CONSTRUCTION TRAFFFIC MANAGEMENT PLAN (CTMP)

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58 ELSWORTHY ROAD, LONDON, NW3

CTMP Information Prepared by:

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Rev: B	Date 26th November 2024	Approved by Ian Dunesby	

Contents

01 Introduction

The purpose of this Construction Management Plan is to outline Rockbridge Ltd approach to managing the construction works for 58 Elsworthy Road, London. This document includes specific comments on the site establishment, logistics, and the process of managing the overall environment surrounding the property. It will also ensure that the construction works cause the minimum disruption to the adjacent residents with a safe working and living environment maintained. The agreed contents of the Construction Management Plan will form part of the development plan and will be agreed with Camden Council. The Plan will constantly be reviewed and any changes or improvements will be added and agreed with the Council and the Plan revised and re−issued.

Rockbridge Ltd is a construction company specialising in the construction of one-off, Bespoke Prime Residential Properties and have a wealth of experience working in and around the North London Area. In the areas we operate, we have established an excellent
reputation and rapport with all of the neighbouring properties.

We excel in the presentation of the site and pride ourselves in maintaining a presentable
street scene.

Rockbridge have worked proactively with neighbouring residents with regards to conservation, road improvement, water management and have put in some robust protocols to reduce the impact of construction on the surrounding neighbourhood.

The Director with overall responsibility for the Project including Health and Safety is Ian Dunesby.

The Project Manager in Charge of the overall operational and logistics side of the project is
Voldemar Karpevics.

The Site Manager is in charge of managing the day-to-day activities and implementing the
H&S and is site based.

Our Health & Safety project specific target for this site is zero accidents “TARGET ZERO”
Rockbridge Ltd are proud member of Considered Contractors Scheme (CCS ID: C2557)

We shall ensure that the work force and general public will not be placed at risk from any
construction related activities.

02 Site Location

The current site is located at 58 Elsworthy Road, NW3 3BS, in the London Borough of Camden, in Inner London, and is within the Elsworthy Conservation Area. The site is roughly rectangular in plan, and is a is a two-storey detached dwelling, with additional accommodation in the roof eaves / loft. There is a gated private driveway to the front of the property which leads to Elsworthy Road.

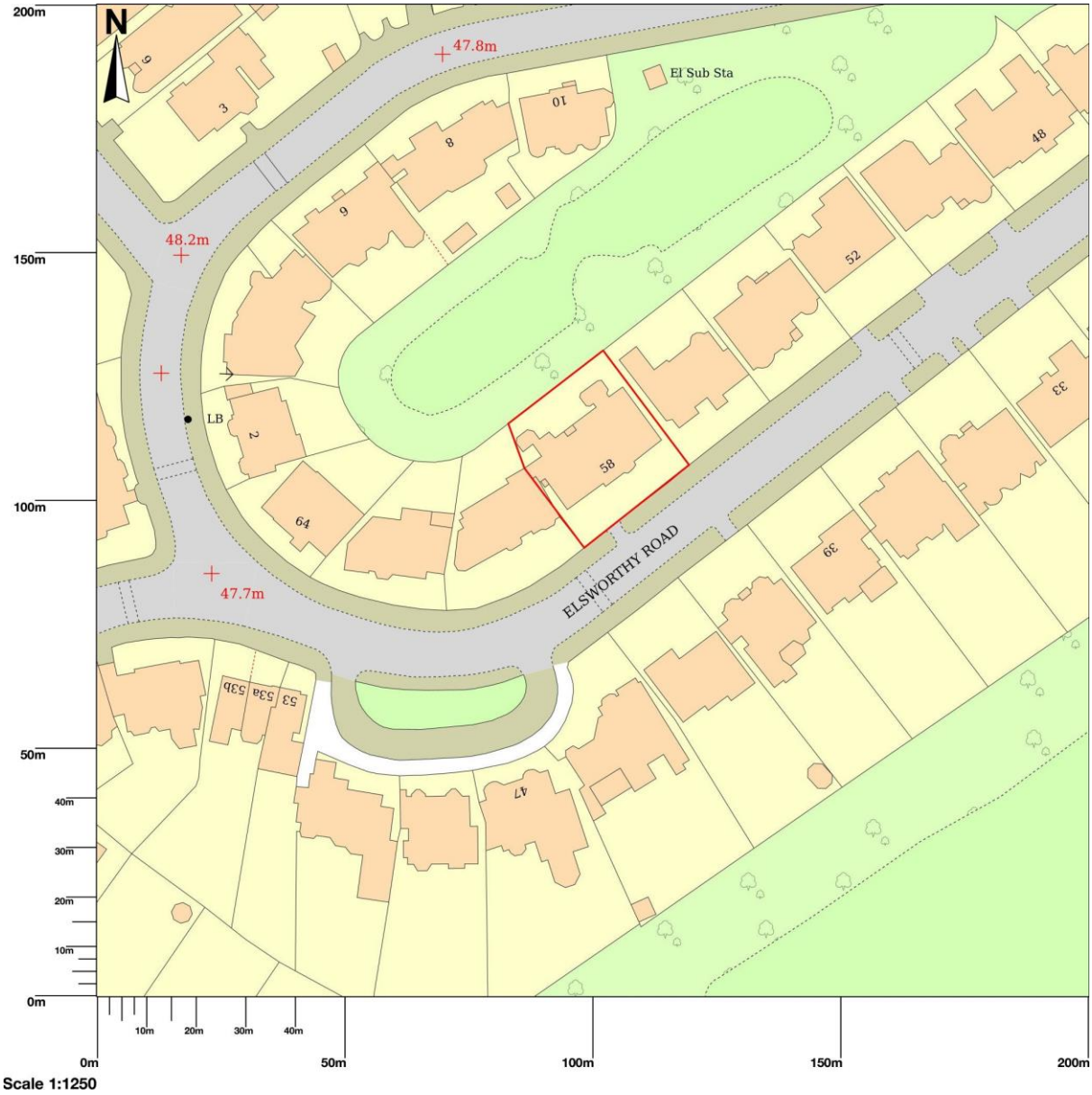
58 Elsworthy Road is bounded by:

- Elsworthy Road to the South (Front Elevation)

- Primrose Hill to the North (Rear Elevation)

- And detached of similar use and construction to East & West 56 and 60 respectively

Site address: 58 Elsworthy Road, London, NW3 3BU



03 Description of Project

58 Elsworthy Road is a two-storey detached house comprising ground, first floor with additional accommodation within roof/loft space. It is situated within residential street with access to communal garden. The property is not listed but is sited within conservation area of London Borough of Camden.

The works comprise partial demolition and alterations of 1st floor roof extension and dormer at the front and rear terrace modifications. Demolition of two existing rear ground floor extensions with construction of two new rear extensions. Partial internal strip out and the provision of a new basement construction using traditional underpinning with combination of piling method. Basement construction will be carried out strictly under methodology stated by Green Structural Engineering (GSE)

We propose to add a hoarding to the full frontage of the property with access gates to the entrance of the driveway. We propose that the tipper truck will reverse into the driveway with the aid of a banksman so that he can remove spoil from the site. All deliveries to the site will be done this site entrance. Local council will be contacted and all permissions approved by them for our site set up. Site welfare will split in smaller size and will be situated to the rear of the property and the front driveway.

Working hours:

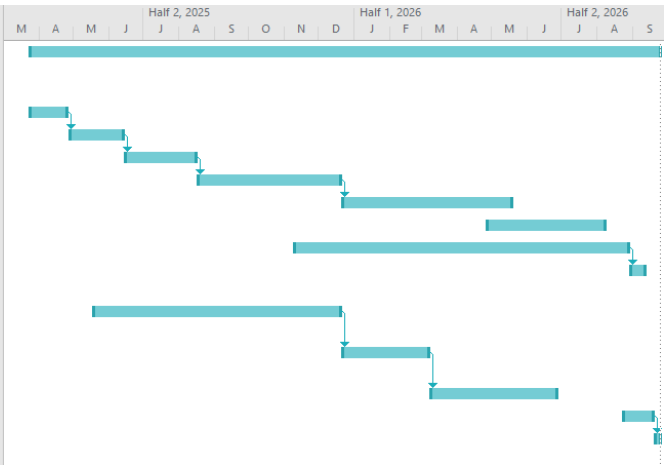
8:00 – 18:00 Monday to Friday

8:00 – 13:00 Saturday

No works Sunday or Public Bank Holidays

<u>Provisional program 16 months</u>

	Task Name	Duration	Start	Finish
1	**Elsworthy provisional programe**	395 days	Mon 24/03/25	Fri 25/09/26
2	Enabling works	25 days	Mon 24/03/25	Fri 25/04/25
3	Demolition	35 days	Mon 28/04/25	Fri 13/06/25
4	Roof work	45 days	Mon 16/06/25	Fri 15/08/25
5	Ceilings / partitions	90 days	Mon 18/08/25	Fri 19/12/25
6	Intenal finishes	106 days	Mon 22/12/25	Mon 18/05/2
7	Joinery	75 days	Mon 27/04/26	Fri 07/08/26
8	MEP	210 days	Mon 10/11/25	Fri 28/08/26
9	Testing / commissioning	10 days	Mon 31/08/26	Fri 11/09/26
10	Basement construction	155 days	Mon 19/05/25	Fri 19/12/25
11	Basement waterproofing	55 days	Mon 22/12/25	Fri 06/03/26
12	Façade restoration	80 days	Mon 09/03/26	Fri 26/06/26
13	Snagging	20 days	Mon 24/08/26	Fri 18/09/26
14	Completion	5 days	Mon 21/09/26	Fri 25/09/26



04 Contacts

Principal Contractor	**Rockbridge Ltd** 45 Circus Road London, NW8 9JH Email: vk@rockbridgegroup.co.uk
Leading Architect	**Wolff Architects** 16 Lambton Place, Notting Hill London, W11 2SH Email: agoodchild@wolffarchitects.co.uk
Structural Engineer	**Green Structural Engineering** Unit 21 Berghem Mews Blythe Road, Hammersmith London, W14 0HN Email: Arash.Aini@gseltd.co.uk
Planning Consultant	**SM Planning** 80-83 Long Lane London, EC1A 9ET Email: Stuart@smplanning.com
Heritage consultant	**The Heritage Practice** 10 Bloomsbury Way London, WC1A 2SL Email:charles.rose@theheritagepractice.com

MEP services engineering	**Carnell Warren Associates** Duke House, Duke Street Woking, GU21 5BA Email: will@carnellwarren.co.uk
Arboricultural Specialist	**Connick Tree Care** New Pond Farm, Woodhatch Road Surrey, RH2 7HQ Email: Rachel@Connicktreecare.co.uk
Acoustic specialist	**KP Acoustics** 1 Galena Road London, W6 0LT Email: ds@kpacoustics.com
Geotechnical Consultancy	**GEA** Widbury Barn, Widbury Hill Ware, SG12 7QE Email: jack@gea-ltd.co.uk

05 Liaison with neighbourhood

Project information letters with description of proposed development have been sent to adjacent properties of No 60 and no 56.

No Response have been received form No 60. Response from No 56 has been received and attached to appendix A

Prior to commencing any works on site, Rockbridge will be sending out a letter of introduction to all neighboring properties that are likely to be impacted by the works (see zone plan under section **5.1** identifying properties impacted by the works). The letter sets out the proposed works and their duration. It also introduces the residents to the Considerate Contractors Scheme and the complaints procedure.

Residents of Elsworthy 56 and 60, in particular, who will likely be more impacted by the project, will be kept informed periodically, through newsletters, of the progress of the works and notified in advance of any upcoming key activities. They will also be offered the opportunity to meet with the Project Manager to discuss project proposals.

Two Party-Wall Awards in place with No 56 Elsworthy Road and No 60 Elsworthy Road. As per the Structural Engineers requirements, Movement Monitoring will be in place throughout the basement construction operations and Construction phases.

Sensitive and affected receptors

Detached neighbouring properties within 50m buffer zone of No 58. Sensitive receptors all are dwellings, with no businesses or commercial premises within buffer zone. Vehicles routing from the North along the B525, will pass Swiss Cottage School & Development Centre. St Pauls CE Primary School is also within the vicinity of the development. Both are taken into consideration further into this document.

Neighbouring construction sites

There is active construction site at 52 Avenue Road. A meeting will be set up with 52 Avenue Road and any other active construction sites within the area, to agree convenient logistics for each site to avoid unnecessary traffic congestion during the works. Our CMP takes into consideration the impact of construction in the vicinity of the site by carefully assessing the area, liaising with local residents and local council, avoiding deliveries at peak times such as school runs and waste collection days. Incorporating a vehicle call up procedure for all deliveries to site with strict vehicle routing to and from the site, with only one delivery at any one time. Strict “Engine off” policy when vehicles are parked. Where applicable, Noisy works will be limited to certain hours, again agreed with local council.

Where applicable, wheel washing will be in place and the roads and public footways will be washed down after each delivery to the site.

Adhering to our company complaints procedures, we will ensure all complaints are dealt with it within our specified time frame.

08 Considered Contractors Scheme

Rockbridge Ltd are proud members of the Considerate Constructors Scheme registration ID: **C02557**

RAISING STANDARDS, BUILDING TRUST.
CCSCHEME.ORG.UK

Rockbridge are very proactive within the scheme and strive to maintain its position within the top 10% Considerate Constructors in the UK

Similar with other projects, 58 Elsworthy Road will be registered with the Considerate Construction Scheme.

Complaints Procedure

All complaints received by the company from any source are recorded using the CCS complaints record.
All complaints are put into one of the following
categories: Noise,
Dirt and Dust
Parking
Safety
Inconsiderate Behavior
Road Conditions and Vehicle Movements
Environmental Concerns
Pedestrian Access Obstruction
Property Damage
Site Lighting
Working Hours

If a complaint is received, it will be categorized as to what action is required

- Resolve immediately
- Investigate and Resolve
- Escalate and consult with company directors

We will stay in contact with the complainant until the issue is resolved.
If the site manager is unable to deal with a complaint in a satisfactory manner, the complaint will be passed to the company directors.

Complainant's will also be pointed in the direction of the CCS if they consider he matters not dealt with in accordance with CCS guidelines.

Any complaints will be also passed to Camden Council with 48 hours of receipt
complaints@camden.gov.uk

09 Traffic management plan

Rockbridge Ltd can confirm that all of our suppliers are CLOCS and FORS registered to ensure conformity. It is strict company policy that this is enforced. Evidence can be made available to confirm this with details of all site suppliers.

We confirm that we have included the requirement to abide by the CLOCS Standard in my contracts to my contractors and suppliers. The CLOCS standard forms part of our (Noble Structures) subcontractor / supplier Pre-Qualifying Questionnaire which has to be completed by all subcontractors before commencing works on the site. The PQQ's are then approved at director level before appointment.

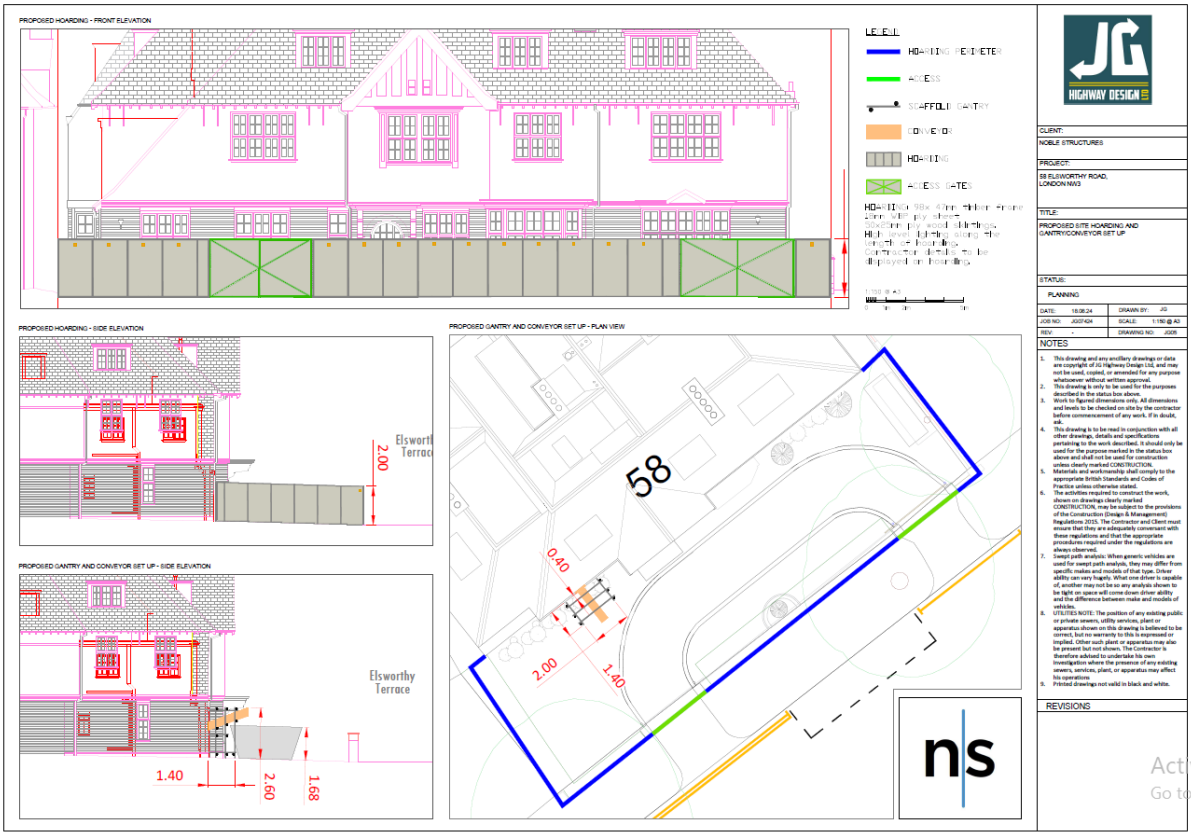
All vehicles and pedestrians will ace site from Elsworthy Road. All site operatives, delivery companies, authorities and visitors will be notified of the site access routes, and access to the site will be scheduled and restricted to necessary vehicles only.

Vans and Cars will only be allowed onto Elsworthy Road where they are specifically required to deliver plant, equipment, and materials.

Sub-contractors and operatives travel arrangements will be covered in our Tender documents and Terms and conditions to ensure they are pre-warned before commencing on site. This will also form part of the site induction process.

With Regards to delivery vehicles for all deliveries, in order to facilitate, control their access and requirements we propose the following:

a) Further Checks by Traffic marshal against delivery schedules prior to entry to the road. Formation of a main vehicle access on Elsworthy Road, as well as a separate pedestrian access.
b) A lockable site gate is installed at the opening to the site along with hoarding around the edge of construction site.



c) Site notice boards will be displayed at the site entrance and will display the project particulars, contact details, access and egress procedure, site rules and all necessary health and safety information.

d) All operatives will sign in prior to commencing work on site.

e) Due to a St Pauls CE Primary School and Swiss Cottage School being in the vicinity of our development, permitted delivery hours during school term will be 9:30am – 3pm Monday to Friday only. Outside of term, 9:30am – 4:30pm Monday to Friday only.

f) Delivery numbers will be minimised where possible so that orders are placed in bulk, and stored on site. Delivery by water and rail is not an option for this site.

g) A vehicle call up procedure will be in place so that the site manager is notified 1 hour before the vehicle arriving. The driver of the vehicle will then call the site manager again when is 10 minutes away, so that he can get permission to approach the site and make the delivery with the aid of trained banksmen / traffic marshals. This will eliminate any chance of two vehicles being in the area of the site at any one time.

h) Strict “Engine off policy” once vehicles arrive on site. This will be managed by our site traffic marshals and it will be instructed to all suppliers and subcontractors as part of the vehicle call up procedure document, which they will have to confirm receipt of agreement with in writing, prior to works commencing.

i) Wheel washing facility will not be required. All deliveries will be to the front of the site and this area will be washed down after each delivery or collection.

j) All deliveries will be supervised by trained traffic marshals who will be instructed to give right of way to pedestrians, cyclists and motor traffic in the street at all times. This will mean stopping any deliveries until routes have been safely cleared.

k) It is worth noting there are a number of hospitals located off of the A41 and although they are not directly accessed via the A41 and not directly affected by site traffic, however, deliveries leaving the site will be restricted during rush-hour traffic times (Particularly 8 – 10 am and 4 – 6 pm).

l) Cycling lanes up and down Avenue Road (B525): This is a main road leading up to Acacia Road, however it does contain dedicated cycling lanes up and down the road. Delivery drivers will receive a copy of the access and egress route to the site which will highlight the cycling lanes.

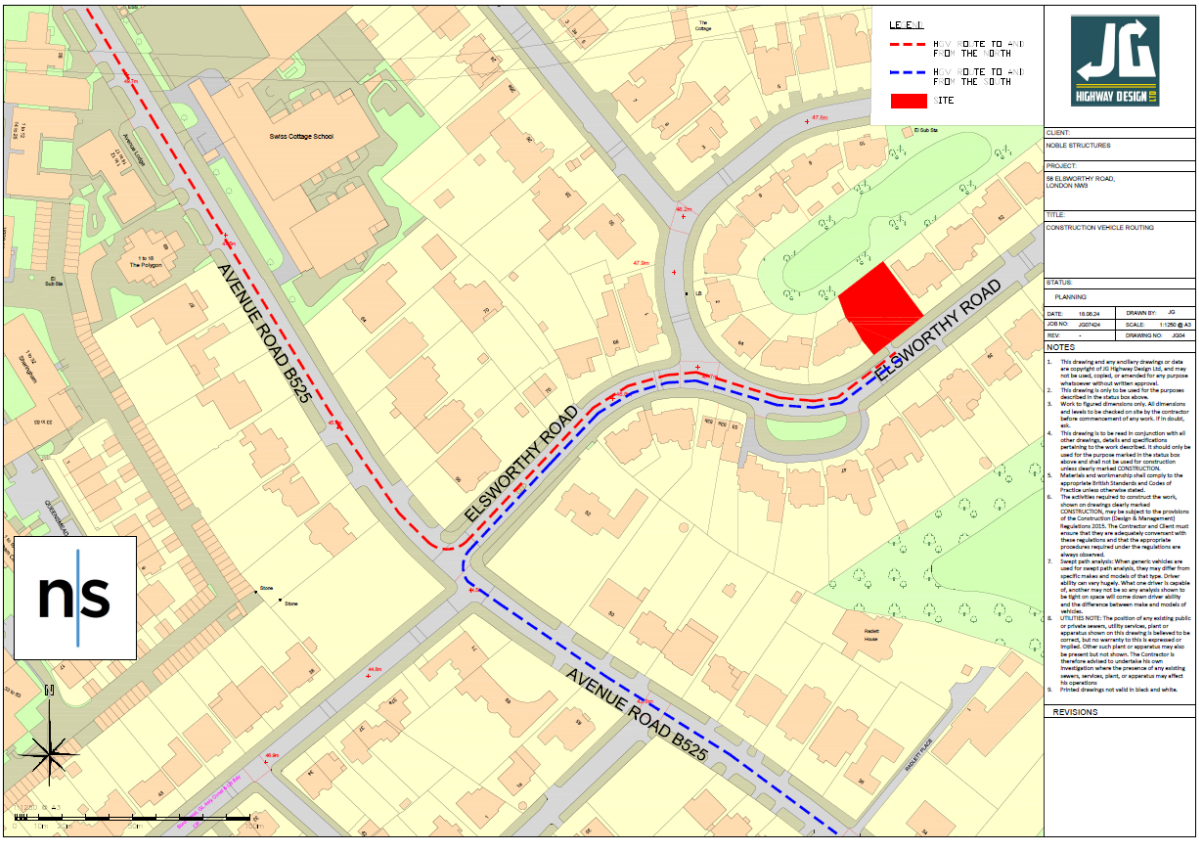
m) There is no on-site parking and a few options for pay and display parking near the site. Vehicles will be allowed onsite to drop off plant, equipment and materials only. Contractors will be discouraged from parking nearby and use public transport instead.

n) As the road outside the property is marked with double yellow lines, we do not foresee the need suspend parking bays. All permissions will be approved by LB Camden. As per our site set up / hoarding plan in Appendix E, we also propose to use the front driveway to the house for the majority of deliveries. The larger concrete truck will have to be positioned kerbside.

Delivery Routes

1 HG Vehicles approaching the Site from the North, would arrive via Avenue Road (B525) then turn left into Elsworthy Road.

2 HG Vehicles approaching the Site from the South, would arrive via Avenue Road (B525) then turn right into Elsworthy Road.



3 The above selected Access and Egress Routes are sufficiently wide for HG Vehicles and all roads have minimal pedestrian traffic, and there are no schools or sensitive areas on this particular route.

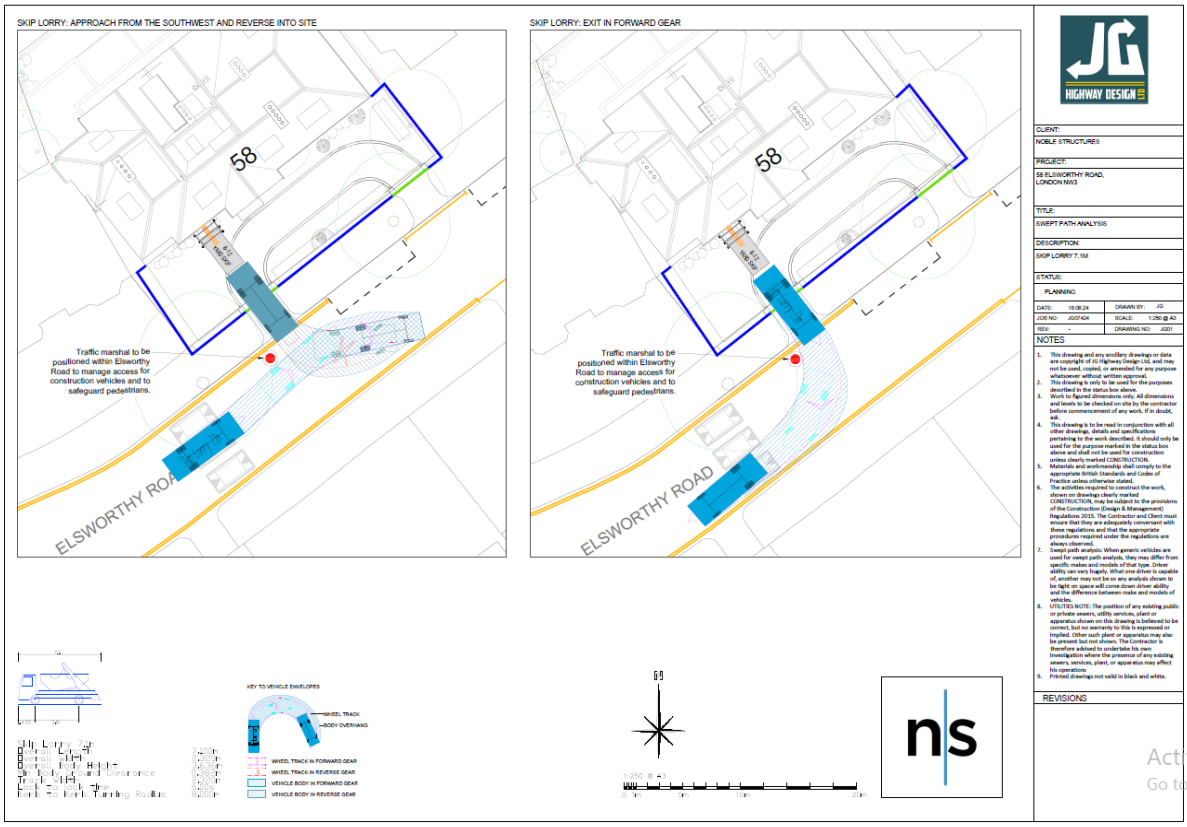
4 There are currently several building sites on Avenue Road and these sites are at different construction stages and Rockbridge will make arrangements to coordinate with them during phases 1 & 2 of the project.

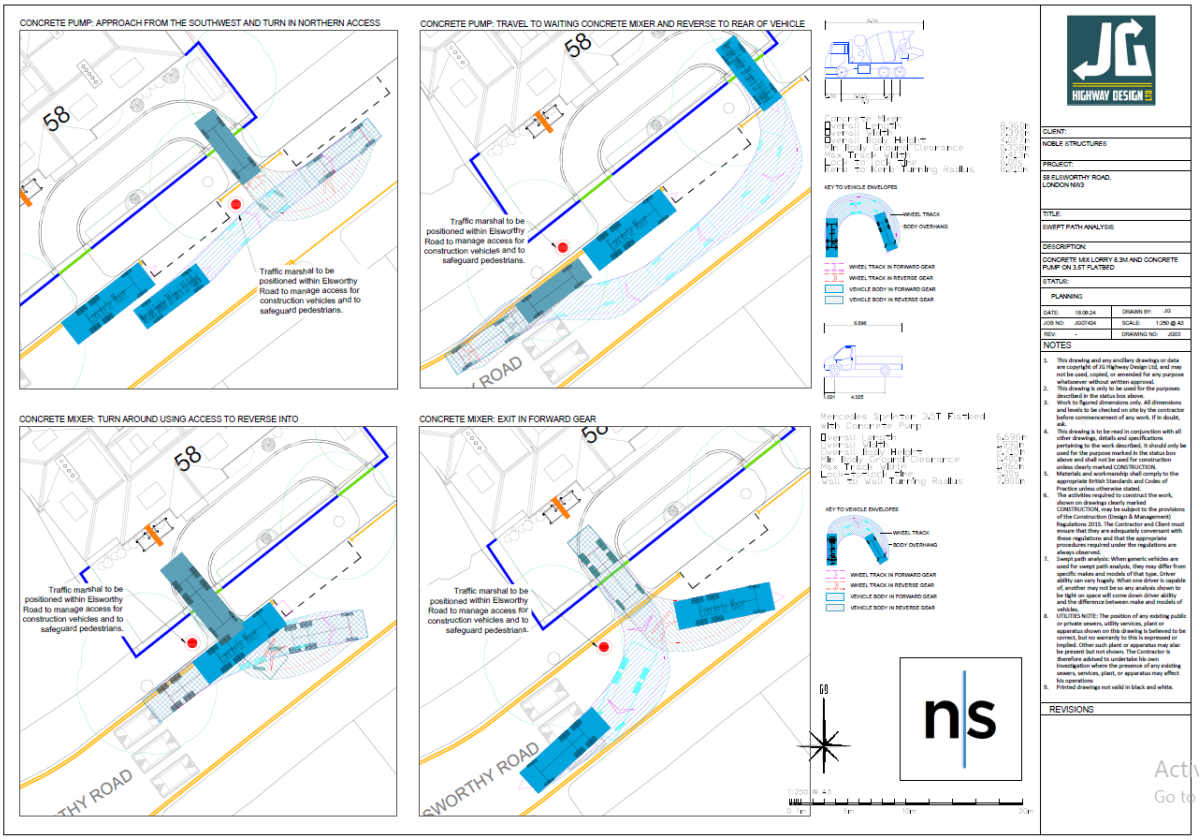
5 There are currently no road works on this route. A copy of the vehicle routing plan will be issued to all suppliers and contractors prior start of the works.

6 Delivery companies will be instructed that there will no OTHER ROUTE ACCES.

7 Swept path analysis & the vehicle call procedure plan will be issued to all suppliers and sub-contractors prior to works commencing.

Site traffic management plan





8 All suppliers and contractors will have to confirm receipt via email to ensure they have read, understood and will conform to all.

9 Above plans showing vehicular entry and exit points, which will be managed by site traffic marshal.

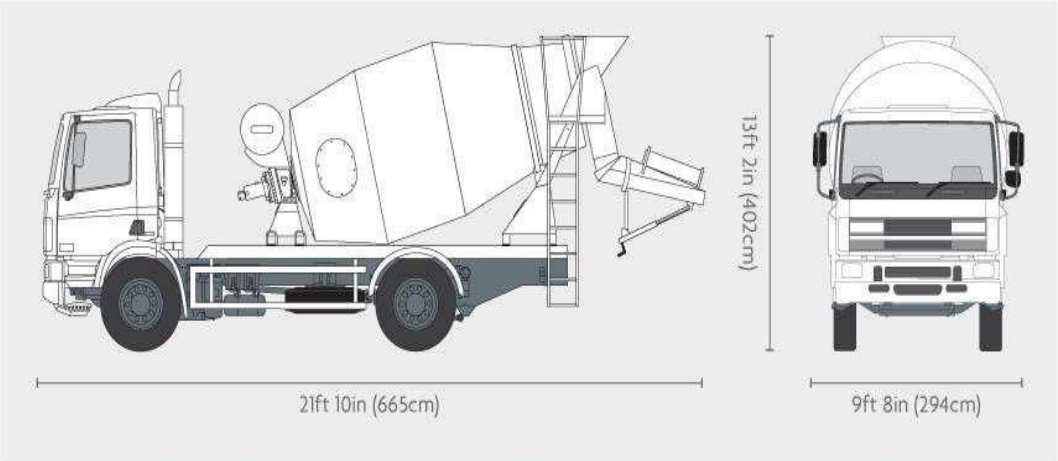
10 All delivery companies with vehicles type A or B (See section delivery schedule below) will receive written documentation including a map giving the route to site along with their SITE ACCESS & DELIVERY RULES.

The number and size of vehicle to service the site have been estimated as follows:

Work Phase	**Duration weeks**	**Total No of Road Vehicles per day/ week**	**Vehicles Type & umbers per day**			**Approx Loading/ Unloading time**
Phase 1	**35 weeks**		**A**	**B**	**C**	
Site Setup	2 weeks	1 Vehicles Per day		1		20 minutes
Demolition/strip out	3 weeks	3 Vehicles Per day	3			40 minutes
Piling/underpinning	6 weeks	3 Vehicles per day	3			60 minutes
Basement excavation	4 weeks	3 Vehicles per day	3			30 minutes
Basement works	10 weeks	2 Vehicles per day	3			45 minutes
New roof alterations	6 weeks	3 Vehicles per week		2	1	45 minutes
Rear Terrace alterations	4 weeks	3 Vehicles per week		2	1	45 minutes
Phase 2	**16 weeks**					
Internal alterations	10 weeks	2 Vehicles per week		1	1	40 minutes
M&E	6 weeks	3 Vehicles per week			1	
Phase 3	**23 weeks**					
Decorations and finishes	4 weeks	3 Vehicle per day		2	1	20 minutes
Internal Fit-out	15 weeks	1 Vehicle per day		1		40 minutes
External works and connections	4 weeks	4 Vehicles per week		3	1	30 minutes

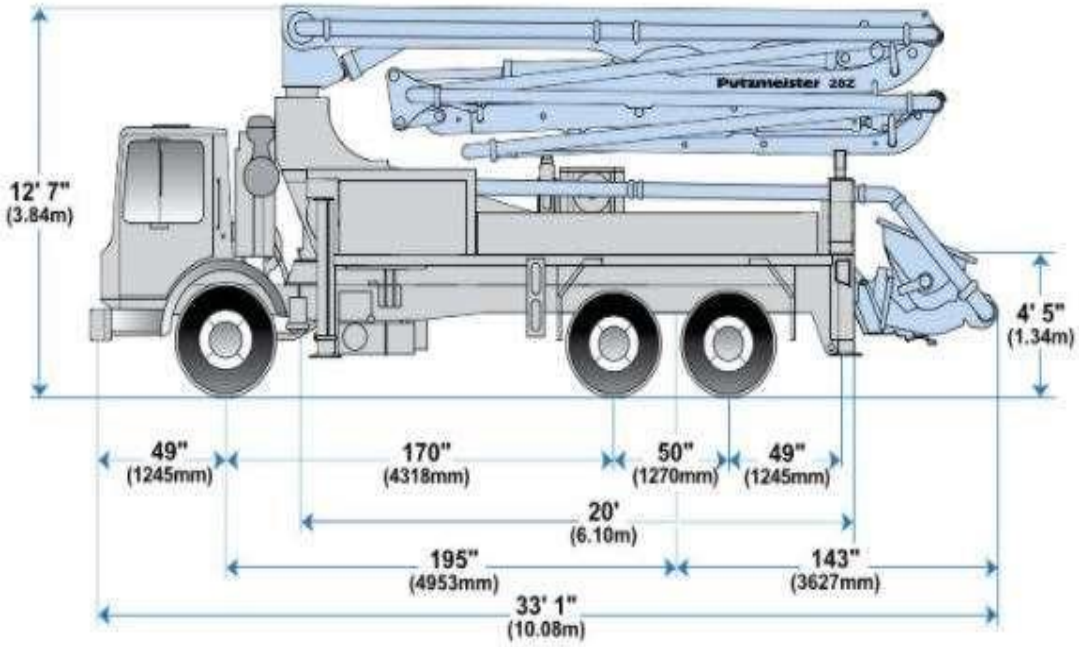
Vehicle types

Vehicle Type A: Standard Ready-mix concrete truck



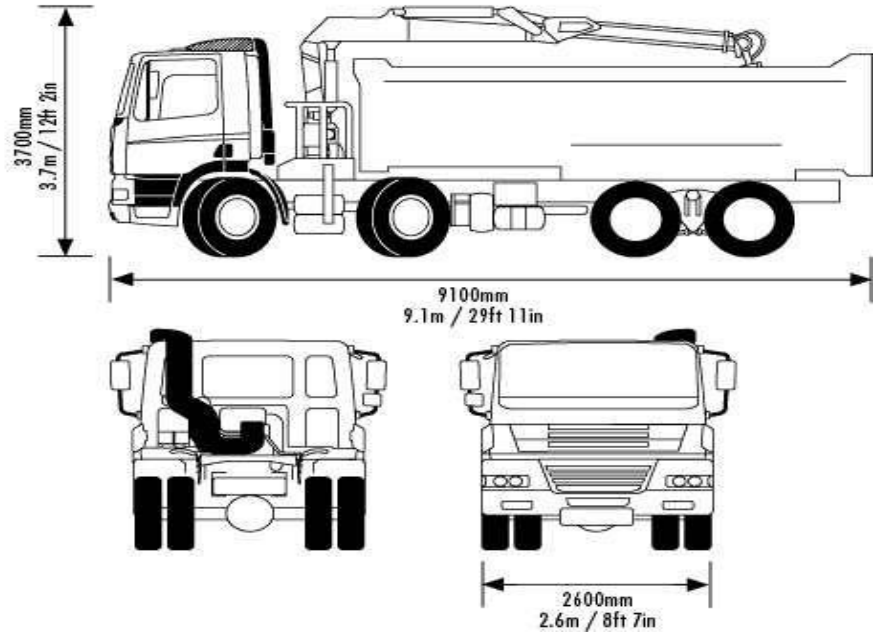
Max Gross Weight: 18 Tonnes	Width: 9ft 8in (294cm)	Length: 21ft 10in (665cm)	Height: 13ft 2in (402cm)

Vehicle Type A: Standard Concrete pumping truck

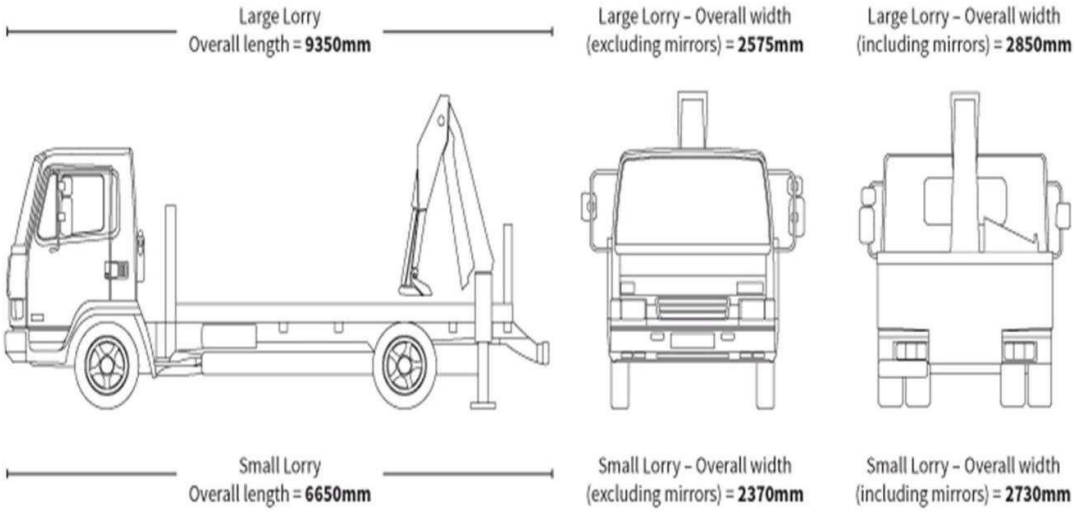


Vehicle Type A: Standard grab and go truck

8 Wheel Grab Truck Specification

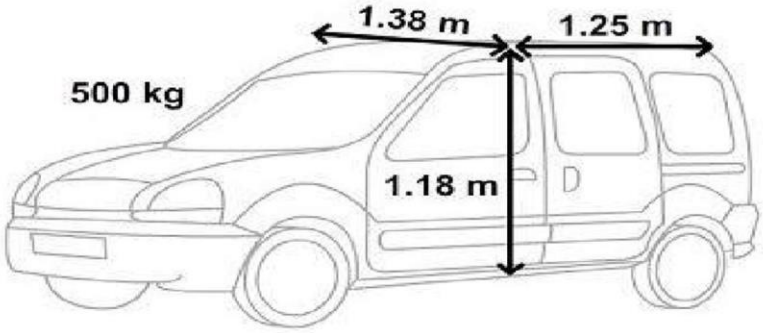


Vehicle Type: B Standard flat-bed HIAB delivery lorry

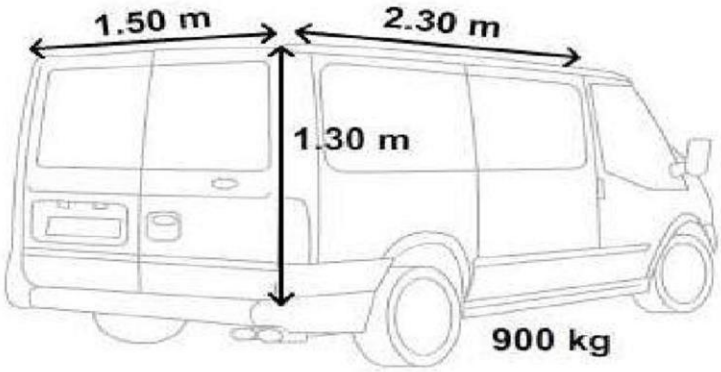


Vehicles Type: C Support Vehicles

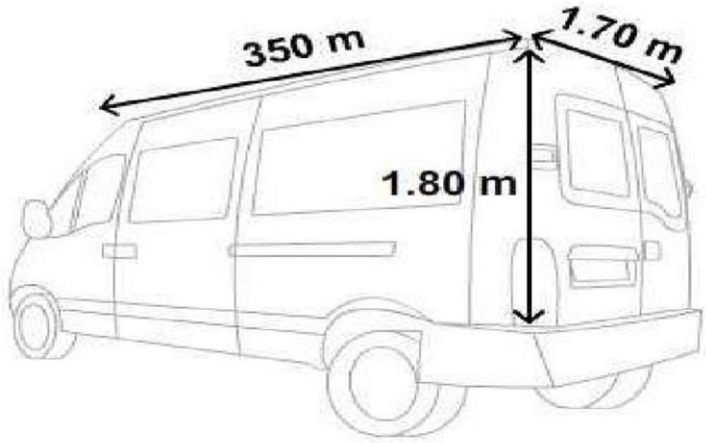
Small Vans



Standard Transit Van



Long Wheel Base Transit Van



10 Environment

Noise & Vibration Management

Noise and Vibration site survey assessment has been carried out by **KP Acoustics** and report will form part of the CMP document.

The Noise at Work Regulations 2005 will be complied with. Noise assessments will be carried out as appropriate and action taken as identified necessary. First priority should be to reduce noise levels and exposure to noise.

The following best practices will be employed:

- The company will assess noise levels, reduce noise and exposure to noise and provide employees with information about the risk of noise, their responsibilities and how to obtain and look after ear protectors.

- Where noise levels are such as to expose operatives to in excess of 80db (A) averaged over a working day, assessments will identify those operatives and/ or activities that will require the provision of suitable noise reduction techniques and/or the use of ear defenders. Such assessments may be specific to the related work activity. Operatives will ensure that the precautions suggested are implemented.

- Hearing protection should be used where other means of controlling noise has failed.

- Where noise levels exceed 85 dB (A) areas affected will be established, signed and protected against unauthorized entry. Ear protection is necessary to prevent damage to hearing. The two main types of hearing protection are disposable or re-usable ear plugs and ear muffs. Ear protection shall be provided and worn by all within the noise affected area. Employees will be provided with information on hazards of work exposing them to noise levels in excess of 85dB(A) over a working day, instructed and trained in working methods to protect their hearing, including the use of ear defenders.

- Using low noise plant and correctly maintaining plant.

- All Machines and site will have full noise suppression to conform with all current NNMV standards

- Site Records will be kept of all vehicles on site

- Limiting Noisy working times. Especially early morning and all day on Saturdays.

- Use of non-percussive methods where possible.

- Where possible, screening with sound deadening materials

- A Weekly report will be submitted to The Directors in respect of noise levels on site

- Monitoring targets will be in place on properties both existing properties adjoining the site, to monitor any potential movement resulting from vibration. This will be set out and approved by the Structural Engineers and the monitoring company will be appointed by Rockbridge. All of which will be set out in the party-wall awards.

- Both the Project Manager and Site Manager will be responsible to ensure compliance by site operatives.

- The above to be reviewed throughout the works with due consultation with the residents.

Main construction methods to be used in each phase and predicted noise levels

Construction activity	Average hours per day	Equipment used	Our working location	Predicted Daily Airborne Noise Level at Distance, dB LAeq,10h
Mobilisation & Set Up				
Site Set Up Inc. Hoarding Works & Welfare – Cutting Timber	1	Handheld circular skill saw for cutting timber: Makita 5903R Circular Saw & Makita 4350CT Jig Saw	Outside / Front Elevation	76 (10m)
Delivery vehicle with Lorry Mounted Hi-Ab	1	Standard Transit Van	Outside the Site on the Road	N/A
Skip Lorry	0.5	6m3 Skip Lorry	Outside Site at the Front Elevation	N/A
Substructure				
Excavation / breaking ground using handheld breakers	1.5	Light handheld breaker: Makita HM1203C	Inside house at lower ground floor level	76 (10m)
Excavation Works with Mini Digger	4	Kubota U10	Inside House for Basement Dig	67 (10m)

Construction activity	Average hours per day	Equipment used	Our working location	Predicted Daily Airborne Noise Level at Distance, dB LAeq,10h
Breaking out concrete / brickwork	2	Medium handheld breaker: Hilti TE700 & 1000 AVR	Inside house at lower ground floor level	76 (10m)
Drilling into concrete	2	Hilti TE30 SDS Drill, Makita HR3210 SDS Plus drill	Internal Areas as required	85 (16m)
Cutting steel reinforcement using a grinder	30mins	9" grinder, handheld: Makita GA9020 Grinder	Inside house at lower ground floor level	85 (16m)
Cutting timber using a circular saw	1	Handheld circular skill saw for cutting timber: Makita 5903R Circular Saw & Makita 4350CT Jig Saw	Inside house at lower ground floor level	76 (16m)
Conveyor to remove spoil	6	Conveyor: Easikit Conveyor EK450	External, front garden. Conveyor enclosed in sound proof timber hoarding.	65 (10m)
Muck Away Wagons (8-wheeler tipper Lorries)	1.5	DAF CF 410 FAD Grab truck	On road to front of house (Engine off)	N/A
Concrete Deliveries	1	Tarmac Mini Mix	On road to front of house (engine off)	N/A
Concrete Pumps	1	Mini Concrete Pump	Outside Site at the Front Elevation, Internal Basement Area (Engine off)	70 (10m)

Construction activity	Average hours per day	Equipment used	Our working location	Predicted Daily Airborne Noise Level at Distance, dB LAeq,10h
Skip Lorry	0.5	6m3 Skip Lorry	Outside Site at the Front Elevation (Engine off)	N/A
Superstructure				
Demolishing masonry	2	Medium handheld breaker: Hilti TE 700 & 1000 AVR	External, rear garden	76 (10m)
Cutting steel reinforcement using a grinder	1	9" grinder, handheld: Makita GA9050/1	Inside house at lower ground floor level	85 (16m)
Deliveries Various – Steel, Scaffold etc.	1	Transit Van, Small Tipper	On road to front of house (Engine off)	N/A
Forming penetrations – breaking out, chasing brickwork & concrete	2	Medium handheld breaker: Hilti TE 700 & 1000 AVR, Hilti TE30 SDS Drill, Makita HR3210 SDS Plus drill	Internal Areas, All Floors	76 (10m)
Steel Erection – Drilling, Bolting etc.	2	Hilti SID 4-A22 22v Impact driver	Internal Areas, All Floors	76 (10m)

Construction activity	Average hours per day	Equipment used	Our working location	Predicted Daily Airborne Noise Level at Distance, dB LAeq,10h
Cutting timber using a circular saw	1	Handheld circular skill saw for cutting timber: Makita 5903R Circular Saw & Makita 4350CT Jig Saw	Internal Area, Ground Floor at Cutting Station	76 (16M)
Drilling into concrete	2	Hilti TE30 SDS Drill, Makita HR3210 SDS Plus drill	Internal Areas, All Floors	85 (16m)
Concrete pumps	1	Mini Concrete Pump	Outside Site at the Front Elevation, Internal Basement Area (Engine off)	70 (10m)
Skip Lorry	0.5	6m3 Skip Lorry	Outside Site at the Front Elevation (Engine off)	N/A

Air Quality/ Dust Control

Air quality/ Dust management will be monitored constantly by the site management team during the various phases to keep in line with the requirements of The Control of Substances Hazardous to Health Regulations 2002 (COSHH). We will review and assess the risk and controls in place on a regular basis.

As part of the Dust Management Strategy the proposals and actions as follows:

Referring to visible dust, it is imperative to prevent statutory nuisance arising from the demolition, construction works or dusty activities. Therefore, a philosophy of the prevention of dust formation in the first place should be adopted. Dealing with dust should be in the following fashion:

1. Prevention
2. Suppression
3. Containment

These three principles are well established and are central to the control strategies to control dust. They follow a hierarchy to control emissions. Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Best Practice Guidance by the GLA 2006 for The Control of Dust and Emissions from Construction and Demolition.

A dust and smoke plant emissions control programme will be implemented to keep a safe working environment, improve air quality levels, minimise nuisance for surrounding residential areas/dwellings and protect damage to existing flora.

We confirm that all of the GLA's 'highly recommended 'measures have been addressed and will be handed over to the site management team closer to the start date to ensure conformity. Appendix 7 of the SPG document will be printed off and form part of the projects RAMS.

A specialist company will be appointed to manage all of our dust, noise and vibration on the site and will confirm with the **MCERTS** requirements. A minimum of two dust monitors will be placed within the site.

The potential sources of dust emissions and smoke plant emissions are outlined below:

- Site clearance.
- Wind blowing through the site during dry weather.
- Cutting and grinding.
- Stockpiling of waste materials.
- Filling waste receptacles.
- Accidental spillage and loss of load from vehicles carrying loose material.

Demolition/strip out phase works

All internal soft strip will be undertaken with all windows and doors of the building closed, and areas work being dampened down to reduce dust. After all deliveries to and from the site, the highway and will be inspected and washed down when necessary. It will also be inspected at the end of each working day, and again washed down where necessary. We don't foresee the need for a wheel wash system to be implemented, although this will be reviewed at a later date.

The potential dust emission magnitude is **low** as the total volume of the part of the roof/loft and rear two extensions to be demolished is less than 200 cubic meters. The existing construction materials are bricks and timber and demolition activities are less than 10 m above ground.

Demolition of the existing rear extensions is being undertaken with a small machine with full water dust suppression system. Roof/loft parts of the building and internal strip out will be removed manually.

Earthworks Phase

Our conveyor system will be fully enclosed with 18mm plywood to prevent any dust or dirt from exiting the conveyor.

The potential dust emission magnitude is **low** as the total area of the total volume of excavation is around 600 cubic meters which equates to less than 4 grab loads per day.

Construction Phase

The potential dust emission magnitude is **low** as the total new construction volume is less than 800 cubic meters.

Summary: Potential Dust Emission Assessment

Activity	Dust Emission Magnitude
Demolition/strip out	Low
Earthworks	Low
Construction	Low

Construction traffic / emissions and dust control

We will implement the following measures to significantly reduce the potential for dust and smoke plant emissions generation:

All construction traffic will be required to pull up at the kerb side outside the project & with the aid of a trained traffic marshal, they will be directed into the driveway of the property, or parked kerb side outside of No 58, on the double yellow lines. Once parked, engines must be switched off immediately.

Proposed routes to site will be agreed with all suppliers/waste contractors before the start of works, national speed limits will be in place on the highways, all vehicles carrying loose material will be covered, all vehicles to be used on site to have low carbon dioxide emissions.

Highways – Roads and pathways will be swept hand and washed down as necessary.
Dust and smoke plant elimination – Secure hoardings will be used to ensure reduction in dust migration and smoke plant elimination, cutting and grinding operations to be performed in ways to reduce risk of dust migration, such as:

- Use of stand-alone extractor units.
- Use of collector bags attached to powered hand tools.
- When doing wet cuts on solid materials such as thermal blocks, bricks and ceramic tiles.
- Trying to carry out work activities in the open rather than in enclosed spaces.
- Stopping work at regular intervals.
- Where required dust screens and debris netting will be placed in strategic locations during the initial demolition and excavation phase.
- Using dust sheets to protect adjoining structures.
- Avoiding the accumulation of general dust through control it by good Housekeeping and simple measures, such as 'damping down.'
- Monitoring – On-going monitoring to be undertaken by site personnel on regular basis, both on and off site to ensure no migration of dust and smoke plant emissions.
- All personnel working in a dusty area shall, where necessary, wear a dust mask deemed suitable by the HSE (Health and Safety Executive) General dust extraction will be used if required and local extraction used whilst wall chasing.
- The London Councils/GLA Best Practice Guide "Control of dust and emissions from construction and demolition", which gives best practice guidance on the control of dust and vehicle fumes will be implemented and followed where possible.
- On completion of the works, we will get a window cleaning company to attend all overlooking neighbouring properties if required.
- No bonfires will be used or permitted on the site during construction works.
- All Plant and machinery will comply with NRMM emission standards.
- All precautions will be taken to prevent smoke on site from machinery, vehicles or combustion through the use of well-maintained and appropriate equipment.
- A Project Specific Dust Risk Assessment will be drafted and implemented once the project and activities are commenced, this will be subject to continual monitoring and review by the Noble Structures Site Management Team and External SHEQ Advisors. This will be appendix H in the final submission.
- All operatives will be giving Tool Box talks on Air quality management and the implications to respiratory health using HSE CIS No36 rev3 as a guideline.

- A log will be kept of all complaints and all complaints. All complaints will be dealt with in the required timescales as laid out in Dust and Emissions SPG.
- All stockpiles will be covered to prevent wind whipping.
- All loose materials will be removed as soon as possible.
- All waste will be minimised and reused and recycling prioritised.
- Blasting will be avoided.
- Cement, sand, fine aggregates and other fine powders will be sealed after use and if necessary stored in enclosed or bunded containers or silos. Some materials will be kept damp to avoid drying out.

Sensitivity of The Area

Sensitivity of the area to dust and soiling effects on people and property

Site is deemed to be **low** per the checking exercise with less than 5 receptors within 20m of the works and less than 50 receptors within 50 meters of the works. This covers demolition, construction and earthworks (There is no requirement to track-out on this site).

Sensitivity of the area to ecological impacts

The receptors are low sensitivity and so the site is **low.**

Summary: Defining the Sensitivity of the Area

Receptor Sensitivity	Demolition	Earthworks	Construction
Dust Soiling	Low	Low	Low
Human Health	Low	Low	Low
Ecological	Low	Low	Low

Summary: Dust Risk Table to Define Site-Specific Dust and Emission Control Risk

Potential Impact	Demolition	Earthworks	Construction
Dust Soiling	Low Risk	Low Risk	Low Risk
Human Health	Low Risk	Low Risk	Low Risk
Ecological	Negligible	Negligible	Negligible

Asbestos

Specialist company will be appointed to carry out asbestos survey and report prior start of the works.

Rodents and rats

A site inspection will be undertaken prior to works commencing to check for any rodent infestations. If any are found, then a specialist company will be appointed to deal with the situation. The following measures will also be undertaken;

- All refuse will be removed from site.
- Old drains and other disused pipes should either be filled with concrete, or alternatively dug out and the junctions with working drains sealed.
- Old foundations, cesspits, cavities, etc., should be backfilled with suitable hardcore, well consolidated and covered with a layer of concrete.

Environment Management Structure

The Environmental Management Structure will operate as follows:

1. Ian Dunesby (Construction Director, Rockbridge) will be responsible for overseeing the Entire Environmental Plan and will be reviewing the procedures with the Site and Project Manager on a fortnightly basis.

2. Voldemar Karpevics (Project Manager, Rockbridge) will be responsible for planning and procuring the works in accordance with the Environment Management Plan and will be reviewing the works with the Site Manager on a weekly basis.

3. TBC (Site Manager, Rockbridge) will be responsible for the day to day implementing and monitoring of the works and ensure compliance with the agreed procedures and will be reporting back to the Project Manger on a weekly basis.

In the event of any incidents or beaches to the agreed procedures the following Traffic light system of escalation will be followed:

Stage 1 Site Level (Site Manger)
Stage 2 Project Manager Level
Stage 3 Director / Consultants

At each level Written details will be sent in response within 7 working days, explaining action and remedies as required

Appendix A

Response from 56 Elsworthy Road

56 Elsworthy Road
London, NW3

FAO:
58 Elsworthy Road/Rockbridge Ltd
Response to neighbor letter regarding planning application 17th September

21 October 2024

Thank you for your letter and sharing proposed plans of improvement of 58 Elsworthy Road.

The plans look fanatic – modest in comparison to some other developments in surrounding roads. Changes to the front and rear are sympathetic and keeping in their proportion. The house has been rented for years and therefore is not in the best state of repair. I am glad that owners have considered to renovate the house and improve visual appearance to Elsworthy Road.

I am writing to confirm that I have no objection to proposed development and fully support the scheme.

Yours Sincerely,

The Owner of 56 Elsworthy Road.