Camden

CONSTRUCTION MANAGEMENT PLAN (CMP)

The Construction Management Plan will help developers minimise the impact of their construction on the surrounding community, both for the construction on site and the transport arrangements for servicing the site. It follows the best practice guidelines in TfL's Standard for Construction Logistics and Cyclist Safety (CLOCS) scheme (http://www.clocs.org.uk/standard-for-clocs/) and Camden's Minimum Requirements for Building Construction (CMRBC).

The completed and signed Construction Management Plan should address how any impacts associated with the proposed works would be mitigated. The level of detail for the Construction Management Plan will depend on the scale and kind of the development. The text boxes will expand to accommodate information provided.

PLEASE COMPLETE THE QUESTIONS BELOW WITH ADDITIONAL SHEETS, DRAWINGS AND PLANS AS REQUIRED.

(Note the term 'vehicles' used in this document refers to all vehicles associated with the implementation of the development, e.g. demolition, site clearance, delivery of plant & materials, construction, etc)

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council 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 Council and complied with thereafter.

It should be noted that any agreed Construction Management Plan does not prejudice further agreements that may be required such as road closures or hoarding licences.

The boxes below expand please provide as much information as necessary.

Section 1 – Site Contacts

Q1. Please provide the full postal address of the site and the planning reference relating to the construction works.

Site Address: Land adjacent to **4, St Augustine's Road, Camden NW1 9RN**

Planning application reference: **2013/1210/P**

Type of CMP – **Section 106 planning obligation**

Q2. Please provide contact details for the person responsible for submitting the CMP

Name: **Austin Warnes**

Address: **Oak View, Main Street, Fenton, Nottinghamshire NG23 5DE**

Tel: **07801-203681**

Email: austin.warnes@btinternet.com

Q3. Please provide the registered contact address details for the main contractor responsible for undertaking the works.

Name:	**Dawkins Construction Group Ltd**
Address:	**Dawkins House, Packhorse Place Business Park, A5, Watling Street, Luton Bedfordshire LU6 3QU**
Tel:	**01582-493731**
Email:	**deancrossman@dawkinsgroup.co.uk**

Q4. Please provide full contact details of the site and project manager responsible for day-to-day management of the works.

Name: **Dean Crossman**

Address: **Dawkins House, Packhorse Place Business Park, A5, Watling Street, Luton Bedfordshire LU6 3QU**

Tel: **01582-493731 / 07764967434**

Email: **deancrossman@dawkinsgroup.co.uk**

Q5. Please provide full contact details of the person responsible for dealing with any complaints from local residents and businesses, etc. In the case of Community Infrastructure Projects (CIP) please provide contact details of the responsible Camden officer.

Name: **Peter Buckley / Austin Warnes**

Address: **Godfrey Investments (London) Ltd, Hillview House, 1, Hallswelle Parade, London NW11 0DL**

Tel: **0208-209-3048**

Email: peter@godfreyinvestments.co.uk

Q6. Please provide full contact details including the address where the main contractor accepts receipt of legal documents for the person responsible for the implementation of the CMP.

Name: **Peter Buckley**

Address: **Godfrey Investments (London) Ltd, Hillview House, 1, Hallswelle Parade, London NW11 0DL**

Tel: **0208-209-3048**

Email: peter@godfreyinvestments.co.uk

Section 2 – About the Site

Q7. Please provide a site location plan and a brief description of the site, surrounding area and development proposals for which the CMP applies.

The property at 4, St Augustine's Road is situated on the corner of Murray Street and St Augustine's Road. It is bordered on the South side by Agar Grove. There is no current building on the plot. There is a thin concrete slab that will need to be broken up and removed.

The proposal for development is to build a multi-occupancy dwelling of nine apartments.

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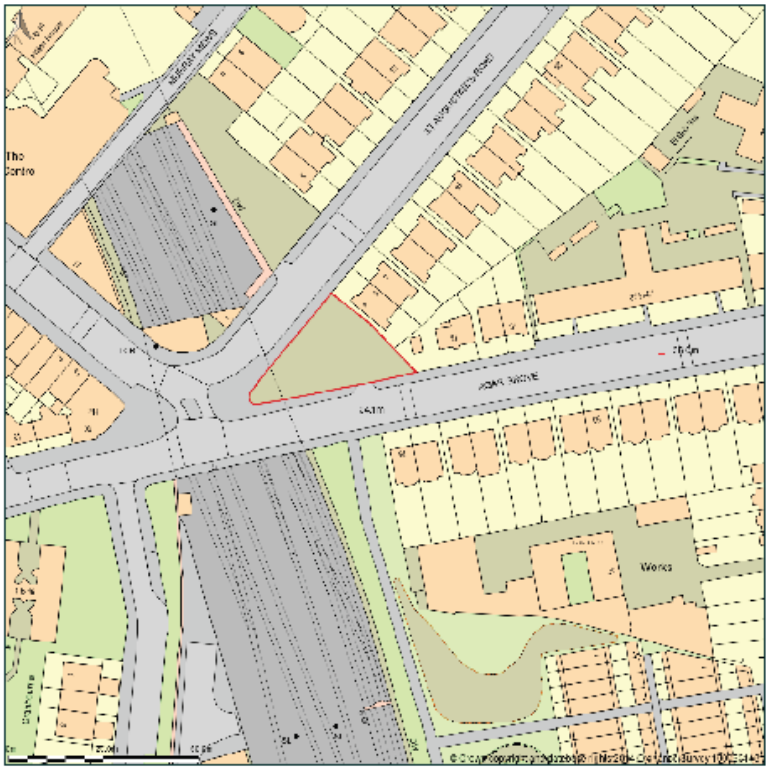
4 St Augustine's Road, St. Augustines Road, London, NW1 9RN



Site Plan shows area bounded by: 529814.0,184249.46875 529814.0,184449.46875 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Q8. Please provide a very brief description of the construction works including the size and nature of the development and provide details of the main issues and challenges (eg narrow streets, close proximity to residential dwellings).

Initially demolition of the hard-standing and then traditional construction techniques to build the new building on the plot and some external landscaping.

A Construction / Demolition Plan must be prepared and include the following:

Name and address of the main contractors company.
Duration of the works from the starting to its completion.
Address where the main contractors company accept receipt of legal documents.
Full contact details of main office and of the site for the proposed works.
Full contact details including name and telephone number of the Site and Project Manager.

The Contents of the C/DMP shall provide full details on:

How the operations are intended to be carried out and the timescale from starting date to its completion.
Mitigation measures to be incorporated during the works to prevent noise and vibration, disturbances, creation of dust nuisance and prevention of rodent spreading out from the site.
Evidence regarding staff have been trained on BS 5228:2009.
Prediction of noise and vibration levels throughout the proposed works action to be taken in case of exceedances over the predicted levels.
Monitoring of noise, vibration and dust levels.
Abatement techniques to prevent noise, vibration and dust nuisances.
Pest Control Job receipts demonstrating that there are no new takes of bait within 7 days.
Community liaison.
Complaints Register, this should contain if possible complainant's details, date and time of complaint's made, causes of complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, reasons for any unresolved complaint.
An incident logbook shall be on site and all incidents shall be recorded stating date time and worker/s involved and action taken. (e.g. equipment operations started at 07:30 hours by ….. and the action taken measures incorporated to prevent recurrence of similar event).

The main challenges on this project are:

- **The proximity to local residents and adjacent properties**
- **Proximity to Network Rail tunnel under the site.**
- **Traffic Management to and from site**

The immediate area is predominantly residential; however, there are schools and local businesses nearby. Only two residences adjoin the land to be developed.

The development will impinge upon the local community with regard to increased and heavy traffic visiting the site, noise and dusts.

The streets are not particularly narrow; however, there are residents' parked cars and other local traffic visiting the area.

The local residents will be contacted with a letter drop containing information about the development and full details of the construction and development team. We will also make contact with any local resident association and arrange a meeting to discuss the project.

The closest association is:

Agar Grove Tenants Management Co-Op Limited

Lulworth, Wrotham Road:

Traffic management will be a priority as regards considerate start and finish times, noise, dust and traffic control amongst other elements of the project.

The safety of pedestrians and other road users is of paramount importance and traffic will be strictly controlled whilst accessing and egressing the site.

Q9. Please indicate if any changes to services are proposed to be carried out that would be linked to the site during the works (i.e. connections to public utilities and/or statutory undertakers plant). Larger developments may require new utility services. If so, a strategy and programme for coordinating the connection of services will be required. If new utility services are required, please confirm which utility companies have been contacted (e.g. Thames Water, National Grid, EDF Energy, BT. etc.) You must explore options for the utility companies to share the same excavations and traffic management proposals. Please supply details of your discussions.

There are no current services to the site as there is no building on site.

Therefore new services will need to be supplied to the site and the developers will liaise with all utility companies to organise installations to limit the time spent excavating outside the site and the number of excavations required.

Q10. Please identify the nearest potential receptors (dwellings, business, etc.) likely to be affected by the activities on site (i.e. noise, vibration, dust, fumes, lighting, etc).

The site is bordered by private dwellings and a few small businesses. The residences will be the main priority as they will be affected by the day to day activities on the site.
The small businesses locally are unlikely to be affected to any significant degree, however, they will be included as part of the information circular.

Adjacent to the site is No.6, St Augustines Road, a private residence.

At 27, Agar Grove is another residence, not directly adjoined but linked via a low level garage.

This border is not in particularly good condition and careful planning is to be adopted for all elements of work along this border. It has been agreed with the owners of these properties that a 2.4m hoarding will be erected on this boundary to protect them from disturbance.

The remaining surrounding properties are exclusively residential or multiple occupancy dwellings in houses.

GLA Dust Risk Assessment

4 St Augustines Road

24.07.15

Appendix to Question 10 – Dust mitigation measures

Applicants must complete the table below (extracted from the Mayors 'control of dust and emissions during construction and demolition' SPG).

Applicants should include all 'highly recommended measures' as a minimum.

XX Highly Recommended
X Desirable

MEASURES RELEVANT FOR DEMOLITION, EARTHWORKS, CONSTRUCTION AND TRACKOUT

	CIRCLE RISK LEVEL IDENTIFIED FOR SITE			TICK TO CONFIRM MITIGATION MEASURE WILL BE IMPLEMENTED
MITIGATION MEASURE	**LOW RISK**	**MEDIUM RISK**	**HIGH RISK**	
Site management				
Develop and implement a stakeholder communications plan that includes community engagement before work commences on site.		XX	XX	✓
Develop a Dust Management Plan.		XX	XX	
Display the name and contact details of person(s) accountable for air quality pollutant emissions and dust issues on the site boundary.	XX	XX	XX	✓
Display the head or regional office contact information.	XX	XX	XX	✓
Record and respond to all dust and air quality pollutant emissions complaints.	XX	XX	XX	✓
Make a complaints log available to the local authority when asked.	XX	XX	XX	✓
Carry out regular site inspections to monitor compliance with air quality and dust control procedures, record inspection results, and make an inspection log available to the local authority when asked.	XX	XX	XX	✓
Increase the frequency of site inspections by those accountable	XX	XX	XX	✓

for dust and air quality pollutant emissions issues when activities with a high potential to produce dust and emissions and dust are being carried out, and during prolonged dry or windy conditions.				
Record any exceptional incidents that cause dust and air quality pollutant emissions, either on or off the site, and the action taken to resolve the situation is recorded in the log book.	XX	XX	XX	✓
Hold regular liaison meetings with other high risk construction sites within 500m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised.			XX	
Preparing and maintaining the site				
Plan site layout: machinery and dust causing activities should be located away from receptors.	XX	XX	XX	✓
Erect solid screens or barriers around dust activities or the site boundary that are, at least, as high as any stockpiles on site.	XX	XX	XX	✓
Fully enclosure site or specific operations where there is a high potential for dust production and the site is active for an extensive period.	X	XX	XX	n/a
Install green walls, screens or other green infrastructure to minimise the impact of dust and pollution.		X	X	n/a
Avoid site runoff of water or mud.	XX	XX	XX	✓
Keep site fencing, barriers and scaffolding clean using wet methods.	X	XX	XX	✓
Remove materials from site as soon as possible.	X	XX	XX	✓
Cover, seed or fence stockpiles to prevent wind whipping.		XX	XX	nA
Carry out regular dust soiling checks of buildings within 100m of site boundary and cleaning to be provided if necessary.		X	XX	nA
Provide showers and ensure a change of shoes and clothes are			X	n/a

required before going off-site to reduce transport of dust.				
Agree monitoring locations with the Local Authority.		X	XX	n/a
Where possible, commence baseline monitoring at least three months before phase begins.		X	XX	n/a
Put in place real-time dust and air quality pollutant monitors across the site and ensure they are checked regularly.		X	XX	n/a
Operations				
Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.	XX	XX	XX	✓
Ensure an adequate water supply on the site for effective dust/particulate matter mitigation (using recycled water where possible).	XX	XX	XX	✓
Use enclosed chutes, conveyors and covered skips.	XX	XX	XX	✓
Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.	XX	XX	XX	✓
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.		XX	XX	✓
Waste management				
Reuse and recycle waste to reduce dust from waste materials	XX	XX	XX	✓
Avoid bonfires and burning of waste materials.	XX	XX	XX	✓

MEASURES SPECIFIC TO DEMOLITION

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK	TICK BELOW WHERE MITIGATION MEASURE WILL BE IMPLEMENTED
Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust).	X	X	XX	n/a
Ensure water suppression is used during demolition operations.	XX	XX	XX	✓
Avoid explosive blasting, using appropriate manual or mechanical alternatives.	XX	XX	XX	✓
Bag and remove any biological debris or damp down such material before demolition.	XX	XX	XX	n/a

MEASURES SPECIFIC TO EARTHWORKS

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK	TICK BELOW WHERE MITIGATION MEASURE WILL BE IMPLEMENTED
Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces.		X	XX	n/a
Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil.		X	XX	n/a
Only remove secure covers in small areas during work and not all at once.		X	XX	n/a

MEASURES SPECIFIC TO CONSTRUCTION

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK	TICK BELOW WHERE MITIGATION MEASURE WILL BE IMPLEMENTED
Avoid scabbling (roughening of concrete surfaces) if possible	X	X	XX	✓
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	X	X X	XX	✓
Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.		X	XX	n/a
For smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust.		X	X	✓

MEASURES SPECIFIC TO TRACKOUT

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK	TICK BELOW WHERE MITIGATION MEASURE WILL BE IMPLEMENTED
Regularly use a water-assisted dust sweeper on the access and local roads, as necessary, to remove any material tracked out of the site.	X	XX	XX	✓
Ensure vehicles entering and leaving sites are securely covered to prevent escape of materials during transport.	X	XX	XX	✓
Record all inspections of haul routes and any subsequent action in a site log book.		XX	XX	n/a
Install hard surfaced haul routes,		XX	XX	n/a

which are regularly damped down with fixed or mobile sprinkler systems and regularly cleaned.				
Inspect haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable;		XX	XX	n/a
Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).	X	XX	XX	✓
Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits.		XX	XX	✓
Access gates to be located at least 10m from receptors where possible.		XX	XX	
Apply dust suppressants to locations where a large volume of vehicles enter and exit the construction site		X	XX	✓

Q11. Please provide a scaled plan detailing the local highway network layout in the vicinity of the site. This should include details of on-street parking bay locations, cycle lanes, footway extents and proposed site access locations.

Please see scaled plan Appendix A

Q12. Please provide the proposed start and end dates for each phase of construction as well as an overall programme timescale. (A Gantt chart with key tasks, durations and milestones would be useful).

Phase 1 Demolition – 1 Week
Demolition of Hard-Standing – From 3rd August 2015 (Approved CMP)

Phase 2 Piling & Excavations – 12 Weeks
Piling using multiple types From 10th February 2015

Phase 3 Construction Works – 22 Weeks
Construction of building – From November 2015

Phase 4 Fit-Out Works – 12 Weeks
Construction of building – From April 2016

Commissioning / Testing – 1 Week
From July 2016

A Microsoft Project Draft will be provided in due course.

Q13. Please confirm the standard working hours for this site, noting that the standard working hours for construction sites in Camden are as follows:

- 8.00am to 6pm on Monday to Friday
- 8.00am to 1.00pm on Saturdays
- No working on Sundays or Public Holidays

All works shall be undertaken in compliance with the working hours specified in planning conditions issued by the local authority.

Monday to Friday 8am - 6pm
Saturday 8.30am - 1pm
No Sunday, Bank holiday or Public holiday working

Should work be required outside of these hours prior permission must be sought from the local authority including details of any noise that may result from the activities.

Construction site noise has the potential to impact upon the current amenity of local residents.

(No noisy work will start prior to 08.00)

Section 3 – Transportation Issues Associated with the Site

Q14. Please provide a brief description of the proposed working hours within which vehicles will service the site during the construction period (Refer to the Guide for Contractors Working in Camden. Construction vehicle movements are generally acceptable between 9.30am to 4.30pm on weekdays and between 8.00am and 1.00pm on Saturdays). If there is a school in the vicinity of the site or on the proposed access and/or egress routes, then deliveries must be restricted to between 9.30am and 3pm on weekdays during term time. Construction vehicles must be managed and prevented from causing obstructions to the highway.

The site will not accept deliveries from any supplier or any collections from site before 09.30 am or after 15.30. This will avoid construction traffic on the roads around the site during peak times.

No vehicle will be allowed to reverse onto or off the site unless directed by at least two banksmen.

Gates to the site will be kept locked and all deliveries and collections will be scheduled with no unannounced arrivals.

Vehicles will not be allowed to park in the street to gain entry to site in the event of any delays.

Q15. Please provide details of the typical sizes of all vehicles and the approximate frequency and times of day when they will need access to the site, for each phase of construction. You should estimate the average daily number of vehicles during each major phase of the work, including their dwell time at the site. High numbers of vehicles per day and/or long dwell times may require vehicle holding procedures. You will need to consider whether the roads on the route(s) to and from the site are suitable for the size of vehicles to be used. Please provide details of other known developments in the local area or on the route.

Vehicles will include: (Typical Sizes)

20T Excavator – 7.6 x 2.5 Metres
Standard Dumper Truck – 8 to 11 x 2.5 metres
Flatbed Trucks – 8.5 x 2.5 metres
Readymix concrete lorries – 9 x 3.0 metres

During the hours mentioned above vehicles will arrive at scheduled times throughout the day.

No vehicles will be allowed to dwell around the site.

Scheduled deliveries and collections will avoid vehicles waiting in the surrounding streets.

The surrounding streets are suitable for such transport. There are no major projects in the surrounding streets.

The frequency of vehicles can be predicted as follows:

Phase 1 – 2 per day
Phase 2 – 10 per day
Phase 3 – 10 – 15 per day
Phase 4 – Up to 5 per day
Commissioning Phase 0

Q16. Please provide accurate scaled drawings of any highway works necessary to enable construction to take place (e.g. construction of temporary vehicular accesses). Use of the public highway for storage, site accommodation or welfare facilities is at the discretion of the Council and is generally not permitted. If you propose such use you must supply full justification, setting out why it is impossible to allocate space on-site. You must submit a detailed (to-scale) plan showing the impact on the public highway including; the extent of hoarding, pedestrian routes, parking bay suspensions and remaining road width for vehicle movements. We prefer not to close footways but if this is unavoidable, you should submit a scaled plan of the proposed diversion route showing key dimensions. Please provide details of all safety signage, barriers and accessibility measures such as ramps and lighting etc.

Q17. Please provide details of any proposed parking bay suspensions and temporary traffic management orders which would be required to facilitate construction. If construction vehicles cannot access the site, details are required on where they will wait to load/unload.

There are some parking bays within the access areas to the site that will need to be suspended during the construction phase of the project for lifting operations.

During the delivery and eventual dismantling and removal of the piling rig / tower crane, road closures may be required.

Any road closure permits will be applied for in advance of the proposed delivery and removal of the tower crane.

Vehicles will not be unloaded in the street.

A scaled drawing of the highway incorporating access points into site and storage/plant laydown areas is attached at Appendix C

Q18. Please provide details of any temporary structures which would overhang the public highway (e.g. scaffolding, gantries, cranes etc).

There are no structures that will overhang / oversail the public highway. The crane will be fitted with a luffing jib to avoid property oversail.

Scaffolding will be within the site boundary.

Q19. Please provide details of hoarding requirements or any other occupation of the public highway.

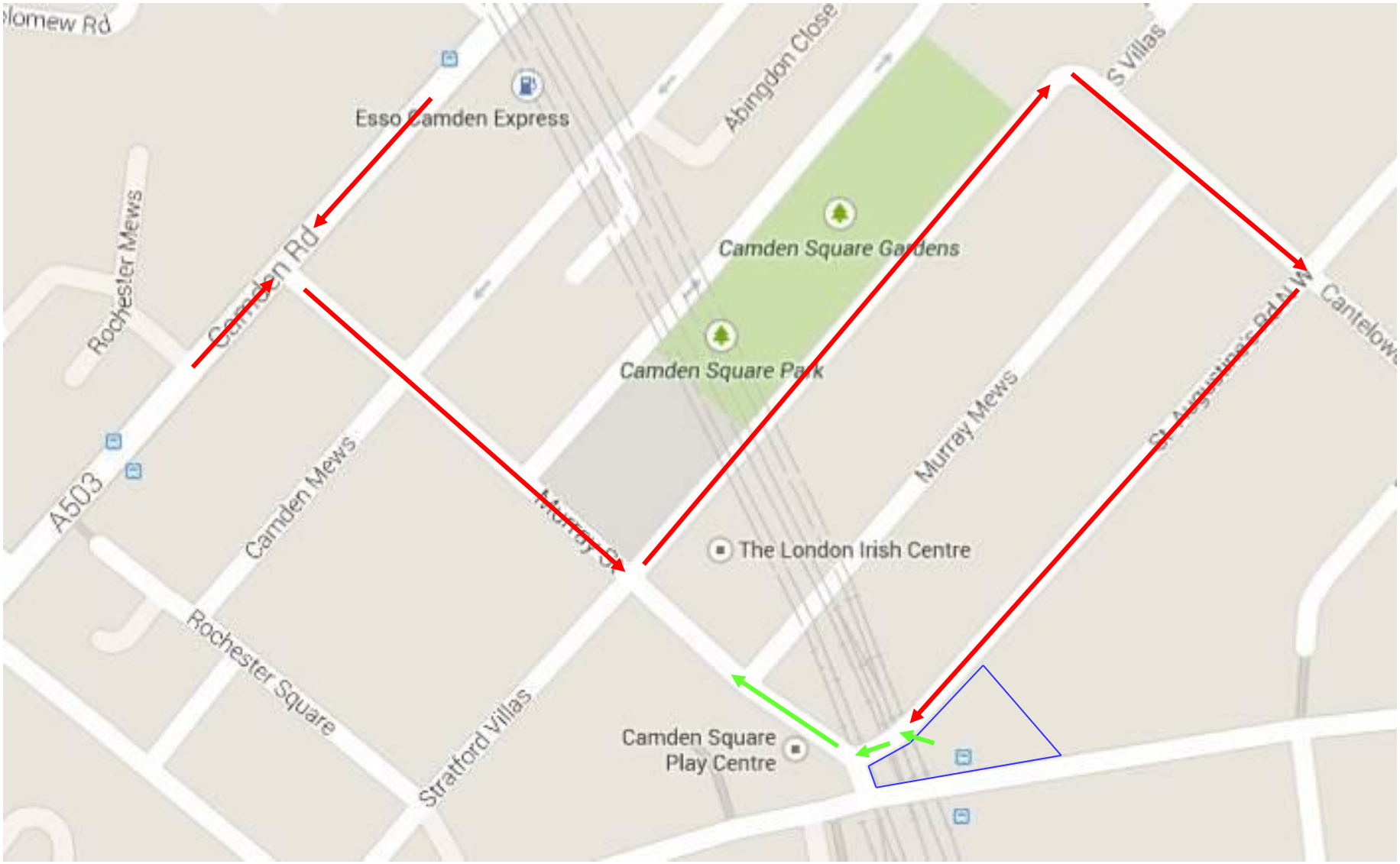
Hoarding will be attached to the boundary wall of the property and a licence will be applied for from the local authority.

Section 4 Traffic Management for the Site

Q20. Please provide details describing how pedestrian and cyclist safety will be maintained, including any proposed alternative routes (if necessary), and any Banksman and/or Traffic Marshall arrangements. You should supply details of any diversion, disruption or other anticipated use of the public highway during the construction period (alternatively a plan may be submitted). Vulnerable footway users include wheelchair users, the elderly, people with walking difficulties, young children, people with prams, blind and partially sighted people, etc. A secure hoarding will generally be required to the site boundary with a lockable access. Any work above ground floor level may require a covered walkway adjacent to the site. A licence must be obtained for scaffolding and gantries. The adjoining public highway must be kept clean and free from obstructions. Lighting and signage should be used on temporary structures/ skips/ hoardings, etc. Appropriate ramping must be used if cables, hoses, etc. are run across the footway.

Traffic marshalling is of paramount importance during these works and all transport to site will be strictly managed.
There is no designated cycle path in the adjacent streets but cycles can access any part of the route.
The biggest issue is pedestrian movement around the site, especially in the morning and around school opening and closing times.
Secure hoarding will be placed around the site with lockable gates and pedestrian access.
Lighting will be provided to the hoarding and appropriate protection will be provided for any cables or the like running across the highway, however, none are anticipated.

Q21. Please detail the proposed access and egress routes to and from the site, showing details of links to the Transport for London Road Network (TLRN). Such routes should be indicated on a drawing or diagram showing the public highway network in the vicinity of the site. Consideration should also be given to weight restrictions, low bridges and cumulative impacts of construction (including neighbouring construction sites) on the public highway network. Consideration should be given to any major trip generators (e.g. schools, offices, public buildings, museums, etc) on the route, and how any problems can be avoided or mitigated.


Esso Camden Express
Abingdon Close
Camden Square Gardens
Camden Square Park
Rochester Mews
Camden Rd
A503
Camden Mews
Murray Mews
The London Irish Centre
Rochester Square
Stratford Villas
Camden Square
Play Centre

Q22. Please describe how the access and egress arrangements for construction vehicles will be managed. Confirm how contractors, delivery companies and visitors will be made aware of the route (to and from the site) and of any on-site restrictions, prior to undertaking journeys.

All of the supply chain and sub-contractors will be contacted regarding the delivery arrangements to the site. They will all be supplied with a copy of the Pre-Construction information which has this information contained within it.

The route to and from site will be explained to them prior to their arrival.

All contractors will be required to co-ordinate their deliveries and collections with the site manager who will draw up a weekly schedule of transport to and from site.

Vehicles turning up to site unscheduled will be turned away.

As mentioned earlier, all vehicles will be strictly controlled by at least two banksmen when they arrive on site and until they depart.

Q23. Please provide details of the parking and loading arrangements for construction vehicles with regard to servicing and deliveries associated with the site (e.g. delivery of materials and plant, removal of excavated material). This is required as a scaled site plan, showing all points of access and where materials, skips and plant will be stored, and how vehicles will access and egress the site.

No parking of vehicles will be allowed for more than a few minutes to allow contact with the site banksmen.
All vehicles, at this stage of the project, will be loaded and unloaded within the site boundary.

All plant and materials will be stored within the site boundary.

Q24. Please provide swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary (if necessary).

Section 5 – Environmental Minimum Requirements

(To answer questions 24- 33 refer to the relevant sections of the C: noisy operations, abatement techniques, noise levels, vibration levels, dust levels and rodent control). Add link to CMR.

Q25. Please provide details of the times of noisy operations, describing how the construction works are to be carried out. (Refer to CMR time of operations section)

Like dust, the generation of noise beyond of the site boundary is a potential source of statutory nuisance and can lead to complaints.

Such complaints, if upheld, can lead to legal action which causes resultant delays and costs to the project.

The site is directly adjacent to local businesses and residential premises making construction noise a particularly sensitive issue to both.

A basic element in the mitigation of nuisance due to noise is adherence to acceptable working hours.

All works shall be undertaken in compliance with the working hours specified in planning conditions issued by the local authority.

Monday to Friday 8am - 6pm
Saturday 8.30am - 1pm
No Sunday, Bank holiday or Public holiday working

Should work be required outside of these hours prior permission must be sought from the local authority including details of any noise that may result from the activities.

Construction site noise has the potential to impact upon the current amenity of local residents.

The EIA has identified the following properties as sensitive receptors to noise and vibration:

St Augustine's Road
Agar Grove
Murray Street

Good relations with people living and working in the vicinity of site operations are of paramount importance and have been established with the boundary neighbours. Zen Developments have engaged with the residents and are in regular direct contact with the immediate neighbours. Party wall agreements are in place and the neighbours have our contact details including mobile numbers for 24/7 contact in the event of any concerns with the site.

Under the Control of Pollution Act 1974 and Environmental Protection Act 1990 London Borough of Camden has the legal duty to protect from the effects of noise and statutory nuisances those who are living and working in the proximity of the proposed works. The Council also expects the applicant to manage the works in such a manner that the Council receives no valid complaints regarding the proposed demolition and construction works to be undertaken at 4, St Augustines Road, Camden NW1 9RN.

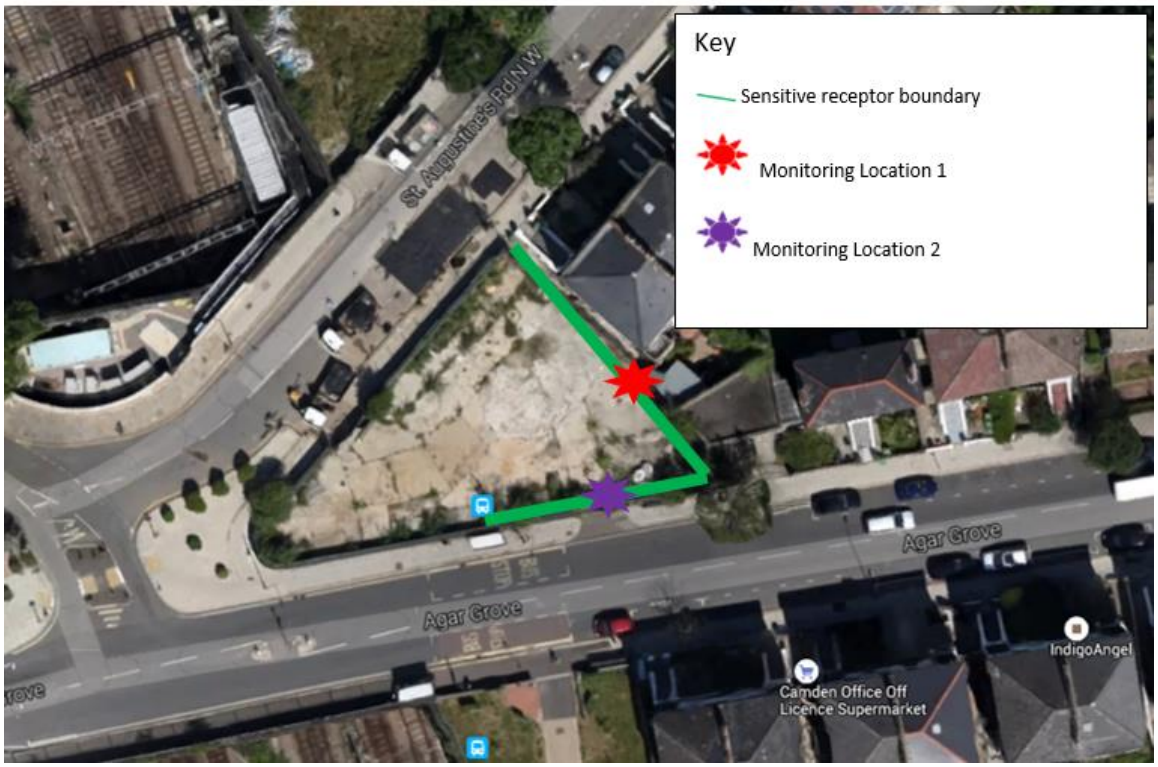
Early establishment and maintenance of these relations throughout the carrying out of site operations will contribute towards allaying people's fears. Good relations can be developed by keeping people informed of progress and by treating complaints fairly and expeditiously.

Noise can also interfere with working efficiency of site workers by inducing stress, by disturbing concentration and by increasing accident risk.

Effects of noise on persons on site are similar to the effects on nearby residents, and the benefits of good control measures will apply equally on and off site.

Noise Monitoring Programme

Noise levels will be attended monitored at the boundary to the nearest receptors (6 St Augustines Road) during noisy construction works in accordance with the Noise Monitoring Plan. Locations for monitoring are below:



The noise monitoring will be undertaken by suitably qualified specialist consultants at the commencement of piling to understand if further monitoring is required. If noise levels are close to breaching the limits stated within this CMP we will discuss the impacts with the neighbours and look at what we can do to mitigate these impacts with acoustic matting, screening of rigs etc and increase the frequency of monitoring accordingly.

The monitoring readings will be recorded and issued to the Environmental Health team on request.

All noise level monitoring equipment used will be well maintained and calibrated in accordance with manufacturer's guidance. Logs of all noise monitoring will be kept within the site files and will be made readily available for inspection.

Where noise levels from any activities are outside of the predicted levels alternative measures will be investigated and implemented.

Where any noise complaints are received, these will be thoroughly investigated by the site management in accordance with the Company Complaints Procedure and actions implemented to ensure repetition of the issues are avoided and ensure no valid causes for complaint are raised with the council.

Noise Control Measures

A number of control measures can be implemented at the site to minimise noise if the circumstances

arise;

Acoustic barriers for static activities will be used where necessary and practicable. The extent to which this can be done depends on the nature and mode of operation of the machines to be enclosed and the ventilation requirements.

All construction plant and equipment shall comply with EU noise emission limits.

All vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers.

Selection of inherently quiet plant.

All major compressors, generators etc. shall be 'sound reduced' models fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use and all ancillary pneumatic percussive tools shall be fitted with silencers of the type recommended by the manufacturers.

Machines in intermittent use shall be shut down in the intervening periods between works or throttled down to a minimum.

Materials shall be delivered during normal site working hours.

All ancillary plant such as generators, compressors and pumps shall be positioned so as to cause minimum noise disturbance.

The Site Manager will be responsible for conducting monitoring and reviews on a weekly basis. All results will be recorded on a spreadsheet to be provided to the Council and developer on a monthly basis. Any further control measures will be determined by the results of the monitoring and training and awareness will be provided on measures to be taken.

Feedback from local businesses and residents during site activities will be sought via short questionnaires and a drop box available on site.

Site training and awareness for all site personnel with regard to behaviour on site to minimise nuisance and engender a considerate approach.

<u>Maintenance</u>

Regular and effective maintenance by trained personnel is essential and will do much to reduce noise from machinery. Increases in plant noise are often indicative of future mechanical failure. Regular maintenance will form part of an effective housekeeping management programme.

The hours of operation of all plant and vehicles will be limited to the normal site working hours and any use of equipment outside of these hours will be avoided
No plant or machinery will be left running unnecessarily
Materials will be handled as carefully as possible when loading lorries and skips to minimise noise
Queuing of vehicles wanting to enter the site will be minimised and a policy relating to this will be clearly set out in the site rules

Whilst reversing alarms do present audible impact their necessity is a reflection of the high risk associated with reversing vehicles. They must be distinct to ensure they are audible above background noise. Despite their need, mitigation can be introduced to prevent nuisance to local businesses and residents. All visiting vehicles will be required to be fitted with broadband or white noise white noise reverse gear warning indicators.

Due to the location of the service road and its dimensions, it will be necessary to reverse vehicles up to

site. They will initially drive in and then reverse in a large forecourt area at the rear of local shops. They will then be guided back by trained banksmen to the site entrance.

All practicable additional measures will be taken to minimise nuisance from reversing alarms by utilising the broadband or white noise reverse gear warning indicators.

Project Specific Elements

Earthworks and Excavations

Fully detailed planning will use suitable methodology to ensure noise impacts are minimised using the appropriate mitigation methods selected from those outlined above.

Rotary Bored Piling

Piling activities have the potential to create the most significant noise impact. One piling rig will be used but in different areas of the site.

Consideration has been given to restricting the daily hours for piling operations however since there is a fixed number of piles that have to be installed this simply results in a corresponding extension to the total duration of the piling and construction period overall and has consequently been discounted.

Traditional Construction

Fully detailed planning will use suitable methodology to ensure noise impacts are minimised using the appropriate mitigation methods selected from those outlined above.

Steelwork and wall erection

Fully detailed planning will consider suitable methodology to ensure noise impacts minimised using the appropriate range of mitigation methods from those outlined above.

Traditional Construction, Steelwork and wall erection activities will be planned so that wherever possible walls and structures closest to the sensitive receptors will be constructed first so as to provide acoustic barriers for the subsequent construction activities.

Q26. Please confirm the date that the most recent noise survey took place (before any works were carried out) and provide a copy of such noise survey. If a noise survey has not taken place please indicate the date (before any works are being carried out) that the noise survey will be taking place, and agree to provide a copy.

A noise survey has been carried out prior to works starting on site and was submitted to Camden Council for clearance of Condition 10.

Attended noise and vibration surveys will be carried out by the Principal Contractor for 15 minutes of attenuated noise monitoring daily during the noisiest element of the works on that day, and as soon as possible following receipt of any complaint of ongoing noise. The team will be fully briefed by the project manager on the results of monitoring and mitigation measures required during operations.

These will be recorded on a spreadsheet and provided on request to Camden Environmental Health Officer throughout the monitoring period.

Q27. Please provide predictions for noise and vibration levels throughout the proposed works and actions to be taken in cases where these exceed the predicted levels.

Initial assessments undertaken during the environmental impact assessment have indicated that vibration during the piling works may be an issue.

Best practice techniques shall be utilised at all times to minimise vibration from construction activities. Piling hours will be strictly observed with canvassing of local residents and businesses completed prior to the works to gauge best working times and local impact.

A hoarding extending above the existing brick boundary wall will be erected to a total height of 2.4m. The exterior grade 18mm plywood hoarding will also be erected on the neighbouring residential boundary. This is expected to result in a noise reduction of circa 15db.

Speeds will be limited to 10 mph on properly surfaced and maintained site roads. Any complaints relating to vibration disturbance will be fully investigated by the site management team in line with the Company Complaints Procedure.

Initial predictions for the noisiest operation (piling) is summarised below:

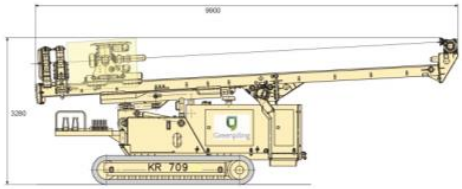
Klemm KR 709-2
Rig Information Sheet

Greenpiling

Technical Data

Specification		
Max drilling diameter	mm	508
Max clamping diameter	mm	508
Max pullback force	kN	130
Max Stroke	mm	6200
Nominal torque	kNm	32
Maximum retraction speed	m/min	6.2
Weight and Dimensions		
Transport width	mm	2400
Transport height	mm	3280
Operating height	mm	9900-11060
Gross weight	tonne	13.5
Overall length	mm	5700
Track shoe width	mm	500
Overall width	mm	2600
Typical Noise Level at 1m	dBa	111
Ground pressure	kPa	70

Transport Condition



The noise levels shown from the manufacturers as 111db at 1m.

With hoarding reduction of 15db this will not be sufficient and acoustic matting will be utilised to screen the rig – Echo matting can achieve 10db noise reductions which would taking the noise levels to 86db for the closest neighbours (6 St Augustines Road). At times peak noise in short spells may be up to 85db but this will not be a continuos level. Suggested noise and vibration monitoring limits are set out below:

Day		Noise	Vibration
Monday to Friday Saturday	Alert level 1	80 dB $L_{Aeq,15minutes}$	1 mm/s PPV
	Alert level 2	85 dB $L_{Aeq,15minutes}$	2 mm/s PPV
	Action level	85 dB $L_{Aeq,1hour}$	2 mm/s LV10*

The LV10 parameter is the rolling hourly 10th percentile of the reported PPV levels measured at intervals of one minute.

The LV10 parameter is specified in relation to human perception of vibration. As noted above, to prevent building damage from vibration an instantaneous vibration level of 10 mm/s will apply.

ALERT AND ACTION PROTOCOL

- First alert level: Identify the activity that is likely to have caused the alert, assess the risk that the activity might generate higher levels and whether the second alert level is likely to be breached. Warn the contractor if the risk is high.
- Second alert level: Temporarily stop work and investigate methods to ensure noise and vibration is minimised and mitigation measures are in place.

  Consider the measured levels. If an exceedance of the action level is considered unlikely works can proceed with caution.

If exceedence caanot be avoided, the Environmental Health team shall be notified and the approach discussed and agreed with them.

Vibration Level ppv mms-1	Description of Effect	Effect
<0.3	**Vibration is unlikely to be perceptible in even the most sensitive situations for most vibration frequencies associated with construction.**	**Negligible**
0.3 to 1	**Increasing likelihood of perceptible vibration in residential environments.**	**Minor**
1 to 10	**Increasing likelihood of complaint in residential environments, but can be tolerated at the lower end of the scale if prior warning and explanation has been given to residents.**	**Moderate**
>10 Vibration	**Is likely to be intolerable for any more than a very brief exposure to a level of 10mms-1.**	**Major**

The Principal and other Contractors will endeavour to limit vibration to the yellow highlighted section above. If the limit above is exceeded the PC will ask the Managers responsible to review their processes and equipment to see if the limit can be reduced through the use of alternative techniques.

Using modern piling equipment and excavation techniques, vibration will be monitored throughout the process and monitoring sheets attached to the CMP.

Any increase into the levels within the red highlighted section will require further investigation of work processes to reduce the vibration. Mitigation will be used in accordance with Best Practice Guidance

Q28. Please provide details describing mitigation measures to be incorporated during the construction/demolition works to prevent noise and vibration disturbances from the activities on the site.

All works on site will be carried out in accordance with Best Practicable Means (BPM), (as defined in Section 72 of the Control of Pollution Act 1974), to reduce noise (including vibration) to a minimum.

The site will be protected by hoarding all around with an expected noise reduction of 15db.

Enclosures for cutting areas or acoustic screen panels will be fitted to Heras panels to provide barriers for high noise activities such as piling. Echo barriers can achieve around 20db reductions.

Modern machinery with low noise and vibration output will be utilised on site.

Residents will be consulted / forewarned of any activity that might give rise to elevated noise and vibration levels in advance of those works to understand if there is any way we can avoid a particularly inconvenient time for the resident to have this noisy operation underway.

Several noisy operations may be scheduled to take place together as the cumulative effect may not be any more significant.

Vibration operates differently and operations where vibration is likely to occur will be scheduled separately.

Drilled piles will be preferred over driven piles to reduce vibration.

Q29. Please provide evidence that staff have been trained on BS 5228:2009

All operatives on site will be briefed on the contents of BS 5228 -1: 2009 and a copy will be available on site for reference.

Q30. Please provide details on how dust nuisance arising from dusty activities originated on the site will be prevented.

PREVENTION

- **Materials will not be stockpiled due to limited space on site and will be removed as it is created.**

SUPPRESSION

- **In addition controlled wetting of the structure to be demolished will take place to further reduce dust levels.**

CONTAINMENT

- **All lorries transporting material from site will be sheeted prior to leaving site.**

- **During demolition and groundworks the site will be screened above the level of the hoarding using scaffold and netting to mitigate the levels of dust escaping from the site.**

The site operations have been classified as below:

Activity	Dust Emission Magnitude
Demolition	Small
Groundworks / Excavations	Small
Construction	Small
Track-Out	Small

This is a relatively small construction site and given the time of year the main activities will be taking place the risks of airborne dusts are further reduced.

The following table shows an evaluation of the dust impact for each given activity considering the factors:

Time of Year
Duration
Volume of property – Demolition
Controls put in place

Sensitivity of Area	Dust Emission Magnitude - Demolition
	Classification of Site - Small
High	Low Risk

Sensitivity of Area	Dust Emission Magnitude – Groundworks / Excavations
	Classification of Site - Small
High	Low Risk

Sensitivity of Area	Dust Emission Magnitude – Construction
	Classification of Site - Small
High	Low Risk

Sensitivity of Area	Dust Emission Magnitude – Track-Out
	Classification of Site - Small
High	Negligible

Environmental Risk Assessment & Aspects and Impacts Matrix

ENVIRONMENTAL ASPECT	POTENTIAL ENVIRONMENTAL IMPACT	RISK			TOTAL	CONTROL MEASURES	RESDIUAL RISK			TOTAL	METHOD STATEMENT/PROCEDURE NUMBER	TOOLBOX TALK GIVEN?
		O	+ D	x C			O	+ D	x C			
DUST (Piling)	Damage to wildlife and ecology. Contamination of watercourses. Legal action by authorities. Complaints from public. Damage or disruption to property. Disruption on roads. Damage to vehicles	3	2	8	40	Visual inspection and monitoring. Dust sheeting or fencing off activity where possible	2	1	6	18	CEMP: RA/MS:	
EXCAVATIONS		4	3	10	70	Dust sheets / fencing Visual inspection and monitoring	2	4	4	24		
VEHICULAR MOVEMENTS ON AND OFF SITE		3	3	10	60	Damping down- Wetting additives Wheelwash? Covered Vehicles Monitoring and visual inspections Speed limits	3	2	8	40		
STOCKPILES Waste		2	3	8	40	Damping down Wetting additives if required Visual inspections and monitoring	1	2	6	18		

ENVIRONMENTAL ASPECT	POTENTIAL ENVIRONMENTAL IMPACT	RISK			TOTAL	CONTROL MEASURES	RESDIUAL RISK			TOTAL	METHOD STATEMENT/PROCEDURE NUMBER	TOOLBOX TALK GIVEN?
		O	+ D	x C			O	+ D	x C			
NOISE On-site vehicular	Complaints by residents. Legal action by Local Authorities. Disruption and disturbance to wildlife. Failure to meet requirements laid out by Local Authority / S61 or planning condition	4	3	10	70	Noise monitoring. No reverse beepers No idling engines Noise mitigation plan Training Servicing and records	2	2	10	40	Noise Mitigation Plan CEMP: RA/MS:	
SMALL PLANT AND MACHINERY		4	3	10	70	Acoustic fencing around plant or machinery Noise monitoring Servicing and records Switch off plant when not in use Low noise plant	2	2	10	40		
PILING		5	1	10	60	Acoustic barriers Timing of operations Noise plans Training	3	1	10	40		
EXCAVATIONS / LARGE PLANT		5	2	10	70	No idling engines Low noise plant Acoustic barriers Noise plans	3	1	10	40		
DELIVERIES		5	2	10	70	No out of hours deliveries	3	1	8	32		
HUMAN		3	2	10	50	Toolbox talks Training Induction Behavioural Talks	1	1	6	12		
LIGHTING		4	2	10	60	Direct away from any residences Safety Switch off out of hours	2	1	8	24		

						Security lighting kept to a minimum						

ENVIRONMENTAL ASPECT	POTENTIAL ENVIRONMENTAL IMPACT	RISK			TOTAL	CONTROL MEASURES	RESDIUAL RISK			TOTAL	METHOD STATEMENT/PROCEDURE NUMBER	TOOLBOX TALK GIVEN?
		O	+ D	x C			O	+ D	x C			
WASTE	Pollution/Fly Tipping/Contaminated land Failure in duty of care Breach of waste legislation Legal action by authorities	3	4	10	70	SWMP Environmental Monitoring Transfer Notes Segregation of waste streams	2	2	6	24	SWMP:	
WATER Discharges	Contamination of groundwaters/surface waters/rivers Damage to wildlife Potential harm to humans Legal action by authorities	2	5	10	70	Environmental Monitoring Wash down areas	1	5	2	12	V L Risk No Procedures	
ECOLOGY	Loss, Destruction, harm or disturbance to wildlife or habitat Spreading invasive plants Legal action	3	3	6	36	Environmental Monitoring Toolbox talks Fencing off sensitive areas Species identification Liaison with specialists	1	5	2	12	CEMP V L Risk No Procedures	
CONTAMINATED LAND	Damage/destruction to wildlife and ecology Damage to visual amenity Legal Action by Statutory Authorities Remediation costs Fugitive dust	3	3	8	48	Environmental Monitoring Site Waste Management Plan Training, maintain good standards of site housekeeping	2	2	6	24	CEMP RA/MS	

RESOURCE USE	**Generation of additional waste streams Reduction of fossil fuels Destruction of non-sustainable forests Excessive water use**	**4**	**4**	**6**	**48**	**Re-use of materials Prevention of over ordering Appropriate storage of materials FSC or similar sources Switch off lights Non-concussive taps Fuel and energy use and monitoring**	**2**	**3**	**4**	**20**	**CEMP**	
VISUAL AMENITY	**Negative impact on surrounding area Complaints by public and local authorities**	**4**	**3**	**10**	**70**	**Careful use of lighting Clean hoardings Good site housekeeping Boundary fencing litter sweeps Contact numbers clearly displayed**	**2**	**2**	**6**	**24**	**CEMP**	

KEY

Likelihood of Occurrence (O)		+ Likelihood of Detection (D)		X Severity of Consequence (C)	
Criteria	**Rank**	**Criteria**	**Rank**	**Criteria**	**Rank**
V. High	5	V. High	1	V. High	10
High	4	High	2	High	8
Moderate	3	Moderate	3	Moderate	6
Low	2	Low	4	Low	4
V.Low	1	V.Low	5	V.Low	2

Residual Risk Significance Rating	Remedial Action
LOW	No further mitigation required / periodic monitoring required
MEDIUM	Acceptable – Continued monitoring controls and review
HIGH	Not Acceptable – Further mitigation required

Significance Rating

Scoring 4 30 70 100

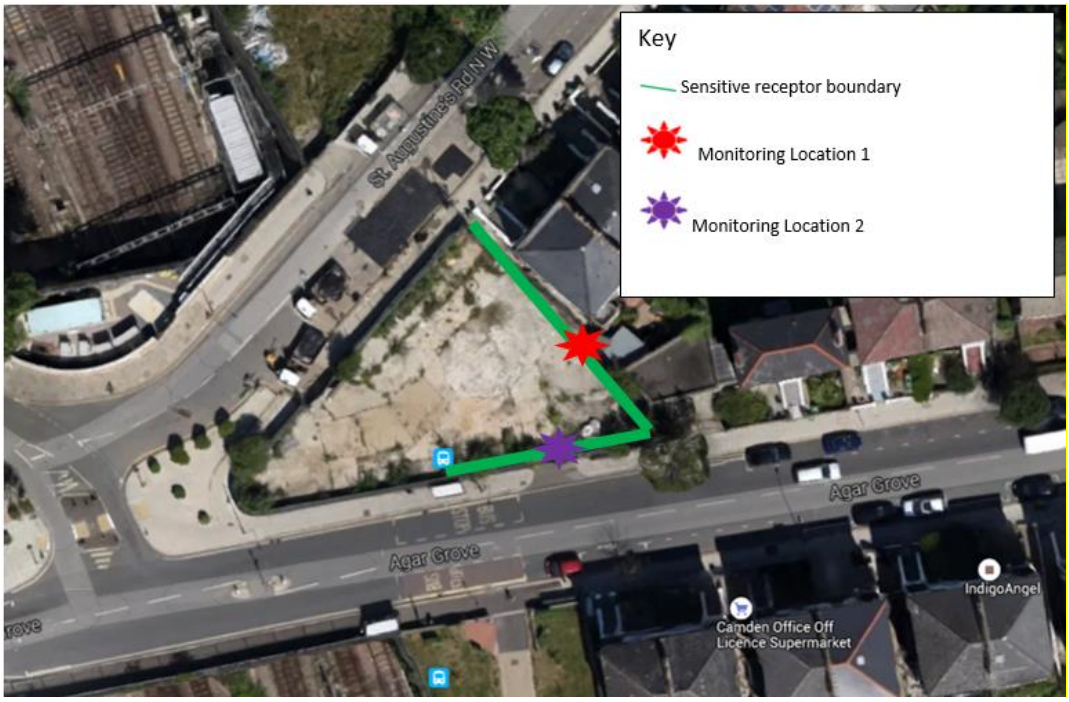
Q31. Please provide details describing how any significant amounts of dirt or dust that may be spread onto the public highway will be prevented and/or cleaned.

A wheel wash system will be in place preventing the track-out of material from the site onto the road and pavement.

In addition to this operatives will monitor track out from the site and will clean away any debris found or a road sweeper will be utilised to clean the roadway.

Q32. Please provide details describing arrangements for monitoring of noise, vibration and dust levels.

Monitoring equipment will be set up by an attendant monitoring surveyor at the site boundary for the measuring of nuisance dusts, vibration and noise emanating from the site activities. The monitoring will take place daily during any high dust creating activities such as removal of the concrete slab, piling and hard landscaping. Loocations of monitoring points is shown below:



The results of any monitoring will be recorded and entered into the CMP.

Copies of any monitoring documentation can be forwarded on request to Camden Environmental Health team.

Q33. Please provide details on how rodents, including rats, will be prevented from spreading out from the site.

The site is not known to have a high rodent population. The area is mainly residential and no nearby watercourses are in the area. There are no open drainage systems nearby.

In accordance with recommendations from Camden Council the developer will, before any work commences, test bait the existing slab for rodents which will be done by a licensed pest control contractor. If any rodents are detected this will be followed by a course of treatment to eradicate all rodents. Before any work starts the developer will ensure no new takes of bait have occurred 7 days prior to work starting and obtain a 'clear' certificate from a pest control contractor prior submitted to the local authority to show the requirements have been met.

The rail tunnel beneath the site should not give rise to an increase in vermin on the site.

Rodent infestation is likely to occur if drains are not sealed correctly and / or operatives leave food on site.

The Principal Contractor will produce a Method Statement which will state how decommissioned and existing drainage will be sealed during the demolition and construction process, to reduce the potential for egress and spread of rodents. Any abandoned lengths of pipe will be blocked and filled with grout to prevent vermin habitation in line with Thames Water best practice for abandonment of sewers.

The welfare area will be contained within separate container units located on site. This will be locked at night and all waste will be removed to a sealed container on site.

Operatives will be instructed to remove all food waste from tables and a high level of hygiene will be adopted within the site canteen area.

Bins will be emptied regularly and fridges and cupboards will be cleaned out periodically.

Q34. Please provide details describing arrangements for pest control including provision of receipts (if work undertaken).

If any pest control work on site is required it will be carried out by a professional pest control organisation, typically from a pest control company which is a member of a recognised trade body.
Pest monitoring will be planned and documented. This will include the use of site plans/drawings.
A consultant will be contacted for the placing of monitoring devices and knowledge of pest behaviour.
Pest monitoring devices will be labelled with a date and placed in a recorded location. This will be mapped or recorded in document form
Insect and rodent survey points will be placed in potential harbourage or activity areas and checked monthly for infestation. Results from inspections will be recorded.
A building perimeter inspection will be conducted on a regular basis to verify that there are no access routes for rodents. This includes doorway thresholds, pipe penetrations and any other location for pest entry
An interior inspection will be periodically undertaken to check that the plumbing fixtures, especially WC traps, food preparation areas, and waste storage are free from pest problems.
Full records of inspections, notifications of pest problems, visits by pest control professionals, use of pest control methods/pesticides including safety data sheets will be maintained. These records will be kept safely since they may be required in the event of an investigation.

Q35. Please confirm that a Risk Assessment has been undertaken in line with the GLA's Control of Dust and Emissions SPG, and the risk level that has been identified, with evidence.

As indicated above risk assessment Q10

Q36. Please confirm that all relevant mitigation measures from the SPG will be delivered onsite.

All controls and measures to mitigate the transference of dust, vibration magnitude and noise from the site outlined in this CMP will be adopted and all records of such monitoring will be

available for inspection.

Q37. If the site is a High Risk Site, 4 real time dust monitors will be required, as detailed in the SPG. Please confirm that these monitors will be installed 3 months prior to the commencement of works, and that real time data will be available to LBC, and that quarterly reports will be provided to LBC detailing any exceedences of the threshold and measures that were implemented to address these.

This is classified as a low risk site due to the limited potential for dust creation as there is no building to demolish and dust during breakout of the hardstanding will easily be controlled with damping down.

Dust monitoring will be carried out as per SPG.

A separate risk assessment has been prepared which is provided with this document in Q10 which details the methods of control and monitoring that will be adopted on the site.

Section 6 – Monitoring, Compliance, Reporting and Consultation about Traffic and Activities related to the Site

(Refer to Tfl best practice guidance and CMRBC sections: noise operations, abatement techniques, noise levels, vibration levels, dust levels, rodent control, community liaison, etc.)

Q38. Please provide details describing how traffic associated with the development will be managed in order to reduce/minimise traffic congestion. Deliveries should be given set times to arrive, dwell and depart. Delivery instructions should be sent to all suppliers and contractors. Trained site staff must assist when delivery vehicles are accessing the site, or parking on the public highway adjacent to the site. Banksmen must ensure the safe passage of pedestrians, cyclists and motor vehicular traffic in the street when vehicles are being loaded or unloaded. Vehicles should not wait or circulate on the public highway. An appropriate location outside the borough may need to be identified, particularly if a large number of delivery vehicles are expected.

The piling rig and tower crane will require a road closure on delivery and collection. These will be applied for in advance and properly managed.

Throughout the general works on site traffic disruption should be minimal as we are adopting scheduled time slots for delivery and collection within the time constraints of the local school hours – 09.30 to 15.00.

No vehicles will be allowed to dwell outside the site for more than a few minutes to organise entry into site.

Trained and competent banksmen will be used to marshal all traffic to and from the site.

Barriers will be erected across pavements to prevent members of the public passing across site entrances during traffic movements.

Signage will be placed directing members of the public to opposite footways during temporary closures of pavements.

Q39. Please provide details of any other measures designed to reduce the impact of associated traffic (such as the use of construction material consolidation centres).

Construction Consolidation Centres will not be used for this site as the anticipated levels of construction traffic do not warrant an off-site centre.

Q40. Please provide details of consultation on a draft Construction Management Plan with local residents, businesses, local groups (e.g. residents/tenants and business associations) and Ward Councillors. Details should include who was consulted, how the consultation was conducted and a summary of the comments received in response to the consultation. In response to the comments received, the CMP should then be amended where appropriate and where not appropriate a reason should be given. The revised CMP should also include a list of all the comments received. Developers are advised to check proposed approaches to consultation with the Council before carrying it out.

Consultation will take place between the developers and any local Neighbourhood Association regarding the activities on site and traffic management. (Circulated w/c 09/02/15)
Comments raised during the consultation are below.

A circulated letter regarding the construction has been posted through the doors of all houses within 150 metres of the site.

A copy of this letter is attached at the end of this CMP.

To this date only one response has been received from a resident neighbouring the site.

The residents concern centred on noise as a baby was due in April. I informed the resident that work was not due to start until later in the year and would inform them of a start date.

We have re-contacted the resident and informed them of the proposed start date on site and passed on her specific requests for noise and disturbance limitation to the contractors (e.g. to prioritise hoarding on her boundary, not to allow load talking on site before 8am).

To this date no other enquiries have been received.

Q41. Please provide details of community liaison proposals including any Construction Working Group that will be set up, addressing the concerns of the community affected by the works, as well as contact details for the person responsible for community liaison on behalf of the Developer, and how these contact details will be advertised to the local community. Please can you confirm how the community will be updated on the upcoming works? i.e in the form of a newsletter/ letter drop, or weekly drop in sessions for residents.

Newsletters will be produced which will be attached to the hoarding of the site.

Copies of this newsletter will be forwarded by E-Mail to any Neighbourhood Association that we are in contact with or circulated to local residents via a leaflet drop. At present no neighbourhood association has been identified for this road. There is no registered association on the Camden Council Website.

All site contacts will be included within these letters and will have previously been supplied.

Q42. It is in your best interest to sign up to these schemes, please provide details of any schemes such as the "Considerate Constructors Scheme" or the "Freight Operators Recognition Scheme" or "TfLs Standard for construction logistics and cyclist safety – CLOCS scheme" that the project will be signed up to. Note, the CLOCS standard should be adhered to and detailed in response to question 40. Such details should form part of the consultation and be notified to the Council. Contractors will also be required to follow the "Guide for Contractors Working in Camden" also referred to as "Camden's Considerate Contractors Manual".

The developers have signed up to the Considerate Constructors Scheme. Reference: (To Follow)
All vehicles attending site that are in excess of 3.5 tonne will be expected to have at least FORS Bronze.
Contractors will follow Camden's Considerate Contractors Manual.

Q43. Please provide details of other construction sites in the local area and how your CMP takes into consideration and mitigates the cumulative impacts of construction in the vicinity of the site.

There are no other refurbishment and construction projects in the immediate locality that will have a significant detrimental or cumulative effect in the vicinity of the site.

Q44. Please provide details to confirm that all contractors and sub-contractors operating large vehicles over 3.5 tonnes will meet all of the following conditions, as outlined in the Standard for Construction Logistics and Cyclist Safety, CLOCS scheme (http://www.clocs.org.uk/standard-for-clocs/):

- Operations
  - Quality operation: accreditation via an approved fleet management audit scheme e.g. Fleet Operator Recognition Scheme (FORS) or equivalent.
  - Collision reporting and analysis: of any collision involving injury to persons, vehicles or property
  - Traffic routing: any route specified by the client is adhered to unless otherwise specified.

- Vehicles
  - Warning signage: warning cyclists of the dangers of passing the vehicle on the inside
  - Side under-run protection: fitted to all vehicles over 3.5 tonnes which are currently exempt
  - Blind spot minimisation: front, side and rear blind-spots completely eliminated or minimised as far as is practical and possible
  - Vehicle manoeuvring warnings: enhanced audible means to warn other road users of a vehicle's left hand turn or other manoeuvres

- Drivers
  - Training and development: approved progressive training and continued progressive training especially around vulnerable road users (including for drivers excluded from Certificate of Professional Competence requirements)
  - Driver licensing: regular checks and monitoring of driver endorsements and that drivers hold the correct licence for the correct vehicle

Standard for Construction Clients

- Construction logistics plan: is in place and fully complied with – as per this document.
- Suitability of site for vehicles fitted with safety equipment: that the site is suitably prepared for vehicles fitted with safety equipment to drive across.

- Site access and egress: should be carefully managed, signposted, understood and clear of obstacles.
- Vehicle loading and unloading: vehicles should be loaded and unloaded on-site as far as is practicable.
- Traffic routing: should be carefully considered, risk assessed and communicated to all contractors and drivers.
- Control of site traffic, particularly at peak hours: other options should be considered to plan and control traffic, to reduce traffic at peak hours.
- Supply chain compliance: contractors and sub-contractors throughout the supply chain should comply with requirements 3.1.1 to 3.3.2.

Evidence is being sought from the supply chain regarding adherence to FORS and CLOCS and will be forwarded once received. However, this will be a site requirement as stipulated by the developers and CDMC.

Q45. Please provide details of any other relevant information with regard to traffic and transport (if appropriate).

None.

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council 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 Council and complied with thereafter.

It should be noted that any agreed Construction Management Plan does not prejudice further agreements that may be required such as road closures or hoarding licences.

Signed: Austin Warnes Date: 27th July 2015

Print name: Austin Warnes Position: CDMC and HS&E Consultant

Copy of Letter to Residents

DEVELOPMENT OF LAND AT
4, ST AUGUSTINES ROAD
LONDON
NW1 9RN

2ND FEBRUARY 2015

Dear Occupier,

As you will no doubt be aware the land on the corner of St Augustines Road, to be known as No.4, St Augustines Road is to be redeveloped.

You may have seen plans for this development but in brief the building is to be developed into 9 individual apartments, each comprising of 2-3 bedrooms.

Below this introductory letter you will find a contact list containing the details of the Principal Contractor and some of the main contractors who will be involved in the project.

This letter is to introduce ourselves and assure you that we will endeavour to cause as little disruption as possible throughout this construction programme.

If you should have any concerns about any of the activities taking place then I would ask that you give us the opportunity to address it in the first instance.

Your concerns may involve any of the following issues:

Noisy Works
Dust / Debris
Parking
Inappropriate behaviour from site
Traffic Delays
Injuries caused from site

We will address any concerns you have with due care and attention and will keep you informed of the progress of this development throughout the construction programme.

This may be done through information letters posted through your door or attached to the exterior of the site hoarding in a prominent position.

We may also arrange to speak with any residents or community association that covers your area.

If you remain dissatisfied with the outcome of any action then you are free to contact the local authority or the Health and Safety Executive who oversee our works.

Construction works are due to begin in March 2015. A contractor may be appointed to complete the work on behalf of the developer, if that is the case, a separate notification with their details will be sent to you.

The site entrance is planned for St Augustines Road and this will on occasions cause slight disruption to the flow of traffic in the road.

There is some minor demolition of the concrete slab to take place in the initial stages. This may produce some noise and vibration but this will be limited and of short duration.

If you have small children or care for someone at home who may be affected by the noise please feel free to contact us. I do not anticipate the breaking out of the slab to take more than two days.

There are strict site hours and no noisy works will start prior to 08.00 or finish later than 18.00.

Zen Developments will endeavour to cause as little disruption as possible but please contact us if you have any concerns.

Yours sincerely

Austin Warnes
For and on behalf of the Client and Construction Team

Client:	Godfrey Investments (London) Ltd
Address:	Hillview House 1, Hallswelle Parade London NW11 0DL
Contact:	Peter Buckley
Tel.	07725 – 237023
E-Mail	peter@godfreyinvestments.co.uk
Principal Contractor:	Dawkins Construction Group Ltd

Address:	Dawkins House Watling Street Kensworth Dunstable Bedfordshire LU6 3QU
Contact:	Dean Crossman
Tel.	01582-493731
E-Mail	deancrossman@dawkinsgroup.com
CDM Co-ordinator:	Austin Warnes
Address:	Oak View Main Street Fenton Nottinghamshire NG23 5DE
Contact:	Austin Warnes
Tel	07801 – 203681
E-Mail	austin.warnes@btinternet.com
Health &Safety Consultant:	Austin Warnes
Address:	Oak View Main Street Fenton Nottinghamshire NG23 5DE
Contact:	Austin Warnes
Tel	07801-203681
E-Mail	austin.warnes@btinternet.com
Local Authority:	Building Control
Address:	London Borough of Camden 5, Pancras Square London N1C 4AG
Contact:	Anyone
Tel:	0207-974-6941
E-Mail:	building.control@camden.gov.uk

Complaints Procedure

Where a Client or a member of the public (a Complainant) makes a complaint to any member of Zen Developments Ltd the following procedure shall apply.

Where a complaint is made Zen Developments shall use its reasonable endeavours to resolve the complaint within a specified period of receipt, whether by email, letter, telephone call, or in person.

Zen Developments will respond to the Complainant directly within 5 working days seeking to offer a solution to the problem.

Complaints made directly or by telephone

Complaints should be directed to the most appropriate person within the company directly connected with the subject of the complaint, e.g. the relevant Contracts Manager if the complaint is from or about a particular site.

This person should try to resolve the issue immediately.

If the Complainant is not satisfied with the answer given by the person handling the complaint they should be advised that the next step is to make a formal complaint in writing to the Managing Director of the Company.

The person handling the complaint in the first instance should register the complaint on the **'Telephone Complaints Template'** which can be found in the Administration Folder within Document Control in Health and Safety on the server.

The complaint should be registered whether resolved or not.

Date: Time: name of Complainant: subject of complaint: name of person receiving the complaint: referred to: satisfactorily resolved/not satisfactorily resolved.

Complaints made in writing

Complaints made in writing (letter, fax, or E-mail) should be forwarded immediately to the appropriate Contracts Manager concerned or a Company Director.

The complaint will be acknowledged and will be logged as a formal complaint. The **'General Complaints Template'** should be used and a copy of any written communication attached to the document.

Date: Time: name of Complainant: subject of complaint: Received by: Passed to: Reply due from person dealing (date):Reply issued (date):

The person handling the complaint will draft a reply for approval by the relevant Director.

The person handling the matter will endeavour to reply to the complaint received by the due date.

The final reply will be issued under the signature of a Company Director within 10 working days of receipt of the complaint.

Complaints remaining unresolved after investigation and reply shall either be further investigated or remain on file as unresolved.

Anonymous complaints

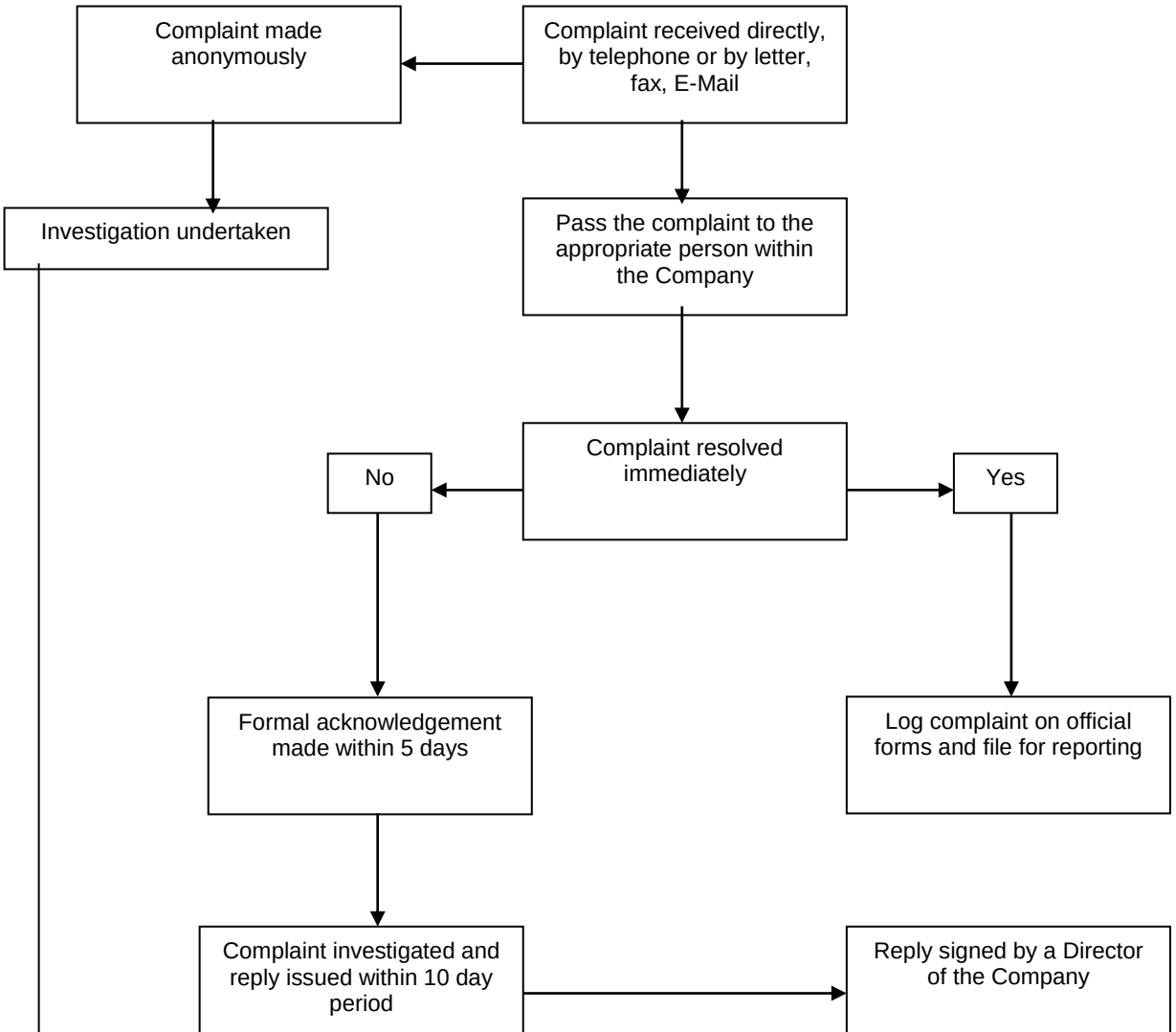
All written anonymous complaints will be logged as above.

The relevant Director will decide on the level of investigation into the complaint and the outcome will be recorded on file.

Reporting

- A report will be provided at subsequent Health and Safety Meetings on the number of and nature of all complaints received and outcomes for the preceding Month
- The figures will be a Key Performance Indicator and may be included in any annual report.

For guidance please refer to the flowchart below.



ENVIRONMENTAL COMPLAINTS ESCALATION PROCESS

Complaints of a serious nature will need to be referred to the appropriate Zen Developments Ltd Contracts Manager, HSE Manager and Directors elsewhere within Zen Developments Ltd.

These instances are listed below, together with the escalation process required.

When a Complaint needs to be escalated

The circumstances in which a complaint should be escalated are listed below:

• Any breaches or likely breaches of consents, authorisations, licences or planning conditions
• All revocation, abatement, enforcement, prohibition, improvement or equivalent notices, or any verbal or written threat of such action
• All injunctions, writs or threats of legal actions
• All accidental discharges or other abnormal conditions likely to give rise to serious environmental effects

Who needs to be Informed

Upon receiving a complaint meeting the above criteria the following reporting process needs to be put in place immediately:

The complaint is to be defined as a serious complaint and passed to the HSE Manager.

The HSE Manager will then inform the relevant Zen Developments Ltd Directors.

Information, instructions and feedback will be managed as appropriate on a case by-case basis by the HSE Manager.

Once the complaint has been addressed a response will be issued to the complainant from the Zen Developments Ltd Manager dealing with the complaint, with a copy provided to the HSE Manager.

Direct or Telephone Complaints Form

DATE:	**TIME:**	**COMPLAINT NO:**

NAME AND ADDRESS OF COMPLAINANT (IF SUPPLIED):

NATURE OF COMPLAINT (Include as much detail as possible):

NAME OF PERSON RECEIVING COMPLAINT:		
SATISFACTORILY RESOLVED: (Circle One)	**YES**	**NO**
REFERRED TO:		
DATE OF ANY REPLY SENT:		

ADDITIONAL COMMENTS: