

Construction/**Demolition** Management Plan

The Hoo

17 Lyndhurst Gardens

Hampstead

NW3 5NU

Contents

Revisions	3
Introduction	4
Timeframe	6
<u>Contact</u>	7
<u>Site</u>	9
<u>Community liaison</u>	12
<u>Transport</u>	14
<u>Environment</u>	26
<u>Agreement</u>	31

Revisions & additional material

Please list all iterations here:

Date	Version	Produced by
23/6/2023	01	J. Parsons
3/8/2023	02 Rev A	N.Brown
28/9/2023	03 Rev B	N.Brown (section 23 updated for parking bay suspensions). Updated VSPA Appendix E
12/10/2023	04 Rev C	NB – updated VSPA Appendix E and Appendix C Rev A
16/10/2023	05 Rev D	Updated Appendix C included.
7/11/2023	06 Rev E	Updated Appendix E vehicle swept path analysis and Updated Appendix D for final noise and dust survey report

Additional sheets

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

Date	Version	Produced by
Appendix A	01	Site Location Plan
Appendix B	01	Neighbourhood Consultation Letter
Appendix C	02	Traffic Route Rev A
Appendix D	02	RF Environmental – Dust and Noise Management Plan
Appendix E	02	Vehicle swept path analysis Rev 02
Appendix F	01	Temp crossover location

Introduction

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

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

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

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

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

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

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

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

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

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

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

Revisions to this document may take place periodically.

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

The CIA Checklist (editable pdf) can be found at

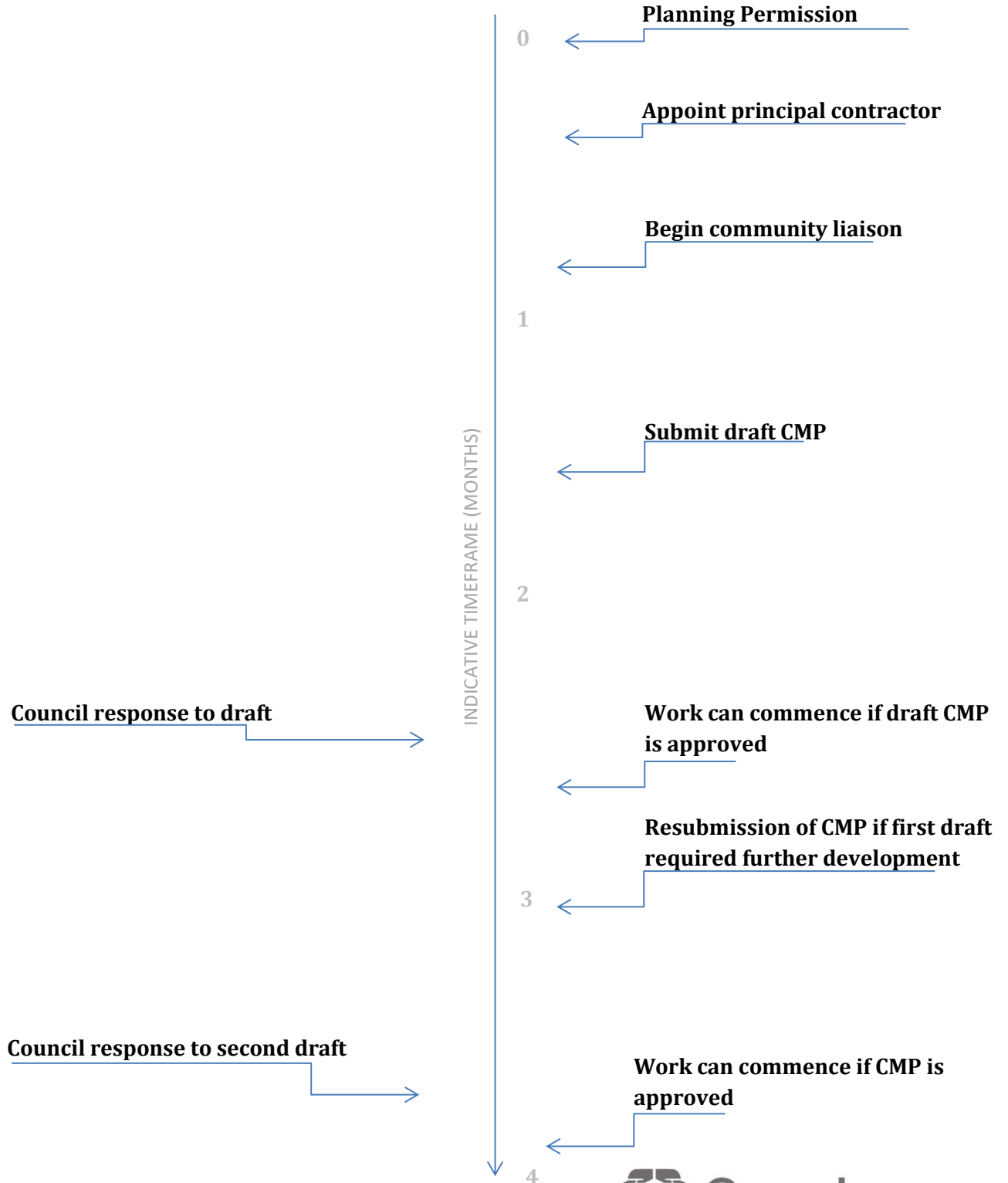
<https://www.camden.gov.uk/about-construction-management-plans>



Timeframe

COUNCIL ACTIONS

DEVELOPER ACTIONS



Contact

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

Address: The Hoo, 17 Lyndhurst Gardens, Hampstead NW3 5NU

Planning reference number to which the CMP applies: 2019/6151/P

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

Name: Neil Brown – Senior Contracts Manager

Address: Claremont Refurbishment Ltd, Ashmore Works, 73-75 Hook Road, Surbiton KT6 5AF

Email: Neilb@claremontr.co.uk

Phone: 020-8391-4844

Mobile 07900 266 343

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.

Name: Laurence Wood – Site Manager

Address: Claremont Refurbishment Ltd, Ashmore Works, 73-75 Hook Road, Surbiton KT6 5AF

Email: laurencew@claremontr.co.uk

Phone: 07900-917839

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.

Name: Laurence Wood

Address: Claremont Refurbishment Ltd, Ashmore Works, 73-75 Hook Road, Surbiton KT6 5AF

Email: laurencew@claremontr.co.uk

Phone: 07900-917839

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.

Name: Name: Neil Brown

Address: Claremont Refurbishment Ltd, Ashmore Works, 73-75 Hook Road, Surbiton KT6 5AF

Email: Neilb@claremontr.co.uk

Phone: 020-8391-4844

Mobile: 07900 266 343

Site

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

Site Location Plan – **See Appendix A**

The site is in a residential area of NW3 and bounded by Lyndhurst Road to the north and Wedderburn Road to the south.

The development proposal includes change of use from Class D1 use (non-residential institution) to Class C3 use (residential) as 1 x 5 bedroom unit, 1 x 5 bedroom unit and 1 x 4 bedroom unit, internal alterations, external alterations including a new glass link element and lowering of basement level, hard and soft landscaping including removal of 10 trees, a summer house with internal cycle parking, a bin store, a cycle store and other associated works all in accordance with consented planning drawings

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 construction works comprise mainly of the refurbishment of the main Grade II listed house and its existing additions, with a new glass link building to replace existing link. Existing boundary retaining walls are in very poor condition and will be upgraded or replaced as necessary. The entire site area will benefit from extensive hard and soft landscaping.

The site can be accessed from the front only (Lyndhurst Gardens).

The property is bounded by other residential properties and there is an entrance to two schools opposite (Maria Montessori School & Lyndhurst House Prep School)

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

It is anticipated that the project will commence on 2nd October 2023, with an overall duration of 85 calendar weeks.

Completion is therefore anticipated in May 2025.

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

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.

Monday to Friday	-	8:00am to 6:00pm
Saturday	-	8:00am to 1:00pm (occasionally)
Sunday/Bank Holiday	-	No working

Community Liaison

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

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

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

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

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

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.).

Maria Montessori Nursery School

Lyndhurst House Prep School

Neighbouring residential properties on Lyndhurst Gardens, Lyndhurst Road and Wedderburn Road

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.

Consultation letters have been issued to the following addresses: -

19, 20, 21 and 22 Lyndhurst Road

Flats 1-8, 15 Lyndhurst Gardens

Flats 38, 40, 42, 44, 46 & 48 Belsize Court, Lyndhurst Gardens

18, 22, 26 and 28 Lyndhurst Gardens

Maria Montessori School, Lyndhurst Gardens

Lyndhurst House Prep School, Lyndhurst Gardens

2a Wedderburn Road

Flats 1-8, Andrew Court, 2 Wedderburn Road

4 Wedderburn Road

Refer to Appendix B for a copy of the letter sent.

Updates: A neighbourhood consultation has taken place between the following dates 27 June – 11th July:

One response was received from the consultation. This was from Gabriella Sborden at number 20 Lyndhurst Road. This was in relation to a party wall agreement that is not relevant to this CMP.

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.

Not deemed necessary on this project.

13. Schemes

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

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

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

Site ID: TBC

Ref: 7176

Order ID: TBC

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.

This site does not fall within the current 'Cumulative Impact Area'

Transport

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

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

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

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

Please contact CLOCS@camden.gov.uk 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:

Claremont Refurbishment Ltd

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

1. Review of monthly reports to include performance of both fleet and site operations.
2. Quarterly reports shall be reviewed by both the contractor and the client to identify trends and need for remedial action if any.
3. Independent assessments by CLOCS site monitoring team.
4. To comply with CLOCS standards and FORS Silver Standard, we will ensure all drivers of vehicles over 3.5T have undertaken Safe Urban Driving (SUD) training and such vehicles fitted with blindspot minimisation equipment and audible left turn alerts.
5. The procurement process will include such requirements on all orders to be placed with suppliers and subcontractors.
6. Checks will be made on vehicles at the site entrance to ensure compliance with these requirements and an audit process implemented using the CLOCS Guide to manage supplier compliance.

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:

Confirmed.

Please contact CLOCS@camden.gov.uk for further advice or guidance on any aspect of this section.

Site Traffic

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

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

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

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

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

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

Refer to **Appendix C** for a map identifying the route to site from the nearest A-Road at Haverstock Hill

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.

As part of the project's procurement strategy, we will include CLOCS requirements on all tender enquiries, subcontract orders and purchase orders. In doing so we will ensure that adequate resources are allocated by the site and fleet operators within the tender prices to meet CLOCS standards. Details of the specified delivery route will be appended to all orders.

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

32t clearance vehicle	-	1 collection per week for weeks 1-4
32t muck away vehicle	-	3 collections per week for weeks 3-12
Concrete delivery vehicle	-	2 deliveries per week for weeks 16-28
32t delivery vehicle phase	-	1 delivery per day during main construction phase
18t flatbed vehicle phase	-	3 deliveries per week during main construction phase

b. Please specify the permitted delivery times.

Construction vehicle movements will be restricted to the hours of 9.30am to 4.30pm on weekdays and between 8.00am and 1.00pm on Saturdays.

However, as Maria Montessori School and Lyndhurst House Prep School are adjacent to the site, then deliveries will be restricted to the hours of 9.30am and 3pm on weekdays during term time.

c. Cumulative effects 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.

Currently there are no other sites in the local area or along the route to site from the main A502 (Haverstock Hill)

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

No constrained manoeuvres anticipated along the selected route.

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.

The site will require limited number of deliveries. A detailed delivery schedule will be developed to ensure there is no opportunity for more than one delivery vehicle to arrive at any time. Drivers will be required to call the Site Manager prior to leaving the depot to agree a delivery slot. This requirement will be included in all subcontract and supplier orders.

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.

This project is not of sufficient scale to require or warrant the use of a consolidation centre.

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).

A planned delivery schedule will be operated to ensure deliveries are not required to wait off site. Once on site, all vehicles will be switched off whilst they are unloaded.

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

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

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

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

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

See attached – **Appendix C Traffic Route**

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.

See attached – **Appendix C.** Traffic Marshalls will be allocated to assist delivery trucks parking and unloading.

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 APPNEDIX E Vehicle 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.

Not applicable

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.

Not applicable, delivery vehicles will be directed to unload on site.

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.

Not applicable

Site set up.

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

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

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

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

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

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

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

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

a. Please provide details of any measures and/or structures that need to be placed on the highway. This includes dedicated pit lanes, temporary vehicle access points/temporary enlargement of existing crossovers, occupied parking bays, hoarding lines, gantries, crane locations, crane over sail, 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.

All site set up will be contained within the site boundaries.

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

Not applicable

23. Parking Bay suspensions and temporary traffic orders

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

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

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

Parking bay suspensions will be in line with the vehicle swept path analysis and the temporary crossover for the site entrance. This is detailed in APPENDIX E.

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.

Not applicable

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.

Currently it is anticipated that existing services will be used. If upgrades are found to be required, then this plan will be updated accordingly.

Environment

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

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

We are currently carrying out dust and noise monitoring before any works commence on site. This will provide a base line for future monitoring of dust and noise during the construction phase.

Updates: A noise and dust survey, including a noise and dust management plan has been undertaken by RF Environmental: Reference RFE-0520-23-02. June 2023.

Please refer to Appendix D.

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.

June 2023. Please see Appendix D.

Currently being updated and will be issued October 2023

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

The results presented in Table 7.1 (please see below) show that throughout the construction programme, the 75 dB threshold level should not be exceeded during typical daily activities.

The calculated receiver noise levels for each construction activity described in Section 2 at representative receptors are presented in Table 7.1 below.

Ref.	Address	Individual Activity Receptor Average (Worst Day) Daytime Noise Levels, dB L _{Aeq,T}						
		Demolition of Existing Link and Walls	Removal of Trees and Vegetation	Construction of New Walls	Construction of new link building	Roof Works	Internals	External Landscaping
R1	Maria Montessori School	64 [68]	69 [73]	70 [73]	69 [73]	67 [70]	47 [50]	67 [70]
R2	Lyndhurst Prep School	64 [68]	69 [73]	70 [73]	69 [73]	67 [70]	47 [50]	67 [70]
R3	Lyndhurst Road	67 [72]	72 [77]	73 [77]	72 [77]	70 [74]	50 [54]	65 [69]
R4	15 Lyndhurst Gardens	69 [87]	74 [92]	75 [92]	74 [92]	72 [89]	52 [69]	72 [89]

TABLE 7.1: ESTIMATED NOISE LEVELS PER ACTIVITY

Note: Calculated façade levels presented. Worst day levels based on closest activity position to receptor. Average level based on average location of activity.

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

Control measures detailed below have been developed in consultation with the main contractor:

- plant which is considered to introduce the risk of potential noise effects, including breakers and grinders, to be limited to between 09:00 – 16:00 hrs, where practicable.
- an excavator with bucket attachment will be used for removal of below ground obstructions (should any be encountered) as a preference over an excavator mounted breaker, as far as reasonably practicable; • careful operation of piling rigs so that there is no reversing of the Kelly/auger bars.
- where practicable, the trimming of piles will be undertaken using munching and cutting techniques will be used as a preference to use of a breaker.
- concrete pumps will be located and locally screened to minimise potential adverse effects at sensitive receptor locations whilst taking into account logistical implications.
- localised noise barriers and/or partial enclosures will be used wherever practicable around static plant and for saw cutting and angle grinding.
- all materials will be handled with care to minimise noise.
- all HGV movements associated with the worksite will only take place during normal working hours and avoiding peak times, unless otherwise agreed and approved by LBC.
- the site layout will be designed to limit and where reasonably practicable, avoid the need for the reversing of vehicles and the Contractor will seek to ensure that drivers are familiar with the worksite layout.
- procedures will be implemented to identify and respond to trigger noise level exceedances using real-time monitoring data.
- a high specification noise monitoring system, capable of providing real-time data will be deployed at the site, to assist the site personnel with the continuous management and rapid response to noise related incidents; and
- public relation initiatives including regular resident's liaison meetings and provision of leaflets/mail drops to affected residents.

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

Site staff have been familiarised with this legislation and literature.

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 see table 6.1 below.

Construction Activity	Mitigation Measures
Communications	<p>A stakeholder communications plan, that includes community engagement, has been developed and will be implemented before work commences on site</p> <p>The name and contact details of person(s) accountable for air quality and dust issues will be displayed on the site boundary. This may be the environment manager/engineer or the site manager.</p> <p>The head or regional office contact information will also be displayed</p>
Site Management	<p>All dust and air quality complaints will be recorded, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.</p> <p>A complaints log will be available to the local authority when asked.</p> <p>Record any exceptional incidents that cause dust and air quality pollutant emissions, either on or off the site, and the action taken to resolve the situation is recorded in the log book.</p>
Monitoring	<p>Alongside the unattended PM₁₀ monitoring, regular site inspections will be undertaken by the site manager to monitor compliance with air quality and dust control procedures and record inspection results. The inspection log will be made available to the local authority when asked.</p> <p>The frequency of site inspections will be increased by those accountable for dust and air quality pollutant emissions issues when activities with a high potential to produce dust and emissions and dust are being carried out, and during prolonged dry or windy conditions.</p>
Preparing and maintaining the site	<p>Plan site layout: machinery and dust causing activities will be located away from receptors.</p> <p>Solid screens or barriers will be erected around dust activities or the site boundary that are, at least, as high as any stockpiles on site.</p> <p>Any specific operations where there is a high potential for dust production will be fully enclosed</p> <p>Site fencing, barriers and scaffolding will be kept clean using wet methods</p> <p>Materials that have a potential to produce dust will be removed from site as soon as possible, unless being re-used on site. If they are being re-used on-site they will be covered, as described below.</p> <p>Any stockpiles will be covered to prevent wind whipping</p>
Operating vehicle/machinery	<p>All non-road mobile machinery (NRMM) will comply with relevant standards.</p> <p>All vehicles to switch off engines when stationary – no idling vehicles.</p> <p>The use of diesel or petrol powered generators will be avoided and mains electricity or battery powered equipment will be used where practicable.</p> <p>Vehicle wheel washing will occur at site entrance/exit</p> <p>All loads entering and leaving site will be covered where appropriate</p>
Operations	<p>Cutting, grinding or sawing equipment will only be used on site where fitted with or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.</p> <p>An adequate water supply will be provided on the site for effective dust/particulate matter mitigation (using recycled water where possible).</p> <p>Enclosed chutes, conveyors and covered skips will be used on site.</p> <p>Drop heights will be minimised from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.</p> <p>Equipment will be 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</p>
Waste Management	<p>Waste will be reused and recycled to reduce dust from waste materials</p> <p>No bonfires and burning of waste materials will occur on site.</p> <p>Skips to be covered when not in use</p>

TABLE 6.1: MITIGATION OF CONSTRUCTION ACTIVITIES

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.

Not applicable.

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.

Please refer to dust and noise management plan (DNMP) in Appendix D.

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

Please refer to dust and noise management plan (DNMP) in Appendix D.

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 dust and noise management plan (DNMP) in Appendix D.

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

Note: **real-time dust (PM₁₀) monitoring with MCERTS 'Indicative' monitoring equipment will be required for all sites with a high OR medium dust impact risk level.** If the site is a 'high impact' site, 4 real time dust monitors will be required. If the site is a 'medium impact' site, 2 real time dust monitors will be required.

The dust monitoring must be in accordance with the SPG and IAQM guidance, and **the proposed dust monitoring regime (including number of monitors, locations, equipment specification, and trigger levels) must be submitted to the Council for approval.** Dust

monitoring is required for the entire duration of the development and must be in place and operational **at least three months prior to the commencement of works on-site**. Monthly dust monitoring reports must be provided to the Council detailing activities during each monthly period, dust mitigation measures in place, monitoring data coverage, graphs of measured dust (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.

Owing to the limited demolition and external construction work expected on site, a single dust monitor will be sufficient for the site, with the option to move the monitor to different locations, depending on the specific works and any dust generating activities.

The dust monitor selected for the site is a Dust Cube, which is an MCERTS certified air quality and particulate monitor, capable of monitoring both gas and particulate matter (PM₁, PM_{2.5} and PM₁₀).

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).

At present no rodents including rats, have been identified on site. As works commences on site in earnest, the site will be stripped back of all existing vegetation and the main structure of the building fully exposed. At this stage we shall survey the site to identify any possible infestations. If any are suspected a pest control company will be employed to agree a strategy of pest removal.

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

An asbestos survey and report were carried out by Eton Environmental Group Ltd on 21 May 2020. Some minor/very low risk items were identified and subsequently actioned by the client prior to our involvement.

There is currently no asbestos identified as remaining in the building.

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.

We shall provide a smoking area within the boundary of the site and well away from the public highway.

A canteen will be provided, and all operatives instructed to use the facilities provided rather than hang around outside on the street.

By reducing the interaction of the operatives with the general public, the potential of bad language or shouting is kept to an absolute minimum.

It should also be noted that good behaviour will be a requirement for the project and identified in our Site Induction Procedure that every operative must comply with.

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:

Construction time period (mm/yy - mm/yy): October 2023 to May 2025

Is the development within the CAZ? (Y/N): No

Will the NRMM with net power between 37kW and 560kW meet the standards outlined above? (Y/N): Yes

Please confirm that all relevant machinery will be registered on the NRMM Register, including the site name under which it has been registered: Yes.

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: Yes

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

Idling Action calls for businesses and fleet operators to take the **Engines Off pledge** to reduce emissions and improve air quality by asking fleet drivers, employees and subcontractors to

avoid idling their engines wherever possible. Free driver training materials are available from the website: <https://idlingaction.london/business/>

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

Our Site Manager for the project has been provided with the Business Toolkit and training video to ensure we comply with the 'Engines Off' initiative.

Mental Health Training

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

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

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

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


We are in the process of signing up to the Building Mental Health Charter and we shall provide the appropriate trained Mental Health First Aider.

• SYMBOL IS FOR INTERNAL USE

Agreement

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

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

Signed:

Date:28-9-23

Print Name:NEIL BROWN

Position:SENIOR CONTRACTS MANAGER

Please submit to: planningobligations@camden.gov.uk

End of form.

V2.9

List of Appendices.

Appendix A	01	Site Location Plan
Appendix B	01	Neighbourhood Consultation Letter
Appendix C	02	Traffic Route Rev A
Appendix D	02	RF Environmental – Dust and Noise Management Plan
Appendix E	02	Vehicle Swept Path Analysis Rev 02
Appendix F	01	Temp Crossover location