4.17 Typical anticipated maximum weekly deliveries can be summarized as follows:

• To July 2010	50 no. LGV	50 no. Skips
<ul> <li>July to November 2010</li> </ul>	50 no. LGV	120no. HGV
• December 2010 to March 2011	75 no. LGV	180no. HGV
April to July 2011	60 no. LGV	150no. HGV
August 2011 to October 2012	80 no. LGV	50no. HGV

- 4.18 The timing of deliveries will also be dependent on the site activity at the time. For example waste disposal tips open at 08.00 and close at 16.00, this will mean that the first lorries will enter the site at 08.00 with the last vehicle being loaded at around 15.30. Whereas, large concrete pours will require equipment and pumping set up when works commence at 08.00 with the first delivery of concrete not scheduled until 09.30. The last vehicle will arrive at site no later than 17.15 to complete the pour and allow the pump and truck to wash out on site prior to leaving.
- 4.19 No vehicles will be allowed to enter the site prior to 08.00 and it is not proposed to stack any vehicles on the highway. All hauliers will be advised of site restrictions and will not be permitted to park outside the site on local roads. Once the site is opened it will be possible to hold 4no. HGV on site at anytime, which will be adequate.
- 4.20 It is anticipated that hauliers with repeat deliveries in particular waste disposal, will soon fall into a pattern as highlighted above. In the initial stages at the morning rush hour a banksman will be posted at the A1 A1000 junction from 07.00 to prevent any early arrivals and vehicles entering local roads prior to the site gates being opened.
- 4.21 Not Used

#### 5. Site Construction

- 5.1 The methodology has been developed by engaging experienced designers and contractors and there has been a full consultation with English Heritage and other interested parties. Specialists have been engaged to ensure that the design can be implemented with the minimum risk to the fabric of the existing building and adjacent properties as outlined above.
- 5.2 Specialist ground techniques including the piling works will be let to sub-contractors, but all other works will be carried out by staff and operatives directly contracted to Witanhurst Construction Management. This will include the excavation, disposal of waste and reinforced concrete works.
- 5.3 The structural design team and advisers will be retained to supervise, inspect and monitor the works during the construction phase. An outline construction programme for the project summarizing the basement works is appended to the end of this report.
- 5.4 Not Used



Staff & Operatives

Figure 5 - Witanhurst Construction Management Team

#### 5.5 Not Used

- 5.6 When all construction works to the basement have been completed the landscaping of the forecourt can commence on the waterproofed ground floor slab. The scheme allows for a fully landscaped forecourt which will considerably enhance the current scheme. Mature trees will be planted to replace those removed for the basement construction. These trees have not been maintained or treated for several years and have caused some structural damage to the existing retaining wall on West Hill. The new trees will be considerable specimens and have a formal planting zone which will both facilitate maintenance and ensure that there is no risk of damage to the replaced retaining wall.
- 5.7 In addition to the trees there will be hard landscaping and extensive planting areas at the front of the building, which will significantly enhance this area. The layout of the final landscaping scheme is indicated on the attached drawing.
- 5.8 The site will be operated in accordance with the "Guide for Contractors Working in Camden". As the site is self-contained and deliveries can be co-ordinated within the site it is not envisaged that there will be any impacts to or from other construction projects occurring in the area.

# Witanhurst Team

#### 6. Permanent Access into the Property

- 6.1 The development also includes a new occasional permanent access, for emergency vehicle access. The main access will remain through the gatehouse
- 6.2 This new access is required for emergency and utility vehicles which cannot access the property through the gatehouse. As indicated above The London Fire Brigade Guidance Note GN29 Access for Fire Appliances requires a minimum width of gateways of 3.1m and a minimum height clearance of 3.7m. The permanent access will be constructed towards the end of the main construction period, when the hard landscaping works are being carried out to the front courtyard.
- 6.3 New brickwork gate piers will be constructed with adjacent infill panels to match the existing wall and pointing. Gates are to be constructed in an appropriate hardwood. The permanent crossover and pavement improvement will be carried out in conjunction with London Borough of Camden prior to the entrance being operational.
- 6.4 The main access to the property will remain at the gatehouse and all vehicles will be required to report here prior to entry. This will include vehicles travelling up the hill from Parliament Hill. The vehicles can park temporarily on the forecourt adjacent to the entrance off the highway, whilst registering with security. Oversized vehicles will be re-directed to the permanent entrance on Highgate West Hill and the entrance opened prior to the vehicles being guided into the forecourt.
- 6.5 All vehicles will be guided from the gatehouse entrance to the new entrance to prevent hazards to traffic on West Hill and unnecessary queuing. Guiding vehicles into the entrance will also prevent any hazards for pedestrians on the West Hill footway.
- 6.6 Vehicles leaving the site will have an improved sight line using the permanent access route for slower vehicles leaving the site and traffic on West Hill. If necessary, vehicles will be guided from the site prior to the gate being closed.

#### 7. Agreement of Construction Management Plan

- 7.1 This construction management plan takes into account comments received from a public consultation held with local residents, businesses and the Highgate Society at an open evening held on 15<sup>th</sup> September 2009. The plan also takes into account feedback received from this consultation evening.
- 7.2 The plan has been reviewed by London Borough of Camden and circulated to the contact group for their comments. The contact group included 11no. adjacent properties on Highgate West Hill, the Grove and South Grove, the 50no. residents of South Grove House, the three Ward Councilors, the

Highgate Conservation Area Committee, the Highgate Society and Fitzroy Park Residents Association. The consultation period ran from 2<sup>nd</sup> to 16<sup>th</sup> November 2009.

- 7.3 One telephone comment was received from a member of the contact group seeking clarification that the full hydrology report referred to in section 3a had been submitted with the application, which was confirmed.
- 7.4 There were also two comments received after the consultation period from residents on Highfields Grove. These comments also mainly related to groundwater, surface water run-off and drainage, which are beyond the scope of this CMP. However, there was one issue raised relating to operation of site and external control of site hours, this is contained within the CMP and will be covered under Sections 60 & 61 of the Control of Pollution Act 1974, enforceable by LB Camden Environmental Health.
- 7.5 The agreed contents of the CMP must be complied with unless otherwise agreed with the Council. The person responsible for implementing the CMP shall work with the Council to review this CMP if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council and complied with thereafter.
- 7.6 This Construction Management Plan has been revised to take account of adjusted intentions following the refusal of planning applications for the Basement and Orangery proposals in December 2009 and subsequent appeals to the Planning Inspectorate.
- 7.7 For all issues relating to this Construction Management Plan contact the site office 020 7209
   5175. Contacts for the works are Peter Goring 07831 396493 and Russell Seagroat 07764
   200271.







		Witanhurs Witanhurst Construction Manageme
	Vear	Overall Construction Programme
1 2 3 4 5 6 7 8 9 10 11	Month Design Elements Develop Architectural Layouts Planning Applications Planning Approvals nos. 1 to 4 - Roof, Access & Int Amend Planning Appeals - New Basement & Orangery Planning Appeals - New Basement & Orangery Approvals no.s 7 to 9 - Full Landscaping & Widows Walk Structural Design Mechanical and Electrical Strategy Mechanical and Electrical Design Landscaping	KApr, M. Jun, JJ, A. Seg. Oct, N. Dec Jan, F. Mer, Apr, M. Jun, JJ, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, JJ, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, JJ, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, JJ, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, JJ, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, JJ, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, JJ, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, JJ, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, JJ, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, JJ, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, JJ, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, JJ, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, JJ, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, Jul, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, Jul, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, Jul, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, Jul, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, Jul, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, Jul, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, Jul, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, Jul, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, Jul, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, Jul, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, Jul, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, M. Jun, Jul, Aug. Seg. Oct, Nov, Dec, Jan, F. B. Mer, Apr, Mar, Mar, Mar, Mar, Mar, Mar, Mar, Ma
12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 27	Renovations and Demolitions External Renovations Erect Scaffolding Roof Works Strip off Existing Roof Fabric Southern Section Middle Section Clean Facade (From 5m above Ground) Dismantle Scaffold Roof & Front Facade Demolitions & Structural Amendments Excavation to Existing Basement Structural Adjustments to Basement Underpinning to Basement Link Structures to New Basement Highgate West Hill - Wall Works Demolith Amore	
20 29 30	Complete Facade Works & Orangery Main House Works	
31 32 33 34 35	Remove Walls and Ceiling Level 3 Remove Walls Level 2 Create New Lift Shafts Form Openings for New Staircase Structural Works for Service Risers	
36 37 38 39 40 41 42 43 44 45	New Basement Construction MoLAS Assessment of Forecourt Excavation to Piling Level Piling to Perimeter & Bearing Piles Capping Beam & Ground Floor Slab Topdown Excavation Basement Slab Swimming Pool Structure Perimeter Retaining Walls Suspended B1 Slab	
46 47 48 49 50 51 52 53 54 55	Services Installation Plant Rooms Electrics Heating Ventilation Audio Visual Equipment Lift Installations Swimming Pool Services Security System Commisioning	
56 57 58 59 60 61 62	Decoration and Finishes Main House Third Floor Second Floor First Floor Ground Floor Basement	
63 64 65 66 67	<i>New Buildings</i> Basement Leisure Basement Orangery & Pavilions Gatehouse	
68 69 70 71 72 73 74 75	External Works Hard Landscaping Italian Garden Terraces Pond & Amphitheatre Pavilions Front Courtyard Service Structures and Tennis Court	
76 77 78 79	Soft Landscaping Specimen Trees to Boundary Planting & Beds Woodland Garden Month	76 77 77 77 77 77 77 77 77 77 77 77 77 7
Act	Vities Design Piling Refurbish Works Mech & Electric Revision 5	2009     2010     2011     2012       Roofing     Groundworks     Structural Amend     Structural Amend       Bootstructure     Landscaping
Dat	g (10. VVI ////01 ///2010 e 19/Mar/2009 Rev.Date 15/Jan/2010 cótoure-tylenginy dournettylendrutidgegannesidentuit oreal programme sóf is gib Drum by heler Going	Kater Parning Hearing Effects Added

# Witanhurst, Highgate West Hill

# Average Daily Construction Traffic - Programme Revised

Sito Activity	Deile Tatala	2009				2010				2011				2012		
Site Activity	Daily Totals	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
														-	-	•
Erect Scaffolding & Roof Works	LGV	4	4	6	6	6	6									
	Skip	3	3	5	3	3	3									
Basement Preparation & Piling	LGV							6	6							
	HGV							15	15							
Topdown Basement Excavation	LGV									2	2					
	HGV									20	20					
Basement Construction	LGV											c	E			
	HGV											10	10			
Restoration & Fit Out	LGV							5	5	5	7	10	10	10	10	10
	HGV							2	2	3	3	4	4	5	5	5
Landscaping	IGV									,	2	F	-	-	-	-
	HGV									2	2	2	2	2	2	2
										-	2	2	2	3	2	3
Average Daily Dalivasias																
Average Daily Deliveries	101					-										
nnough Gatenouse	LGV	4	4	6	6	6	6	11	11	10	12	20	20	15	15	15
	ngv	3	3	2	5	3	3	17	17	25	25	16	16	8	8	8
Traffic Movements on West Hill																
Automatic Traffic Count March '10	Motor Bike	307	307	307	307	307	307	307	307	307	307	307	307	307	307	307
Daily Total 08.00 to 18.00	Cars	7643	7643	7643	7643	7643	7643	7643	7643	7643	7643	7643	7643	7643	7643	7643
	LGV	759	759	759	759	759	759	759	759	759	759	759	759	759	759	759
	HGV	158	158	158	158	158	158	158	158	158	158	158	158	158	158	158
	Bus	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120
Total Prior to Construction		8987	8987	8987	8987	8987	8987	8987	8987	8987	8987	8987	8987	8987	8987	8987
															0.007	
Total Movements with Construction	Traffic	9001	0001	0000	0005	0005	0005	0042		0055						
rotal movements with construction		9001	2001	3003	2002	9005	9005	9043	9043	9057	9061	9059	9059	9033	9033	9033
Total Deals Dails, Dalissaire	100		•			-	_									
i otal reak Dally Deliveries	HGV	3	3	10	10	3	3	30	30	45	45	30	30	10	10	10







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THE SECOND SCHEDULE Site Waste Management Plan

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Witanhurst, West Hill, Highgate.

Site Waste Management and Impacts Plan

Witanhurst Construction M Revis

# Contents

- 1.0 Site Waste Management Plan.
- 2.0 Air & Dust Pollution.
- 3.0 Water Pollution.
- 4.0 Sustainable Timber Sources.
- 5.0 Noise Pollution.
- 6.0 Vibration.

# Appendices:

- Estimated Waste Quantities and Classification
- Typical Monthly Recycling Management Report

1

• Waste Registration Certificate

#### 1.0 Site Waste Management Plan

- 1.1 This Site Waste Management Plan (SWMP) will be developed and maintained at site to take consideration of the activities being carried out. The Operations Director has overall responsibility and authority for the project. The project includes the renovation and updating of a significant grade II\* listed property into a single large dwelling with extensive landscaping.
- 1.2 All waste from the site is dealt with in accordance with the waste duty of care in section 34 of the Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) Regulations. All materials are handled efficiently and the waste managed appropriately.
- 1.3 Our Site Waste Management Plan identifies the type of waste and the estimates volume of each waste. A spreadsheet providing an estimate of the quantity of waste and classification is included in the appendices.
- 1.4 We have specified the action proposed for each type of waste including re-using, re-cycling, recovery and disposal and these details will be included in the method statements for each activity. As a Grade II\* listed building a significant quantity of the materials will be stripped from the building stored, treated or reworked as necessary and then reused in the construction works. Materials that are not to be reused in the works are of architectural benefit and can be salvaged.
- 1.5 Witanhurst Construction Management site staff will oversee the segregation of waste by sorting into skips ready for collection. The number of skips required will vary from day to day and therefore will not be labelled but stored according to waste type.
- 1.6 The primary activities at site liable to generate waste are as follows:
  - 1.6.1 Removal of existing roofing materials and reinstatement. This involves the removal of all of the external fabric of the roof including tiles which will be removed and stored for re-use, removal of asphalt flat roof materials for disposal and copper cladding for salvage.
  - 1.6.2 Soft Strip of the building furnishings and decoration. Most of these items are to be retained for reuse in the works and are marked and stored accordingly. Other items including redundant service pipework and cabling will be segregated for disposal.
  - 1.6.3 Structural alterations to the fabric of the existing building including the forming of new lift and service risers. This involves the removal of existing plaster, studwork and brick walls. The hazardous materials including asbestos contaminated lagging and insulation including ceramic fibres, are handled by an appointed licensed asbestos removal contractor and other materials segregated for disposal.
  - 1.6.4 Excavation and opening out of basement and undercrofts within the footprint of the building. This involves; breaking out of brick foundations with the installation of lintels, excavation and removal of approximately 900 cubic metres of inert sand based material.
  - 1.6.5 Renovation of building envelope including brickwork and windows. This involves the removal of existing window frames for restoration, refurbishment of timber profiled guttering, brickwork repointing and restoration.

- 1.6.6 Demolition of the existing service wing. This involves the soft strip of non-heritage items, removal of roof tiles for reuse, brickwork and stone features will be carefully removed, salvaged and cleaned for reuse. The existing basement structure will be broken out and incorporated into the piling mat for the construction of the new basement.
- 1.6.7 Excavation and concrete of new basement structure in the forecourt of the building. This new structure is a major piled concrete structure with excavation below the forecourt. A total of 19,000 cubic metres of inert material is to be excavated for disposal off site. This will be handled by a suitably licensed waste management company. A full site investigation has been carried out and there is neither a history of industrial activity on the site that would lead to contamination nor any evidence of contaminated materials in the soil chemical analysis.
- 1.6.8 Mechanical, electrical and audio/visual services fit out. Essentially, this is the installation of new and fabricated plant items. The primary sources of waste for these materials will be off cuts and packaging. Ground source boreholes are provided for heating, this involves the use of an inert natural drilling fluid which will be recycled and filtered for reuse during the works and disposed at the end of the project by the specialist installer.

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- 1.6.9 Internal decoration and fit out. Similarly, the primary source of waste will be packaging
- 1.6.10 Extensive landscaping of the grounds, including the removal of trees and shrubs and replacement with specimens. Trees identified for removal will be cut down with the smaller branches chipped for mulching and trunks logged. All green waste will be reused on site wherever possible. Topsoil stripped and landscaping excavation will be re-used on site.
- 1.7 Materials will be categorized and either set aside for salvage or allocated to specific skips for handling by a suitably licensed waste management contractor.
  - 1.7.1 Glass
  - 1.7.2 Inert excavated materials
  - 1.7.3 Metals
  - 1.7.4 Plastic
  - 1.7.5 Plasterboard
  - 1.7.6 Timber
  - 1.7.7 Waste packaging from new materials
- 1.8 In this project the waste is managed by:

Winters Haulage Ltd British Rail Sidings Oakleigh Road South Southgate London N11 1HJ 020 8361 2221

Waste Carrier registration no. GTL/364978

1.9 Winters Haulage is responsible for the removal and disposal of the waste from site including any hazardous waste. The Waste Transfer Notes are kept on site, record the type and amount of waste removed from site and the location of destination waste yard.

- 1.10 In the initial phases of construction all waste is transferred by skip and roll on/off skips. Winters Haulage is presently taking all materials to their recycling depot at the above address. On a monthly basis a report on the total quantity of waste together with the proportion of recycling is sent to site and records retained in the site management Health and Safety record files.
- 1.11 The bulk excavation work for the basement will be disposed off site using 8-wheel tipper vehicles. The site investigation indicates that this material does not have any significant contamination levels and the material can be classified as inert waste. Similarly, there has been no history of activities on the site that would lead to contamination.
- 1.12 This waste is programmed for commencement in July 2010. Prior to this a full take off of quantity will determine the actual quantity to be disposed in accordance with the final basement design. The haulage contractor and location of the disposal site will be confirmed.
- 1.13 The target for waste disposal from the site is for 80% of all waste generated to be recycled. This will be achieved for general waste and it is expected that the bulk excavation will be used as either structural fill or landscaping materials.

## 2.0 Air & Dust Pollution

- 2.1 We have implemented procedures to minimise the air and dust pollution on site. These procedures are based on government guidance and best practices published, including BRE Pollution Control Guides and GLA Best Practice Guide "Control of Dust and Emissions from Construction and Demolition".
- 2.2 We apply the following best practices on site:
  - 2.2.1 Within Existing Building
    - 2.2.1.1 Damping down with water, where applicable.
    - 2.2.1.2 Use dust extraction and dust suppression techniques where applicable
    - 2.2.1.3 Vacuum regularly to prevent the build up of fine waste dust materials
    - 2.2.1.4 Clearly identify the location of asbestos containing materials before starting work
    - 2.2.1.5 Asbestos are removed from site by registered contractor
    - 2.2.1.6 All roofing materials will transferred to skips using chutes which will be covered to prevent dust rising. Skips will be completely enclose whenever possible
    - 2.2.1.7 Monarflex to reduce the emission of dust to exteriors.
  - 2.2.2 External Works and Landscaping
    - 2.2.2.1 Damping down with water, where applicable.
    - 2.2.2.2 Demolition of the existing building fabric will be carried out within a sheeted scaffold and damped down accordingly. Where possible materials will be salvaged for reuse with the works.
    - 2.2.2.3 Topdown construction techniques used for new basement construction to contain bulk excavation works below concrete ground floor slab. This reduces the effects of dust and emissions above the ground floor level.
    - 2.2.2.4 The ground floor slab also provides a hard stand for construction vehicles to run on, therefore all haul routes will be concrete or tarmac and road going vehicles will not be running on unmade roads. This will facilitate the cleaning of haul routes and minimise the risk of dust from site traffic
    - 2.2.2.5 All construction vehicles operating within the site will be jet washed on hard standing to ensure that any debris on the tyres or other parts of the vehicles will be removed prior to the vehicles moving to the public highway.
- 2.3 Best practices adopted in this project are communicated to all site operatives through the site induction.

# 3.0 Water Pollution

3.1 Sources of water pollution on our building sites include: diesel and oil; paint, solvents, cleaners and other harmful chemicals; and construction debris and dirt. Pollutants on construction sites can soak into the groundwater, a source of human drinking water. Once

contaminated, groundwater is much more difficult to treat than surface water. To prevent the water contamination on site we implement the following best practices:

- 3.1.1 Segregate, tightly cover and monitor toxic substances to prevent spills and possible site contamination.
- 3.1.2 Inspect the site area for spillages and ensure that the site have spillage kits readily available.
- 3.1.3 Clean spillages using agreed wet handling methods.
- 3.1.4 Locate building materials that could potentially contaminate surface water drains, where they will not be washed into drainage areas.
- 3.1.5 Cover up and protect all drains on site.
- 3.1.6 Collect any wastewater generated from site activities in settlement tanks, screen, discharge the clean water, and dispose of remaining sludge according to environmental regulations.
- 3.2 The site investigation report does not indicate any sources of contamination within the site and there is no history of any industrial activity on the site that would lead to contamination of groundwater or surface water runoff.

# 4.0 Sustainable Timber Sources

4.1 We ensure that timber products are from sustainable sources with appropriate certification from the Forest Stewardship Council (FSC) or a similar accredited certification organisation. We have also advised clients where specified products are not from sustainable sources, which has led designers to source equivalent products traceable to managed and sustainable forests.

#### 5.0 Noise Pollution

- 5.1 During Construction works it is recognised that the following operations will impact on background noise.
  - 5.1.1 Site preparation, including the demolition of existing structures, establishment of site, Earthmoving and site profiling. Excavators and dumpers will be utilised for the site profiling. In addition lorries will transport soil off site.
  - 5.1.2 Foundation works. Piling rigs will be utilised with excavators, dumpers in attendance and concrete delivered in ready mixed trucks.
  - 5.1.3 De-watering pumps will be utilised where necessary to dispose of groundwater to facilitate the excavation process.
  - 5.1.4 Basement construction, involving in situ casting of concrete slabs. Will involve the use of concrete pumps, poker vibrator, power floats and ready mixed trucks.
  - 5.1.5 Excavation Works will generally be carried out using topdown techniques and therefore under the ground floor slab. Excavators and dumpers will be utilised and the spoil transported off site in lorries.
- 5.2 However disruption due to construction is a localised phenomenon and temporary in nature. In general, only people living within a short distance of the site boundary are likely to be

affected. Due to the layout of the site and the location of the construction works this should not be a major issue.

- 5.3 Reference will be made to the following guidance and codes of practice to minimise the effects of construction noise and vibration:
  - 5.3.1 The various EC Directives and UK Statutory Instruments that limit the noise emissions of a variety of construction plant.
  - 5.3.2 The guidance set out in BS 5228: 1997: Part 1 which covers noise and vibration control on construction sites; and
  - 5.3.3 The powers that exist for local authorities under section 60 and 61 of the control of pollution Act 1974 and section 80 of the Environmental Protection Act 1990 to control environmental noise and pollution on construction sites.
- 5.4 The measures to be implemented on this site will be agreed with LB Camden. The provision of a noise control plan or Section 61 agreement that provides a noise management plan tailored to the specific needs of the construction works, the site and surrounding area and cover
  - 5.4.1 Procedures for ensuring compliance with statutory or other identified noise control limits with the possible production and use of a Construction Noise and Vibration Management Plan.
  - 5.4.2 Procedures for ensuring that all works are carried out according to the principal of "Best Practicable Means" as defined in the Control of Pollution Act 1974:
  - 5.4.3 General induction training for site operatives and specific training for staff having responsibility for particular aspects of controlling noise and or vibration from the site
  - 5.4.4 A monitoring / Audit programme: and
  - 5.4.5 Liaison with the local authority and community via newsletter.
- 5.5 A Section 61 agreement will be entered into with the LB Camden and permanent noise monitoring stations established at the site boundary located opposite 80 Highgate West Hill and on the low level roof of the gatehouse adjacent to the End House.
- 5.6 Witanhurst Construction Management have prepared the construction phase Health and Safety Plan prior to works commencing where noise and vibration measures will be addressed. Each sub contractor must ensure that the relevant parts are communicated to their management, supervisors and employees. Each sub contractor will be required to appoint a competent person to manage the works and instigate control measures.
- 5.7 Mitigation Measures
  - 5.7.1 Liaison with neighbours and local authority
  - 5.7.2 Daily start of shift briefings to operatives
  - 5.7.3 Compliance with Method Statements and Risk Assessments.
  - 5.7.4 Utilise suitable and well-maintained plant and equipment.
  - 5.7.5 Shut down of idle plant.
  - 5.7.6 Use of mufflers or silencers on pneumatic tools
  - 5.7.7 Generators and compressors housed in acoustic enclosure

#### 5.7.8 Monitoring noise levels.

5.8 Traffic levels have been monitored on the adjacent roads and predictions of the change in noise levels resulting from the construction traffic modelled.

### 6.0 Vibration

- 6.1 There are no risks of ground borne vibrations resulting in structural or aesthetic damage to adjacent properties as a result of construction operations. The most likely source of such damage are the piling operations, however at this site they will be carried out using either a continuous flight augur or rotary piling rig. These rigs do not result in a significant peak particle velocity and the ground conditions of loose sands will result in a low frequency of vibration.
- 6.2 The most likely source of perceptible vibration will be from larger construction vehicles entering and leaving the site. This is particularly relevant to excavation and disposal of waste from the main basement excavation.
- 6.3 Predictions of the vibrations levels resulting from construction traffic will be modelled and included within the Section 61 agreement entered into with LB Camden.

## Witanhurst Construction Management

# Waste Management Prediction

	Key Activities		Paper 200101	Inert 170504	Metal 170407	Plasterboard 170802	Brick 170102	Timber 170201	Tiles 170103	Plastics 170203	Concrete 170101	Quarterly Total
2009	Q2	Scaffolding and soft strip Strip roof and internals	20 20	50 ×	10 20	10 20	50	10 20	35		20	100 <sup>1</sup> 435
	04 01	Roof & clear existing basement	20 20	550 500	5	9E	150 60	60. 20	20	10 II	10 10	825 620
2010	Q2	Roof & Structural works	20	225	15	5 .	60	20	20		20	385
2010	Q3	Piling Platform and Excavation	20	2750			200	20				2990
	Q4	Concrete to external Basement	20	1250			150	20				1440
2011	Q1	Basement Excavation	. 20	17500			60	40				17620
	Q2	Basement Topdown & Fit out	20	15000			40	50	20	10		15140
	Q3	Restoration & Fit Out	20	250		5	40	20	30	15		380
	Q4	Fit Out and Landscaping	20	400		5	60	20		15	40	560
	Q1	Fit Out and Landscaping	20	400		5	60	20		15	50	570
	Q2	Fit Out and Landscaping	20 .			5	40	20	30	15	25	155
2012	Q3	Clear Site & Occupation	20	200			40	20	30	15	10	335
	Q4	Operational	2									2
		Class Totals	282	39325	50	65	1010	360	185	95	185	41557
		Percentage of Total	0.7%	94.6%	0.1%	0.2%	2.4%	0.9%	0.4%	0.2%	0.4%	
		Target Recycle Percentage	100%	80%	100%	100%	100%	80%	100%	80%	100%	
		Actual Recycle to Date	100%	100%	100%	100%	100%	93%	100%	88%	100%	and the second se

(Actual Figures to Date Highlighted)

STATE OF

# Winters Recycling Management Report

Project	41 Highgate Hill West, N6	
Main Contractor (MC)	Witanhurst Construction	
Date of report	December Report	
Destination Waste Yard	Winters Recycling Depot, N11 1HJ	

Waste:	Paper	Inert	Metal	Plasterboard	Brick	Timber	Tiles	Plastics	Concrete
Code:	200101	170504	170407	170802	170102	170201	170103	170203	170101
% of waste		55%			25%	10%		10%	
Recycled	•	100			100	100		90	

Tonnage received on site: 220.50



# CERTIFICATE OF REGISTRATION UNDER THE CONTROL OF POLLUTION (AMENDMENT) ACT 1989



11

DATED

### (1) SAFRAN HOLDINGS LIMITED

May

17

#### and

# (2) THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN

## A G R E E M E N T relating to land known as WITANHURST 41 HIGHGATE WEST HILL, LONDON N6 6LS pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) and Section 278 of the Highways Act 1980

Planning Application: 2009/3192/P (Basement)

Andrew Maughan Head of Legal Services London Borough of Camden Town Hall Judd Street London WC1H 9LP

> Tel: 020 7974 6007 Fax: 020 7974 2962

CLS/COM/JL/1685.266