DUGGAN MORRIS ARCHITECTS

A177
3 The Hexagon, N6 6HR
20th December 2013

Construction Management Plan - Revision B

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Document History

Revision B - 20th December 2013
This document has been updated following input from local residents. It was reissued to the London Borough of Camden Regeneration and Planning Department.

Revision A - 20th November 2013
The document has been updated following commentary and guidance from London Borough of Camden Regeneration and Planning Department including the Transport Strategy Department and the Environmental Health Department. It was subsequently issued to local residents.

Draft - 19th September 2013
A draft copy of the document was issued to the London Borough of Camden Regeneration and Planning Department.

Draft - 17th October 2012
A draft copy of the document was issued to the London Borough of Camden Regeneration and Planning Department.

Contractor Contact Details

The contact details for the contractor appointed to this project are as follows:

Project Manager (Cape):
Mr Colin Ball

Site Manager (Cape):
Mr Gary Miller

Cape Construction Ltd
The Office Building
Gatwick Road
Manor Royal
Crawley
West Sussex
RH10 9RZ

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Site Manager Mobile: 07557 027092
Site Manager Email:
thehexagon@capeconstruction.co.uk

The contractor has been provided with an up to date copy of the Construction Management Plan troughout all stages of the appointment and tender process and has been made fully aware of its contents.

They remain commited to ensuring that the the Construction Management Plan is complied with throughout the construction works at 3 The Hexagon and to minimising disruption to local residents and road users during this time.

Correspondence (including legal documents) for the attention of Cape Construction Ltd should be sent to the above address and not the project site itself.

It is intended that the Construction Management Plan remains a ‘live’ document during the duration of the building works, and that, in the event that an issue does arise, preventative measures for the future can be incorporated and adhered to from that point onwards. An up to date copy will be retained on site, and made available to the Local Planning Authority and Local Residents as required.

Contents

A. 3 The Hexagon: The site, surrounding area and proposals for which the CMP applies

The proposal is for works to an existing detached house on the northeast border of Hampstead Heath in the London Borough of Camden.

The address for the project site is:
3 The Hexagon, Fitzroy Park, Highgate, N6 6HR

The house is set within a cul-de-sac and forms part of a semi-rural area along a private road, Fitzroy Park, inside the Highgate Conservation Area of Highgate Village in North London, which is part of the borough of Camden (Fig 1)

The project will involve the removal of a previous rear extension, some internal re-ordering and redecoration, construction of a new rear elevation and front porch as well as some hard and soft landscaping (Fig 3). The proposal was granted planning permission in June 2012 (Reference number 2012/2510/P).

The agreed contents of the Construction Management Plan must be complied with unless otherwise agreed with the Council. The site manager shall work with the Local Planning Authority to review this Construction Management Plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Local Planning Authority and complied with thereafter.

A copy of the Construction Management Plan shall be kept on site of the proposed works ready available for inspection at the request of an authorised officer of the Local Planning Authority.

It will be the responsibility of the site manager to ensure oversee the management of the criteria described in this document.

Construction Phases - 3 The Hexagon (Fig 2)

Phase	Start and end dates
Site set up and initial enabling works	28th October 2013 - 4th November 2013
Strip out of interior spaces and careful removal of rear elevation and front porch.	5th November 2013 - 18th November 2013
Installation of rear elevation structure and fabric, new front porch structure and fabric, internal linings and finishes	19th November 2013 - 09th February 2014
Exterior hard and soft landscaping	10th February 2014 - 21st February 2014
Clearance of hoarding and other site equipment.	22nd February 2014 - 28th February 2014

Top: 3 The Hexagon within the Highgate Conservation Area (Fig 1)

Bottom: Table of Construction Phases (Fig 2)

B. Proposed start and end dates for each phase of construction

The exact start date for construction work was 28th October 2013. All criteria contained within the draft Construction Management Plan has been complied with thus far.

It is intended that the Construction Management Plan remains a 'live' document during the duration of the building works. It shall be kept on site and made readily available for inspection at the request of an Authorised Officer of the Local Planning Authority.

London Borough of Camden Department of Regeneration and Planning were notified of the commencement date on 17th September 2013.

The expected end date for construction work is 28th February 2013.

The dates for each phase of construction will be as per the table on the previous page, entitled 'Construction Phases' (Fig 2).

Please see section F for further information on construction phases.

C. Proposed working hours within which work will be carried out and within which vehicles will arrive and depart

Site operations and ancillary works shall only be carried out between the following hours:

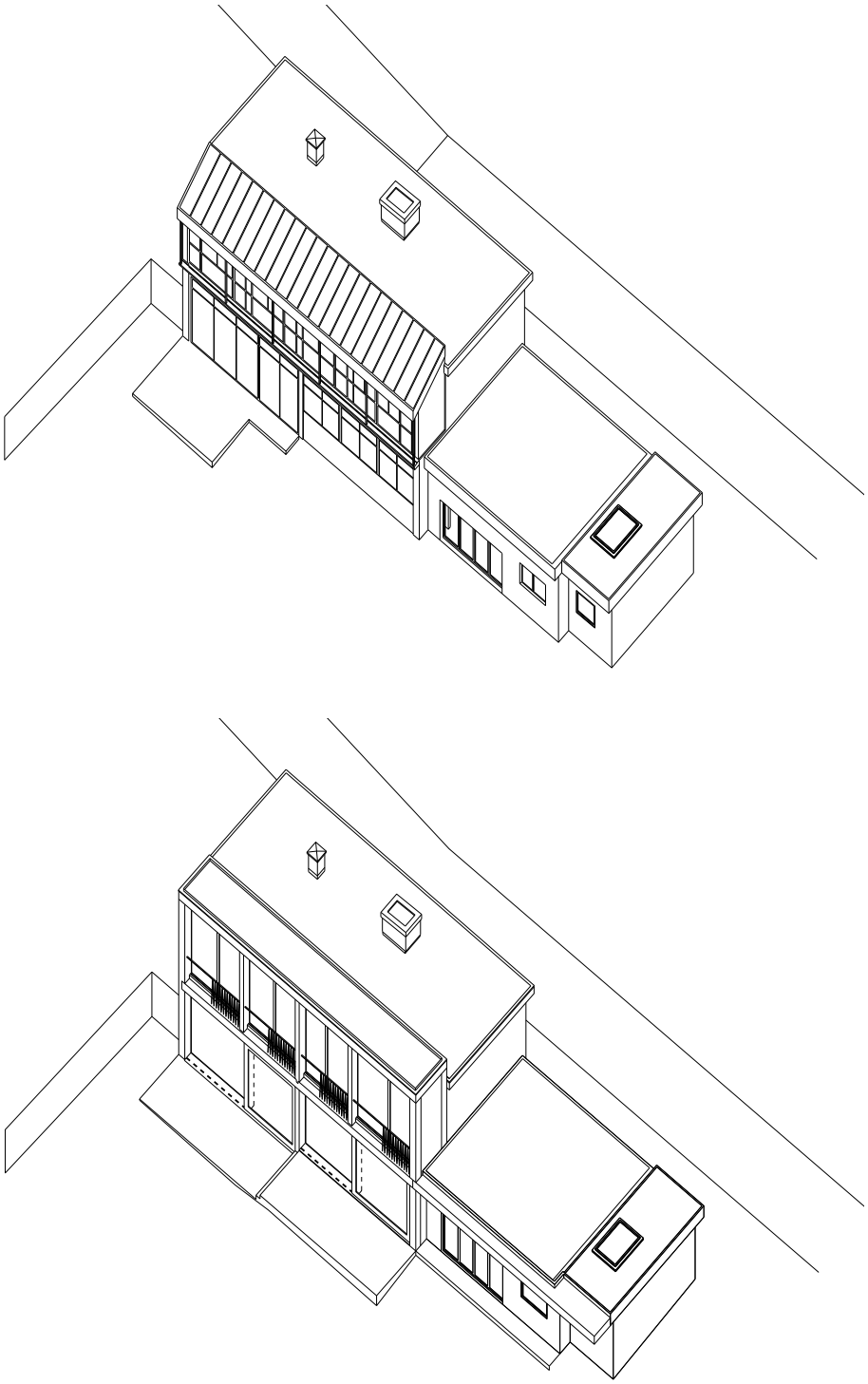
Mondays to Fridays
08.00 – 18.00

Saturdays
08.00 – 13.00

And at no time on Sundays and Bank Holidays.

Any noisy operations outside the standard hours cannot be undertaken without prior written approval of the Local Authority.

Due to the residential location of the site, vehicle deliveries and collections will be organised to arrive/exit only during normal working hours (as above). Any drivers arriving outside normal working hours will be instructed to drive away from the Fitzroy Park estate and return later. This will be strictly enforced by the Site Manager.



Diagrammatic study of existing rear elevation and first floor extension and proposed rear elevation and replacement first floor extension at 3 The Hexagon, showing relatively small scale of works (Fig 3)

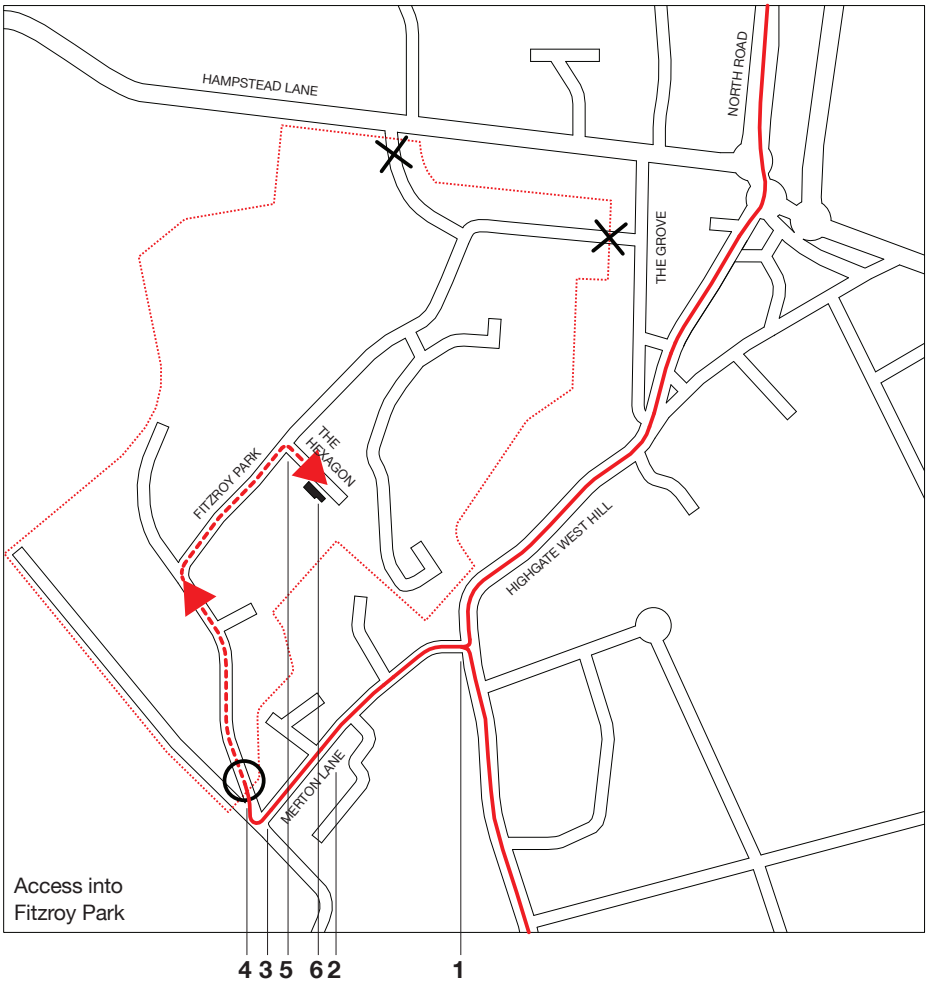
D. Access/Exit Arrangements for Vehicles to the Fitzroy Park Estate

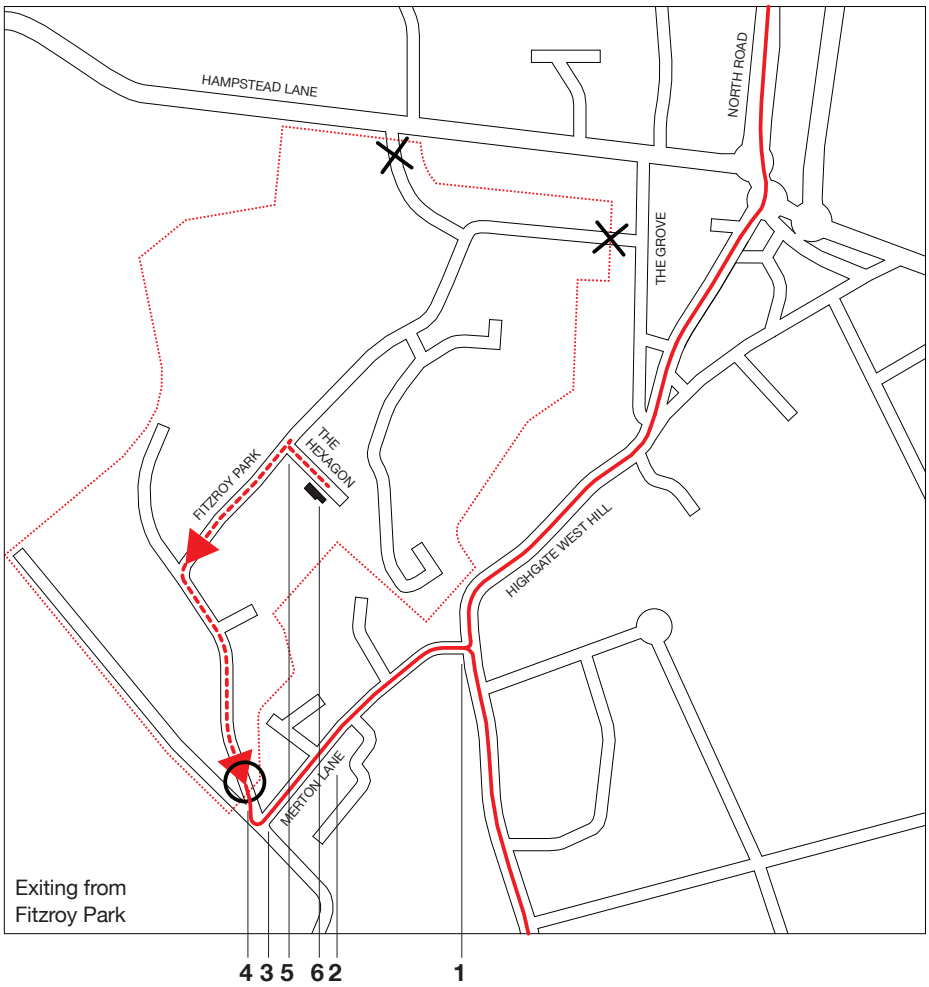
The private Fitzroy Park estate has three entrance points. There are gated entrances located on Hampstead Lane and The Grove, as well as a non-gated entrance point located on Merton Lane.

The majority of residents use the 'primary' entrance gate on The Grove, which has a restricted width that would be unsuitable for construction vehicles. Therefore, access to the Fitzroy Park estate for vehicles associated with the project will be via the Merton lane entrance point. The Fitzroy Park estate already has in place an agreement that deliveries are made via the Merton Lane entrance gate and so it is logical that the access arrangements for the project continue this.

The Fitzroy Park estate is comprised of reasonably narrow lanes with a series of slopes and corners that might restrict visibility. The estate is popular with walkers and young families as a route to Hampstead Heath and the nearby Highgate Ponds. Therefore, drivers of vehicles over 7.5 tons will be required to phone ahead so that a member of site personnel/banksman can meet them at the Merton Lane entrance to the estate, before walking ahead of the vehicle for the short journey along Fitzroy Park Road to the turning for The Hexagon (Fig 4) and vice versa (Fig 5). This will allow the speed and manoeuvring of vehicles to be carefully regulated to ensure safety for all. Given that the estate still has two further access/exit points, this should not cause congestion for residents.

The project does not include any structural pieces that are large enough to require an articulated lorry. However, larger rigid vehicles that are unable to turn within the confines of The Hexagon will be required to enter The Hexagon facing forwards but exit in reverse under the supervision of site personnel/banksmen, particularly given the slight slope in the terrain of the Hexagon off Fitzroy Park Road and to ensure the visibility of any other passing vehicles.





Access/Exit to Fitzroy Park (Fig 4 & 5)

1. Wide splay junction from Highgate West Hill into/out of Merton Lane
2. Access/Exit via Merton Lane (no queuing)
3. Turning into/out of Fitzroy Park
4. Vehicle met by/dropped off by Banksman who walks the vehicle between Fitzroy Park Road and The Hexagon
5. Forward entry/reverse exit to The Hexagon
6. Location of 3 The Hexagon

— Vehicle Route
-→ Vehicle Route with Banksman
····· Fitzroy Park estate boundary (approx.)
✕ Gated entrance

E. Proposed Routes between the site and the Transport for London Road Network

Wider Access/Exit Routes
On a wider scale, and due to the configuration of the surrounding road network, vehicles are expecting to be arriving primarily from:

- The north/north-east via the A406 North Circular Road, A1 and B519 North Hill
- The south via Highgate Road

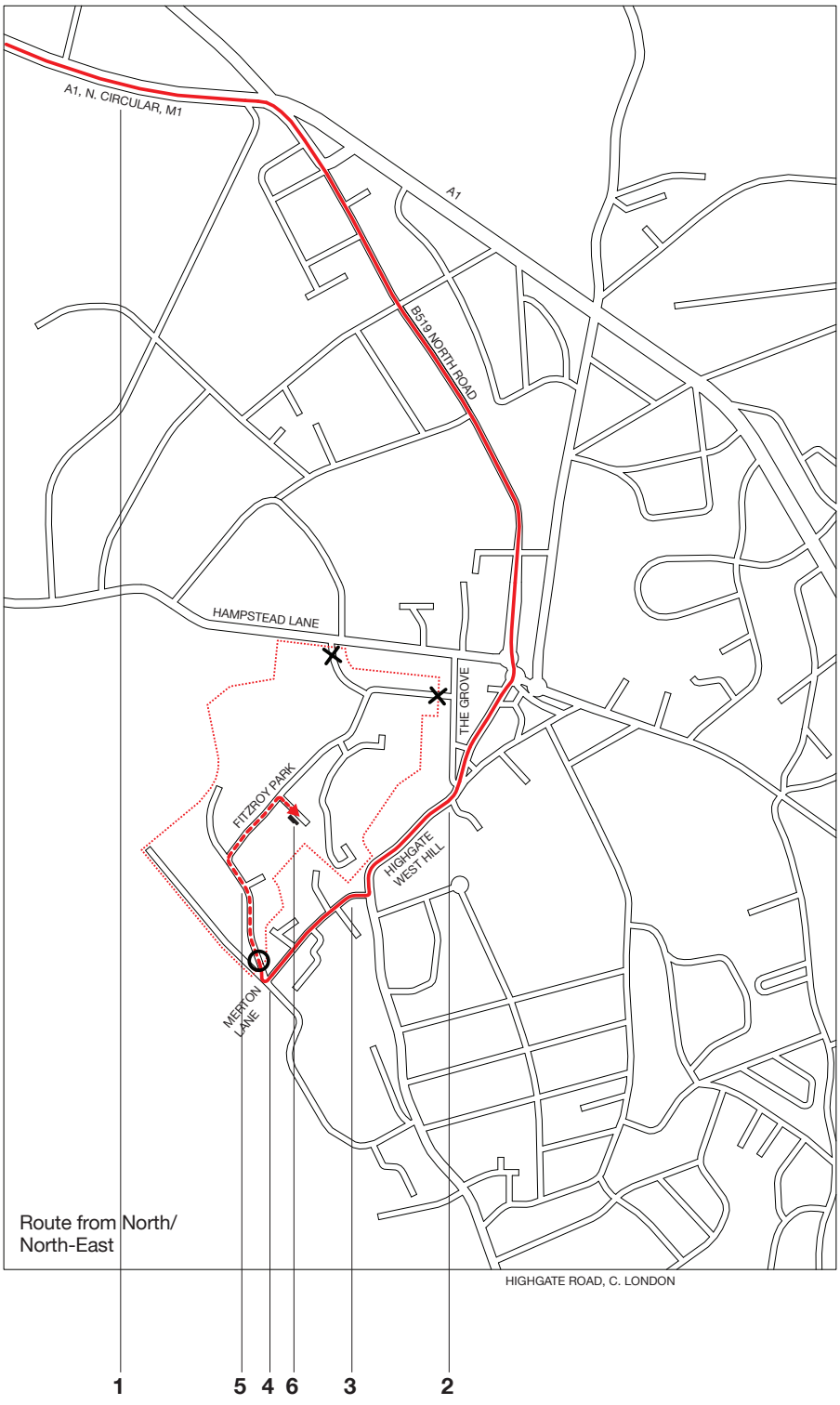
Vehicles arriving from the north/north-east will be directed via the B519 North Hill and Highgate West Hill to Merton Lane (Fig 6).

Vehicles will be prohibited from approaching via Hampstead Lane in order to avoid a sharp right turn at the two mini-roundabouts in the centre of Highgate, which might otherwise cause delays for other motorists during busy periods. Hampstead Lane is also the location of several schools grouped together and is therefore likely to be congested in the early morning and mid-afternoon.

Vehicles arriving from the south approaching along Highgate Road and Highgate West Hill will be directed to turn down Merton Lane which has a reasonably wide splay at its junction with Highgate West Hill (Fig 7).

Access from Millfield Road will be prohibited due to the presence of parked cars along an already narrow road with sharp bends.

The turning from Merton Lane into Fitzroy Park should be sufficient in width for long delivery vehicles but arrangements will be made with particular long vehicles for the turning manoeuvre to be supervised by site personnel/banksmen. Merton Lane is a very quiet residential road and its use by vehicles associated with the project is unlikely to cause additional congestion.



Access from the North/North-East (Fig 6)

1. Vehicles approach from the north/ north-east via the North Circular Road and A1
2. Highgate West Hill
3. Turning into Merton Lane
4. Right turn into Fitzroy Park estate
5. Vehicle met by Banksman at entrance to estate who walks the vehicle along Fitzroy Park Road to The Hexagon
6. Location of 3 The Hexagon

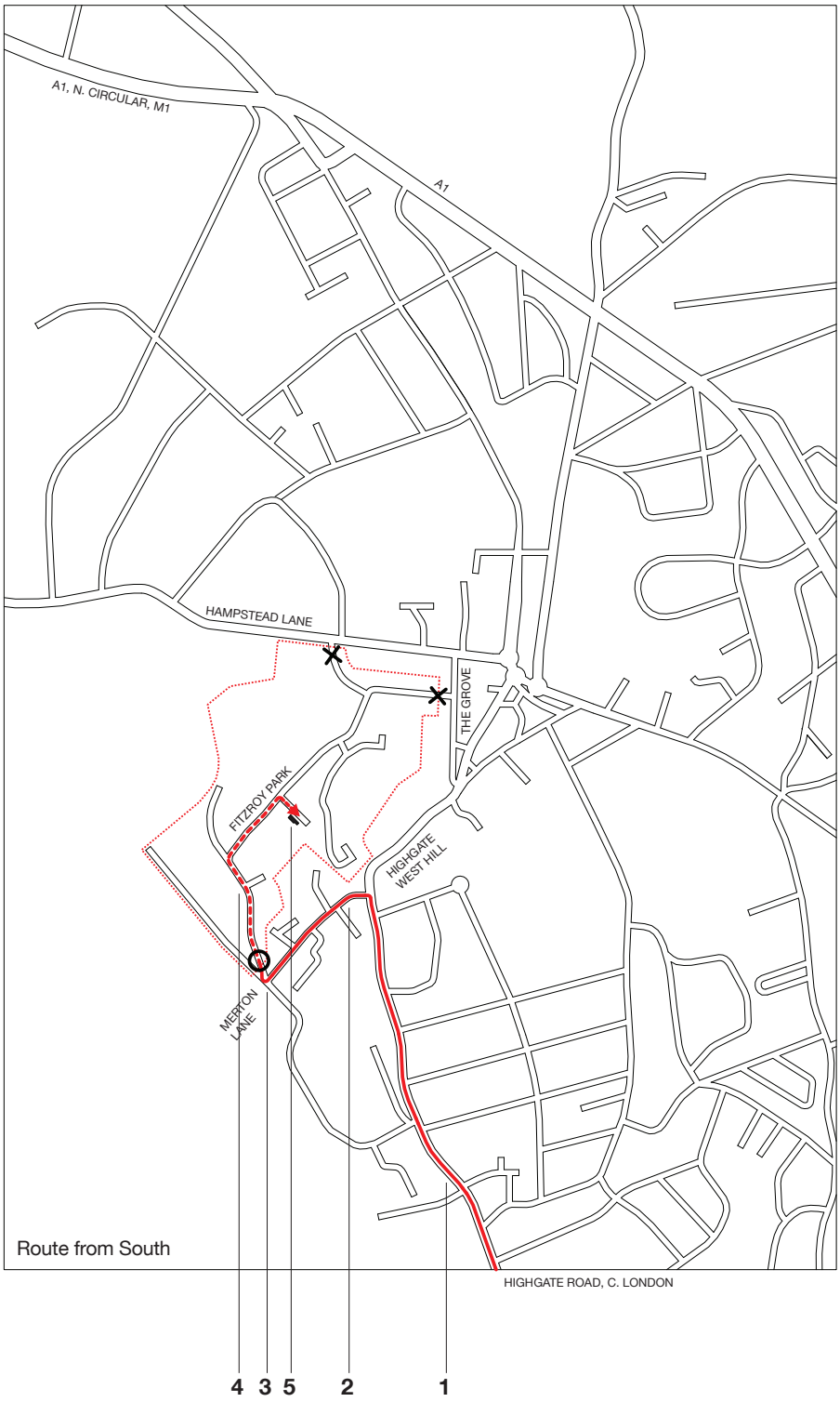
— Vehicle Route
-→ Vehicle Route with Banksman
····· Fitzroy Park estate boundary (approx.)
✕ Gated entrance

The site is not located within or immediately next to the London Congestion Zone.

The site is located within the London Low Emissions Zone.

Obstructions and Weight Restrictions
There are no notable obstructions or weight restrictions on the Transport for London Road Network in the immediate vicinity of the site or the approaches to it.

Working alongside other construction projects in the area
The exact route may need to be altered on occasion in order to take into consideration traffic build up from other construction projects happening concurrently in the area. It will be necessary for the contractor to remain in contact with other contractors as well as the council. Please see section T for more information.



Access from the South (Fig 7)

1. Vehicle approach from the south via Highgate Road and Highgate West Hill
2. Turning into Merton Lane
3. Right turn into Fitzroy Park estate
4. Vehicle met by Banksman at entrance to estate who walks the vehicle along Fitzroy Park Road to The Hexagon
5. Location of 3 The Hexagon

— Vehicle Route
-→ Vehicle Route with Banksman
····· Fitzroy Park estate boundary (approx.)
✕ Gated entrance

F. Typical vehicle types, sizes and their access to the site

The vehicles that will require access to the site include:

- Delivery vans and rigid trucks , non-articulated
  (vehicles predominantly <7.5 tons/<5m, but occasionally up to 18ton/7.6m)
- Skip and waste removal rigid trucks
  (vehicles conventionally no larger than 18 tons/7.6m)
- Construction plant rigid transport vans/trucks
  (only small plant equipment required, vehicles likely to be <7.5 tons/<5m)

Should exceptional lorry sizes need to visit site, road closures or other traffic management measures would need to be arranged with the Local Authority Highways Department as necessary. However, given the size and scope of the project this is not forseen as a likely occurrence as the project does not include any structural pieces that are large enough to require the use of an articulated lorry.

The exact start and end dates for each phase of construction are still to be confirmed. Please see the adjacent table for approximate frequency and time of day of deliveries and removals for the project (Fig 8).

G. Tight manoeuvres on vehicle routes to the site

Given that there is no forseen requirement for the use of articulated vehicles, there should be no issue with the manouvering of vehicles around the turning into the Fitzroy Park estate from Merton Lane, or with access to The Hexagon itself.

Larger rigid vehicles that are unable to turn around within the confines of The Hexagon will be required to enter The Hexagon facing forwards but exit in reverse under the supervision of site personnel/banksmen, particularly given the slight slope in the terrain of the Hexagon off Fitzroy Park Road and to ensure the visibility of any other passing vehicles.

H. Highway works

There are no foreseen temporary highway works required to enable construction to take place.

Construction Phases & Vehicles (Fig 8)

Dates	Construction phase	Vehicles	Approximate frequency	Time of day
From 28 Oct 13 to 4 Oct 13	Site set up	Main contractor vans	Daily	Working hours
		Hoarding delivery truck (rigid 7.5 ton)	One off	Working hours
		Plant delivery (rigid 7.5ton)	One off	Working hours
From 5 Oct 13 to 18 Nov 13	Strip out of interior spaces and removal of rear elevation/ front porch	Main contractor vans	Daily	Working hours
		Skip and waste removal rigid trucks	Two or three visits	Working hours
From 19 Nov 13 to 9 Feb 14	Installation of rear elevation structure and fabric	Main contractor vans	Daily	Working hours
		Crane delivery (18 ton truck)	One off	Working hours
		Crane (fixed)	One week duration	Present all hours but operational only during working hours
		Timber delivery vehicle (rigid truck)	One off	Working hours
		Trade contractor vans	Occasional	Working hours
From 19 Nov 13 to 9 Feb 14	Installation of front porch structure and fabric	Main contractor vans	Daily	Working hours
		Structural steel/ timber delivery vehicle (rigid truck)	One off	Working hours
		Trade contractor vans	Occasional	Working hours
From 6 Jan 14 to 9 Feb 14	Services	Main contractor vans	Daily	Working hours
		Trade contractor vans	Daily	Working hours
From 6 Jan 14 to 9 Feb 14	Linings and carpentry/ joinery	Main contractor vans	Daily	Working hours
		Delivery vans and trucks (rigid 7.5tons)	Occasional	Working hours
		Trade contractor vans	Daily	Working hours
From 6 Jan 14 to 9 Feb 14	Internal finishes	Main contractor vans	Daily	Working hours
		Trade contractor vans	Daily	Working hours
From 10 Feb 14 to 21 Feb 14	Exterior hard and soft landscaping	Main contractor vans	Daily	Working hours
		Trade contractor vans	Occasional	Working hours
		Materials delivery vehicle (7.5 ton van/ rigid truck)	Two or three visits	Working hours
		Planting delivery vehicle (7.5 ton van)	One off	Working hours
From 22 Feb 14 to 28 Feb 14	Clearance of hoarding and other site equipment	Main contractor vans	Daily	Working hours

Note: For definition of 'working hours' refer to to section B

Construction Phases (Fig 8)

Approximate frequency and time of day of deliveries and removals for each construction phrase of the project

I. Parking and loading arrangements for vehicles and delivery of materials and plant to the site.

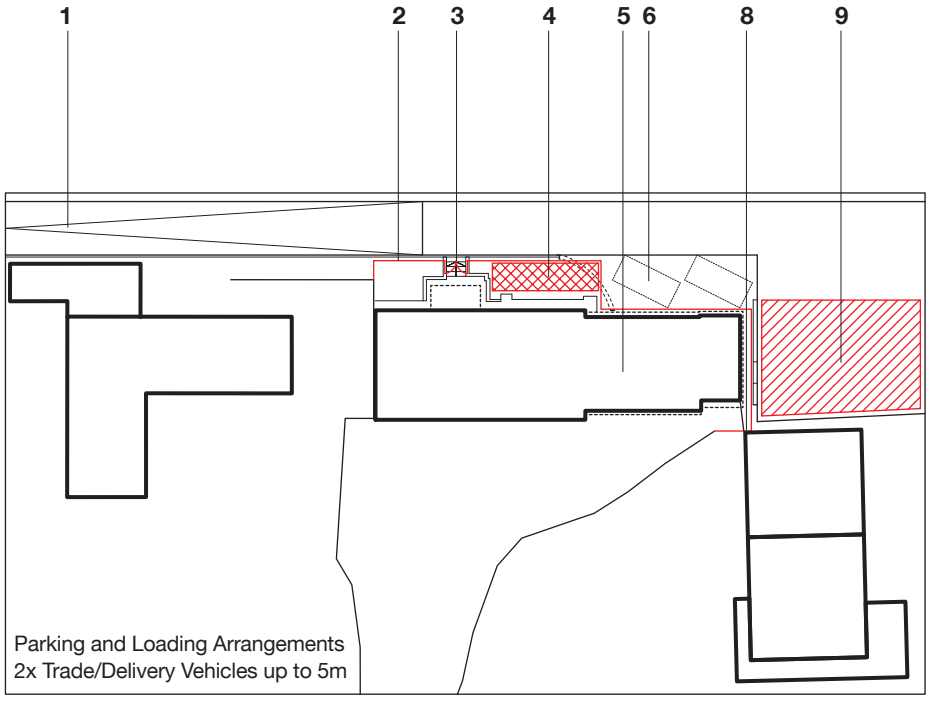
Parking and Loading Arrangements
The existing hard surface 'parking bay' can hold two trade/delivery vans up to 5m in length, one trade/delivery van plus crane on a temporary base, or a delivery vehicle up to 9m in length. The roadway itself is to be kept clear (Fig 9&10)

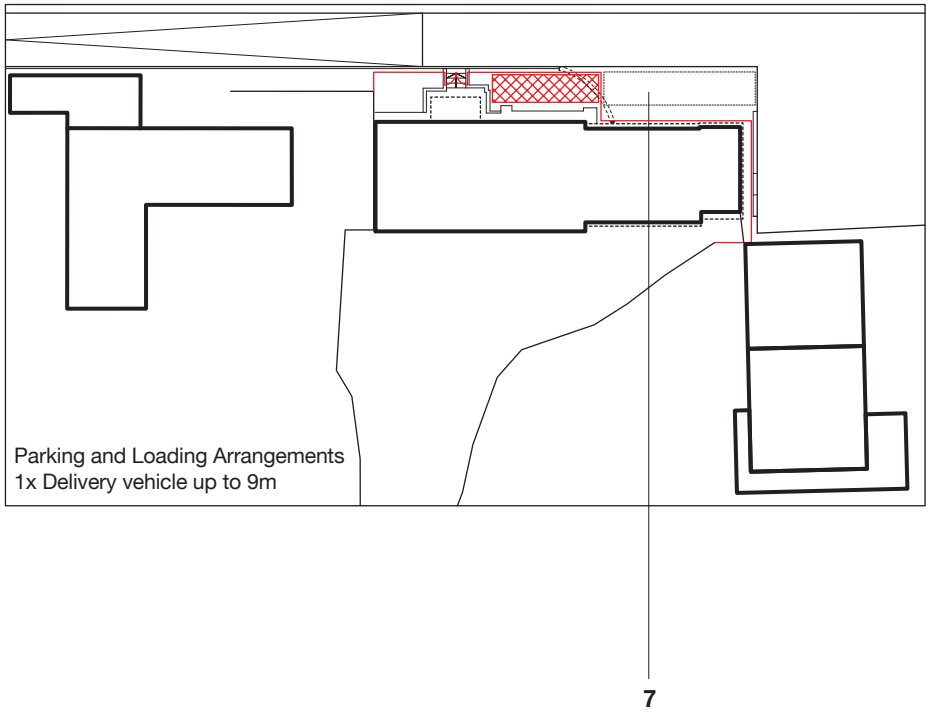
Delivery of Materials to Site
Since the landscaping at the front of the property is to be redeveloped as part of the project, this area will be used as a protected material holding area for the majority of the build period.

Access to other properties on The Hexagon
Access to the other houses on The Hexagon will be maintained at all times. Numbers 1 and 2 The Hexagon are accessed directly from the road whilst numbers 4-6 are arranged a small forecourt at the bottom of the road.

The parking bays belonging to the site will be utilised by delivery and/or plant vehicles, ensuring that the roadway itself is not obstructed and that parking belonging to the other residencies is not used for site vehicles at any time. This will be strictly enforced by the Site Manager.

Following feedback from local residents, in the unlikely event that access to the other houses on The Hexagon should be restricted by vehicle parking and/ or loading, then the Site Manager is to provide written warning to local residents 2 days in advance (Refer to Appendix 5).





Parking & Loading Arrangements (Fig 9&10)

1. Sloped entry to The Hexagon
2. Site hoarding (See Section L)
3. Access to site for site personnel
4. Material Holding Area, built onto temporary timber platform. Landscaped area part of scope of works
5. 3 The Hexagon
6. Parking for two trade/delivery vans up to 5m
7. Parking for one delivery vehicle up to 9m
8. Site Hoarding extends to fill gap in rear fence (See Section L)
9. Parking area for neighbour's vehicles to remain clear and unobstructed at all times

Extent of material holding area
Extent of neighbour parking area to remain clear

Avoidance of Queuing
Queuing on Fitzroy Park road or any other road within the Fitzroy Park estate will not be permitted. To minimise risk a delivery/ collection timetable will be maintained by the Site Manager. Trade Contractors will be required to book delivery/collection time slots in advance.

Vehicle Parking Restrictions
No daytime or night-time parking of lorries will be permitted in the vicinity of the worksite.

Beyond the space provided on site and allocated according to the traffic management timetable. Parking on or in the vicinity of the site will not be permitted. Those driving to the site will need to make use of private or on-street car parking spaces.

Checks prior to arrival
1. Are the traffic routes wide enough?
2. Are loads secure and arranged so that they cannot move about?
3. Is the vehicle loaded within capacity?
4. Has a time slot been booked?
5. Does the driver have suitable protective clothing and equipment?

Protocol on Arrival
All drivers will be required to report to the Site Manager and when on site must wear safety helmet, safety footwear and hgh visibility clothing. Deliveries may be refused if drivers do not conform.

Lorries will switch off their engines, unless required to maintain material in readily useable condition.

All trade contractors will be charged with ensuring all of their suppliers, operatives and visitors are aware of and comply with these restrictions.

J. Proposed parking bay suspensions and temporary traffic management orders

There are no foreseen parking bay suspensions or temporary traffic management orders required to enable construction to take place.

Should articulated or exceptional lorry sizes need to visit site, road closures or other traffic management measures would need to be arranged with the Local Authority Highways Department as necessary. Given the size and scope of the project this is expected to be unlikely.

K. Proposed overhang of the public highway

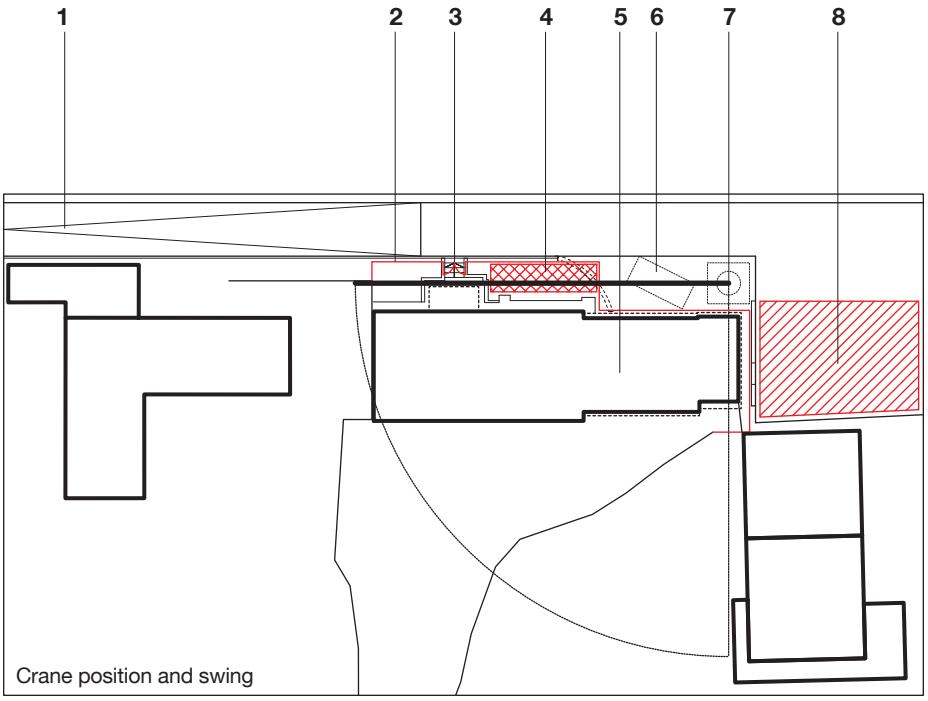
Crane
The crane will be positioned in the 'parking bay' area at the front of the site (Fig 11). The size and scope for the project is such that a crane will only be required for a short period of time in order to move structural elements into position at the rear of the property. Arrival/exit of the crane into and out of the Fitzroy Park estate will follow the same protocol as detailed under 'Access/Exit Arrangements'.

The crane will swing over the top of the site and not over any other property or public highways. The contractor is required to use the smallest crane possible for the scale of the task in hand to avoid unnecessary intrusion.

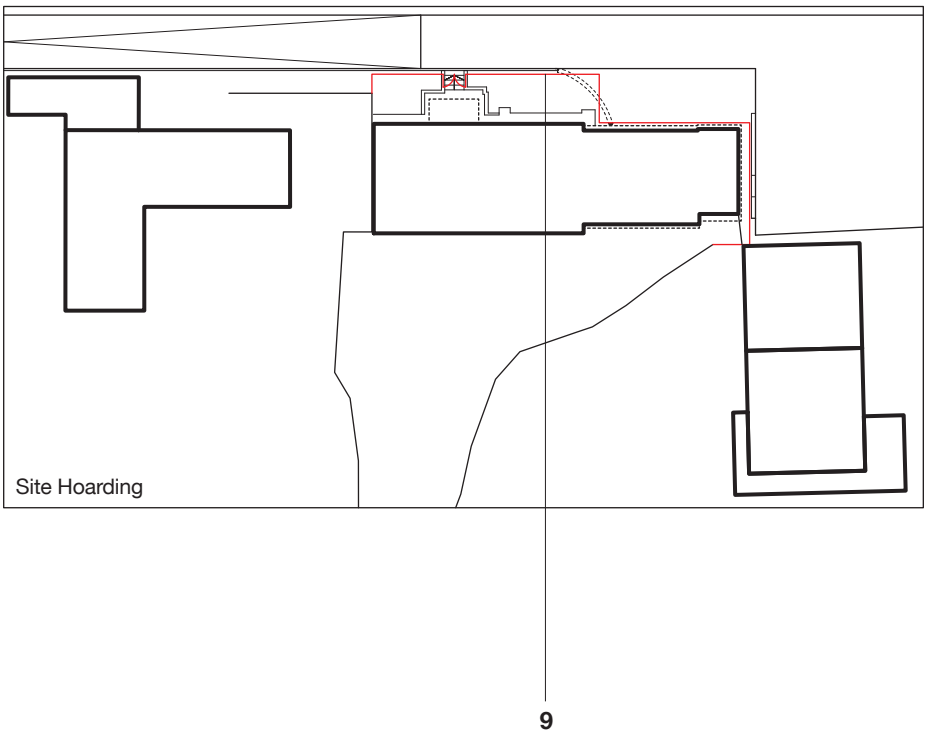
Scaffolding
Scaffolding will not be located over public highways.

L. Hoarding

Hoarding will be erected to enclose the site from the road, set back from the edge of the roadway (Fig 12).



Crane position and swing


Site Hoarding

Crane & Hoarding Arrangements (Fig 11&12)

1. Sloped entry to The Hexagon
2. Site hoarding (See Section L)
3. Access to site for site personnel
4. Material Holding Area, built onto temporary timber platform. Landscaped area part of scope of works
5. 3 The Hexagon
6. Parking for one trade/delivery vans up to 5m whilst crane is in place
7. Crane base and equipment
8. Parking area for neighbour's vehicles to remain clear and unobstructed at all times
9. Extent of Site Hoarding, which extends to fill gap in rear fence

Extent of material holding area
Extent of neighbour parking area to remain clear

M. Maintaining pedestrian and cyclist safety

Pedestrian & Cyclist Safety
The Hexagon does not have an existing pathway alongside the road. As such, pedestrians share the road with vehicles and cyclists. The road is to be kept clear during the construction works enabling pedestrians, cyclists and vehicles to continue using the road as normal.

Fitzroy Park Road also does also not have an existing pathway alongside it and so pedestrians and cyclists regularly use the roadway. A member of site personnel/ banksman will be utilised to guide all site related vehicles over 7.5 tons from the Merton Lane entrance to the estate along Fitzroy Park Road to The Hexagon allowing the speed and manoeuvring of vehicles to be carefully regulated and to maintain constant vigilance with regard to pedestrian and cyclist safety.

All large vehicles entering the estate will be checked to ensure that they possess a fully functioning horn, lights, reflectors, reversing lights and reversing alarms as well as a windscreen with wipers and suitable external mirrors to provide optimum all round visibility.

Pedestrian Access to Site
Public access on site will not be permitted although there will be public access to the roadway (The Hexagon) along the front of the site. Site personnel, operatives and visitors are expected to access the site on foot, having either parked in one of the parking bays at the front of the site, or beyond the Fitzroy Park estate altogether.

The perimeter of the site will be enclosed by hoarding. Access for site personnel, operators and visitors will be from the roadway. Due to the narrow width of The Hexagon, a dedicated pathway for site visitors will not be possible. However, signage warning drivers of the presence of pedestrians will be positioned at the top of the road.

The parking area will be enclosed with barriers to ensure the safety of pedestrians, particularly during loading and unloading periods.

Signage
A large sign will be positioned on the hoarding of the site setting out a series of ‘DOs’ and ‘DON’Ts’ for site personnel, visiting trade contractors and delivery/ collection vehicle drivers, making clear the presence of pedestrians and banksmen, speed limits, noise restrictions, safety requirements, vehicle preparations, parking and loading/unloading requirements and protocol upon arrival (Fig 13).

A hand out paper version will be given to vehicle drivers upon being met by the banksmen at the entrance to the Fitzroy Park estate.

Site Restrictions to Appear on Hoarding Sign and Hand Out (Fig 13)

DOs	DON’Ts
Organise delivery/collection works on site with site manager during normal working hours.	Arrive on site outside normal working hours.
Access the Fitzroy Park estate via the Merton Lane entrance.	Acces the Fitzroy Park estate via the Hampstead Lane or The Grove entrances.
Be constantly mindful of pedestrians walking through the Fitzroy Park estate and expect them to be using the roadway as well as vehicles.	Access the Fitzroy Park estate without arranging a time with the cconstruction manager, or without meeting a banksman (if a large vehicle - over 7.5 tons).
Phone ahead and arrange your arrival with the site manager. Large vehicles (over 7.5 tons) should expect to be met by a banksman.	Deviate from the pre-determined access/exit routes unless in exceptional circumstances.
Report to the site manager upon arrival.	Obstruct access to the other houses on The Hexagon, or their parking bays, at any time.
Follow parking, loading and unloading arrangements as set out by the site manager.	Queue or park on Fitzroy Park road or any other road at any time.
Ensure that loose materials on deliver/ construction vehicles are properly sheeted and that vehicle tyres are clean before leaving site.	Leave engines running unless required to readily maintain materials in a usable condition.
Wear safety helmet, safety footwear and high visibility clothing.	
Ensure that your suppliers, operatives and any visitors comply with these restrictions.	

N. Managing the project in order to reduce congestion.

Trade Contractors and any other visitors to the site will be required to book delivery/collection time slots in advance. A delivery/collection timetable will be maintained by the Site Manager.

The timetable will be configured to ensure that vehicles are not leaving or arriving at the Fitzroy Park estate at the same time, due to the relatively narrow width of the roads and the unlikeliness of two goods vehicles being able to pass each other side by side. Any instances where early or late arrival causes a vehicle to need to access the Fitzroy Park estate whilst another is leaving will require the vehicle to turn around and come back at a later time approved by the Construction manager.

O. Measures to reduce the impact of associated traffic

The scope of the project is such that a construction material consolidation centre will not be required. Traffic build up will be managed as above.

P. Preventing and Cleaning dirt or dust on the public highway

All loaded vehicles entering or leaving the estate will be sheeted. Loads will be checked to ensure that they are secure and arranged so that they cannot move around. Additional sheeting will be maintained on site for use if necessary by visiting vehicles.

Open vehicles must have guardrails or a central running line to allow attachment of harness, in order to prevent falls from vehicles. All loads will be unloaded on site one vehicle at a time.

To minimise nuisance caused by mud on roads, the following measures will be provided/adopted:

The existing ‘parking bay’ at the front of the site will be maintained as a hard standing surface for vehicles entering, parking on and leaving the site. The surface will be cleaned as the need arises using a water jet wash and brushes retained on site. Since the vehicles will be kept on this hard standing surface there should be minimal mud on wheels. However, the same jet wash equipment will also be utilised to clean the wheels of any vehicle likely to leave mud on the roads of the estate.

The immediate vicinity of the site will be swept and jet-washed by site personnel as and when required, being mindful of drainage conditions nearby. Spills will be cleaned immediately. A tap and hose will be made available on site.

The contractor will be provided with a copy of the document entitled ‘The control of dust and emissions from construction and demolition: Best practice guide’ (2006) produced in partnership by London Councils and the Greater London Authority and will maintain a copy on site as a point of reference.

The contractor is signed up to the Considerate Contractors Scheme which provides additional guidance relating to reducing the impact of demolition and construction.

Q. Waste management strategy for handling and disposing of construction waste

All excess material should be safely removed from site according to appropriate legislation, and to comply with the SWMP regulations currently required in England

The contractor is required to store waste safely and securely on site, away from the site boundary. The burning of waste or any other material of any kind will be strictly prohibited both on site and in its vicinity.

Registered waste carriers should be used to take waste off-site. The site manager should check the original copy of their waste carrier's certificate. If their certificate is not available then the site manager should ask for a 'copy card' issued by the Environment Agency.

The contractor is to ensure that all waste is disposed of at a correctly licensed site. Trade waste and builders rubble should be taken to a trade waste management centre and not a residential waste management centre. The contractor or registered waste carrier must ensure the waste is safely contained so it doesn't leak or blow away.

The main contractor must make sure everyone working on the project knows how to dispose of waste as laid out in this document. They must retain it for two years after completion of the project. They must fill in waste transfer notes as appropriate and retain them for two years after completion of the project.

Waste must be managed on site as follows:

- Separate different wastes as appropriate
- Store waste in a secure place
- Use suitable containers and label them clearly
- Use covers to prevent waste blowing away
- Use a waterproof cover if rain could cause contaminated run-off or prevent the waste from being reused
- Use bunds to prevent liquid waste escaping

A skip will be kept on site. The skip will sit on hard material to enable easier clean up in the case of spillages. The skip is to be securely covered. The contractor is to minimise drop heights to control the fall of materials and regularly damp down surfaces with water to prevent dust emission.

The following table (Fig 14) forecasts waste types likely to be generated by the construction works, and sets out means for reducing or preventing waste output. It also lists the required destination for each waste type.

Waste Prevention & Reduction (Fig 14)

Forecasted Waste	Prevention / Reduction of waste	Waste Destination
Timber, metal fixings, lightweight structural items, plasterboard and general rubble as a result of demolition and removal works	Rubble can be crushed and reused in other construction projects once it has been taken to a correctly licensed disposal site. Avoid disposing of single large pieces; smaller pieces are easier to pack down and transport. Sort recyclable materials.	Ensure all waste is disposed of at a correctly licensed trade waste site.
Excavated earth	Reuse in other areas of the project where possible, ie levelling patio surface, earth gradienting.	Ensure all waste is disposed of at a site correctly licensed to receive excavated earth from construction works.
Unwanted quantities and/or offcuts of timber, plaster, roofing membranes and other building materials as a result of construction work	Order the amount of materials you need as accurately as possible; Arrange for 'just in time' deliveries to reduce storage and material losses; Consider the source of materials. Ensure that deliveries are rejected if damaged or incomplete Make sure storage areas are safe, secure and weatherproof (where required) Waste wood can be recovered and recycled. Forecast changes to levels of predicted waste in advance.	Ensure all waste is disposed of at a correctly licensed site. Note: Plasterboard cannot be disposed of in ordinary landfill.
Redundant fixings	Reuse if possible. Return over-orders or unused items. If redundant fixings must be disposed of, then sort into different metal types to allow recycling where possible.	Ensure all waste is disposed of at a correctly licensed site.
Electrical fittings and wiring removed as part of construction works	Retain effective wiring where safe to do so. Seek advice of qualified electrician.	Ensure all waste is disposed of at a site correctly licensed to receive electrical item.
Wrapping, delivery bags, and/ or containers from incoming deliveries	Consider the packaging used for materials delivered to the site -can this be reduced or recycled?	Ensure all waste is disposed of at a correctly licensed site. Sort recyclables.
Paint or solvent containers, cleaning product containers	Store containers for toxic, harmful or solvent based materials safely and securely, avoiding any chance of leakage. Store liquids away from drains to prevent pollution.	Ensure all waste is disposed of at a site correctly licensed to receive containers of potentially harmful products.
General paper based waste from site administration	Avoid printing paper unnecessarily. Encourage suppliers and subcontractors to send information digitally.	Ensure all waste is recycled.
General waste from site workers (eg food packaging)	Separate recyclable items.	Ensure all waste is disposed of at a correctly licensed site
Tree stumps/ prunings	Cut down to small sized pieces to enable easier recycling.	Ensure all waste is disposed of at a site correctly licensed to receive organic materials.

P. Mitigation measures to be incorporated during the works to prevent noise, vibration, and disturbances

The Best Practicable Means (BPM), as defined in Section 72 of the Control of Pollution Act 1974, shall be employed at all times to reduce noise (including vibration) to a minimum, with reference to the general principles contained in British Standard BS5228: 2009 '*Noise and Vibration Control on Construction and Open Sites'*.

All vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers, shall be maintained in good and efficient working order and operated in such a manner as to minimise noise emissions.

There are no requirements for piling operations to be carried out at any stage of the building works.

Noise and vibration levels are not expected to exceed those stipulated by British Standard BS5228: 2009 *'Noise and Vibration Control on Construction and Open Sites'*.

Noise attenuation screening is to be used if deemed appropriate and noise monitoring should be carried out at the start and at regular intervals during each task period. Any mobile screens shall have sufficient mass so as to be able to resist the passage of sound across the barrier and to be free of significant holes or gaps between or under any acoustic panels or board materials as far as reasonably practical.

Noise and vibration monitoring shall be undertaken through the duration of the building works in accordance with the requirements stipulated by London Borough of Camden .

Where the measured noise levels are more than 3 dB (A) above the predicted noise levels or in the event of a complaint of noise an investigation shall be carried out to ascertain the cause of the exceedance or the complaint and to check that Best Practicable Means are being used to control the noise. Noise levels shall be reduced further if it is reasonably practicable to do so.

Site personnel have been given training on noise and vibration control methods and the contractor has produced site notices detailing noise and vibration control techniques and information regarding hours of operation. A hard copy of British Standard BS 5228: 2009 *'Noise and Vibration Control on Construction and Open Sites'* documentation is to be kept on site for immediate reference by site personnel.

In the interests of mitigating disturbance to neighbouring residents, site operations and ancillary works shall only be carried out between the following hours:

Mondays to Fridays
08.00 – 18.00

Saturdays
08.00 – 13.00

And at no time on Sundays and Bank Holidays.

Any noisy operations outside the standard hours cannot be undertaken without prior written approval of the Local Authority.

Due to the residential location of the site, vehicle deliveries and collections will be organised to arrive/exit only during normal working hours (as above). Any drivers arriving outside normal working hours will be instructed to drive away from the Fitzroy Park estate and return later.

This will be strictly enforced by the Site Manager.

S. Mitigation measures to be incorporated during the works to prevent creation of dust or emission nuisance

Based on Section 4.1 *'Site Evaluation Guidelines'*of '*Best practice guide :The control of dust and emissions from construction and demolition'* (2006) produced in partnership by London Councils and the Greater London Authority, the site can be classified as a **Low Risk Site**. For reference, these guidelines have been provided in Figure 15.

Owing to the small size of the development and the fact that it involves only a single property, the potential for emissions and dust to impact on sensitive receptors will be infrequent rather than frequent or continuous.

The house is situated in proximity to other residential properties of a similar size, and not to any schools, hospitals or public buildings. The proximity of these houses in indicated in Figure 16.

Nontheless, mitigation measures will be required in order to prevent creation of dust or emission nuisance. The table overleaf (Fig 17) sets out an inventory and timetable of all potential dust and emission generating activities, the expected scale or extent of these activities, as well as their projected timescale and frequency. It then sets out a series of control methods based on the three principles of prevention, containment and suppresion as appropriate for each. It follows a process of risk assessment based on projected activities on site particular to the proposed building works at 3 The Hexagon. Where activities have occured already, the principle methods for control described in this document have been adhered to thus far.

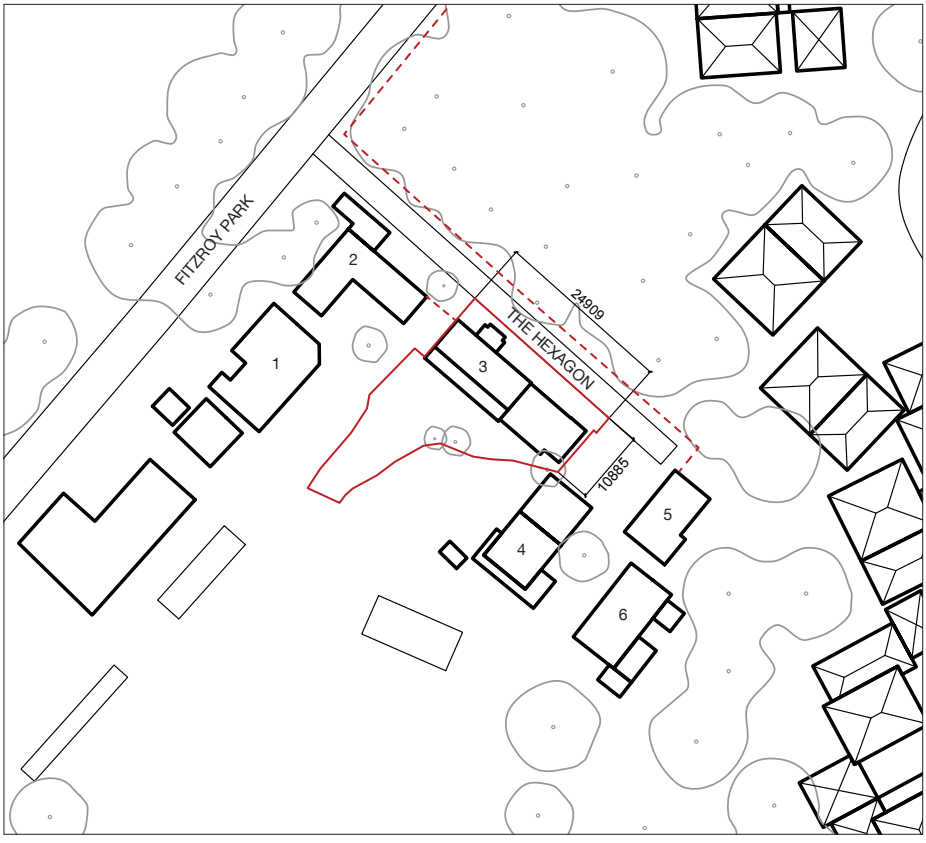
Some demolition and removal works are required and these have been included in Figure 17.

Excavation works will be required. These will consists of excavations to enable the laying of new foundations to the front porch and supporting walls as well as new concrete footings to the rear elevation. Details of these works have been included in Figure 17.

Best practice mitigation measures will be carried out at all times. In the case of

Site Evaluation Guidelines (Fig 15)
[based on 'Best practice guidance The control of dust and emissions from construction and demolition', Section 4.1]

Low Risk Sites	• Development of up to 1,000 square metres of land and; • Development of one property and up to a maximum of ten and; • Potential for emissions and dust to have an infrequent impact on sensitive receptors
Medium Risk Sites	• Development of between 1,000 and 15,000 square metres of land and; • Development of between 10 to 150 properties and; • Potential for emissions and dust to have an intermittent or likely impact on sensitive receptors
High Risk Sites	• Development of over 15,000 square metres of land, or; • Development of over 150 properties or; • Major Development referred to the Mayor and/or the London Development Agency, or; • Major development defined by a London borough or; • Potential for emissions and dust to have significant impact on sensitive receptors



Top

Site Evaluation Guidelines (Fig 15)

Bottom

Properties in proximity to the site (Fig 16)

Boundary Line

Additional existing fencing

any emergency works, the contractor will provide the local authority with as much notice as possible.

The contractor will be provided with a copy of the document entitled '*Best practice guide: The control of dust and emissions from construction and demolition'* (2006) produced in partnership by London Councils and the Greater London Authority and will maintain a copy on site as a point of reference.

The contractor is signed up to the Considerate Contractors Scheme which provides additional guidance relating to reducing the impact of demolition and construction (Appendix 1)

Where appropriate, personal protective equipment should be provided and used by site workers to prevent harm caused by dust particles or emissions.

An asbestos survey has been carried out at the property and no asbestos was found. A copy of this report is included as an appendix to this document (Appendix 2).

There are no known contaminants on or in the ground covered by the buildings.

The building works do not require any sand, grit or shot blasting to be carried out anywhere on site.

There are two existing external water supplies on site in the form of taps positioned at the front and rear of the existing property. These are to be used for water supply during dewatering, extraction, washing down, suppression and/or any other relevant control methods that require a water supply. The two tap fittings are compatible with standard hose nozzles.

The site manager will be the authorised person on-site responsible for air quality. The site manager will be required to:

• Employ best practice methods at all times.

• Take into account the impact of air quality and dust on occupational exposure standards to minimise worker exposure and breaches of air quality objectives that may occur outside the site boundary, such as by visual assessment.

• Keep an accurate log of complaints from the public. Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.

• Make the complaints log available to the local authority if requested.

• Undertake regular on-site and off-site inspection to monitor dust.
As the person responsible for air quality and dust management. the contact details of the site manager are to be displayed on the site boundary. The contact details of the contractor's head office is also to be displayed on the site boundary.

Where there is evidence of airborne dust from the building construction/demolition activities the site, the contractor should make their own inspection and assessment, and where necessary undertake ambient monitoring with the aim of identifying those process operations giving rise to the dust. Once the source of the emission is known, corrective action should be taken without delay.

Effective preventative maintenance should be employed on all aspects of the construction/demolition works including all plant, vehicles, buildings and the equipment concerned with the control of emissions to air.

Important management techniques for effective control of emissions include; proper management, supervision and training for process operations; proper use of equipment; effective preventative maintenance on all plant and equipment concerned with the control of emissions to the air; and it is good practice to ensure that spares and consumables are available at short notice in order to rectify breakdowns rapidly.

Anticipated Dust or Emission Generating Activities (Fig 17)

Inventory of anticipated dust generating activities	Scale / extent	Timescale and projected frequency	Preventative Measures and Control Methods
Demolition and removal of existing extensions	Existing lightweight timber front porch. Existing timber first floor extension. Existing ground floor rear glazing.	7 day duration (combined) One off occurence.	• Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust). • Sheet and screen buildings with suitable material and where possible strip inside buildings before demolition begins • Ensure that a specialist contractor removes any asbestos before demolition • Materials should be removed from site as soon as possible. • There is no requirement for explosive blasting. Use manual or mechnical methods only. • Bag and remove any biological debris or damp down before demolition. • Ensure effective water suppression is used during demolition operations. Hand held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground.
Hazardous or contaminated materials	As finish or bonding agent	Occasional	• Under the Control of Substances Hazardous to Health (COSHH) Regulations, 2002, developers must ensure that they take into account risks to the workforce from exposure to any harmful substances generated by work activities. Construction sites are often associated with activities that emit volatile organic compounds (VOCs), such as use of paints, adhesives, bitumen products and concrete and timber treatments. • Emphasis should be placed on preventing or reducing emissions at source and where this is not possible personal protective equipment may be appropriate. • Low emission products, which comply with the new EU Paints Directive22, should be used whenever possible. • In addition, guidance is available to prevent the contamination of water courses from construction sites, such as CIRIA's documents C64823 and C53224.

Anticipated Dust or Emission Generating Activities (Fig 17 continued)

Inventory of anticipated dust generating activities	Scale / extent	Timescale and projected frequency	Preventative Measures and Control Methods
Earthworks / Excavations	Foundations to new front porch and foundations to new rear facade	5 day duration. One off occurence.	• All dusty activities should be damped down, especially during dry weather. • Temporarily cover earthworks when and where possible. • Minimise drop heights to control the fall of materials • Make sure that stockpiles exist for the shortest possible time.
Cutting or grinding works	Adjustments to timber panelling on site. Cutting of interior linings and fittings to size (various). Adjustments to paving slabs to fit	Half hour duration. Occasional. Half hour duration. Occasional. Half hour duration. Occasional, but likely to occur over 2 or 3 days only.	• Ideally, these activities should not be conducted on site and pre-fabricated material should be brought in where possible. In cases, where such work must take place, then all equipment should use water suppressant or suitable local exhaust ventilation systems. • Use existing external water supplies on site for effective dust/particulate matter suppression. • When materials, such as concrete slabs or bricks are cut with a power tool without extraction or suppression, a second worker can pour water from a plastic bottle over the material as it is being cut. This greatly reduces the amount of dust generated and can stop the occurrence of a statutory nuisance.
Skip usage	Single skip located on hard standing surface to front of house	Daily use. Removed and replaced approximately 3 times over the duration of the build.	• Securely cover skips. • Minimise drop heights to control the fall of materials. • Regularly damp down surfaces with water.
Grinding concrete/scabbling	Trimming back of existing rear floor slab.	1 day. One off occurence	• Scabbling is the process of grinding concrete using a machine tipped with steel or carbide material to rapidly pound it. The following measures should be in place: • Pre-wash work surfaces. • Screen off work areas. • Vacuum up all dusty residue rather than sweeping away.
Dealing with spillages	Incidental	Incidental	• Use bunded areas wherever practicable • Regularly inspect the site area for spillages • Have spillage kits readily available • Clean spillages using agreed wet handling methods • Vacuum or sweep regularly to prevent the build up of fine waste dust material, which is spilled on the site and is designated as waste that is no longer fit for use should be dealt with in accordance with the Waste Management Licensing Regulations (WMLR), 1994 • Inform the Environment Agency, London Fire and Emergency Planning Authority (LFEPA) or the Health Protection Agency (HPA) if harmful substances are spilled.

Anticipated Dust or Emission Generating Activities (Fig 17 continued)

Inventory of anticipated dust generating activities	Scale / extent	Timescale and projected frequency	Preventative Measures and Control Methods
Stockpiles and storage of materials generally	Generally	Throughout (Although stocks should be kept on site for the minimum time possible)	• Pay particular attention to the effect of wind on stockpiles and material storage areas and use protective fencing or bunding as required. • Cover loose materials if necessary and ensure covers are tied down. • Depending on the duration that stockpiles will be present and their size - cover, seed, fence or water to prevent wind whipping. • Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described above. • Use existing external water supplies on site for effective dust/particulate matter suppression. • Correct storage of raw materials, organising the process in such a way that spillage is avoided, and maintaining high standards of internal and external housekeeping. • Consideration should be given to the siting of aggregate stockpiles, based upon such factor as the prevailing winds, proximity of site boundary and proximity of neighbours. Minimisation of drop height is very important in stockpiling to reduce wind whipping of particulates. • Keep stockpiles for the shortest possible time. Long term stockpiling is to be avoided. • Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place. For smaller supplies of fine power materials ensure bags are sealed after use and stored appropriately to prevent dust.

Anticipated Dust or Emission Generating Activities (Fig 17 continued)

Inventory of anticipated dust generating activities	Scale / extent	Timescale and projected frequency	Preventative Measures and Control Methods
Vehicles	See Section F	See Section F	• Ensure vehicles undergo wheel washing before leaving site • Proposed haulage routes into and out of the site are of hard surface material only. The designated vehicle loading and unloading area is also of a hard surface material. Therefore there are no requirements for vehicles to travel or park off-road at any point which will reduce the possibility of dust or dirt being spread or made airborne by vehicle movements. • Please refer to Section F for information on the number and type of vehicles and plant required on-site • There are no requirements for a mobile crushing plant to be used at any stage of the building works. • Ensure all on-road vehicles comply with the requirements of the London Low Emission Zone. Up to date information regarding the Low Emission Zone can be found on the TfL website - www.tfl.gov.uk. • Ensure all vehicles switch off engines when stationary – no idling vehicles. • In order to reduce exhaust emissions engines and exhaust systems should be regularly serviced according to manufacturer's recommendations and maintained to meet statutory limits/ opacity tests. • All vehicles should hold current MOT certificates where required. • Vehicle exhausts should be directed away from the ground and positioned so they are not directed at site entrances.
Plant	See Section F	See Section F	• In order to reduce exhaust emissions no plant will be left idling unnecessarily. • Locate plant away from the boundaries close to residential areas. • All non road mobile machinery (NRMM) to use ultra low sulphur tax-exempt diesel (ULSD) where available. • NRMM (vehicles and plant) should be well maintained. Should any emissions of dark smoke occur (except during start up) then the relevant machinery should be stopped immediately and any problem rectified before being used. • There are no requirements for a concrete crusher or cement batcher. Concrete mixing is to be done in small scale batches using standard concrete mixers which shall be maintained in good and efficient working order and operated in such a manner as to minimise aggregate spills and the spreading of dust. Concrete mixers will be positioned on top of tarpaulins in order to protect the ground below. • In order to mitigate the effect of dust, plant is to be used as far away from the site boundary as is practically possible.

Anticipated Dust or Emission Generating Activities (Fig 17 continued)

Inventory of anticipated dust generating activities	Scale / extent	Timescale and projected frequency	Preventative Measures and Control Methods
Planing or sanding	Generally	Occasional occurence throughout project	• Use fans and/or filters, dust suppression techniques and water sprays
Fitting out	Generally	From first fix onwards	• Fit all machinery for activities such as plastering, sanding or rendering with dust suppression/collection equipment. • Vacuum all waste material.
Welding and soldering	Installation of first floor rear balustrades	One day Occasional.	• Follow control measures in HSE guidance notes EH54 and EH55.
Use of bitumen	Works to roof Roof to new first floor rear extension Roof to new front porch	Two weeks. One off occurence One week. One off occurence One week. One off occurence.	• Do not overheat bitumen and cover pots. • Use great care in all processes to prevent spillages and extinguish any accidental fires immediately.
Loading and unloading of materials manually or using machinery	Generally	Throughout	• Minimise drop heights from loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate. • Ensure bulk cement and other fine powder materials are delivered in enclosed tankers with suitable emission control systems to prevent escape of material and overfilling during delivery.
On site spillages	Generally	Throughout	• Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.
Impact of incremental weather conditions	Incidental	Incidental	• Ensure methods to alleviate the effect of strong wind and or heavy surface water flow due to rain as per the points above. Construction manager to ensure local weather forecasts are checked on a regular basis and to ensure appropriate measures are taken based on upcoming works.
General site conditions	Incidental	Incidental	• Keep site fencing, barriers and scaffolding clean. • Maintain high standards of tidiness and housekeeping. • Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable. • Erect effective barriers around dusty activities or the site boundary. • Consider the direction of the wind and the topography of the land before carrying out dusty activities.

T. Mitigation measures to be incorporated during the works to prevent rodents spreading out from the site

The contractors shall take the necessary measures to ensure proper control of rodents as set out in this section.

Building works shall be carried out in compliance with Part 'H' of the Building Regulations (Drainage & Waste Disposal), with reference to Section 2.22 'Special protection - rodent control'.

The following methods will be employed:

- During construction, drains or sewers should not be left open unnecessarily and should be manned where possible. When work is not in progress, they should be closed or covered to prevent entry by rats.
- When the existing drainage pipe that runs under the existing front porch is removed and a replacement section reinstated, the ends of the retained pipework will be blocked to prevent rats entering or leaving the system.
- Any disused or defective pipwork uncovered during demolition or earthworks should be removed as these are known to harbour rats.
- When new drainage is installed at the rear, the ends of the existing pipework onto which the new sections are to affixed will be blocked to prevent rats entering or leaving the system. Where necessary, enlarged vertical sections should be included to prevent rats from climbing.
- There are no requirements for new ventilation stacks. Any existing ventilation stacks uncovered on or near the site should be fitted with a metal cage to prevent rats from leaving the system.
- Any new inspection points will feature access covers to prevent rodents from using them.
- Fixed solid plastic or metal gratings will be used rather than large covers or gratings to prevent rats from leaving the system.
- Sanitary pipework will not allow light through the pipe wall as this is believed to encourage damage from rodents.

A rodent survey was carried out by a Surveyor from Crystalkil Pest Services, which confirmed that there is no evidence of activity on site (Appendix 4).

If at any point rodents, or evidence of rodents, are discovered during building works then Pest Control are to be notified within 24 hours.

U. Consultation on the Construction Management Plan with local residents

Due to the size of the project, a large scale consultation process is unlikely to be necessary, however it is important that disturbances to local residents are minimised at all times during the building works, and that local residents are:

A. Given the opportunity to familiarise themselves with the measures that are being taken to mitigate disturbances during the building works and;

B. Given the opportunity to provide feedback and comments so that their input has a bearing on the measures taken and that these can be incorporated into the document as and where necessary.

The Construction Management Plan (Revision A) has been issued to neighbouring residents as per Figure 18 to the right.

A comments page was included to enable any feedback to be incorporated directly into the document and subsequently implemented on site.

Comments were received from one resident (4 The Hexagon) on Thursday 19th December 2013 and these have subsequently been incorporated into Revision B, under Section I, 'Parking and loading arrangements for vehicles and delivery of materials and plant to the site' (Also see Appendix 5).

The same draft Construction Management Plan (Revision A) was also issued to the Fitzroy Park Residents Association to inform them of the proposed measures to mitigate disturbances caused by the building works.

In addition, the contractor has issued a contact sheet to the neighbouring residents listed above, as well as the Fitzroy Park Residents Association, with contact information to enable measures to be taken immediately should a problem arise.

It is intended that the Construction Management Plan remains a 'live' document during the duration of the building works, and that, in the event that an issue does arise, preventative measures for the future can be incorporated and adhered to from that point onwards. An up to date copy will be retained on site, and made available to the Local Planning Authority and Local Residents as required.

Neighbouring properties to which the Construction Management Plan was issued (Fig 18)

The document was issued for the attention of residents at the following neighbouring properties:

1 The Hexagon, Fitzroy Park
2 The Hexagon, Fitzroy Park
4 The Hexagon, Fitzroy Park
5 The Hexagon, Fitzroy Park
6 The Hexagon, Fitzroy Park
19 Highfields Grove, Fitzroy Park
20 Highfields Grove, Fitzroy Park

Top (Fig 18)

Properties issued with a draft copy of the Construction Management Plan (Revision A) shown in red

V. Addressing concerns and advertising contact details to the community

A contact sheet has been provided to nearby residents prior to the commencement of works to ensure that they are able to contact the site manager if the need arises (Appendix 3). This included a contact name, telephone number (including that to be used outside normal working hours), and address to which any enquiries should be directed.

For the duration of the project, these contact numbers will also be displayed on the site hoarding, enabling residents and others to channel queries and correspondence to the site manager directly.

Contractors shall keep residents and others informed about unavoidable disturbance such as instances of unavoidable noise, dust, or disruption of traffic. Clear information shall be given well in advance.

The Contact Board shall include the following information:

- The title 'Contact Board'
- Name of the main contractor, address and person to whom correspondence should be addressed.
- Name of the site manager.
- Month and year of completion of works.
- Names and telephone number of the site manager, who can take immediate action, so that contact can be made at any time.

The contractor will ensure that a staffed telephone enquiry line is maintained at all times when site works are in progress to deal with enquiries and complaints from the local community.

The contractor will maintain on site a complaint register. Should noise/vibration/dust complaints arise from the building construction/building works, these complaints must be recorded in the complaint's register and made available to the Local Authority, if requested.

The complaint register shall provide information on day, time, details of complaint, details of monitoring carried out and any additional mitigation works.

In the case of major operations or delivery and amendments to normal traffic arrangements (if any), then local residents are to be informed by means of written correspondence.

Should complaints be received concerning works/activities, then all works/activities being the cause of complaint must cease (Tasks in progress accepted due to structural integrity issues), until such time as further agreement to work is negotiated.

W. Considerate Constructors Scheme

The contractor has signed up for the 'Considerate Constructors Scheme' which ensures that they will follow a Code of Considerate Practice, designed to encourage best practice beyond statutory requirements. Registry information is provided as an appendix to this document (Appendix 1).

Registration Number: 75288

All contractors working on the project will also be required to follow the 'Guide for Contractors Working in Camden' as a general guideline where possible.

Information regarding the criteria set out in the Considerate Constructors Scheme will be displayed on site and on site hoarding.

X. Considering the cumulative effects of construction local to 3 The Hexagon

It is expected that a number of other residential projects may be at the construction stage at the same time as 3 The Hexagon.

There are several residential developments in the vicinity of this site which are either under construction, have been granted permission or currently are going through planning. These include the following:

6 Fitzroy Park;
51 Fitzroy Park;
53 Fitzroy Park;
Fitzroy Farm, Fitzroy Park;
Wallace House, Fitzroy Park;
The Lodge, Fitzroy Park;
1 Haversham Place;
The Water House, Millfield Lane.

All of these developments are using or intend to use Merton Lane for demolition and construction access. It is likely that there are additional developments due for commencement in the near future.

When timetabling the arrival and exit of delivery and construction vehicles, it will be necessary for the contractor to take into consideration the schedules of these other projects and adjust the CMP accordingly in order that vehicular and pedestrian traffic can be managed in a safe and non-disruptive manner.

Y. Encouraging Sustainable Modes of Transport

Site personnel, operatives and visitors will be encouraged to adopt sustainable modes of transport. Details of public transport routes (for example, trains and buses to Highgate) will be provided and kept on site. Personnel will be advised of the availability of such information at induction.

A location for secure storage of bicycles will be provided on site for any operative choosing to cycle. On induction, cyclists will be advised to be mindful of pedestrians walking in the Fitzroy Park estate.

List of Figures

List of Appendices

Appendix 1.
Considerate Constructors Scheme Site Information

Asbestos Register Report

Alpha Surveys Limited
Asbestos Surveyors

Client:
Jeffrey Edwards
3 The Hexagon
Highgate
London
N6 6HR

Survey Type: Refurbishment/Demolition Survey
Site location: 3 The Hexagon, Highgate, London, N6 6HR
Survey Date: 20th August 2013
Survey report No: 2425NP

Appendix 2.
Asbestos Survey Report
3 The Hexagon

Executive Summary

The property is a two storey detatched house used for domestic purposes with a single storey addition to the side.

There is evidence of significant refurbishment within the interior construction in recent years.

The general construction of the property is:

- Brick with formed concrete block and external timber cladding
- Timber/metal glazed windows
- Plaster and plasterboard linings to interior walls and ceilings
- Timber/steel support joists and framwork visible in construction
- Flat felt roof lining with glass inset windows to rear of property
- Timber floor construction to first floor
- Concrete base floor construction to ground floor
- Timber porch construction with felt lining to roof

The survey was commissioned to comply with HSE/Local Authority regulation prior to refurbishment.

A plan of works was provided to the surveyors indicating the areas to be disturbed during the refurbishment. Principle works are to the exterior with decorative refurbishment to the interior and no works taking place in the side extension.

These works include:

- Removal of front porch
- Removal and replacement of roof
- Removal and replacement of rear house wall
- Removal of two internal walls

Following inspection, no **Asbestos Containing Material (ACM)** was found

Sampling

Samples were taken of:

- Roof Insulation, Porch
- Insulation Board, 0102
- Roof Lining, Porch
- Insulation Board, G01
- Plaster, G02

All samples proved negative for **ACM**

Surveying Strategy

A "walk through" was carried out to initially understand the orientation of the building and location of services etc.

This was then followed by a review of the floor plans with photographs to identify rooms and features prior to the survey being undertaken.

A survey was then carried out taking samples where any Asbestos Containing Material (ACM) could have been present.

This report has been prepared with all reasonable skill, care and diligence.taking account of the manpower and resources devoted to it by agreement with the client.

This survey has been carried out by:

Alpha Surveys Limited
Wychwood
12 Castle Hurst
Bodiam
East Sussex
TN32 5UW

Telephone: (01580) 860301
Mob: 07725128661
E-mail: alphasurveysmail@btinternet.com

Alpha Surveys Limited disclaim any responsibility to the client and others in respect of any matter outside the scope of the above.

Asbestos Register Report has been prepared by **Nick Pullan – Asbestos Surveyor**

BOHS 050711/004

Date survey carried out: 20th August 2013

Survey undertaken for: Jeffrey Edwards

This report is confidential to Jeffrey Edwards. Alpha Surveys Limited accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known.

Appendix 2.
Asbestos Survey Report
3 The Hexagon

Summary Of Recommendations

COMMENT	
No asbestos containing materials found.	✓
Asbestos containing material found.	
Retain copy of this survey on site.	
Insert this survey into the existing Asbestos Register retained on site.	
Ensure contractors are aware of the presence of asbestos, where applicable in their area of work.	
Undertake urgent remedial works	
Ensure that suitable assessments are undertaken and recorded in writing for all the asbestos removal activities on site.	
Prepare a written management plan based on the findings of this report to manage the ACM's that remain in the premises as listed.	

Appendix 3.
Contact Sheet provided to Local Residents by Contractor

Cape Construction Ltd

Re : 3 The Hexagon

We write to advise you that we have recently commenced refurbishment works at the above address.
Rest assured we will use our best endeavours to keep any disruption to a minimum.
Should you have any concerns during this period please do not hesitate to contact our site manager Gary Miller or 07557 027 092

The Office Building, Gatwick Road, Manor Royal, Crawley, West Sussex RH10 9RZ
Tel No: 01293 459714 Email: info@capeconstruction.co.uk

Appendix 4.
Results of Rodent Survey carried out at 3 The Hexagon

Crystal
Services plc

Unit 6, Loughton Business Centre
Langston Road
Loughton
Essex IG10 3SD

Tel: 020 8503 3380 Fax: 020 8527 8963
Email: info@crystal-group.co.uk
www.crystal-group.co.uk

Regional Offices in Heathrow, Mitcham & The City
Company Registration No. 1812016
Registered in England and Wales

Dear Adam

After attending 3 the Hexagon N6 6HR I can confirm that there was no evidence of any pest activity on site.

At this moment in time i do not recommend any treatment to be carried out as it would be a misuse of pesticide act, therefore should you incur any problems in the future please feel free to call me.

Kind Regards

Karla Hillier
Area Surveyor
For Crystalkil pest control
Mobile - 07415 110961 office - 0208 503 3380

Appendix 5.
Comments received from
Resident of 4 The Hexagon

Resident Feedback Form

This comments page has been included to enable any feedback that you may have to be incorporated into the Construction Management Plan produced for works being carried out at 3 The Hexagon, Fitzroy Park, N6 6HR. There is no obligation to provide comments if you are happy with the methods described in this document.

Please note that any comments will be made available for other residents to read and will be incorporated into a further revision of the Construction Management Plan.

Please fill in the box below with any comments you may have and return the form to the address below by
Thursday 19th December 2013.

Please post your comments form to:

FAO Adam Hiles
Duggan Morris Architects
Unit 7, 16-24 Underwood Street
London, N1 7JQ

If you would rather type and print your comments then feel free to staple them to this sheet and return as described above.

Alternatively you can scan and email the form to: A.Hiles@dugganmorrisarchitects.com

Name: F. W. CRAWLEY

Address: 4 THE HEXAGON
FITROY PARK N6 6HR.

Date:

Comments:

none except that I wish to be warned when access to my house is blocked or restricted as I will have to park elsewhere.