



# Construction Management Plan

Corner of Grafton Road  
& Barrington Court

NW5 4AT

# Contents

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

# Revisions & additional material

Please list all iterations here:

Date	Version	Produced by
29.03.24	V1	Undercurrent Architects
09.04.24	V2	Undercurrent Architects
11.04.24	V3	Undercurrent Architects

## Additional sheets

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

Date	Version	Produced by

## Dwg No.

- UK 144-CMP-00 R0 Site Plan
- UK 144-CMP-01 R0 LTRN Routing Map
- UK 144-CMP-02 R0 Sweep Path Analysis
- UK 144-CMP-03 R1 Site Access – Vehicles Turning
- UK 144-CMP-04 R1 Site Set Up

# Introduction

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

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

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

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

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

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

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

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

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

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

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

Revisions to this document may take place periodically.

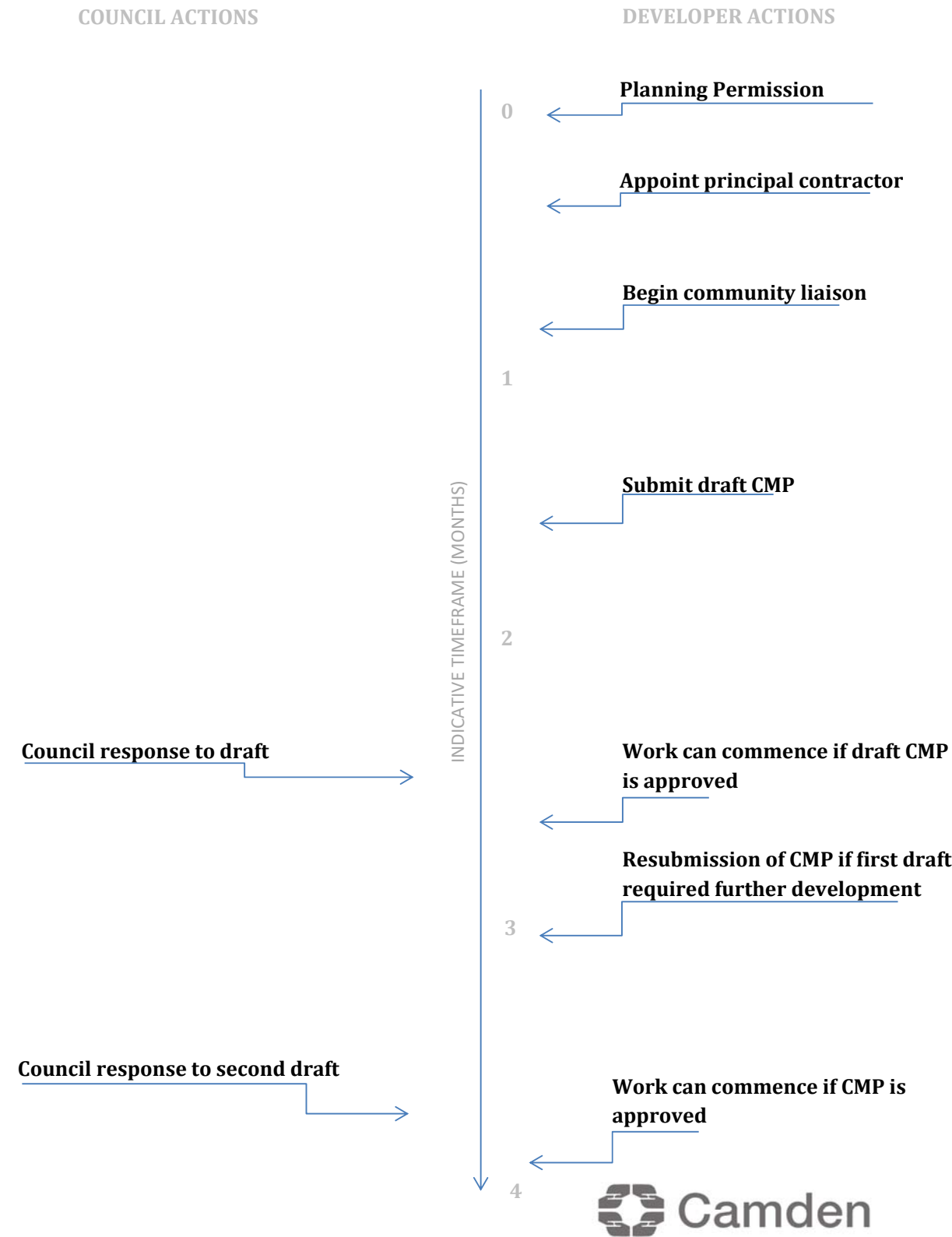
**IMPORTANT NOTICE:** If your site falls within a Cumulative Impact Area (CIA) you are required to complete the CIA Checklist and circulate as an appendix to the CMP and included as part of any public consultation – a CMP submission will not be accepted until evidence of this has been supplied.

The CIA Checklist (editable pdf) can be found at

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



# Timeframe



# Contact

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

Address: Corner of Grafton Road and Barrington Court, London NW5 4AT

Planning reference number to which the CMP applies:

2023/3592/P

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

Name: Didier Ryan

Address: 31 Wood Vale London N10 3 DJ

Email: dr@undercurrent-architects.com

Phone: 07866440066

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: Didier Ryan

Address: 31 Wood Vale London N10 3DJ

Email: dr@undercurrent-architects.com

Phone: 07866440066

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.

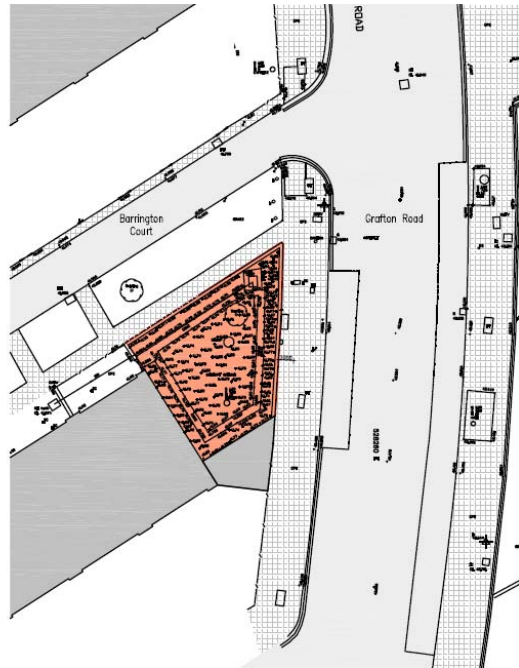
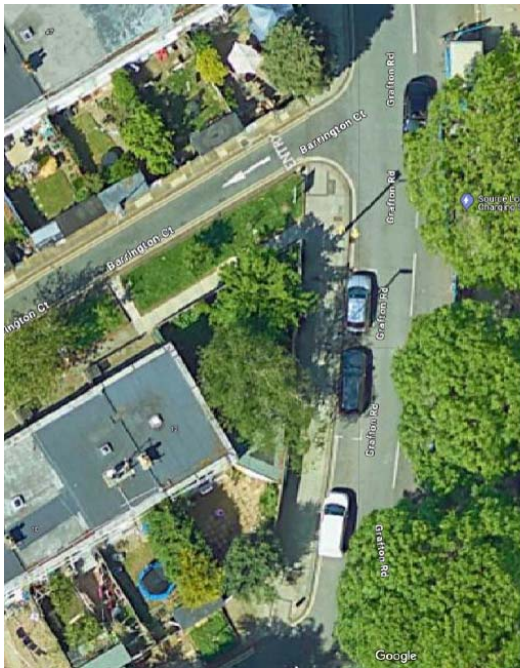
Name:	Didier Ryan
Address:	31 Wood Vale London N10 3DJ
Email:	dr@undercurrent-architects.com
Phone:	07866440066

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:	Didier Ryan
Address:	31 Wood Vale London N10 3DJ
Email:	dr@undercurrent-architects.com
Phone:	07866440066

# Site

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



The site is a small undeveloped, end of terrace plot ~83m<sup>2</sup>

The proposal is a new family home, a modest three-storey building constructed in load-bearing masonry with timber floors, and supported on piled foundations.

A Site and Location plan has been submitted as part of the CMP. Please see attached Site Plan, Dwg No. UK 144-CMP-00 R0.

The Site does **not** fall within the CIA.

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 proposal is a new family home, a modest three-storey building constructed in load-bearing masonry with timber floors, and supported on piled foundations.

The challenges associated with delivering the project are:

Size: The key consideration is the small footprint of the site. However this is balanced against the small scale of the building works and contractual team.

The building has been designed with north and south facing external yards, and provide work space within the curtilage of the site.

A small contractual team will allow works to be tightly controlled and managed.

Location: Access via Barrington Court is constrained. It's a single width, one way road. However this is balanced against very good access via Grafton Road. Grafton Road is a wide road with broad pavements on each side, and low traffic volume.

Traffic control: There is a vehicle restriction on Grafton Road. This has the advantage of limiting traffic volumes, but also limits the delivery route. The low traffic volume attracts to other competing users such as cyclists.

Delivery routing will require vehicles to turn around and return from the direction of arrival.

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

12 month build. June 2024 start

July – Aug – Sept:	Footing to window level
Oct – Nov – Dec:	Roof complete
Jan – Feb – Mar:	First fix
Apr – May:	Second fix
June 2025:	Completion and snagging

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.

Construction working hours to be:

08.00 - 18.00 on Monday to Friday

08.00 - 13.00pm on Saturdays

No working on Sundays or Public Holidays

The site does **not** fall within the CIA

Any deviation to the permitted working hours will be subject to agreement with London Borough of Camden

# Community Liaison

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

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

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

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

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

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## Cumulative impact

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

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

## 10. Sensitive/affected receptors

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

Neighbours: Residents in Barrington Court.

Adjacent neighbours at No. 12 Barrington Court NW5 4AT. We have an ongoing dialogue and cooperation. These neighbours supported the Planning Application and have helped to plan the construction work. We have had a number of meetings - on site on 05/02/24 and again on 15/03/24. We have discussed and agreed Party Wall matters. They have also reviewed our structural proposals and been in contact with our Engineers

Throughout March 2024, we undertook Community Liaison. We conducted a letter drop to all 16 addresses for residents in Barrington Court and Lambie Street. This included personal contact details, with phone number and email address.

No responses were received back.

Cyclists: The low volume of vehicle traffic on Grafton Road is attractive to cyclists. Traffic restrictions will require delivery vehicles to return from the direction of arrival

## 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.

Conan and Jade Hales: Adjacent neighbours at No. 12 Barrington Court NW5 4AT. We have an ongoing dialogue and cooperation. These neighbours supported the Planning Application and are helping to plan the construction work. We have had a number of meetings - on site on 05/02/24 and again on 15/03/24. We have discussed and agreed Party Wall matters. They have also reviewed our structural proposals and been in contact with our Engineers

Throughout March 2024, we undertook Community Liaison. We conducted a letter drop to all 16 addresses for residents in Barrington Court and Lamble Street. This included personal contact details, with phone number and email address.

No responses were received back.

Marcus Boyland Ward Councilor: Emailed on 05/02/24 and again on 15/03/24.

## **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.

N/a. The site is a modest family home. It is not a particularly sensitive / contentious site, nor is it located in an area of high levels of construction activity.

## **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.

Undercurrent Architects confirm that the Guide for Contractors Working in Camden has been downloaded, read and understood.

CCS registration has been carried out, to be activated on commencement.

Origin ID: UK023 01920 485959

Considerate Constructors Scheme  
Units 3-5 The Maltings  
Hoe Lane  
Ware SG12 9LR  
United Kingdom GB

#### 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.

No. 12 Barrington Court is conducting extension works. These have been coordinated within the CMP, so that economies of scale can be achieved, and site organisation has been consolidated.

Our team will continue to liaise and communicate with the neighbours to ensure that all constructions activities are planned safely

## Transport

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

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

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

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

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

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

## CLOCS Contractual Considerations

15. Name of Principal contractor:

Not yet appointed.

Appointed Contractor will adhere to CLOCS Standard.

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

All drivers of vehicles over 3.5t will have undertaken Safe Urban Driver training, and that all vehicles over 3.5t will be fitted with blindspot minimisation equipment (Fresnel lens/CCTV) and audible left turn alerts.

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:

Undercurrent confirm that CLOCS standards have been read and understood. CLOC's standards will be referenced within supply chain contract orders

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

## Site Traffic

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

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

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

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

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

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

Please see attached LTRN Map, Dwg No. UK 144-CMP-01 R0 with proposed routing.

Construction vehicles will enter Lambie St and wait within the single yellow line zone whilst they notify the on-site delivery warden of their delivery.

The warden will meet the delivery vehicle outside the site.

The vehicle will continue to Vicars Road junction, and with the assistance of the delivery warden, enter Vicars Road, then reverse back into Grafton Road.

On completion of the delivery, the vehicle will return back in the direction of arrival, heading north up Grafton Road.

Loading will not need to take place from the parking bays adjacent to the site. There are double yellow lines without kerb markings which permit unrestricted loading before 11am and restricted loading between 11am and 18.30.

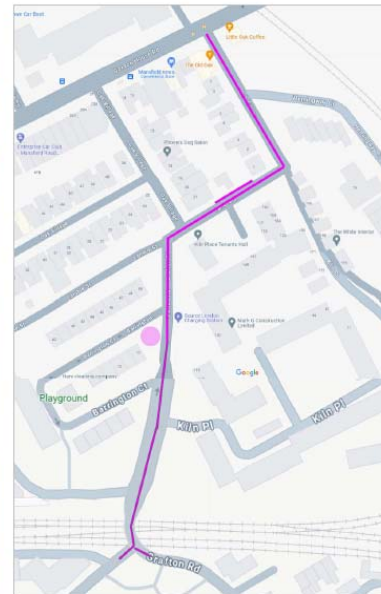
b. Please confirm how contractors and delivery companies will be made aware of the route (to and from the site) and of any on-site restrictions, prior to undertaking journeys.

All contractors will be notified of the route to and from site, capturing any restrictions as part of their pre-contract order meeting. Information of the routes will be appended to their contract order.

See below route to be used by vehicle:



Vickers Road junction (facing south) – low traffic volume, wide roadway, good sightlines. Suitable for turning vehicles



Vickers Road junction with Crafton Road (facing east)



Lambie St single yellow waiting lane

**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

18t flatbed:	1 delivery / week during first 6 months
Concrete lorry:	1 delivery during piling works
Skip loader:	1 delivery / bi-monthly for duration of project
3.5t van:	2 deliveries / day for duration of project

b. Please specify the permitted delivery times.

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.

Delivery restrictions will be relayed, and part of the order documentation placed with our supply chain and will be adhered to at all times.

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.

There is an existing construction site on the corner of Highgate Road and Greenwood Place, however this is a considerable distance away. The scale of the proposed works, the projected number of vehicle movements and the physical distancing indicates that there will not be any cumulative impact on the locality.

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

Please see attached Sweep Path Analysis, Dwg No. UK 144-CMP-02 R0.

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.

Even though the modest scale of construction is unlikely to require use of an off-site holding or waiting area, there are existing single yellow lines on Lamble St.

Please see attached off-site waiting points and site access, Dwg No. UK 144-CMP-03 R1.

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.

N/a. This is a small single family dwelling, with minimal delivery numbers.

Delivery restrictions will be relayed, and part of the order documentation placed with our supply chain and will be adhered to at all times

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 building is small scale and has a small delivery footprint.

All supply chains, be it direct through Undercurrent Architects or via the contractors working on the project will be advised of the logistic delivery requirements to be adhered to, which will minimise idling vehicle engines. This will be detailed at contractor pre-order meetings and through the Undercurrent procurement team.

**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.

N/a. No vehicles will enter site.

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.

N/a

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.

N/a

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.

N/a

**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.

The low volume of deliveries on a single family dwelling means a dedicated pit Lane will not be necessary.

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.

All deliveries will be received by the site team, which will include a nominated delivery marshall to ensure safe passage of pedestrians, cyclists and motor traffic.

Due to the existing traffic restrictions on Grafton Road, there is a low volume of competing motor traffic.

However, these traffic restrictions encourage a higher volume of cycle users.

The delivery marshall will be particularly mindful of cycle and pedestrian users.

Grafton Road is a wide road (8.7m w) with considerable space for maneuvering delivery vehicles within the public highway. There are broad pavements to each side, providing an alternative pedestrian route during occasional or momentary loading.

Loading will not need to take place from the parking bays adjacent to the site. There are double yellow lines without kerb markings which permit unrestricted loading before 11am and restricted loading between 11am and 18.30.

## Site set up

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

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

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

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

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

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

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

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

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

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

Please see attached Site Set Up, Dwg No. UK 144-CMP-04 R1.

There is a requirement for working space outside the boundary – up to 1000mm on the eastern boundary, and ~300mm on the north boundary. This falls within Standard hording Licence requirements.

There are no requirements for pit lanes, parking bay suspensions, etc

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](#).

No temporary traffic measures needed as part of the above set up.

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

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

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

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

No changes to public highway 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.

Works to the northern boundary will incur limited reduction in the footpath width. Min 800mm footway is to be retained, and there is an option to walk on the opposite footpath.

#### **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. Services already provided to site.

# 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.

Piling augers – due to commence in the first month on site, expected duration 1 - 2 days.

All other installation is small tools and small contractual teams, including beam and block floor and brick walls.

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.

The small scale of works and tight contractual team will have minimal noise impact. No noise survey required.

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

Apart from the piling auger and rig, all other installation is to undertaken with small tools and small contractual teams, including beam and block floor and brick walls.

Piling 75db up to 85db

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.

Mitigation measures such as acoustic barriers can be used if required, although the limited use of piling and small scale nature of the proposed construction works suggests noise disturbances – if any – will be localised and momentary.

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

All Site Management staff receive training in the form of Environmental Awareness training and hold appropriate construction related qualifications.

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.

Management and mitigation

- Record all dust and air quality complaints, identify causes and take measures to reduce emissions.
- Record exceptional incidents and action taken to resolve the situation.
- Carry out regular site inspections to monitor dust.
- 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
- Fully enclose specific operations where there is a high potential for dust production
- Avoid site run off of water or mud.
- Keep site fencing, barriers and scaffolding clean using wet methods.
- Remove potentially dusty materials from site as soon as possible.
- Ensure all vehicles comply with the London Low Emission Zone and the NRMM standards, where applicable.
- Ensure all vehicles switch off engines when stationary.
- Avoid the use of diesel or petrol powered generators where possible.
- Only use cutting, grinding and sawing equipment with dust suppression equipment.
- Ensure an adequate supply of water on-site for dust suppressant.
- Use covered skips as and when required
- Ensure equipment is readily available on-site to clean up spillages of dry materials.
- No on-site bonfires and burning of waste materials on-site.

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.

The risk of dust and dirt being spread on the public highway will be highly limited. There is no access between the site and public highway, providing a spatial separation gap to limit the transfer of dust and dirt.

Any dust or direct spread beyond the site will be hand cleaned, either with a broom or application of water and broom.

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.

N/a, the proposed construction works is a low impact site.

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.**

Risk of Dust Impact is low. The risk of dust arising in sufficient quantities to cause annoyance and/or health and/or ecological impacts is negligible.

Potential Dust Emission magnitude is small across all phases of work.

Sensitivity of the Area to dust and soil effects on people and property is considered to be 'medium' due to potential dust soiling impacts on 3 residential properties within 20m of the Site.

Sensitivity of the Area to human health impacts is considered to be of 'low' due to limited potential PM10 impacts

Sensitivity of the Area to ecological impacts There are no sensitive ecological receptors within 50m of the Site

Risk of Impacts is low-to-negligible across all phases of work

Construction Dust Risk Summary: Potential Impact Risk

	Demolition	Earthworks	Construction	Trackout
Dust magnitude	N/a	Small	Small	Small
Sensitivity on people	N/a	Medium	Medium	Medium
Human Health	N/a	Low	Low	Low
Ecological impacts	N/a	Low	Low	Low
Risk of Impacts	Negligible			

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.)

GLA's 'Low Risk highly recommended' measures in Appendix 7 have been addressed.

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

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

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

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

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

N/a. The site is a low impact site.

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).

Undercurrent Architects will employ a pest control and prevention contractor in the event that rodents are identified. They will undertake the role of site inspections and implement the necessary control measures if required.

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

The land is vacant. Contamination experts GoSolve conducted the site walkabout noted in the Soil investigation and Contamination Report there was no evidence of asbestos.

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.

Undercurrent Architect take valid complaints very seriously and have procedures in place to respond to all valid complaints in an efficient and pro-active way. Our site teams will use our quality control documentation to enable a swift and effective resolution to the satisfaction of the complainant. All public communication, complaints and praise will be co-ordinated by our community liaison officer.

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

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

Direct link to NRMM Practical Guide (V4):

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

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

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

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

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

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

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

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

- a) Construction time period : 06/24 - 06/25
- b) Is the development within the CAZ? : 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: Yes
- 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: Yes
- 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: 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.

Undercurrent Architects have not committed to this pledge as a business.  
Undercurrent will however implement measures to comply with London Borough of Camden requirements through tool box talks to educate drivers on health impacts and air pollution. The supply chain will also be directed to website for further information and direction

## 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.

N/a

 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: 09 April 2024

Print Name: Didier Ryan

Position: Architect

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

End of form.

V2.9