

**Construction Environment Management
Plan**

In association with redevelopment

Application for Planning Permission

Proposal

REDEVELOPMENT TO PROVIDE AN OFFICE / STORAGE AREA

AND RESIDENTIAL FLATS

AT

221A BELSIZE ROAD, KILBURN, LONDON NW6 4AA

JUNE 2013

Site: 221A BELSIZE ROAD, KILBURN, LONDON NW6 4AA

Background;

The Construction Environmental Management Plan has been prepared by ... construction management, as the Principle Contractor to comply with the London Borough of Camden Council requirement.

The applicant has commissioned us to provide this CEMP as requested by the Borough Council. We normally provide a CEMP once a planning permission is in place and our company has been successful in securing the contract. However, in this case it appears that the Council is positive with regards to the outcome of the scheme. The scheme is quite detailed and has been subject to lengthy negotiation with the Council and has emerged based on Council's advice and guidance.

The CEMP Plan include details of the proposed works, hours of construction, contractors parking, the delivery and storage of materials, measures to mitigate noise and dust, plant and equipment and a contact procedure for complaints.

We are happy that the council impose a condition that all works of construction to follow the CEMP hereby submitted and if approved the plan shall be implemented throughout the construction period.

Contract

Norbert Cos
242 Belsize Road
London
NW6 4BT

Employer

Alfred Yazdiha
29 Dollis Avenue
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Architect

Saleem Khan
Advanced Management Ltd
65 The Ridgeway
Kenton, Harrow
London
HA3 0LW

1. Work Content;

The works include the demolition of the existing building, the removal of the materials and the construction of 3 storey building, incorporating cavity wall to high insulating degree. Masonry, external fully sound and thermal insulation glazed windows and doors, trickle ventilation system and tiled roof. Further, to fit associated residential services and amenity facilities such as kitchen and bathrooms. Finally, utilising and extending the existing mains services and connecting into existing drainage.

2. Restriction on working hours

Monday to Friday;	8am till 6pm
Saturdays	8am till 1pm
Sundays and bank holidays:	no working

3. Contractors Parking

We are using local contractors who live locally, thereby reducing the need to pay for parking bays. Where necessary, the contractors will occupy the authorised bays by paying and obtaining the appropriate permission from the Council.

4. Delivery of Materials;

Materials will be delivered in vehicles to the existing loading bays within vicinity of the premises. Deliveries will typically be made in small loads and will observe the applicable 20min waiting limit.

The deliveries of structural frames will be made in one operation. We do not anticipate the use of cranes. But if necessary the necessary approval will be obtained from the highway authority.

5. Storage of materials;

The need to storage of materials will be significantly reduced by operating a tired and tested "just in time" delivery policy.

This will entail a detailed planning approach -that will amongst other things- will link the timing of material deliveries as close as is practical to when they are needed on site. The bulk deliver of large quantities of material to service large chunks of project will be avoided. Materials will instead be delivered in an appropriate number of smaller loads that will only be sufficient for the immediate and short term requirements of the programme.

By calling off material as and when necessary, the bulk of the materials will effectively be stored off site in the premises of our suppliers. The need to store materials in the working areas of the site will therefore be kept to a minimum.

No materials, equipment or plant will be permitted to be stored on the public pavement or parking bays.

6. External scaffolding;

The necessary licence will be obtained and Scaffolding will be erected in order to allow safe access to the external elevations. Provision will be made to protect the general public. The scaffolding will be erected by a competent and experienced company in full compliance with the relevant health and safety regulations, Highway Authority and the Council. The scaffolding will be properly maintained and inspected on a daily basis in accordance with the relevant health and safety regulations. The scaffolding will be in place for the minimum period required.

All the neighbouring businesses and neighbours will be contacted and informed with regards to the works. All necessary party wall agreement will be obtained.

7. Measures to mitigate Noise and Dust

The proposal involves the demolition of the building. The building is rather small with the front elevation incorporating double garage. Hence there will not be a great deal of materials to be removed. However, to help avoid a dust nuisance while undertaking building works we will ensure; all dry materials liable to cause a dust nuisance to be damped down prior to breaking out or sweeping. Further, all the skips content will be damp down before and after each delivery of debris. The loading of debris to skips will be carried out manually from ground level and we will not be using any chute.

We aim to select intrinsically "quiet" plant or working methods;

- using plant and vehicles responsibly, e.g. switching them off when idle;
- provision of acoustic barriers or enclosures around noisy plant;
- avoiding noisy activities at locations close to sensitive receptors, or ensuring that such activities are kept to a minimum;

8. Unwanted materials

A licensed waste disposal company will be used to collect and dispose of waste All waste transfer notes will be retained All the necessary licences will be obtained from the Environment Agency or any other appropriate body.

9. Contact procedure for complaints

The following details will be displayed on site;

- Name and address of contractor carrying our works, including details of any sub contractors.
- Contact details including emergency calls to site manager

- Address and location of proposed works. This will include site plans showing layout of site facilities and local street maps showing which premises are likely to be effected by the construction work.
- Details of construction work including a week by week construction program.
- Method statements for each stage of construction and details of what plant will be operating together and likely duration of their use.
- Propose working hours.
- List of all plant and equipment and sound power levels
- Proposed steps to minimise noise and vibration (Best Practicable means)
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- Details of monitoring to demonstrate compliance with the requirements of the s61 consent.
- Details of which local residents/premises will be notified of the works.

The Contractor in due course will contact the Council's Environment Team and will work closely with them once when the works of construction commence and will adhere to all local bylaws throughout the period for which the construction is carried out.

