOCK/003/LE	E/15 I	Iouse - Ground Floor - Front	Kitchen – Under Sink Panel	î,	N.A.D.LS	
BS009023	SHERLOCK/003/LE	House - Ground Floor - Front Stairs – Floor Tile				N.A.D.I.S	
BS009024	SHERLOCK/003/LE	LE/17 House - Ground Floor - Front Kitchen – Floor Tile Adhesive N.A.D.I.S			N.A.D.I.S		
BS009025	SHERLOCK/003/LI	E/18 H	ouse - Ground Floor - Electri	cal Switch Room – Floor Tile	5.	CHRYSOTILE	
		All sample	es will be retained in the labor	atory for a minimum of 6 Months	i.		
This Certifi typed by:	cate was	Roy Walker					

typed by:			
Authorised Signatory:	Aldel	Print name:	Roy Walker



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CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client Name	E.	Leesafe LTD (Canvey Island)								
Client Addr	ess:	Unit 15 International Business Park, Charfleets Road, Canvey Island, Essex, SS8 0SG								
Site Addres	s:	82 Fitzjohns Avenue, London, , NW3 6NP								
UPRN/Site R	ef:	N/A		Date of Analysis: 13 Jul 2020						
Attention of	1	Joe Stewart		Analysis Report No:	J008284					
Surveyor:		N/A		Report Date:	13 Jul 2020					
Date Sample	es Taken:	10 Jul 2020		Analysed By:	Roy Walker	r				
No. of Samp	les:	19								
Obtained:		Delivered								
Date Sample	es Recd:	10 Jul 2020								
KEY			215	METHOD						
N.A.D.I.S = NO AS CROCIDOLITE = T AMOSITE = Typica CHRYSOTILE = Typica ANTHOPHYLLITE ACTINOLITE = Asb TREMOLITE = Asb	SBESTOS DETECTED IN (ppically Known as Blue As silly Known as Brown Asbest pically Known as White Ast – Asbestos (Amphibole Group) estos (Amphibole Group)	SAMPLE bestos (Amphibole Group) tos (Amphibole Group) bestos (Serpentine Group) oup)	Samples of material thought to com examination using a low powerod o mechanically and/or chemically for of morphology and certain physical refractive index (RI) liquid chosen t types on the basis of their detailed type of sample.	ain asbestos are examined in the analytical there microscope (X & to X 40 magnification further examination. Fibres observed in the properties. Each fibre type recognised is as e match the most likely asbestos type. The f optical properties using polarised light micr	aboratory, they are examined by), one or more representative su- course of these examinations are impled by selecting a few fibres ibres are then positively identifie pscopy (PLM) with X 80 upware	eye, followed by more detailed ib samples may be prepared e categorised tertatively on the basis or bandles, these are meanted in a id as one of the six regulated asbestos is magnification, as appropriate to the				
Samples of materia 05; based on HSE's address and actual Ltd cannot be held i bulk sampling. Proc	I, referenced below, have b s HSG 248. The sample typ sample location or sample responsible for the interpret cedure 02 based on HSE's I	een examined to determine the p e described within this bulk certifi type is as given by the client at th ation of the results shown. AC&W HSG 264.	resence of asbestos fibres, using AC&M icate is only an opinion & interpretation of to time of definery. AC&MS Ltd are not re IS. Ltd only takes responsibility of informa	S Ltd "in house" method of transmitted/polar AC&MS Ltd, & is outside the scope of our L sponsible for the accuracy or competence o tion reported when a staff member of AC&M	ised light microscopy and centre KAS testing accreditation. If sa I the sampling by third partics. U S Ltd takes the sample(s), using	a stop dispersion staining. Procedure mples have been delivered the site Inder these circumstances AC&MS g AC&MS Ltd 'in house' method of				
Sample Ref	Item Ref		Sample Location / Sample Type Fibre Type Det							
BS009026 1	9SHERLOCK/003/L	.E/19	House - Ground Floor - External Wall Tile – Wall Tile CHRYSOTILE							

This Certificate was typed by:	Roy Walker		
Authorised Signatory:	aldel	Print name:	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):-1st Floor – Kitchen – Loose Panel on Shelf Ground Floor – Electrical Switch Room – Floor Tile Ground Floor – External – Wall Tile Ground Floor – Garage – Rope Gasket to Skylight Ground Floor – Electrical Intake Room to Garage – Fuse Boxes

Sample Ref: SHERLOCK/003LE/09 Sample Ref: SHERLOCK/003LE/18 Sample Ref: SHERLOCK/003LE/19 Strongly Presumed Ref: SHERLOCK/003LE/20 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:-

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

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

Roof – Loft – Pipe Insulation Roof – Loft – Loose Fill Insulation Roof – Loft – Putty to Window Roof – Loft – Board to Floor 1st Floor – Bedroom – Debris Under Floor 1st Floor – Kitchen – Floor Tile 1st Floor – Rear Bedroom – Floor Adhesive 1st Floor – Rear Bedroom – Floor Adhesive 1st Floor – Hall – Under Floor Insulation 1st Floor – Hall – Under Floor Insulation 1st Floor – Annex Room – Under Sink Panel Ground Floor – Lounge – Bitumen Adhesive Ground Floor – Throughout – Bitumen Adhesive Ground Floor – Kitchen – Under Sink Panel Ground Floor – Front Kitchen – Under Sink Panel Ground Floor – Front Kitchen – Theor Tile Ground Floor – Front Kitchen – Floor Tile Sample Ref: SHERLOCK/003LE/01 Sample Ref: SHERLOCK/003LE/02 Sample Ref: SHERLOCK/003LE/03 Sample Ref: SHERLOCK/003LE/04 Sample Ref: SHERLOCK/003LE/05 Sample Ref: SHERLOCK/003LE/10 Sample Ref: SHERLOCK/003LE/10 Sample Ref: SHERLOCK/003LE/11 Sample Ref: SHERLOCK/003LE/12 Sample Ref: SHERLOCK/003LE/13 Visually similar to Sample Ref: SHERLOCK/003LE/13 Sample Ref: SHERLOCK/003LE/14 Sample Ref: SHERLOCK/003LE/15 Sample Ref: SHERLOCK/003LE/16 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 th July 2020	Our Ref.	SHERLOCK/003LE



Lee Environmental Ltd Unit 15b International Business Park Charfleets Road Canvey Island Essex SS8 0SG
 Phone:
 01268 956032

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 07894 751667

 Email:
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Registered No: 11670769

ASBESTOS REGISTER

Address	82 Fitzjohns Avenue, London, NW3 6NP										
Survey Date	10 th July 2020 Our Ref. SHERLOCK/00							K/003LE			
Sample location	Int /	Floor	Location	Description	Product Type	Extent /	Asbestos	Total	Action		Review Date
Reference	Ext					Quantity	Туре	Risk			
						(Approx.)		Score			
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 ²	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	¹ ∕2 m ²	N.A.D.	0	N/A		N/A
SHERLOCK/003LE/05	Int	1 st	Bedroom	Debris Under Floor	Insulation	100m ²	N.A.D.	0	N/A		N/A
SHERLOCK/003LE/06	Int	1 st	Safe Room	Floor Tile	Thermoplastic	$2m^2$	Chrysotile	7	Document as asbes	tos.	12 Monthly
									Do not disturb, mor	nitor	
									condition and mana	nge.	
SHERLOCK/003LE/07	Int	1 st	Kitchen	Wall Panel	Cement	$1m^2$	Chrysotile	8	Document/label as	asbestos.	12 Monthly
									Do not disturb, mor	nitor	
									condition and mana	age.	
SHERLOCK/003LE/08	Int	1 st	Kitchen	Floor Tile	Thermoplastic	4m ²	N.A.D.	0	N/A		N/A
SHERLOCK/003LE/09	Int	1 st	Kitchen	Loose Panel on Shelf	Cement	¹ ∕2 m ²	Chrysotile	10	Document as asbes	tos.	6 Monthly
									Do not disturb, mor	nitor	
									condition and plan	for	
									removal.		
SHERLOCK/003LE/10	Int	1 st	Rear Bedroom	Floor Adhesive	Bitumastic	$3\frac{1}{2} \times 2\frac{1}{2} \text{ m}^2$	N.A.D.	0	N/A		N/A
SHERLOCK/003LE/11	Int	1 st	Hall	Under Floor Insulation	Insulation	$12 \text{ x } 2\text{m}^2$	N.A.D.	0	N/A		N/A
SHERLOCK/003LE/12	Int	1 st	Annex Room	Under Sink Panel	Bitumastic	<1m ²	N.A.D.	0	N/A		N/A
SHERLOCK/003LE/13	Int	Ground	Lounge	Bitumen Adhesive	Bitumastic	20m ²	N.A.D.	0	N/A		N/A
Visually Similar to	Int	Ground	Throughout	Bitumen Adhesive	Bitumastic	200m ²	N.A.D.	0	N/A		N/A
Sample Ref.											
SHERLOCK/003LE/13											
SHERLOCK/003LE/14	Int	Ground	Kitchen	Under Sink Panel	Bitumastic	<1m ²	N.A.D.	0	N/A		N/A
SHERLOCK/003LE/15	Int	Ground	Front Kitchen	Under Sink Panel	Bitumastic	$<1m^{2}$	N.A.D.	0	N/A		N/A
SHERLOCK/003LE/16	Int	Ground	Front Stairs	Floor Tile	Thermoplastic	$2m^2$	N.A.D.	0	N/A		N/A
SHERLOCK/003LE/17	Int	Ground	Front Kitchen	Floor Tile Adhesive	Bitumastic	20m^2	N.A.D.	0	N/A		N/A



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ASBESTOS REGISTER

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Survey Date	10 th 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 ²	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 ²	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

		03 02 04 01	
Site Address	82 Fitzjohns Avenue, London, NW3 6NP	Our D. C	
Survey Date		Our Kel	SHEKLUCK/003









