

Party	Date	Time	Communication exchange with neighbour A	Exchange type	Format	Neighbour A status/comment 01/02/2024 10:22	Sterling N3 status 16/02/2024
Sterling N3	22/12/2023	17:00	Consultation Letter Issued.	Information	Hard copy posted		
	23/12/2023	11:22	<p>Attention: David Pankiewicz or colleague</p> <p>Dear Sir,</p> <p>I received this morning in my mailbox a letter dated 22nd December 2023 entitled: Residents Consultations Letter – 12 Pilgrim’s Lane – London NW3 1SN.</p> <p>I cannot access the link printed in red</p> <p>Accordingly I would like, please, the following:</p> <p>1-you sent by return email a working link</p> <p>2-by return email content of all the files.</p> <p>Thank you in advance.</p>	Query	Email		
	23/12/2023	12:00	<p>Dear Sir,</p> <p>I now seems to have accessed the drop box:</p> <p><a href="https://www.dropbox.com/s/cl/fo/wsvv6z36l0c9msw8ybzza/h?rlkey=pa9gqhi082m2owxz1pgphk763&amp;dl=0">https://www.dropbox.com/s/cl/fo/wsvv6z36l0c9msw8ybzza/h?rlkey=pa9gqhi082m2owxz1pgphk763&amp;dl=0</a></p> <p>where is it different from the document you sent, please?</p>	Query	Email		
Sterling N3	23/12/2023	12:49	<p>Dear Sir,</p> <p>An amendment was required to our methodology (further measure to minimise impact to surrounding buildings) and the Construction Management Plan (CMP), for which the link is created is temporarily under construction.</p> <p>This will indicate our methodology and now the noise, dust and vibration monitoring and other mitigation measures required by good practice and the local authority.</p> <p>The CMP will be ready for you to view and comment by end of play today and hope that it will provide a measure of reassurance in addition to the Party Wall and Considerate Constructors procedures (pending).</p> <p>I remain in contact should you have any further queries.</p> <p>Kind Regards, David Pankiewicz Sterling N3 Contractors Ltd. 07872173132</p>	Response	Email		

Sterling N3	23/12/2023	17:48	Good evening Sir,	Update	Email
<p>The Construction Management Plan (CMP), has now been finalised and uploaded under the same link, as provided in the initial letter.</p> <p>We look forward to assisting with any queries you may have. Thank you.</p> <p>Kind Regards, David Pankiewicz Sterling N3 Contractors Ltd</p>					

CMP V.2 Uploaded under original access link

Sterling N3	03/01/2024	10:50	Dear Sir,	Update	Email
<p>Firstly we would like to wish you a Good, Healthy and Prosperous New Year.</p> <p>Secondly, I am writing in to check whether you are now able to access the CMP document accessed via the original link (it is definitely working at our end) and whether we can assist with any queries you may have?</p> <p>Kind Regards, David Pankiewicz Sterling N3</p>					

	05/01/2024	16:09	Attention: David Pankiewicz.	Query	Email
<p>Dear Mr David Pankiewicz,</p> <p>Residents Consultation Letter – 12 Pilgrim's Lane, London, NW3 1SN</p> <p>Thank you for your letter dated 22nd December 2023 and your subsequent email on the 23rd of December.</p> <p>I have a set of queries regarding:</p> <ul style="list-style-type: none"><li>Proper planning References and missing information and plans and other inaccuracies</li><li>the time frame of the resident's consultation and Camden's Council processing of the CMP</li><li>working and traffic hours</li><li>walls and fences along 10 Pilgrim's Lane passageway</li><li>absence of information on dust, vibration, and noise monitoring</li><li>work references and supervision</li></ul> <p>Please find, in the 5 pages below, 13 paragraphs itemizing the above queries. I look forward to your detailed and comprehensive reply on the content of each and every of the 13 paragraphs below:</p>					

05/01/2024	16:09	<b>1- Planning reference and latest plans:</b>	Query	Email	
<p>The CMP you are showing dated 21.12.2023 version v.1 shows in page 7, item 1 the following planning reference relating to the construction works: "Planning reference number to which the CMP applies: 2023/1435/P".</p> <p>This seems incomplete as the main planning application number for this site is: 2022/2398/P and consists of 86 records. This must also be incorporated into item 1. Please amend accordingly, resubmit and confirm.</p> <p>I am also told that the original plans that were part of the Planning references 2023/1435/P and other related applications on this site have been materially modified since the applications and related material were filed and subsequently approved on 22nd March 2023.</p> <p>Please also send a comprehensive set of all the latest plans.</p>					
17/01/2024	11:09	Above query re-issued	Query	Email	
Addressed below in an updated query set - 33 queries received 18/01/2024 @ 13:20					
05/01/2024	16:09	<b>2- Timing and proper Residents Consultation:</b>	Query	Email	
<p>The flow chart regarding the timing of the Residents Consultation is erroneous and should be modified. For example, it shows Week 51, 18/12 to start but we only received a letter dated 22nd December from you on the 22nd/12 and further enclosure on the 23rd/12. You ask for "any comments and feedback not later than the 8th January, 2024" which is a somewhat tight deadline considering that this is the time of the year where many residents are on holiday.</p> <p>As itemized in the four pages of this email, the content of your first draft CMP raises numerous questions and issues. I am requesting detailed and comprehensive answers to each and every one of the contents of the 12 paragraphs highlighted in bold in this email. Considering the many points that I am raising, one would expect that it should take you several days for you to precisely and comprehensively address in a detailed manner each and every one of the many points raised in this email as well as providing all the missing or updated documents. Once I receive your reply and the missing documents, I will have to then analyse points by points the second batch of documents and notes and then send you my second wave of comments and then wait for your reply. I will then subsequently send you my reply to your second dispatch.</p> <p>It is therefore materially impossible that the effective and full consultation with the residents can be completed before mid to late January 2024 at the very earliest and under the best possible scenario.</p> <p>The flow chart that is enclosed in your draft CMP shows that the Residents Consultation Period starts week 51 and ends "Week 1 1/01 January 2024". This is erroneous and materially impossible and must be therefore modified accordingly.</p> <p>"The Council expects meaningful consultation" (quote from point 11 of the template of the Camden Pro format CMP) and your proposed schedule does not abide by this either.</p>					
17/01/2024	11:09	Above query re-issued	Query	Email	
Addressed below in an updated query set - 33 queries received 18/01/2024 @ 13:20					

05/01/2024

16:09 **3- Camden Council's Review and Timeframe:**

Query

Email

The proposed procedural sequence of your submission does not comply with the Timeframe published by Camden Council as per page 6 of the template of the Camden Council Construction Management Plan.

Page 6 of the Timeframe of the CMP published by the Council shows that once the principal contractor is appointed, the community liaison begins and then only after a month has lapsed the developer submit a draft CMP for the Council to review.

The draft CMP you sent me does not abide with the Timeframe of the CMP template published by Camden. You show in your draft that you plan on sending the draft CMP to the Council on 5th of January. That is only two weeks after the community liaison has begun instead of one month.

This is also incorrect and inconsistent since, as mentioned in my above paragraph 2, it is materially impossible for you to have had proper and effective consultations with the residents let alone you addressing and commenting on each and every comments and concerns of the neighbours in your draft submission in the very short period you propose. Proper consultation with the residents cannot be finalized before late January in the very best-case of scenarios.

Furthermore, in the same page 6 of the template provided by Camden Council it is shown that, under a best-case scenario, work may start 2 months after the community liaison has begun.

It may actually, as shown in the page 6 of the Council template, take at least 3 months before work may be authorized to start.

Your time scale erroneously states one month instead. You also wrongly schedule that you will submit the CMP to the Council on the 5th January and start the site set up on the 8th January. This is legally incorrect and procedurally impossible as explained above and does not take into account either the time frame that it takes for the Council to process CMP's e.g. one to two half months.

Please modify and resend a schedule that will properly and fully take into account all the above-mentioned points.

17/01/2024

11:09 Above query re-issued

Query

Email

Addressed below in an updated query set - 33 queries received 18/01/2024 @ 13:20

05/01/2024

16:09 **4-Working and traffic hours:**

Query

Email

Your word document dated 22nd December is not in accordance with the Camden draft Construction Management Plan Template Date 21.12.2023 and should be rewritten accordingly.

For example, in the second page of your letter headed Residents Consultations dated 22nd December 2023, it is written:

WORKING DAYS	PERMITTED HOURS
Monday and Friday Saturdays	08.00 am and 05.00 pm
Sunday	08.00 am and 01.00 pm

And Construction traffic will only take place between the proposed hours:

Monday and Friday Saturdays	09.30 am and 04.30 pm
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All the above is not in accordance with paragraph 9, page 11 of the Camden Construction Management Plan

that states that" the standard working hours for construction sites in Camden are as follows: ... No working on Sundays ... Construction traffic will only take place between the proposed hours:

\*Monday and Friday 09:30 and 04:30 pm

\*Saturday Sunday, Bank Holidays At no time"

We notice that in page 28 of the draft CMP dated 21.12.2023 V2.9 the above hours are indeed mentioned. Your word document dated 22ND December is not in accordance with the above. Why is that, please?

All "high impact activities" (including all demolition and concrete-breaking works) will be carried out with the following "restricted hours":

\*Monday and Friday 09:30 am and 04:30 pm

\*Saturdays Sunday, Bank Holidays at no time

The Construction Management Plan should also incorporate a clause that complies with clauses 5.23 and 5.24 of policy BA3 of the Hampstead Neighbourhood Plan, during the excavation phase, this includes high impact activities that must be restricted to 9am – noon and 2 pm – 5.30pm on weekdays.

17/01/2024	11:09	...The Construction Management Plan should also incorporate a clause that complies with clauses 5.23 and 5.24 of policy BA3 of the Hampstead Neighbourhood Plan, during the excavation phase, this includes high impact activities that must be restricted to 9am – noon and 2 pm – 5.30pm on weekdays.	Query expanded	Email
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Addressed below in an updated query set - 33 queries received 18/01/2024 @ 13:20

05/01/2024	16:09	<b>5- Refuse, garbage collection:</b>	Query	Email
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No Construction traffic must take place on Thursdays or at any times when there is refuse or garbage collection. Currently Camden recycling usually taking place on Thursdays, but this can vary from time to time. Pilgrim's Lane is a narrow one-way street between number 1 and 11.

The Construction traffic must also not take place when the garden waste collection takes place, usually on Thursdays.

Please amend your documents accordingly and resubmit for our review.

17/01/2024	11:09	Above query re-issued	Query	Email
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Addressed below in an updated query set - 33 queries received 18/01/2024 @ 13:20

05/01/2024	16:09	<b>6- Consultation and Regular meetings:</b>	Query	Email
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The letter dated 22nd December and paragraph 11, page 15 of the draft CMP states that "we will arrange regular meetings". This is much too vague and loose. Your letter must state the exact frequency of the meetings and there must be the opportunity for residents to have meetings more than once a month. This must be rewritten instead along the lines of "we will arrange regular meetings on a fortnightly basis and as often as requested by neighbours." Please resubmit.

17/01/2024	11:09	Above query re-issued	Query	Email
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Addressed below in an updated query set - 33 queries received 18/01/2024 @ 13:20

05/01/2024	16:09	<b>7-Walls and fences along the alley way of .... Pilgrim's Lane:</b>	Query	Email	
		<p>Great care must be taken in protecting the fence and the wall along the pathway located at the border of the north face of the alleyway in front of my property and that borders the southwest partition of the garden of 12 Pilgrim's Lane. Your attention is also drawn to the fact that there are communication and broadband cables along these walls, and these should not be tempered with in any shape and form.</p> <p>Please find attached photos illustrating the matter. No work, under any circumstances, is to be carried on these fences and walls before prior explicit written consultation and agreement in writing by myself. Please confirm.</p> <p>I also request that a photographic survey of these walls be made and incorporated in the CMP and that I also to be able to review and comment on this before the final CMP is put in place and reviewed for approval by Camden Council. Please let me know.</p>			
17/01/2024	11:09	Above query re-issued	Query	Email	
		Addressed below in an updated query set - 33 queries received 18/01/2024 @ 13:20			
05/01/2024	16:09	<b>8-Dust Monitoring:</b>	Query	Email	
		<p>Please provide the Dust monitors as well as the Dust Impact Assessment report.</p> <p>It is stated in paragraph 38 of the Camden template of the CMP that: "dust monitoring must be in place at least three months prior to the commencement of works on-site."</p> <p>When will the dust monitoring be in place, please?</p> <p>Can you also confirm how the dust monitoring information will be made available in real time to the local residents and especially to the immediate neighbours e.g. .... and 14 Pilgrim's Lane? It is imperative that PM 10 and PM 2.5 particulate reading be posting on real time on the fence for all residents to be able to see. Please confirm and provide a detailed analysis on the matter. Your analysis and plans should also show where the air quality control monitors will be located at the various cycle of the work and how the neighbourhood residents will be given direct or online access to these measurements.</p>			
17/01/2024	11:09	Above query re-issued	Query	Email	
		Addressed below in an updated query set - 33 queries received 18/01/2024 @ 13:20			
05/01/2024	16:09	<b>9-Noise and Vibration Impact Assessment:</b>	Query	Email	
		<p>Please provide a copy of the Noise and Vibration Impact Assessment template as currently there are no information either available regarding the matter in the information you sent me.</p> <p>We also need to see monitoring criteria.</p> <p>Also, how will the nearby residents be provided access to real time measurements of the noise (e.g. decibels...)</p> <p>This is a large residential construction site involving major works: demolition, excavations, significant enlargement of the property....surrounded at close distance by several other residential properties in a conservation area. Furthermore, most residents are either elderly (in their 70, 80 and 90's) or have young families or work remotely from their home. Given the circumstances of this site it is paramount that high sound proofed hoarding surrounds the site all around. This should also prevent toxic substances flowing in the air of the neighbourhood. Please provide detailed plans and specifications of the composition and the location of the hoarding for the residents to be able to analyse and comments. Please also confirm that a complete hoarding will be in place before any excavation, demolition or construction takes place.</p>			
17/01/2024	11:09	Above query re-issued	Query	Email	
		Addressed below in an updated query set - 33 queries received 18/01/2024 @ 13:20			

05/01/2024	16:09	<b>10-Appendixes:</b>	Query	Email	
		There is no information on the Appendixes 5, 6, 7, 8 and 9 so please send us information on this as well.			
17/01/2024	11:09	Above query re-issued	Query	Email	
		Addressed below in an updated query set -33 queries received 18/01/2024 @ 13:20			
05/01/2024	16:09	<b>11-References:</b>	Query	Email	
		You mention that "we are very experienced in this type of development".			
		We would be grateful if you would, please, provide some references of previous sites that you managed recently.			
		What construction sites has Sterling N3 Contractors Ltd managed since its inception in December 2020?			
		Also, how many employees currently work full time, i.e. not including sub-contractors, for Sterling N3 Contractors, please? I notice on Companies house (company number 13064488) that as of 31st December 2022, the company had only two employees. The only two employees appear to be: yourself and Hanna Pankiewicz that acts as a secretary.			
		I also notice that the accounts show hardly any assets, £ 1,882 cash on 31st December 2022, and negative capital and reserves for both fiscal years ending 31st December 2022 (minus £ 15,712) and 31st December 2021 (minus £ 17,986), why is that please? What was your activity during these two years and which specific sites and addresses were you involved with?			
		Also, what sites were you involved with and in what capacity and when prior to the inception of Sterling N3 Contractors in December 2020?			
17/01/2024	11:09	... and prior covid say in 2019, please?	Query expanded	Email	
		Addressed below in an updated query set -33 queries received 18/01/2024 @ 13:20			
05/01/2024	16:09	<b>12-Neighbouring sites:</b>	Query	Email	
		Your comments in section 14, "at present no other contractors are working in close proximity." is not correct. For example, work on number 8 Pilgrim's Lane has been going for many months and is far from being completed.			
17/01/2024	11:09	...there are also constructions sites in Kemplay road.	Query expanded	Email	
		Addressed below in an updated query set -33 queries received 18/01/2024 @ 13:20			

	05/01/2024	16:09	<b>13- Site Management and Supervision:</b>	Query	Email	
			<p>I noticed that you sign your letter of 22nd December in your quality of Community Liaison Manager. Who else is currently employed directly by your company as a full-time employee, besides you and Hanna Pankiewicz, the company secretary, please? This is a large construction site involving many construction sequences over a two-year period. This will require substantial supervision and management resources and technical expertise to be properly and effectively managed. You propose to have the unloading of trucks right next to the intersection of busy and narrow roads. How many of you will monitor, construction, traffic and environmental matters and what are their names, specific relevant training and experience as well as precise responsibilities, please?</p> <p>There are many children and elderly people that use this road on a daily basis.</p> <p>This is also important as food and other delivery trucks that are serving the nearby residents of Pilgrim's Lane and Kempsey roads are driving through this intersection on a daily basis. One will also note that Pilgrim's Lane is a one-way street west of the intersection.</p> <p>I look forward to your comprehensive and detailed reply on all and every one of the content of the above 13 paragraphs.</p> <p>Thank you in advance.</p>			
	17/01/2024	11:09	Above query re-issued	Query	Email	
			Addressed below in an updated query set - 33 queries received 18/01/2024 @ 13:20			
Mr. Akhaja CMP Coordinator - Senior Planner	09/01/2024	12:00	<p>Thank you for sending your concerns and comments. Please note we haven't received the CMP yet. Once we do, we will take your concerns into the consideration during the process of the CMP feedback and approval.</p> <p>Kind Regards</p> <p>Jagdish Akhaja Construction Management Plan Coordinator - Senior Planner Telephone: 0207 974 4899</p>	Acknowledgement / Update	Email	
Sterling N3	09/01/2024	20:35	<p>I take this opportunity to provide you with an interim update, as several days have passed since your message to us.</p> <p>Thank you for taking the time to review the Draft CMP and your input, which is much appreciated.</p> <p>The CMP is progressively being developed. Namely, the Baseline Noise, Dust and Vibration Assessments are still being processed, together with updates and consideration to your concerns, which will be made available in the form of the updated and finalised CMP.</p> <p>We are targeting Monday 15/01/24 as the date for CMP completion and submission to Camden Council.</p> <p>Kind Regards, David Sterling N3 Contractors Ltd</p>	Update	Email	



Mr. Akhaja 10/01/2024 10:14 Dear David,

I am a CMP coordinator officer, and I will be coordinating and approving the CMP after carefully reviewing each requirement.

I received a couple of complaints about the lack of engagement and other CMP-related issues.

First of all, thank you for your response to Neighbour A We are expecting you to constructively consult all neighbours (including three ward Councillors) affected by the development, I would suggest you have a meeting and discuss with them, perhaps help you to build the relationship and address their concerns.

Please contact me if you wish to discuss this before the submission of the CMP.

Kind Regards  
--  
Jagdish Akhaja  
Construction Management Plan Coordinator - Senior Planner

Telephone: 0207 974 4899

See response/update 23/01/2023 12:39 below

Neighbour A declined the offer to meet via telephone conversation with our client.

10/01/2024 10:19 Dear Mr Pankiewicz, Query Email

Thank you for your email of 9/1/2024.

I look forward to being copied on the CMP that you plan on sending to the Council on 15/01/2024 so that I can review and comment on it.

In my email addressed to you on the 5 January , I raised very specific and detailed questions covered under 13 different paragraphs. I attach herewith a copy. Some of these paragraphs require direct and specific answers from you that a draft CMP template will not have space to cover. That is the case for example of paragraph 7: Walls and fences along the alley way of 10 Pilgrim's Lane; paragraph 11: References; paragraph; 13- Site Management and Supervision....

I would therefore expect that, in addition to your forthcoming CMP, you will address fully and precisely these in a separate email.

I look forward to your detailed comments on each and every one of the above items.

Thank you in advance.

17/01/2024 11:09 Dear Mr Pankiewicz, Queries 1-13 re-issued Email (above)

Thank you for your email of 9 January below.

I sent you an email on Friday 5th related to 12 Pilgrims' Lane but have had no specific written reply on any of the 13 points that I raised. Please could you respond precisely in writing to each and every one of the 13 points and especially points 1, 3, 4, 5, 6, 7, 8, 9, 10, 11 ,12, 13. I have also added in page 4 and 5 below points 14, 15 and 16 for you to address.

Looking for your detailed and specific written answers to each and every one of the 15 points below.

Queries 14-16 added Email (below)

Addressed below in an updated query set - 33 queries received 18/01/2024 @ 13:20

17/01/2024

11:09 **14- Camden's Minimum Requirements:**

Query

Email

I notice in Camden's Minimum requirements (see attachments) a number of requirements.

A -e.g. Page 4: 28 days prior any building works are being carried out the contractors shall submit a method statement on how the destruction/dispersion of rodents will be controlled during demolition works. Where is this document?

B-Page 6: (iii) Evidence regarding staff have been trained on BS 5228:2009.

Please let me know in writing on the above two points A and B. Thank you in advance.

Addressed below in an updated query set - 33 queries received 18/01/2024 @ 13:20

17/01/2024

11:09 **15- Incomplete CMP**

Query

Email

There is a very substantial number of missing and key information in the latest CMP: e.g. items number 28, 29, 30, 31, 32,33,34,35,36,37,38, 39, 40,41, 43, 44.

Both the residents and the Council have not been provided as of yet with the modified construction plans. In the Draft CMP dated 30/06/2022, by Vincent Lasseaux of Elliot Wood, a full set of architect's plans were included. I understand that the plans have been modified, please incorporate these into the CMP for us to see.

We also need detailed information and construction plans that show how the trees and especially the TPO trees will be protected

Addressed below in an updated query set - 33 queries received 18/01/2024 @ 13:20

17/01/2024

11:09 **16- Residents monitoring of noise, vibration and pollution and real time access to information:**

Query

Email

Considering the fact that we are dealing with a construction site that will last more than one year and involving substantial demolition and construction, that we are also in the presence of asbestos, that an elderly person lives along the intended construction site and that the majority of nearby residents are elderly (90, 80's and 70's) or have young children or work from home, it is of vital importance that all the local residents are given real time access to pollution measurements (particulates...), noise measurements and vibration e.g. on line or through real time posting on site to be posted so that street passersby can read them.

Please provide very specific information and plans and locations of how the residents will be able to monitor in real time noise, vibration and pollution reading. This is a very important matter

Message to Mr. Akhaja and Colleagues

17/01/2024

15:53 Dear Jagdish and colleagues,

Update/  
Queries

Email

Following the email that I sent this morning to David Pankiewicz of Sterling N3 Contractors Ltd, which I cced you on, regarding a pending and grossly inaccurate and incomplete CMP draft for the site at 12 Pilgrim's Lane, I would like to bring to your attention the following:

**Total lack of consultation:**

I sent detailed questions, which you were copied on, the 5th January to Mr Pankiewicz following his email during the Christmas holidays. To date I have had no answers to any of the dozens of specific points that I raised 12 days ago. I had clearly so far, no proper consultation whatsoever.

**Concern on the financial viability of Sterling N3 Contractor Ltd:**

One should also be concerned about the financial viability of Sterling N3 Contractors Ltd. owned and managed by David Pankiewicz and its ability and resources to adequately manage such a large site.

Sterling N3 Contractors Ltd.'s accounts are available in companies house, company number: 13064488, I attach herewith a copy. This company's accounts show as per attachment, negative equity of -£ 15,712 for 2022 and -£17,986 for 2021 and hardly any cash either.

The company had only two employees: David Pankiewicz and Hanna Pankiewicz acting as a company secretary. Under these circumstances one wonders how will the company have the resources to effectively run and manage directly a large number of employees for a large construction site involving extensive demolition, excavation and substantial development and that will take around two years to complete?

One will also notice on companies house that David Pankiewicz, prior to Sterling N3 Contractors run TP Building & Construction Limited (registration 069977298) from 2012 to 2021. The company had negative equity of -£ 252,811 in 2018 and - £314,239 in 2019 and went into voluntary liquidation in 2021. Please find attached accounts.

One will also note that Panex Corporation Limited (03315331), the company that David Pankiewicz run from 1997 to 2002, had negative equity of -£18,150 in 2008 and was dissolved in September 2010.

Under the circumstances questions should be raised on how Sterling N3 Contractor will have the necessary resources to adequately manage and supervise a substantial number of parties for such a large project?

The continued total lack of responses to a substantial number of issues that have been raised so far is cause for concern.

The onus should be on Sterling N3 Contractors as well on the owner-developer to give ample details and watertight operational and financial guarantees so that the amenities of the area are not at risk to be unnecessarily compromised.

I am at your disposal to answer any questions and please do not hesitate to contact me if needs be.

Sterling N3 17/01/2024	16:47 I hope this message finds you well.	Update	Email
<p>I am writing to provide an update on our ongoing development of the Construction Management Plan (CMP), as our initial goal was to provide you with the revised CMP and responses on Monday 15/01/2024.</p>			
<p>During the review process and numerous concerns and queries received, we have given due consideration to our construction methodology, undertaken a thorough evaluation and made necessary revisions to enhance the precision of our impact predictions and the deriving mitigation measures.</p>			
<p>We understand the significance of keeping all parties informed and endeavour to do so in a collective and comprehensive manner, that will address all of the individual queries raised. We are grateful for your thorough input and communication, as this aids us in developing the optimal strategy, for the benefit of all neighbours.</p>			
<p>Our commitment to transparency and community collaboration remains unwavering and we are dedicated to delivering a comprehensive and accurate response to all queries. We therefore, anticipate that the revised CMP, inclusive of the updated impact prediction assessments and response to all individual queries beyond those addressed in the CMP, will be completed and shared with you in the week commencing 22/01/2024. We have spoken to our client and assure you that no works will be undertaken on site until this is completed.</p>			
<p>In the meantime, if you have any immediate questions or concerns, please feel free to contact me.</p>			
<p>Thank you for your understanding and patience as we work to ensure that our construction activities align with the highest standards of safety, efficiency, and community awareness. We appreciate your cooperation and look forward to fostering an open line of communication throughout the project.</p>			
<p>Best regards, David Pankiewicz Sterling N3 Contractors Ltd</p>			

All of the above queries were itemised in a list of 33 queries by Neighbour A - please see below 18/01/2024 @ 13:20 onwards to latest set of queries 01/02/2024 10:22

18/01/2024	13:20 Dear Mr Pankiewicz,	All queries re-issued collectively	Email
<p>Thank you for your email of 17th January and the update.</p>			
<p>In order to make it easier for you to respond in writing to all and every one of my paragraphs communicated to you in my previous emails, I have itemized each and every one of my queries in the form of 33 questions as per below.</p>			
<p>I have also added in page 5 below two new paragraphs: 16 and 17.</p>			
<p>I look forward to receiving the CMP draft during the course of next week.</p>			
<p>Meanwhile, I would be grateful if you would, please, address in writing questions: 7, 17 to 21 and 30 to 33.</p>			
<p>The following address</p>			

All queries re-issued collectively

Please see queries followed by answers organised by subject for ease of analysis

Sterling N3	19/01/2024	19:18	Thank you for the most recent message and the numbering of your queries.  We are pleased to provide our responses below, together with the updated CMP documentation as requested, under the below link:  <a href="https://www.dropbox.com/scl/fo/wsvv6z36l0c9msw8ybzza/h?rkey=pa9gqhi082m2owxz1pgphk763&amp;dl=0">https://www.dropbox.com/scl/fo/wsvv6z36l0c9msw8ybzza/h?rkey=pa9gqhi082m2owxz1pgphk763&amp;dl=0</a>  We hope that our intent and response is satisfactory and look forward to your feedback.  Kind Regards, David Pankiewicz Sterling N3 Contractors Ltd	Response	Email
	18/01/2024	13:20	<b>1- Planning reference and latest plans:</b>  Q1-The CMP you are showing dated 21.12.2023 version v.1 shows in page 7, item 1 the following planning reference relating to the construction works: "Planning reference number to which the CMP applies: 2023/1435/P".  This seems incomplete as the main planning application number for this site is: 2022/2398/P and consists of 86 records. This must also be incorporated into item 1. Please amend accordingly, resubmit and confirm.	Query	Email
Sterling N3	19/01/2024	19:18	Q1- A: We acknowledge the discrepancy in the planning application reference number and have updated it to 2022/2398/P in our Construction Management Plan (CMP) and consultation letter accordingly. This amendment ensures all references are consistent and accurate.	Response	Email
	01/02/2024	10:22	This seems incomplete as the main planning application number for this site is: 2022/2398/P and consists of 86 records	Response	.xls spread sheet
Sterling N3	16/02/2024		Noted	Response	.xls spread sheet
	18/01/2024	13:20	Q2-I am also told that the original plans that were part of the Planning references 2023/1435/P and other related applications on this site have been materially modified since the applications and related material were filed and subsequently approved on 22nd March 2023.  Please also send a comprehensive set of all the latest plans.	Query	Email
Sterling N3	19/01/2024	19:18	Q2- A: Regarding the latest plans, the Planning Decision and Approval pertain to Application ref: 2022/2398/P, which has been granted. These plans will be executed in accordance with approved Drawing Nos detailed in your letter. The full package of approved drawings is accessible on the planning website. Please note, the complete design package for construction is still pending, as the project initiation is yet to occur. Rest assured, apart from the approved and agreed design with Camden Council, we do not foresee any major amendments to the design scheme or ones that would impact the current consent.  All approved planning information and the intent is available under the following link:  <a href="https://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:%222022/2398/P%22">https://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:%222022/2398/P%22</a>	Response	Email

Acknowledgement of error

Responded

Q1

	01/02/2024	10:22		Query	.xls and MS word doc	unsatisfactory answer	
Sterling N3	16/02/2024		Please also send a comprehensive set of all the latest plans. The client is aiming to reduce the scope of work, however intends to proceed under the current consent, thus the current set of drawings is valid.	Response	.xls		Responded
	18/01/2024	13:20	<b>2- Camden Council's Review and Timeframe:</b>  The proposed procedural sequence of your submission does not comply with the Timeframe published by Camden Council as per page 6 of the template of the Camden Council Construction Management Plan.  Page 6 of the Timeframe of the CMP published by the Council shows that once the principal contractor is appointed, the community liaison begins and then only after a month has lapsed the developer submit a draft CMP for the Council to review.  The draft CMP you sent me does not abide with the Timeframe of the CMP template published by Camden. You show in your draft that you plan on sending the draft CMP to the Council on 5th of January. That is only two weeks after the community liaison has begun instead of one month.  This is also incorrect and inconsistent since, as mentioned in my above paragraph 2, it is materially impossible for you to have had proper and effective consultations with the residents let alone you addressing and commenting on each and every comments and concerns of the neighbours in your draft submission in the very short period you propose. Proper consultation with the residents cannot be finalized before February in the very best-case of scenarios.  Furthermore, in the same page 6 of the template provided by Camden Council it is shown that, under a best-case scenario, work may start 2 months after the community liaison has begun.  It may actually, as shown in the page 6 of the Council template, take at least 3 months before work may be authorized to start.  Your time scale erroneously states one month instead. You also wrongly schedule that you will submit the CMP to the Council on the 5th January and start the site set up on the 8th January. This is legally incorrect and procedurally impossible as explained above and does not take into account either the time frame that it takes for the Council to process CMP's e.g. one to two half months.	Query	Email		

Sterling N3	19/01/2024	19:18	<p>Q3-A: Your concerns about the review and timeframe process are duly noted. In our residential consultation letter, we sought residents' insights, especially on construction traffic movement and operations. Our aim was to gather perspectives vital to our planning and execution processes. The consultation period remains fully open, and we welcome all residents to share their thoughts and comments.</p> <p>Furthermore, we adhere to Camden Community Liaison Guidance, which stipulates a minimum consultation period of 14 days ( attached ) . However, this does not mean we will submit the CMP to the council without adequately addressing residents' comments in the first instance. Our policy is to maintain an open door for residents' consultation, ensuring all concerns are addressed appropriately.</p> <p>Regarding the project start, construction will commence only after the CMP is reviewed and approved in writing by the council. The current programme of works ( revision 2) is a draft intended to indicate the project's timeframe. We will adjust this programme based on the CMP approval process. We assure you that the consultation period is ongoing, and any concerns raised will be addressed accordingly. We hope this response addresses your initial queries. We remain committed to a transparent and collaborative approach throughout this project and are at your disposal for further discussions.</p>	Response	Email
	01/02/2024	10:22	Please modify and resend a schedule that will properly and fully take into account all the above-mentioned points.	Query	.xls and MS word doc
Sterling N3	16/02/2024		Please see response line 80	Response	.xls
	18/01/2024	13:20	<p><b>3-Working and traffic hours:</b></p> <p>Q4 -The Construction Management Plan should also incorporate a clause that complies with clauses 5.23 and 5.24 of policy BA3 of the Hampstead Neighbourhood Plan, during the excavation phase, this includes high impact activities that must be restricted to 9am – noon and 2 pm – 5.30pm on weekdays.</p>	Query	Email

pending, in progress

Responded

Sterling N3	19/01/2024	19:18	Q4-A: In response to your concerns and in line with the guidelines set by the Camden Council and the Hampstead Neighbourhood Plan's clauses 5.23 and 5.24, we have updated our Construction Traffic and Working Hours policy.  We have decided to go beyond the standard permitted working hours of 8:00 am to 6:00 pm, Monday to Friday, by reducing our working hours to conclude at 5:00 pm during weekdays to minimise disruption to the local community.  Construction traffic, critical to minimizing congestion and community disturbance, will be managed within the following hours:  Monday to Friday: 09:30 am to 04:30 pm  Saturdays, Sundays, and Bank Holidays: No construction traffic  'High impact activities', which include demolition and concrete-breaking works, are essential to the progression of our project but will be carried out within these 'restricted hours' to control noise and disturbance:  Monday to Friday: 9:00 am - noon and 2:00 pm - 5:30 pm  Saturdays, Sundays, and Bank Holidays: No high impact activities  These adjustments reflect our commitment to the well-being of the residents and adherence to local guidelines. We trust that these measures will ensure the construction impact is kept to a minimum and community life is respected.	Response	Email
	01/02/2024	10:22	The Construction Management Plan should also incorporate a clause that complies with clauses 5.23 and 5.24 of policy BA3 of the Hampstead Neighbourhood Plan	Query	.xls and MS word doc
Sterling N3	16/02/2024		Noted	Response	.xls
	18/01/2024	13:20	<b>4- Refuse, garbage collection:</b>  -No Construction traffic must take place on Thursdays or at any times when there is refuse or garbage collection. Currently Camden recycling usually taking place on Thursdays, but this can vary from time to time. Pilgrim's Lane is a narrow one-way street between number 1 and 11.  The Construction traffic must also not take place when the garden waste collection takes place, usually on Thursdays.  Q5 -Please amend your documents accordingly and resubmit for our review.	Query	Email

Acknowledgment of shortcomings and rectification accordingly

Responded Q4



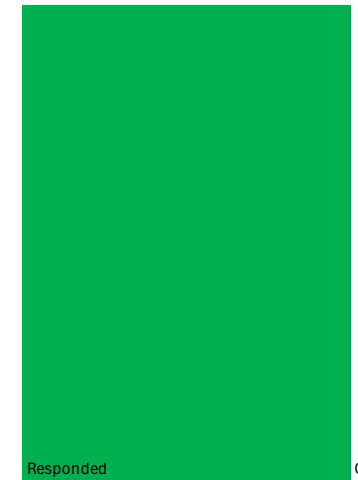
Sterling N3	19/01/2024	19:18	<p>Q5-A: Thank you for highlighting the refuse and garbage collection schedule for Camden, which typically takes place on Thursdays. We understand that Pilgrim's Lane's character as a narrow one-way street necessitates careful scheduling to avoid conflicts with municipal services.</p> <p>We confirm that construction traffic will be managed within the designated hours to respect the community and local operations:</p> <p>Monday and Friday: 09:30 am to 04:30 pm</p> <p>Saturdays, Sundays, and Bank Holidays: No construction traffic</p> <p>We will ensure that no construction traffic, including early morning deliveries, occurs on Thursdays to accommodate refuse or garbage collection by the council. Should there be any variations in the council's collection schedule, we will adjust our deliveries accordingly. This commitment also extends to the collection of garden waste.</p> <p>We also acknowledge the importance of keeping the community informed about large deliveries that could impact their daily activities. Neighbours will be notified a week in advance for significant deliveries such as steel, concrete or windows, which provides an opportunity to adjust plans for events like house moves or furniture deliveries.</p> <p>The dynamic nature of a construction site means that we must maintain flexibility in our planning. To this end, we will monitor our programme on a weekly basis and issue a weekly information leaflet summarizing the past week's activities and providing details for the week ahead, including emergency contact details. This leaflet will be prominently displayed on our site hoarding throughout the construction process, ensuring transparency and ongoing communication with the residents.</p>	Response	Email
Sterling N3	19/01/2024	19:18			
	01/02/2024	10:22	No Construction traffic must take place on Thursdays	Response	.xls and MS word doc
Sterling N3	16/02/2024		Noted	Response	.xls
	18/01/2024	13:20	<p><b>5- Consultation and Regular meetings:</b></p> <p>The letter dated 22nd December and paragraph 11, page 15 of the draft CMP states that "we will arrange regular meetings". This is much too vague and loose. Your letter must state the exact frequency of the meetings and there must be the opportunity for residents to have meetings more than once a month.</p> <p>Q6 -This must be rewritten instead along the lines of "we will arrange regular meetings on a fortnightly basis and as often as requested by neighbours." Please resubmit.</p>	Query	Email

has been rectified accordingly

Responded Q5

Sterling N3	19/01/2024	19:18	<p>Q6-A: We understand the need for clarity regarding the frequency and scheduling of regular meetings between our team and the local residents, as highlighted in the letter dated 22nd December and paragraph 11, page 15 of the draft CMP.</p> <p>To address your concerns, we agree that stating "we will arrange regular meetings" is insufficiently specific. The Camden Council advocates for ongoing engagement with neighbouring residents, businesses, and organizations to significantly reduce the incidence of complaints during construction.</p> <p>However, due to the varying schedules and availability of residents, setting fixed dates for community meetings can be challenging. To ensure effective ongoing engagement, we will implement the following measures:</p> <p>Updates/Newsletters: Fortnightly updates will be provided to residents, detailing upcoming activities on-site, including the type of work, and the number and size of vehicles expected. These updates will be communicated via letters or emails and displayed on notice boards on the hoarding outside the site.</p> <p>Proposed Meeting Schedules: The proposed slots and days for meetings will be published in a community newspaper. We will arrange for a local venue, such as a café, to host these meetings. Residents will be requested to confirm their availability to ensure maximum participation.</p> <p>Meeting Frequency: Considering the nature of the project, we propose holding progress meetings on a quarterly basis (every three months). These meetings are intended to discuss the project's timeframe, progress, and upcoming planned works, not to serve as complaint sessions.</p> <p>Handling Complaints: Any emergency situations or complaints will be addressed immediately and on a daily basis. Issues concerning noise, dust, or traffic will be addressed individually and recorded in a Complaint Register, which will be available on site for council review as per their guidance.</p>	Response	Email	proposed quarterly meeting frequency wholly unsatisfactory
Sterling N3	19/01/2024	19:18	<p>The Complaints Register will contain, where possible, the complainant's details, the date and time of the complaint, the causes of the complaint, action taken to resolve it, the date and time of action taken, and reasons for any unresolved complaints.</p> <p>We assure you that we take the concerns of our neighbours seriously and are committed to maintaining open and transparent communication throughout the construction process.</p>	Query	.xls and MS word doc	
	01/02/2024	10:22	<p>This must be rewritten instead along the lines of "we will arrange regular meetings on a fortnightly basis and as often as requested by neighbours." Please resubmit.</p>	Query	.xls and MS word doc	

Sterling N3	16/02/2024		<p>Thank you for sharing your concerns regarding the proposed frequency of our residents' meetings. We fully appreciate the importance of making these meetings accessible and meaningful for everyone in community. With this in mind, we are open to adopting a more flexible scheduling approach.</p> <p>Our plan is to hold an initial consultation meeting where all residents can voice their preferences and constraints regarding how often we should meet. We understand that everyone has unique schedules and commitments, so our goal is to create a meeting schedule that accommodates the widest range of participants possible. This initial meeting will serve as a platform to discuss and agree upon a frequency that suits the majority, rather than imposing a predefined schedule that may not meet everyone's needs.</p> <p>We aim to organise this meeting at a time and location that ensures maximum participation. It's crucial that we come together to make decisions that reflect the collective interests and preferences of our community. While we initially suggested meeting quarterly, we are fully prepared to adjust this based on the feedback and consensus we receive during our consultation.</p> <p>We believe that open dialogue and mutual understanding are key to establishing a meeting rhythm that respects everyone's time while fostering effective communication and collaboration within community.</p>	Response	.xls
	18/01/2024	13:20	<p>6- Walls and fences along the alley way of 10 Pilgrim's Lane:</p> <p>Great care must be taken in protecting the fence and the wall along the pathway located at the border of the north face of the alleyway in front of my property and that borders the southwest partition of the garden of 12 Pilgrim's Lane. Your attention is also drawn to the fact that there are communication and broadband cables along these walls, and these should not be tempered with in any shape and form.</p> <p>Q7- Please find attached photos illustrating the matter. No work, under any circumstances, is to be carried on these fences and walls before prior explicit written consultation and agreement in writing by myself. Please confirm.</p>	Query	Email
Sterling N3	19/01/2024	19:18	<p><u>Q7-A:</u> We confirm that no work will be carried out on these fences and walls without prior explicit written consultation and agreement from you. This is a commitment we take very seriously, and we assure you that we will not proceed in any manner that affects these structures without your direct consent.</p>	Response	Email
	01/02/2024	10:22	<p>No work, under any circumstances, is to be carried on these fences and walls before prior explicit written consultation and agreement in writing by myself. Please confirm.</p>	Response	.xls
Sterling N3	16/02/2024		Noted	Response	.xls
	18/01/2024	13:20	<p>Q8- I also request that a photographic survey of these walls be made and incorporated in the CMP and that I also to be able to review and comment on this before the final CMP is put in place and reviewed for approval by Camden Council. Please let me kn</p>	Query	Email



Responded

Q6



Acknowledged



Responded

Q7

Sterling N3	19/01/2024	19:18	Q8-A: It's important to clarify that at the CMP stage, we typically do not address party wall matters, as these are subject to separate legal procedures under the Party Wall Act and not applicable between No.12 and No.....  Please rest assured, the proposed scheme and works do not intend to affect these areas. Nevertheless, we will be vigilant and pay particular attention to this during the construction phase to prevent any inadvertent damage.  Please note that any works being undertaken are at a far distance (circa 8m) and there is no risk of damage.	Response	Email
	18/01/2024	13:20	7-Dust Monitoring:  Q9-Please provide the Dust monitors as well as the Dust Impact Assessment report.  It is stated in paragraph 38 of the Camden template of the CMP that: "dust monitoring must be in place at least three months prior to the commencement of works on-site."	Query	Email
	18/01/2024	13:20	Q10-When will the dust monitoring be in place, please?	Query	Email
	18/01/2024	13:20	Q11-Can you also confirm how the dust monitoring information will be made available in real time to the local residents and especially to the immediate neighbours e.g. ...and 14 Pilgrim's Lane? It is imperative that PM 10 and PM 2.5 particulate reading be posted on real time on the fence for all residents to be able to see. Please confirm and provide a detailed analysis on the matter. Your analysis and plans should also show where the air quality control monitors will be located at the various cycle of the work and how the neighbourhood residents will be given direct or online access to these measurements.	Query	Email
Sterling N3	19/01/2024	19:18	Q9,10&11-A: We have conducted a comprehensive Air Quality Risk Assessment for the site, which indicates that it is considered low risk. Consequently, automated monitoring for PM10 is not required. However, to ensure the highest standards of environmental protection and to maintain our commitment to community safety, we will implement the following mitigation measures in line with the Mayor's SPG (Sustainable Planning Guidance) for Control of Dust and Emissions during Construction and Demolition:  · Dust Suppression: Use of fine directional spray jets of water at the source of dust generation, and wetting down of materials before transit.  · Covering Containers: Skips and containers holding powdery substances will be covered when not in use to prevent dust dispersion.  · Off-Site Work: Wherever possible, we will conduct fabrication or dismantling off-site to reduce on-site dust production.  · Water Suppression and Extraction: Cutting equipment will be used with water suppressants and/or suitable extract systems to minimize airborne particles.  · Transportation: Vehicles transporting materials capable of generating dust to and from the site will be covered to prevent the release of materials.  · Plant Maintenance: Construction plant will be well maintained, with efficient dust suppression systems in place, and switched off when not in use.  · No Burning on Site: There will be no burning of waste wood or other materials on site.	Response	Email



Q8

Sterling N3	19/01/2024	19:18	<ul style="list-style-type: none"> <li>· Stockpile Management: The stockpiling of dust-generating materials will be kept to a minimum.</li> <li>· Wet Brushing: Wet brushing techniques will be used for site cleaning instead of dry brushing.</li> <li>· Visual Dust Checks: Regular checks for visual observation of dust and soiling within a 50m radius of the site.</li> <li>· Use of Electricity over Diesel/Petrol: Avoiding the use of diesel or petrol-powered generators and opting for mains electricity or battery-powered equipment.</li> <li>· Low Emission Zone Compliance: Ensuring all on-road vehicles comply with the London Low Emission Zone requirements.</li> <li>· Staff Training: Providing all employees with appropriate induction and ongoing briefings regarding the dust mitigation measures required.</li> <li>· Waste Management: Using only registered waste carriers to take waste off-site.</li> <li>· IAQM Guidelines: Implementing any other mitigation measures as per IAQM (Institute of Air Quality Management) guidance on the assessment of dust from demolition and construction.</li> </ul> <p>Our intention is to not only comply with the necessary regulations but also to exceed them wherever possible to ensure that our operations have minimal impact on the surrounding community and environment. We will continually monitor the effectiveness of these measures and make adjustments as necessary throughout the construction process.</p>				
	01/02/2024	10:22	Q9: Please provide the Dust monitors as well as the Dust Impact Assessment report.	Query	.xls	disagree with the content and conclusion	
Sterling N3	16/02/2024		<p>The size of project does not qualify it as a major development under DMPO 2015 and does not fall within other categories requiring AQA. Following the Supplementary Planning Guidance The Control of Dust and Emissions during Construction and Demolition the Basic Risk Assessment for Dust emissions was undertaken and the development falls within LOW RISK category.</p> <p>Unless requested by Council Environmental/Nuisance team there is no direct requirement for automated monitoring. The contractor need to ensure that the dust pollution is controlled and follow the BPMs.</p> <p>All sites with a high or medium dust impact risk level will require real-time dust (PM10) monitoring with MCERTS 'Indicative' monitoring equipment; all sites requiring real-time dust monitoring must complete a three-month baseline monitoring period before any onsite construction/ demolition works may begin</p>	Response	.xls	Responded	Q.9
	01/02/2024	10:22	Q10: When will the dust monitoring be in place?	Query	.xls		
Sterling N3	16/02/2024		Q10.A Unless required by council environmental team there is not requirement to continuously monitor dust pollution with use of PM10 monitors. Visual inspection would be required.	Response	.xls	Responded	Q.10
	01/02/2024	10:22	Can you also confirm how the dust monitoring information will be made available in real time to the local residents and especially to the immediate neighbours	Query	.xls	Not abiding by request	
Sterling N3	16/02/2024		Please see above responses in lines 112 and 114	Response	.xls	Responded	Q.11
	18/01/2024	13:20	<b>8-Noise and Vibration Impact Assessment:</b>	Query	Email		
			Q12- Please provide a copy of the Noise and Vibration Impact Assessment template as currently there are no information either available regarding the matter in the information you sent me.				

Sterling N3	19/01/2024	19:18	Q12-A: comprehensive Noise, Vibration, and Dust Assessment, including noise prediction and Modelling, has been incorporated into the Construction Management Plan (CMP) and is accessible within appendix 8 (Pages 7-18). Additionally, the Baseline Survey Report, which assesses background noise monitoring, is available in appendix 6.	Response	Email		
	01/02/2024	10:22	provide a copy of the Noise and Vibration Impact Assessment template	Query	.xls	The current template is not accurate	
Sterling N3	16/02/2024		We are not clear on what is being requested. Unable to answer.	Response	.xls		Responded
	01/02/2024	13:20	Q13- We also need to see monitoring criteria.	Query	Email		
Sterling N3	19/01/2024	19:18	Q13-A: For monitoring criteria, please refer to the Noise Prediction and Modelling section in appendix 7 of the CMP. The demolition and noise-inducing construction activities have been divided into six phases for the noise mapping exercise. These phases include various stages of demolition and construction, with sound pressure levels measured at the nearest affected facades. A -2.2dB correction has been applied to the sound power levels to account for the 60% 'on-time' of all plant machinery. To convert to LAeq,1hr levels, an addition of +2.2dB can be made to the presented noise levels.	Response	Email		
	01/02/2024	10:22	We also need to see monitoring criteria	Query	.xls	incorrect / incomplete	
Sterling N3	16/02/2024		Monitoring criteria were proposed for noise and vibration in line with current guidance and standards. It's been proposed that the action noise level at the site boundary was set at 75dBA LAeq, 10hours and the warning level of 75dBA LAeq, 1hour Vibration trigger and action levels at the party wall were proposed to be set 1 and 1.5 mm/s PPV respectively.				Responded
	18/01/2024	13:20	Q14 -Also, how will the nearby residents be provided access to real time measurements of the noise (e.g. decibels...)	Query	Email		Q.13
Sterling N3	19/01/2024	19:18	Q14-A: Access to real-time noise measurements will be provided to nearby residents. We are exploring options to display this information visibly on-site and potentially online. Our goal is to ensure transparency and keep the community informed about the noise levels during construction, taking special care due to the proximity of other residential properties and the presence of vulnerable residents. Active noise and vibration sensors will be installed on-site, with data being collected daily by our appointed acoustic consultants, ES Monitoring Ltd. This is to ensure compliance with the procedures outlined in our Construction Management Plan (CMP) and to confirm that our management strategies are effectively in place and operational.  Automated noise monitoring will be conducted at four initial locations around the site perimeter, as detailed in the CMP. These locations have been provisionally identified as per Figure 2 in the CMP, subject to final agreement with local authorities. The selected locations for the noise monitoring equipment will reflect the areas most impacted by noise from the construction and demolition activities and the proximity to the closest sensitive receivers.  Noise Monitoring Equipment Details:  · The system will be a Class 1 automated noise monitoring system, in compliance with IEC 61672-1:2013 standards.  · Noise data loggers will have automated alerts and a web-based interface for ease of data access and management.  Noise Monitoring System Specifications:  · Mobile connectivity will allow for near-live data presentation via a web-based system.  · A two-tier alert system will be employed. The first tier (amber) will be based on 1-hour averages, allowing	Response	Email		

Sterling N3	19/01/2024	19:18	<p>the site/project manager to proactively monitor daily on-site noise exposure levels.</p> <ul style="list-style-type: none"> <li>· The second tier (red) will track daily noise exposure levels and send notifications to designated personnel if there is a risk of exceeding the set threshold.</li> <li>· The noise threshold levels proposed are based on BS5228:2009 guidelines, suggesting a 75dB(A) LAeq, 10-hour threshold level measured 1m from the façade of the closest sensitive receiver. The actual monitoring locations within the site perimeter will vary, with the closest being approximately 3m from the rear to around 17m from the front toward Broadway.</li> </ul> <p>The trigger and action levels at the monitoring locations are detailed in the Noise/Vibration/Dust Management Plan on page 9 of the CMP. These levels are set to ensure that any potential exceedance of noise thresholds is promptly addressed to minimize impact on the local community.</p>			
	01/02/2024	10:22	Also, how will the nearby residents be provided access to real time measurements of the noise (e.g. decibels...)	Query	.xls	
Sterling N3	16/02/2024		The Site manager /project manager will have access to live monitoring data. We cannot provide this information to 3rd parties unless instructed by the council and client in writing.	Response	.xls	
	18/01/2024	13:20	<p>This is a large residential construction site involving major works: demolition, excavations, significant enlargement of the property.... surrounded at close distance by several other residential properties in a conservation area. Furthermore, most residents are either elderly (in their 70, 80 and 90's) or have young families or work remotely from their home. Given the circumstances of this site it is paramount that high sound proofed hoarding surrounds the site all around. This should also prevent toxic substances flowing in the air of the neighbourhood.</p> <p>Q15-Please provide detailed plans and specifications of the composition and the location of the hoarding for the residents to be able to analyse and comments. Please also confirm that a complete hoarding will be in place before any excavation, demolition or construction takes place.</p>	Query	Email	

wating for answers

Responded

Sterling N3	19/01/2024	19:18	<p>Q15: The location and arrangement of the hoarding are detailed in the Construction Management Plan (CMP) on page 30. The hoarding installation will encompass the perimeter of the site plot. It will stand at a height of 2.4 meters and will include appropriate safety information signage, contact details for the construction team, and lighting to ensure visibility and security. This hoarding is designed not only to mitigate noise but also to prevent any toxic substances from affecting the surrounding air quality. The efficacy of this hoarding will be monitored, and a -2dB correction to all noise predictions has been factored into our assessments, accounting for its use.</p> <p>The noise maps, provided in Appendix C, depict the predicted noise levels with clear color-coding to indicate different levels of sound pressure: amber for LAeq,10hr of 60dB(A) to 70dB(A), red for 70dB(A) to 80dB(A), and blue for levels in excess of 80dB(A), which we anticipate will only occur briefly when activities are taking place near the receiver façade.</p> <p>The results are based on a weekday schedule, with a 2-on 2-off working pattern that helps to maintain noise levels within acceptable limits. By implementing these rigorous measures and adhering to the established guidelines, we aim to minimize the impact of noise and vibration on the local community throughout our construction activities.</p> <p>It is important to note that during phases of demolition, excavation, or any works that generate high levels of noise and vibration, we will implement the use of temporary sound barriers. These are explicitly referenced in the Construction Management Plan (CMP), specifically on pages 39, 40, and 41.</p> <p>These temporary sound barriers will be an integral part of our mitigation strategy to further reduce noise transmission to the surrounding area. They are designed to absorb and deflect noise, providing an additional layer of protection to complement the hoarding and other noise mitigation measures already in place.</p>	Response	Email
Sterling N3	19/01/2024		<p>The specifications for these temporary sound barriers are chosen to address the anticipated noise levels effectively during the most disruptive phases of the construction process. Their deployment will be carefully managed to ensure they provide maximum benefit and minimal disruption to the daily lives of our neighbours.</p> <p>We understand the critical importance of maintaining a work environment that is considerate of community comfort and well-being, especially given the close proximity of residential properties and the conservation area status. These measures reflect our proactive approach to community engagement and environmental</p>		
	01/02/2024	10:22	<p>Please provide detailed plans and specifications of the composition and the location of the hoarding for the residents to be able to analyse and comments. Please also confirm that a complete hoarding will be in place before any excavation, demolition or construction takes place.</p>	Query	.xls
Sterling N3	16/02/2024		<p>You can find detailed plans and specifications of the hoarding, including its composition and location, in the Construction Management Plan (CMP), specifically in Appendix A section . This information is available via the link provided in the CMP document. This will give you a comprehensive view of the safety measures we're implementing.</p> <p>We're also committed to ensuring that the full hoarding is in place before starting any soft strip, demolition, or excavation work. This is our first step in the project to ensure the area is secure. The hoarding will be maintained throughout the construction phase to minimize any potential disruptions and will be removed only at the end of the project once all work is completed.</p>		
	18/01/2024	13:20	<p><b>9-Appendixes:</b></p> <p>Q16- There is no information on the Appendixes 5, 6, 7, 8 and 9 so please send us information on this as well.</p>	Query	Email

received, see comments re trees

Responded



Sterling N3	19/01/2024	19:18	<p>Q16-A: We acknowledge your request for information regarding the content of Appendixes 5, 6, 7, 8, and 9 of the Construction Management Plan (CMP). We have since updated the CMP to include comprehensive details in these appendices, which are crucial for the full understanding of our construction management processes and mitigation measures.</p> <p>The updated appendices contain the following:</p> <p>Appendix 5: This section now includes the Air Quality Assessment and Dust Management Plan, which details our strategies for monitoring and managing air quality and dust emissions during the construction.</p> <p>Appendix 6: This appendix presents the Baseline Survey Report, which outlines the findings from the assessment of background noise and vibration levels around the construction site.</p> <p>Appendix 7: Here you will find the Noise Prediction and Modelling section, which provides predictive data and modelling results for noise and vibration levels resulting from construction activities.</p> <p>Appendix 8: This appendix includes the Noise, Vibration, and Dust Assessment and offers detailed methodologies for how these factors will be continuously monitored and managed throughout the project duration.</p> <p>These updates have been made to ensure that all stakeholders, including local residents and regulatory bodies, have full access to the relevant and necessary information to understand the impact and management of construction activities on the surrounding environment.</p>	Response	Email
	01/02/2024	10:22	There is no information on the Appendixes 5, 6, 7, 8 and 9 so please send us information on this as well.		
Sterling N3	16/02/2024		All documents are already available via link provided to CMP documentation	Response	.xls
	18/01/2024	13:20	<p><b>10-References:</b></p> <p>You mention that “we are very experienced in this type of development”.</p> <p>We would be grateful if you would, please, provide some references of previous sites that you managed recently.</p> <p>Q17 -What construction sites at what addresses has Sterling N3 Contractors Ltd managed since its inception in December 2020?</p>	Query	Email
	18/01/2024	13:20	Q18 -Also, how many employees currently work full time, i.e. not including sub-contractors, for Sterling N3 Contractors, please? I notice on Companies house (company number 13064488) that as of 31st December 2022, the company had only two employees. The only two employees appear to be: yourself and Hanna Pankiewicz that acts as a secretary.	Query	Email
	18/01/2024	13:20	Q19 -I also notice that the accounts show hardly any assets, £ 1,882 cash on 31st December 2022, and negative capital and reserves for both fiscal years ending 31st December 2022 (minus £ 15,712) and 31st December 2021 (minus £ 17,986), why is that please?	Query	Email
	18/01/2024	13:20	Q20 - What was your activity during these two years and which specific sites and addresses were you involved with?	Query	Email
	18/01/2024	13:20	Q21 -Also, what sites at what addresses were you involved with and in what capacity and when prior to the inception of Sterling N3 Contractors in December 2020 and prior covid, say in 2019, please?	Query	Email

acknowledged save for 9

Responded Q16

Sterling N3	19/01/2024	19:18	<p>Q17-Q21 -A: While we appreciate your diligence and the need for transparency, it's important to note that the specific financial, operational, and legal arrangements of Sterling N3 Contractors Ltd are matters that we address directly with our client, with whom we have successfully completed numerous complicated projects over the years.</p> <p>We can confirm that our company possesses extensive experience in the construction and development sector, which has been duly verified and assessed by our client. Our openness and commitment to transparency are at the forefront of our business practices.</p> <p>It is worth mentioning a project of a very similar calibre, which we have just successfully completed less than a mile away from Pilgrim's Lane and one of which our client is well aware, but would rather not disclose any details to respect all of our client's privacy.</p> <p>Regarding the financial status and past activities of our company, these details, while typically outside the scope of Construction Management Plan discussions, are part of our client's due diligence process. We respect the confidentiality of such information as it pertains to our business operations and client relationships.</p> <p>The focus of the CMP is to address and minimise the impact of construction work that may affect residents, to listen to their concerns, and to act upon those to mitigate impact. Our goal is to ensure that all stakeholders are confident in our management and execution of the project at hand.</p> <p>Please rest assured that we are dedicated to delivering a high standard of work while minimizing disruption to the community.</p>	Response	Email		
	01/02/2024	10:22	Q-17-21 repeated	Query	.xls	Q17 - unsatisfactory answer	
Sterling N3	16/02/2024		We have no further comment over and above responses in line 144 above.				Responded
	18/01/2024	13:20	<p><b>11- Neighbouring sites:</b></p> <p>Q22- Your comments in section 14, "at present no other contractors are working in close proximity." is not correct. For example, work on number 8 Pilgrim's Lane has been going for many months and is far from being completed. There are also constructions sites in Kemplay road.</p>	Query	Email		Q17-21
Sterling N3	19/01/2024	19:18	<p>Q22-A: It is indeed correct that construction work at 8 Pilgrim's Lane is ongoing, and there are active construction sites on Kemplay Road as well. We have corrected the CMP to accurately reflect the current situation. Furthermore, we have reached out and communicated with the contractor at 8 Pilgrim's Lane to understand their project timeline and the nature of their remaining work. It has been brought to our attention that while their project has been underway for an extended period, most of the heavy work has been completed, and the frequency and volume of traffic to their site have significantly diminished.</p> <p>With this understanding, our intention is to establish a cooperative relationship with the builders at 8 Pilgrim's Lane and other neighbouring sites. We aim to coordinate our delivery schedules to prevent any cumulative effect that might lead to a high volume of traffic and potential disruption. We will ensure that both our delivery slots and those of neighbouring sites are cross-checked and adapted as necessary to mitigate any impact on local traffic.</p> <p>Our commitment is to work collaboratively with other local contractors to minimize inconvenience to the community and to manage the cumulative impact of our construction activities effectively.</p>	Response	Email		
	01/02/2024	10:22	Q22 repeated	Response	.xls	Acknowledged	
Sterling N3	16/02/2024		Noted	Response			Responded
							Q22

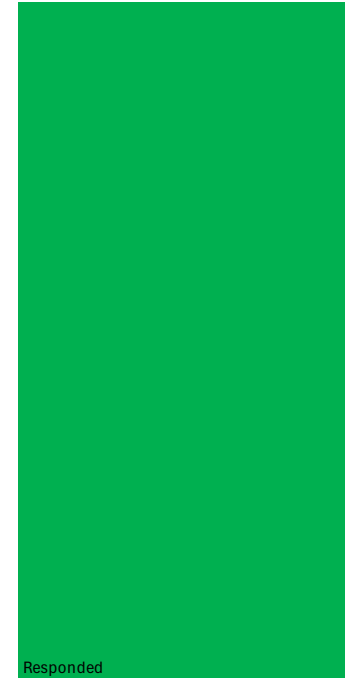
	18/01/2024	13:20	<b>12- Site Management and Supervision:</b>	Query	Email	
			I noticed that you sign your letter of 22nd December in your quality of Community Liaison Manager.			
			Q23- Who else is currently employed directly by your company as a full-time employee, besides you and Hanna Pankiewicz, the company secretary, please?			
Sterling N3	19/01/2024	19:18	Q23-A: As the Community Liaison Manager, I am also the Project Manager responsible for overseeing and managing the project's daily activities. I will serve as the on-site Project Manager, directly overseeing and managing the project on a daily basis. My role encompasses extensive management responsibilities, supported by my academic background with a BSc (Hons) in Quantity Surveying and 20years experience in the Construction Industry in numerous roles.	Response	Email	
			To ensure the highest standards of safety and compliance, the project will be managed under the Construction (Design and Management) Regulations (CDM). We have appointed Andrew Goddard Associates Limited as the Principal Designer/CDM Advisers. They will carry out several crucial functions including:			
			<ul style="list-style-type: none"> <li>· Monitoring the construction phase for adherence to CDM regulations.</li> <li>· Checking documentation and Risk Assessments/Method Statements (RAMS) for completeness and compliance.</li> <li>· Conducting monthly site visits to perform spot health and safety checks.</li> </ul>			#VALUE!
			Any recommendations arising from these site checks will be compiled into a report and issued to me, the Project Manager, as well as to the client and the contract administrator. This process ensures that any potential issues are addressed promptly, and the necessary actions are taken to maintain a safe and compliant construction environment.			
			By having a robust management team and experienced advisers in place, we are committed to delivering a well-supervised, safe, and efficiently managed construction project that aligns with the expectations of our clients and the needs of the community.			
	01/02/2024	10:22	Q23 repeated	Query	.xls	No proper answer
Sterling N3	16/02/2024		We have no further comment over and above responses in line 152 above.	Response	.xls	Responded
	18/01/2024	13:20	This is a large construction site involving many construction sequences over a two-year period. This will require substantial supervision and management resources and technical expertise to be properly and effectively managed. You propose to have the unloading of trucks right next to the intersection of busy and narrow roads.	Query	Email	
			Q24- How many of you will monitor, construction, traffic, and environmental matters and what are their names, specific relevant training and experience as well as precise responsibilities, please?			
			There are many children and elderly people that use this road on a daily basis.			
			This is also important as food and other delivery trucks that are serving the nearby residents of Pilgrim's Lane and Kemplay roads are driving through this intersection on a daily basis. One will also note that Pilgrim's Lane is a one-way street west of the intersection.			

Q23

Sterling N3	19/01/2024	19:18	<p>Q24-A: We will have two qualified banksman with valid traffic marshal qualifications who will oversee all traffic movements, loading, and unloading procedures. These measures are particularly important given the existing traffic systems and volumes within this area of London.</p> <ul style="list-style-type: none"> <li>· We are committed to ensuring the safety and smooth operation of the site, which includes:</li> <li>· Directing deliveries to a designated area (parking bay outside of our site at 12 Pilgrims Lane) and managing their suitability and offloading arrangements on site.</li> <li>· Employing small vehicles wherever possible and using Hiab offloading for speed and practicality.</li> <li>· Requiring vehicles to adhere to a strict delivery schedule, allowing only single vehicles to deliver at any one time.</li> </ul> <p>Regarding the turning of vehicles and visibility, our trained and authorized personnel will manage vehicle movements with the aid of mirrors, CCTV cameras, or reversing alarms to help drivers see all around the vehicle. The site will be adequately lit, and pedestrians on site will wear high visibility clothing to ensure safety for all.</p> <p>To manage highway safety proactively, we will implement measures such as:</p> <ul style="list-style-type: none"> <li>· Restricting deliveries to avoid busy local times as much as possible.</li> <li>· Ensuring that two Traffic Marshals are in place to allow the safe reversing of vehicles.</li> <li>· Posting signage around the site boundary providing clear warnings of construction activity and vehicular movements.</li> </ul>	Response	Email
Sterling N3	19/01/2024	19:18	<ul style="list-style-type: none"> <li>· Having a banksman in position on the footway during vehicle movements to ensure safe pedestrian passage is maintained.</li> </ul> <p>Furthermore, the following formal arrangements have been made to ensure coordination, communication, and liaison between various parties:</p> <ul style="list-style-type: none"> <li>· Weekly meetings between Sterling N3 Contractors, Design Consultants, the Client, and the Client's Agent.</li> <li>· Design Team meetings as required with the design team and Sterling N3 Contractors.</li> <li>· Fortnightly on-site meetings between the Sterling N3 Contractors Site Manager and subcontractors.</li> <li>· 'Tool Box Talks' held by the Site Manager with all site workers, with records kept on-site.</li> <li>· Daily meetings between our Site Manager and the subcontractors' representatives to issue instructions relating to Health and Safety.</li> </ul> <p>The responsibilities and roles of the various parties, including those in charge of health and safety on the project, are defined and allocated to ensure compliance with statutory requirements and the development and implementation of safety plans.</p> <p>We assure you that our project team is equipped with the expertise and experience to manage this construction site effectively and safely, with a clear structure in place for supervision and site management.</p>		
01/02/2024	10:22	Q24 repeated	Query	.xls	who will the two banksman? Please provide template of contract of engagement. Who will pay for

Sterling N3	16/02/2024	<p>While we appreciate your request for the names and detailed backgrounds of these team members, please understand that we maintain a policy of confidentiality to respect our employees' privacy. Rest assured, all team members are selected based on their qualifications and proven experience in their respective fields. Detailed information about their roles and responsibilities will be included in our Construction Phase Plan (CPP) and displayed on the on-site safety board once the project commences.</p> <p><b>Traffic Management</b> As part of our commitment to safety and efficiency, we have specified the inclusion of two qualified traffic wardens/banksmen. These individuals are competent and hold the necessary qualifications to manage traffic in accordance with our Traffic Logistic Plan. The selection of these traffic wardens/banksmen will be finalized as the project starts, and their details will also be provided in our CPP and on the on-site safety board.</p> <p><b>Contract of Engagement:</b> Regarding your request for a template of the contract of engagement, please understand that we are unable to share specific contractual documents or disclose sensitive information. This is in accordance with the Data Protection Act and our policy to safeguard confidential information and individual consent.</p> <p><b>Employment Details:</b> The traffic wardens/banksmen, along with other key personnel, will be employed in line with the project's requirements. The duration and days per week of their employment will depend on the project's phase and specific needs, ensuring optimal coverage and effectiveness in managing traffic and other responsibilities.</p> <p><b>Funding and Payment:</b> The funding for these roles, including the traffic wardens/banksmen, is allocated within the project's budget. The costs are covered by our company as part of our commitment to maintaining a safe and compliant construction site.</p> <p>We hope this response addresses your queries satisfactorily.</p>	Response	.xls
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18/01/2024	13:20	<p><b>13- Camden's Minimum Requirements:</b></p> <p>I notice in Camden's Minimum requirements a number of requirements.</p> <p>A -e.g. Page 4: 28 days prior any building works are being carried out the contractors shall submit a method statement on how the destruction/dispersion of rodents will be controlled during demolition works. Where is this document?</p> <p>B-Page 6: (iii) Evidence regarding staff have been trained on BS 5228:2009.</p> <p>Q25 -Please let me know in writing on the above two points A and B. Thank you in advance.</p>	Query	Email
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Responded

Q24

Sterling N3	19/01/2024	19:18	<p>Q25-A: We acknowledge the requirement as per Camden's Minimum Requirements that a method statement on rodent control must be submitted 28 days prior to any building works. In preparation for this, we will conduct a full site survey, focusing on areas potentially vulnerable to rodent infestation. We have engaged a highly reputable rodent specialist company, to carry out the survey, removal, and monitoring service throughout the construction phase. The documentation prepared by these specialists, including the method statement, will be issued to the council 28 days before any building work commences, in compliance with the requirements.</p> <p>The inspection survey conducted will thoroughly examine both the interior of the building and any outdoor locations and habitats surrounding the site. This will help us to identify rodent species, assess infestation levels, and determine their living, traveling, and feeding patterns, as well as to evaluate any human health and non-target animal risks. Upon the completion of this survey and based on the report's findings, we will implement the pest control monitoring service as recommended.</p> <p>Q25 (B): Regarding the training of our staff on BS 5228:2009, we ensure that all our team members, including subcontractors and self-employed individuals, are fully trained and experienced in construction practices that align with this standard. Our minimum requirements for anyone working on-site include:</p> <ul style="list-style-type: none"> <li>· A valid Construction Skills Certification Scheme (CSCS) card.</li> <li>· Trade qualifications for specialist roles (e.g., electricians, plumbers, waterproofing specialists).</li> <li>· Completion of site induction training.</li> <li>· Participation in toolbox talks during the construction phase.</li> <li>· Appropriate certification for plant operation (e.g., diggers).</li> </ul>	Response	Email
Sterling N3	19/01/2024	19:18	<ul style="list-style-type: none"> <li>· Familiarity with site safety and control procedures, such as permits.</li> </ul> <p>Part of our on-site training includes instructions on noise, vibration, and dust risk mitigation, as outlined in BS 5228-1:2009. All site personnel will attend toolbox talks to become familiar with these controls, and specific briefings on noise and vibration management will be included as part of the site induction process. Records of all such training will be maintained in our on-site training log.</p>		
	01/02/2024	10:22	I notice in Camden's Minimum requirements a number of requirements. Page 6: (iii) Evidence regarding staff have been trained on BS 5228:2009.	Response	.xls
Sterling N3	16/02/2024		Noted	Response	.xls
	18/01/2024	13:20	<p><b>14- Incomplete CMP</b></p> <p>Q26 -There is a very substantial number of missing and key information in the latest CMP: e.g. items number 28, 29, 30, 31, 32,33,34,35,36,37,38, 39, 40,41, 43, 44.</p> <p>Both the residents and the Council have not been provided as of yet with the modified construction plans. In the Draft CMP dated 30/06/2022, by Vincent Lasseaux of Elliot Wood, a full set of architect's plans were included.</p>	Query	Email
Sterling N3	19/01/2024	19:18	For detailed information on the specific points mentioned, please refer to the revised draft of the CMP, version 2. This updated document now contains comprehensive data and plans that were previously pending.	Response	Email
	01/02/2024	10:22	There is a very substantial number of missing and key information in the latest CMP: e.g. items number 28, 29, 30, 31, 32,33,34,35,36,37,38, 39, 40,41, 43, 44.	Query	.xls
Sterling N3	16/02/2024		Please see responses below	Response	.xls
	18/01/2024	13:20	Q27-I understand that the plans have been modified, please incorporate these into the CMP for us to see.	Query	Email

answered

Responded

Q25

Responded

Q26

Sterling N3	19/01/2024	19:18	Regarding Q27, the plans that are listed in the planning application have been included to the CMP and are included in Appendix 9 in the form of a link to the Camden Planning Portal. This ensures that all stakeholders have access to the most current and relevant construction documentation.	Response	Email		
	01/02/2024	10:22	Q27 repeated	Query	.xls	unsatisfactory answer	
Sterling N3	16/02/2024		Please see responses in lines 78 and 80 above	Response	.xls		Responded
	18/01/2024	13:20	Q28-We also need detailed information and construction plans that show how the trees and especially the TPO trees will be protected.	Query	Email		
Sterling N3	19/01/2024	19:18	As for Q28, we confirm that all protection and mitigation measures for trees during the construction process will be in accordance with BS5837:2012, which provides guidance on trees in relation to design, demolition, and construction. The relevant details and recommendations are included in Appendix 10 of the CMP.  Moreover, the existing trees and the proposed design have been thoughtfully planned and designed by Anna French Associates, specialists in Landscape Architecture and Ecology. These plans have been developed in close consultation with the environmental and planning department of Camden Council. To provide a complete record, the Landscape Report has been compiled and is attached as Appendix 11 of the CMP.  During the construction process, we will implement strict monitoring to ensure the health and integrity of all trees in the vicinity of the works. Any existing trees within the area of construction activity will be safeguarded by protective fencing, following the best practices outlined in the CMP and associated appendices.  We trust that these updates to the CMP address the initial concerns and demonstrate our commitment to maintaining a respectful and protective approach to the local environment and its natural assets.	Response	Email		
	01/02/2024	10:22	detailed information and construction plans that show how the trees and especially the TPO trees will be protected.			waiting for further information	
Sterling N3	16/02/2024		Please see attachment in Appendix 11. All trees under a TPO will be protected by Harris fencing erected to allow exclusion zone to avoid loading the root zone				Responded
	18/01/2024	13:20	<b>15- Residents monitoring of noise, vibration and pollution and real time access to information:</b>  Considering the fact that we are dealing with a construction site that will last more than one year and involving substantial demolition and construction, that we are also in the presence of asbestos, that an elderly person lives along the intended construction site and that the majority of nearby residents are elderly (90, 80's and 70's) or have young children or work from home, it is of vital importance that all the local residents are given real time access to pollution measurements (particulates...), noise measurements and vibration e.g. on line or through real time posting on site to be posted so that street passersby can read them.  Q29 -Please provide very specific information and plans and locations of how the residents will be able to monitor in real time noise, vibration and pollution reading. This is a very important matter.	Query	Email		
							Q28

Sterling N3	19/01/2024	19:18	<p>Thank you for highlighting the crucial importance of ensuring that local residents can monitor real-time data on pollution, noise, and vibration, especially considering the presence of vulnerable populations and the extended timeline of the construction project.</p> <p>Q29-A: Recognizing these valid concerns, we have taken significant steps to provide access to environmental monitoring data. Our appointed environmental specialists have conducted thorough assessments, and the results are detailed and appended to our Construction Management Plan (CMP). Here is a summary of the findings and the procedures we will follow based on these recommendations:</p> <p>Air Quality (Dust during construction): ES Monitoring Ltd. has completed an Air Quality risk assessment, identifying potential impacts from on-site activities at 12 Pilgrim's Lane. The area's sensitivity was assessed as MEDIUM, with dust emission magnitude as SMALL. The site is categorized as low dust impact risk during demolition, construction, and earthworks. The council's guidance indicates that real-time dust (PM10) monitoring is required for sites with high OR medium dust impact risk levels. As our site is not characterized by medium or high dust impact levels, we will instead:</p> <p>Conduct daily on-site and off-site inspections to monitor dust, recording inspection results, and providing cleaning if necessary.</p> <p>Regularly inspect the site to monitor compliance with the Dust Management Plan (DMP), increasing the frequency of inspections when high dust-producing activities occur or during dry or windy conditions.</p> <p>Noise and Vibration: As outlined in the Noise/Vibration/Dust Management Plan, we will implement automated noise monitoring at four locations around the site perimeter. These locations are provisionally identified and will be finalized with local authorities. Our monitoring system will be Class 1 compliant (IEC 61672-1:2013), with mobile connectivity for web-based, near-live data presentation. A two-tier alert system will monitor noise exposure, with proactive management for amber thresholds and immediate action for red thresholds.</p>	Response	Email
Sterling N3	19/01/2024	19:18	<p>Should noise levels exceed the set thresholds, the system will trigger an alarm, work will cease, and a review will be conducted to identify the cause. Measures will then be implemented to mitigate the noise before work resumes. The predicted noise levels, even at their peak, are expected to remain below critical thresholds, with attenuation depending on the site's specific location.</p> <p>Reporting and Transparency: Weekly reports based on daily monitoring will be sent to the council for their records as part of CMP conditions. These reports will also be printed and displayed on the site hoarding information board. Additionally, we will maintain electronic access to the CMP via a link provided in our consultation letter, allowing anyone to access and review the information at any time.</p> <p>The council will review our reports as part of the CMP conditions, and we will engage with local authorities for any necessary discussions based on report variations. Our commitment is to maintain transparency and communication with the community throughout the duration of the project.</p>		
	01/02/2024	10:22	Q29 repeated	Query	.xls
Sterling N3	16/02/2024		Please see response in line 129 above	Response	.xls
	18/01/2024	13:20	<b>16- Overgrown tree branches</b>	Query	Email
			<p>There are large trees in the southern part of the property that have overgrown and need trimming as they now reach the north façade of my property. This is damaging my façade as well as the Cedar panels, especially in period of high wind.</p> <p>Q 30 -Please let me know when you will trim the branches, so that they do not touch my property façade?</p>		

unsatisfactory answer. Waiting for specific

Responded

Q29



Sterling N3	19/01/2024	19:18	Q30-A: We understand your concerns regarding the overgrown tree branches that are encroaching upon your property and potentially causing damage. This issue, while not directly within the remit of the Construction Management Plan (CMP), is certainly one that we take seriously and are prepared to address in collaboration with our client and the party wall surveyor.  The trimming of branches that extend onto neighbouring properties typically falls under the purview of the party wall agreement and should be handled accordingly. Therefore, we will initiate discussions with our client and the party wall surveyor to ensure that your concerns are duly considered. It will be imperative for the party wall surveyor to specify the conditions and schedule of the necessary work.  I will convey this information to the client's party wall surveyor and request that they communicate with all relevant parties. Once we receive instruction from our client based on the recommendations of the party wall surveyor, we will proceed with the appropriate actions to address the overgrown branches.	Response	Email		
	01/02/2024	10:22	Q30 repeated	Query	.xls	pending	
Sterling N3	16/02/2024		This is a client direct matter who has confirmed that a tree surgeon will be called in most likely late Autumn.	Response	.xls		Responded
	18/01/2024	13:20	<b>17-Regency Grove and Econe:</b>  I notice in your email of 18th January that you copied Regency Grove.  Looking at the website and companies house I see that Regency Grove is a fairly large professional building consultant with many full time building specialists such as several charter surveyors member of the MRICS, project surveyors, project managers....  That is very reassuring.  Q31 - My question is: once the various versions of the CMP and related materials and questionnaires are filed in, real and substantial consultation takes place and that once the CMP is eventually approved in the months ahead, what will be then their active day to day involvement, if any, once the construction starts in earnest, please?	Query	Email		Q30
Sterling N3	19/01/2024	19:18	Q31-A: Regency Grove has been appointed by the client as the contract administrator for this project. In his capacity during the construction stage, Regency Grove will not only monitor and control costs and time but will also ensure the compliance of the work with the specified requirements, quality assurance, and control. His role is vital in ensuring that the project adheres to the established standards and specifications.  Econe Ltd has been appointed as the health and safety consultant for the construction phase. Their role includes conducting monthly site inspections to check for compliance and providing advice, information, and guidance. They will focus on raising safety awareness, operating permission, licensing activities in major hazard industries, and carrying out targeted inspections and investigations.	Response	Email		
	01/02/2024	10:22	Q31 Repeated + '...we would like to be copied on demand'.	Request	.xls	answered	
Sterling N3	16/02/2024		Regency Grove is privy to your request and will decide as to the type of information to be disclosed.	Response	.xls		Responded
	18/01/2024	13:20	Q32 - Who do they report to, please? Yourself/Sterling N3 Contractors or the owner, Mr Alex Shamash, please?	Query	Email		Q31
Sterling N3	19/01/2024	19:18	Q32-A: In his role as contract administrator, Regency Grove will provide reports and communicate between the client and Sterling N3 Contractors, ensuring that all contractual obligations are met. Econe Ltd, on the other hand, will prepare reports based on their findings from each inspection, including proposed remedial actions. These reports will be issued to both the client and Sterling N3 Contractors. Any required remedial actions will need to be corrected and evidenced, typically supported with photographic proof, before the next site visit.	Response	Email		
	01/02/2024	10:22	Q32 repeated	Query	.xls	waiting for reply	
Sterling N3	16/02/2024		Please see response in line 192 above.	Response	.xls		Responded
							Q32

	18/01/2024	13:20	Q33- Should they remain active in the management of the project during the active construction phase will the residents be able to liaise directly with them, please?	Query	Email
Sterling N3	19/01/2024	19:18	<p>Q33-A: Both Econe, Regency Grove and will be actively involved throughout the construction phase. Their contact details will be prominently displayed on the site information board installed on the hoarding and on the F10 certificate. These contact details will be accessible to anyone who may need to get in touch with them for consultation or to address any concerns. This approach ensures that residents and other stakeholders have direct lines of communication with key project consultants, fostering transparency and responsiveness throughout the construction process.</p> <p>We are confident that the involvement of Regency Grove, Econe and Sterling N3 Contractors will contribute significantly to the smooth and safe progression of the project, with their expertise and active participation at every stage.</p> <p>We hope that our intent and response is satisfactory and look forward to your feedback.</p> <p>Kind Regards, David Pankiewicz Sterling N3 Contractors Ltd</p>	Response	Email
	01/02/2024	10:22	Q33 repeated	Response	.xls
Sterling N3	16/02/2024		Noted	Response	.xls
Sterling N3	23/01/2024	12:39	Dear Jagdish,	Update	Email
			<p>Thank you for your message and introduction.</p> <p>We appreciate the numerous concerns raised to date and have carefully considered each one, including those which you are most likely not privy to, which will be made available in the Appendices upon submission.</p> <p>With regards to your suggestion of meeting in person neighbour A at and the three ward Councillors, we have tried to arrange, however Neighbour A did not consider this necessary and requested a detailed response to his queries instead. This has now been provided and I have allowed myself to copy you into the correspondence.</p> <p>Having considered all of the concerns and queries raised, we have re-visited our construction methodology, undertaken the impact assessments and updated the Construction Management Plan accordingly.</p> <p>All of the local residents have been updated throughout the CMP development process, we have responded directly to all individual queries and provided a link to the updated version of the CMP (v.2).</p> <p>Our intent is now to obtain further feedback from the community and take appropriate actions to address their concerns, pre-submission of the final version of the CMP.</p> <p>In the meantime, I look forward to receiving any queries or suggestions you may have and look forward to keeping an open line of communication.</p> <p>Kind Regards, David Pankiewicz  Sterling N3 Contractors Ltd</p>		
	18/01/2024	13:20	Dear Mr Pankiewicz,	Update	Email
			<p>Thank you for your long email of 19th January.</p> <p>I have started analysing it. I shall aim to reply to all its content and on a number of important issues before the end of the month.</p>		

answered

Responded

Q33

31/01/2024

16:57 Dear Mr Pankiewicz,

Query

Email +Word  
Document of  
queries + Excel  
Document query  
tracker

Thank you for your email of Friday 19th along with the accompanying attachments.

Upon review, I have identified a considerable number of crucial issues that warrant immediate attention and resolution. These issues have not been addressed at all or in a wholly inappropriate manner.

Please find attached a spread sheet recapitulating the 50 + issues that need to be thoroughly addressed. I also attach corresponding notes on these issues.

Hereunder are examples of some, but by no mean all, of the key issues that need to be properly addressed:

-quarterly meetings with the residents are wholly unsatisfactory. It must be instead on a much higher frequency: every 3 weeks during the first six months. Please resubmit accordingly.

- please provide the actual latest updated site plans and detailed drawings. For example, this must show whether or not there will be a two-storey western extension, a swimming pool...This does not show in your plan and will have a very significant impact on the length of the project.

-we need the addresses of the previous sites that you managed. This is a large site and you have not demonstrated a proven track record of properly and satisfactorily managing construction sites of this size where the amenities of residents have been properly protected. Please note that we do not intend to contact the owners of the sites you previously managed.

-we also need the addresses of the previous sites that Mrozek Krzysztof of ES Monitoring managed.

- direct real time and online access for nearby residents to the readings of the monitoring devices. residents.

- residents must have readily access to the complaint book in order to see its content.

- Implement an emails notification system to keep residents informed ahead of time about road closures and other relevant site updates.

For a comprehensive overview of these and the very substantial number of other outstanding matters, please refer to the attached notes.

I look forward to your precise and thorough response to each and every point raised.

01/02/2024 10:22 Updated comments as of 1st February that supersedes my comments of 31st January 2024

Dear Mr Pankiewicz,

Thank you for your email of Friday 19th along with the accompanying attachments.

Upon review, I have identified a considerable number of crucial issues that warrant immediate attention and resolution. These issues have not been addressed at all or in a wholly inappropriate manner.

Please find attached a spread sheet recapitulating the 50 + issues that need to be thoroughly addressed. I also attach corresponding notes on these issues.

Hereunder are examples of some, but by no mean all, of the key issues that need to be properly addressed:

- quarterly meetings with the residents are wholly unsatisfactory. It must be instead on a much higher frequency: every 3 weeks during the first six months. Please resubmit accordingly.
- please provide the actual latest updated site construction plans and detailed drawings. For example, this must show whether or not there will be a two-storey western extension, a swimming pool... This does not show in for example in the draft construction plan in pages 68 to 70, es Acoustics reports, appendix 2... Lots of other information is not in accordance with the approved drawings in appendix 10. This will have a very significant impact on the length of the project and would make it at the very least a two and half + to three-year + project.
- we need the addresses of the previous sites that you managed. This is a large site and you have not demonstrated a proven track record of property and satisfactorily managing construction sites of this size where the amenities of residents have been properly protected whilst property complying with all regulations. Please note that we do not intend to contact the owners of the sites you previously managed.
- we also need the addresses of the previous sites that Mrozek Krzysztof of ES Monitoring managed.
- direct real time and online access for nearby residents to the readings of the monitoring devices.
- residents must have readily access to the complaint book in order to verify its content.
- Implement and commit to an emails notification system to keep residents informed ahead of time about road closures and other relevant site updates.
- faulty or missing reports.

For a comprehensive overview of these and the very substantial number of other outstanding matters, please refer to the attached notes.

I look forward to your precise and thorough response to each and every point raised.

Message and queries of 31/01/2024 16:57 (above) expanded

Email +Word Document of queries + Excel Document query tracker

Queries 33-62 extract from Neighbour A's word document below

01/02/2024	10:22	Dear Mr Pankiewicz, Thank you for your email of Friday 19th and the various attachments. There is a very substantial and overwhelming number of very important issues that need to be addressed properly and so far have not. There is also a very significant amount of information that is either missing or faulty. Hereunder are some examples of some of the numerous issues:	Comment	Word Document
01/02/2024	10:22	Q6 18/01/2024 13:20 repeated - proposed quarterly meeting frequency wholly unsatisfactory.	Comment	Word Document
Sterling N3	16/02/2024	Please see response in line 99 above	Response	.xls

waiting for reply

Responded

	01/02/2024	10:22	Q34 (Formerly Q14 18/01/2024 13:20) - How will the nearby residents be provided access to real time measurements of the noise e.g. decibels... or PPV for vibrations?	Query	Word Document	waiting for reply	
Sterling N3	16/02/2024		Paragraph 38 refers to PM10 (dust) monitoring for sites that require AQA and real time dust monitoring. The development does not fall in any of the required categories. Noise baseline survey is not related to this requirement.	Response	.xls		Responded Q34
	01/02/2024	10:22	<b>New questions as of 1/20/24</b>  Q35 -Page 10, item 7: I notice that erection of a two-story side extension on southern side is mentioned. Whilst this is part of the planning consent, I and other residents have been told during a telephone conversation in January with the owner and developer Mr Alex Shamash that he did not intend to build anymore such extensions. We were also told by Mr Shamash that he was not going to proceed with the excavation of a swimming pool either. Both the western side two story extension and the two-story extension do not seem to appear in some of the documents and plans shown in the draft CMP: e.g pages 45, 46, 125, 126, 154, 155 of es Acoustics. It also is not itemized in pages 68 to 70 in Appendix 2 Draft Construction Program of Works...  This is different from the approved plans shown in appendix 10.  <b>Needless to say, that all the neighbors would very much welcome such scaling down of the project.</b>  So, what is the latest state of things on the matter, please? This will have a very material impact on the duration and the nuisance that the construction will engender as well as the noise modeling assumptions. Building a two-story side extension as well as a 5 meter + deep swimming pool would take over at least an extra one or two years to build.	Query	Word Document	waiting for reply	
Sterling N3	16/02/2024		Our client does not intend to proceed with the side extension or a swimming pool.	Response	.xls		Responded Q35
	01/02/2024	10:22	Q 36-I also notice that the side extension is not factored in the 250 items in the spread sheet in appendix 2. Can you please confirm and commit that this will be in actual practice the case?	Query	Word Document	waiting for reply	
Sterling N3	16/02/2024		This is not factored in due to the above.	Response	.xls		Responded Q36
	01/02/2024	10:22	Q 37-Page 11, item 8: how can the Site Set-Up and Hoarding installation been scheduled for 5th February when we do not know as of yet when the CMP will be approved? Also, for example and as stated in page 4 of Camden's Minimum Requirements "28 days prior any building works are being carried out the contractors shall submit a method statement on how the destruction/dispersion of rodents will be controlled during demolition works."	Query	Word Document	waiting for reply	
Sterling N3	16/02/2024		Regarding the specific issue raised, it's crucial to acknowledge that certain activities, such as site set-up and hoarding installation, may have dependencies on the CMP approval process. The programme of works will be updated accordingly once CMP is approved.	Response	.xls		Responded Q37
	01/02/2024	10:22	Q 38- In page 13, It is mentioned that Downshire Hill Properties are likely to experience some levels of noise, vibration and dust. The residents in these properties should also be contacted in a systematic manner.	Query	Word Document	waiting for reply	
Sterling N3	16/02/2024		Thank you for bringing up the concern regarding the residents of Downshire Hill We confirm that a systematic approach will be taken to contact these residents to ensure they are informed about any potential disruptions and to address any concerns they may have.	Response	.xls		Responded Q38
	01/02/2024	10:22	Page 15 item 11 – Consultation: Q 39-Meeting Frequency: must be at least every three weeks during the first five months of the project and once demolition, excavation or building work starts. During those meetings the main building contractors must also attend.  <u>It is entirely inappropriate considering the location of the construction site that will last more than one year and located at a crossroad and also triggering significant amount of noise, vibration and pollution and other nuisances next to neighbors in their 90's, 80's, 70's or with young children or working for home not to have the opportunity to be consulted at much shorter time intervals that the proposed quarterly meetings.</u>	Query	Word Document	waiting for reply	

Sterling N3	16/02/2024		As mentioned above our plan is to hold an initial consultation meeting where all residents can voice their preferences and constraints regarding how often we should meet. We understand that everyone has unique schedules and commitments, so our goal is to create a meeting schedule that accommodates the widest range of participants possible. This initial meeting will serve as a platform to discuss and agree upon a frequency that suits the majority, rather than imposing a predefined schedule that may not meet everyone's needs. We aim to organise this meeting at a time and location that ensures maximum participation. It's crucial that we come together to make decisions that reflect the collective interests and preferences of our community. While we initially suggested meeting quarterly, we are fully prepared to adjust this based on the feedback and consensus we receive during our consultation. We believe that open dialogue and mutual understanding are key to establishing a meeting rhythm that respects everyone's time while fostering effective communication and collaboration within community.	Response	.xls		Responded	Q39
	01/02/2024	10:22	Q 40 -To the largest extent possible local residents should be alerted or updated by emails for all communications and alerts of any kind. Please confirm.	Query	Word Document	waiting for reply		
Sterling N3	16/02/2024		We hereby confirm that during our inaugural residents' meeting, one of our primary objectives will be to collect email addresses from all attendees. This initiative is part of our commitment to ensure transparent, timely, and efficient communication regarding:  - Updates on ongoing and upcoming projects - Notifications on logistics - Information on high-impact activities that may affect local residents  During the meeting, we will present a proposal detailing the email communication plan, highlighting how it will be implemented and the types of communications residents can expect to receive. We will also introduce a feedback mechanism, allowing residents to easily communicate with us regarding any concerns, suggestions, or events that may affect project operations. Our team is committed to working closely with the community to resolve any issues that arise, ensuring minimal disruption and maintaining a positive environment for all.	Response	.xls		Responded	Q40
	01/02/2024	10:22	Q 41 -All residents must have readily access to see the content of the Complaint Register on demand to ensure that their complaints have been duly registered. Please confirm.	Query	Word Document	waiting for reply		
Sterling N3	16/02/2024		I am pleased to confirm that the Complaint Register will indeed be set up as a live document, akin to the Construction Management Plan (CMP), to ensure that every resident has the capability to readily access and review the content. This measure is put in place to guarantee that all complaints are not only duly registered but also that their resolution process is visible and trackable by the concerned parties.  The live document will be updated regularly to reflect the current status of each complaint, from the time it is reported, through the various stages of handling, and finally to its resolution. This approach aims to foster an environment of trust and open communication, reassuring residents that their concerns are taken seriously and addressed promptly.	Response	.xls		Responded	Q41
	01/02/2024	10:22	Q 42-Page 16 item 13. Please confirm that you will follow the Guide for Contractors Working in Camden. -Page 17 item 14 and page 18: There are also several construction sites also currently taking place in Kemplay road not far from 12 Pilgrim's Lane and along the road that will be taken by the lorries for this site.	Query	Word Document	waiting for reply		
Sterling N3	16/02/2024		Updated on CMP. During the work we will follow a Guide for Contractors Working in Camden.	Response	.xls		Responded	Q42
	01/02/2024	10:22	Q 43 -Page 19 How can you assume the proper role of principal contractor when companies house shows that you had only two employees in 2022: yourself and Hanna Pankiewicz and negative equity of - £ 15,712 as of 31 December 2022?	Query	Word Document	waiting for reply		
Sterling N3	16/02/2024		Please see response in line 144 above	Response	.xls		Responded	Q43
	01/02/2024	10:22	Q 44 -Page 26 – item 18 b-Traffic routing – Local Coordination and Updates. The regular updates regarding local road closures and consultations should also include the nearby residents e.g.in Kemplay road and 1 to 14 Pilgrim's Lane. <u>This should be systematically communicated days before by emails to all the residents at these addresses that have communicated their emails.</u>	Query	Word Document	waiting for reply		

Sterling N3	16/02/2024		<p>"Q44: We will implement a communication protocol to ensure you are kept informed and consulted regarding any forthcoming changes to traffic patterns near residences.</p> <p>Key Highlights of Our Enhanced Communication Strategy:</p> <p>Advanced Notice: We will issue notifications regarding any planned road closures or significant traffic alterations at least one week in advance of their commencement. This is to ensure you have ample time to adjust your plans accordingly.</p> <p>Email Communications: For those residents who have provided us with their email addresses, updates will be systematically communicated through this channel. This will include detailed information about the nature of the work, the expected duration, and any potential impact on your access and mobility.</p> <p>Feedback and Adjustments: Prior to finalizing our plans, we will share our initial logistics and routing arrangements with you. This is an invitation for feedback, allowing you to voice any concerns or suggestions you might have. Our aim is to work collaboratively to implement any necessary adjustments before proceeding with our work. This ensures that our actions consider the needs and preferences of the community.</p> <p>Ongoing Updates: Aside from the initial notification, we will keep you updated on the progress of the work and any changes to the expected timelines or impact. We understand the importance of adaptability and will ensure you are informed promptly of any developments."</p>	Response	.xls		Responded	Q44
	01/02/2024	10:22	Q45-Page 37, item 22 Please provide a precise drawing showing where the location of the 2.4 meter hoarding will be. It is vital that the hoarding encircles the construction site on all sides so that not only it surrounds the area Pilgrim's Lane but also faces 10 Pilgrim's Lane as well as the properties located on Downshire Hill so as to reduce construction noise and pollution.	Query	Word Document	waiting for reply		
Sterling N3	16/02/2024		You can find detailed plans and specifications of the hoarding, including its composition and location, in the Construction Management Plan (CMP), specifically in Appendix A section . This information is available via the link provided in the CMP document. This will give you a comprehensive view of the safety measures we're implementing.	Response	.xls		Responded	Q45
	01/02/2024	10:22	<p>Q46 Please also confirm that no excavation or construction works will take place until such a time that the complete hoarding has been installed.</p> <p>-Page 42, item 28</p> <p>- The Baseline Survey Report was conducted during one of the quietest holiday periods of the year when there is very low traffic and when a substantial number of the residents are away. A substantial number of residents were not back at their residence until the week starting 8th January.</p> <p>-This results in a bias noise and predictions modeling that does not use proper and appropriate benchmarking because it does not measure properly neither does it fully take into account normal non-holiday time when there is substantially more traffic and noise.</p>	Query	Word Document	waiting for reply		
Sterling N3	16/02/2024		We're also committed to ensuring that the full hoarding is in place before starting any soft strip, demolition, or excavation work. This is our first step in the project to ensure the area is secure. The hoarding will be maintained throughout the construction phase to minimize any potential disruptions and will be removed only at the end of the project once all work is completed.	Response	.xls		Responded	Q46
	01/02/2024	10:22	Q47- A new report conducted during a period of normal traffic i.e. not during a holiday period should therefore be resubmitted.	Query	Word Document	waiting for reply		
Sterling N3	16/02/2024		The baseline survey was undertaken during period which included working days and holidays. It's been noted that the overall noise profile during the baseline period may quite therefore less favourable for the client. It is not expected that residual noise levels will increase significantly during, however any increase in residual noise will work in favour for the client as more noise will be masked.	Response	.xls		Responded	Q47
	01/02/2024	10:22	Q48 -Also depending on whether or not Mr Shamash will build the side extension, this new report should also factor in the proposed southern extension as it does not appear to be shown in maps 1 to 6 of the Baseline Survey Report.	Query	Word Document	waiting for reply		
Sterling N3	16/02/2024		Please see response line 80 above	Response	.xls		Responded	Q48

	01/02/2024	10:22	Q 49-Please provide a drawing of where the 2.4-meter fence will be located all around the construction site?	Query	Word Document	waiting for reply	
Sterling N3	16/02/2024		The 2.4m hoarding will be erected to the front flank of the site boundary from garage-up to the large tree, the remainder of the site is obscured by shrubs.	Response	.xls		Responded
	01/02/2024	10:22	Q 50 - Page 47 mentioned is made of the highest predicted noise level during demolition of the 1st floor will reach 80 Db. Measures must be taken and shown in the CMP how such an unacceptable noise level will not take place. This is also not in accordance with the proposed action levels.	Query	Word Document	waiting for reply	
Sterling N3	16/02/2024		The noise prediction is undertaken to flag situations where daily levels above 75 decibels (LAeq, 10hr) are unavoidable (even after employing BPM and reasonable breaks), such as when demolition of reinforced concrete structures takes place in close proximity to neighbouring properties. These activities have been identified at an early stage and with noise monitoring system providing live data and early alerts, site/project manager can apply BPMs to minimise the impact (i.e. reducing the duration of the high impact activity, as it is likely that only one property will be affected if an agreement with residents to undertake high impact activities during times that do not affect them)	Response	.xls		Responded
	01/02/2024	10:22	Q 51 -Page 49 item 29 states that the base line survey presents data from 21 December 2023 to 03 January 2023. I explained in my above comment regarding page 42, item 28, why this is inappropriate benchmarking. <u>A survey must be instead undertaken during a period entirely outside a holiday period. Please conduct and resubmit such survey.</u>  -Page 54: It is stated: "Strategically placed dust monitoring devices will be placed within the site boundary as set out in the Camden presentation. The equipment will monitor noise levels and notify the project team and other key personnel who require the readings, should levels exceed those set by the local authority/EA suggested levels."	Query	Word Document	waiting for reply	
Sterling N3	16/02/2024		The baseline survey was undertaken during period which included working days and holidays. It's been noted that the overall noise profile during the baseline period may quite therefore less favourable for the client. It is not expected that residual noise levels will increase significantly during, however any increase in residual noise will work in favour for the client as more noise will be masked.	Response	.xls		Responded

Q49

Q50

Q51



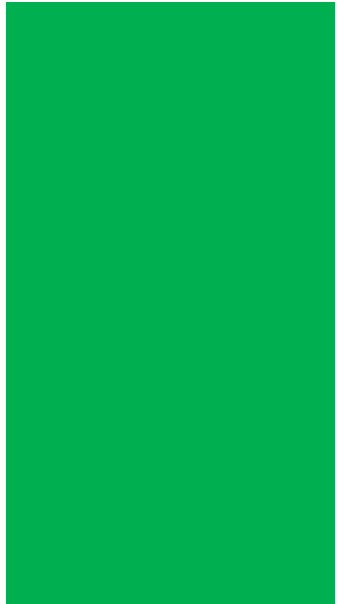
	01/02/2024	10:22	<p>Q52 <u>It is essential that all nearby residents have direct real time and on line access to the reading of the monitoring devices including noise, vibration and dust. Please confirm that this will be the case and specify how and when you will implement this?</u></p> <p>•For example, page 8 of the ES Monitoring report, mentioned is made of an automated noise monitoring system with data uploaded to the web providing near-live data presentation. Please confirm that residents of surrounding properties will be given live access to these near-live data presentation.</p> <p>- Page 57 The ES monitoring report is based on assumption that strict mitigation measures will be implemented. There are no guarantees at all that this will be the case.</p> <p>•The ES monitoring report states on pages 8 and 9 of its Air Quality Mitigation Measures:</p> <p>“Dust from construction and demolition sites can have a negative effect on the amenity of neighbouring residents. Dust and other pollutants can have a range of effects, the severity of which can vary depending upon the on the recipient as referenced in the IAQM ‘Guidance on the assessment of dust from demolition and construction’”.</p> <p>“As such, it is important that a number of mitigation measures are applied in order to minimise dust emissions from the site, in accordance with the Mayor’s SPG for Control of Dust and Emissions during Construction and Demolition”.</p> <p>And then gives a list of two dozen of onsite measures to be taken to that effect.</p> <p><u>The local residents have no guarantees or control whatsoever that this will be rigorously and systematically undertaken during the demolition and construction phase.</u></p> <p><u>Furthermore, you have elderly residents some in their 90’s leaving next to the construction site or suffering from various medical conditions such as asthma as well as young children nearby.</u></p>	Query	Word Document			
						waiting for reply		
Sterling N3	16/02/2024		See response line 129 above	Response	.xls		Responded	Q52
	01/02/2024	10:22	<p>Q53 <u>It is therefore imperative that Automated PM10/PM2.5 monitoring takes place on an automatic basis and that the residents are given automatic on line access to the reading of the monitoring devices and follow Camden’s Clean Air Action Plan monitoring procedures. Please confirm.</u></p>	Query	Word Document			
						waiting for reply		
Sterling N3	16/02/2024		<p>The size of project does not qualify as a major development under DMPO 2015 and does not fall within other categories requiring AQA. Unless requested by Council Environmental/Nuisance team there is no direct requirement for automated monitoring. The contractor need to ensure that the dust pollution is controlled and follow the BPMs.</p> <p>All sites with a high or medium dust impact risk level will require real-time dust (PM10) monitoring with MCERTS ‘Indicative’ monitoring equipment; all sites requiring real-time dust monitoring must complete a three-month baseline monitoring period before any onsite construction/ demolition works may begin</p>	Response	.xls		Responded	Q53
	01/02/2024	10:22	<p>Q-54 Page 60:” Furthermore, according to IAQM guidelines, it would be necessary to inspect the area in the local vicinity of the construction works to ensure that surfaces are not soiled by dust emissions from the site, with suitable cleaning offered if necessary. In order to minimise this, it would be recommended that screens are erected around the site boundaries as appropriate” What is the minimum number of screens that will be ordered for this site this year, please?</p> <p>Page 61 item 39</p>	Query	Word Document			
						waiting for reply		
Sterling N3	16/02/2024		Circa 8nr. Fixed to harris fencing	Response	.xls		Responded	Q54
	01/02/2024	10:22	Q55 -Please let us know when Rentokil will be conducting its site visit.	Query	Word Document		waiting for reply	
Sterling N3	16/02/2024		A pest survey has been carried out by client's preferred specialist on 22/01/2024 with subsequent report attached to the CMP at submission	Response	.xls		Responded	Q55
	01/02/2024	10:22	Q56 -Please provide us with a copy of the Rentokil report once it is ready.	Query	Word Document		waiting for reply	
Sterling N3	16/02/2024		Attached to CMP	Response	.xls		Responded	Q56

	01/02/2024	10:22	Q57-how can you by yourself manage properly a site of this size? How can you reasonably handle all the logistics about transportations, pollution, safety whilst also abiding by Building Mental Charter, the Mates in Mind Program, the Mental Health First Aiders program, compliance with the CLOCS and FORS policies, assure enforced route Management, have regular site and vehicle inspections, ref page 20 of the CPM - the Considerate Construction Scheme, comply with Camden requirements...on essentially your own? It is humanly impossible to properly manage, implement, conduct, and supervise all this for an essentially one-man company. Also, it is totally unrealistic and improbable that Sterling N3 has the permanent resources to properly conduct what is states throughout the CMP (e.g. paragraphs 39, 40, 41, 43, 44...)	Query	Word Document	waiting for reply	
Sterling N3	16/02/2024		Please see response line 144 above	Response	.xls		Responded Q57
	01/02/2024	10:22	Q57-how can you by yourself manage properly a site of this size? How can you reasonably handle all the logistics about transportations, pollution, safety whilst also abiding by Building Mental Charter, the Mates in Mind Program, the Mental Health First Aiders program, compliance with the CLOCS and FORS policies, assure enforced route Management, have regular site and vehicle inspections, ref page 20 of the CPM - the Considerate Construction Scheme, comply with Camden requirements...on essentially your own? It is humanly impossible to properly manage, implement, conduct, and supervise all this for an essentially one-man company. Also, it is totally unrealistic and improbable that Sterling N3 has the permanent resources to properly conduct what is states throughout the CMP (e.g. paragraphs 39, 40, 41, 43, 44...)	Query	Word Document	waiting for reply	
Sterling N3	16/02/2024		Please see response line 80	Response	.xls		Responded Q58
	01/02/2024	10:22	Es Monitoring report: Q59 -ES Monitoring is according to Company House, a new company incorporated on 23rd September 2022. Which company and in what capacity was Mr Mrozek working with before, please? Which specific construction sites and at what addresses was he involved in the last few years, please?	Query	Word Document	waiting for reply	
Sterling N3	16/02/2024		Together the team has over 30 years of experience of acoustics consultancy. Everyone in a team is a member of IoA. I've been personally undertaking and managing monitoring since 2013 on various sites from small residential properties to large commercial developments such as Battersea Power Station, and sensitive developments such as Hammersmith Hospital or Paddington Qube next to St. Mary's Hospital.	Response	.xls		Responded Q59
	01/02/2024	10:22	Q60-In page 7 of the report mentioned is made of Erith. Who is he and who does he work for please?	Query	Word Document	waiting for reply	
Sterling N3	16/02/2024		Typographical error, it refers to Contractor (it's been corrected in revised version)	Response	.xls		Responded Q60
	01/02/2024	10:22	Q61 in pages 10 to 19 of the Noise prediction and modeling report compiled by es monitoring, please provide and insert the address of each and every property instead of just mentioning: Residence.	Query	Word Document	waiting for reply	
Sterling N3	16/02/2024		Please refer to noise map to identify the locations, we will not be able to label every location with an address. The noise prediction exercise is to present the impact on the area/façade not an individual property.	Response	.xls		Responded Q61
	01/02/2024	10:22	Q62 In appendix 7, The Noise Predictions and Modelling – report prepared by es Monitoring shows in Appendix B a Noise predictions that is replicated in Appendix 8 for Noise/Vibration/Dust Management Plan. That does not seem right. Where is the table for predicting Vibration and Dust data, please?	Query	Word Document	waiting for reply	

Sterling N3	16/02/2024		Annexe E of BS 5228-2 provides a method for predicting vibration from vibratory/percussive piling and ground compaction works. There is no methodology to predict vibration from activities undertaken on this specific site. Lack of methodology and the vibratory nature of all machinery due to be used is not known makes the accurate prediction of vibration levels at adjacent dwellings difficult if not impossible. The vibration transfer would occur through the ground as well as through common structures, however the transfer of vibration depends heavily on the ground material, and any additional elements within the ground such as pipework, foundations or cavities. Vibration monitoring is therefore recommended in order to effectively control set vibration criteria. There is no predictions of the dust data as it is impossible to undertake it due to unknown variables. The type of this site does not require AQA, however a basic AQ risk assessment was undertaken and the site falls within low risk category.		
Sterling N3	01/02/2024	19:09	Dear Sir,  Thank you for your message, comments and elaborating further your queries.  We will review these carefully and revert in due course.  Kind Regards, David Pankiewicz Sterling N3 Contractors Ltd	Update	Email
Sterling N3	01/02/2024	21:31	Dear Sir,  We would firstly like to thank you all for your time spent in the numerous queries raised to date and in doing so aiding us in developing the optimal methodology and strategy for undertaking the above project.  Our intent is to address all queries from all neighbours, those raised and any other concerns you may have in the form of a community workshop meeting.  We would therefore like to invite you to join us for a coffee meeting at: The Freemasons Arms, 32 Downshire Hill, on Monday, 12th November at 2:00 PM.  The purpose of this gathering is to discuss the Construction Management Plan (CMP) and address any queries or concerns you may have raised before the submission of the CMP to the local authority.  Your input is invaluable to us, and we believe that an open discussion will help ensure that the construction process is as smooth and considerate as possible for everyone in the neighbourhood.  Your attendance and participation will greatly contribute to fostering a positive and collaborative community atmosphere. If you have any specific topics or questions you'd like to ensure we cover during the meeting, please feel free to let us know in advance and kindly RSVP attendance at the earliest opportunity.  Thank you for your cooperation, and we look forward to seeing you there.  Kind Regards, David Sterling N3 Contractors Ltd	Update/ Meeting Invitation	Email

Responded

Sterling N3	02/02/2024	14:08 Dear Sir,	Update/ Date Correction	Email
<p>Apologies for the error in proposed date. Please see the collection below.</p> <p>We would firstly like to thank you all for your time spent in the numerous queries raised to date and in doing so aiding us in developing the optimal methodology and strategy for undertaking the above project.</p> <p>Our intent is to address all queries from all neighbours, those raised and any other concerns you may have in the form of a community workshop meeting.</p> <p>We would therefore like to invite you to join us for a coffee meeting at: The Freemasons Arms, 32 Downshire Hill, on Monday, 12th February at 2:00 PM.</p> <p>The purpose of this gathering is to discuss the Construction Management Plan (CMP) and address any queries or concerns you may have raised before the submission of the CMP to the local authority.</p> <p>Your input is invaluable to us, and we believe that an open discussion will help ensure that the construction process is as smooth and considerate as possible for everyone in the neighbourhood.</p> <p>Your attendance and participation will greatly contribute to fostering a positive and collaborative community atmosphere. If you have any specific topics or questions you'd like to ensure we cover during the meeting, please feel free to let us know in advance and kindly RSVP attendance at the earliest opportunity.</p> <p>Thank you for your cooperation, and we look forward to seeing you there.</p> <p>Kind Regards, David Sterling N3 Contractors Ltd</p>				
	06/02/2024	10:44 Dear Mr Pankiewicz,	RSVP Declined + Query	Email
<p>Thank you for your email of 2nd February and your invitation for a meeting on Monday 12th February.</p> <p>I am tied up with prior appointments that preclude me from attending at the proposed time.</p> <p>In any circumstances, there is an overwhelming and substantial amount of outstanding information, inconsistencies and technical issues that need to be addressed thoroughly and satisfactorily in writing.</p> <p>The list of all the points raised in my email of 1ST February and its 4 pages and spread sheet attachments need to be addressed first and foremost precisely and in their entirety in writing.</p> <p>Once I receive your detailed corrected reports, plans, information, and written comments on each and every point that I raised I will then analyse and respond accordingly in writing.</p> <p>Please note that my house at 10 Pilgrim's Lane is located directly along the proposed construction site and that I will be directly impacted by the proposed scheme.</p>				



Sterling N3 10/02/2024 11:17 Dear Sir, Update Email

Thank you for your response. We are working with Eccone, ES Monitoring, our client and design team, in response to your queries.

We appreciate that a physical meeting is not possible for you, I therefore provide a Zoom conference call link below for your convenience, should you wish to join us on Monday 12/02/23 @ 2pm:

Sterling N3 is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting  
<https://us04web.zoom.us/j/74839664636?pwd=rrkZOTujWQM0AbJwjbXNRpCcNv6Ryr.1>

Meeting ID: 748 3966 4636  
Passcode: 0H5Gmv

Kind Regards,  
David  
Sterling N3

Neighbourhood Workshop Group Meeting was held at The Freemason Arms and Zoom conference - None of the invited parties attended.

Responded