

Construction Management Plan Pro-forma

PRO-FORMA

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Queries: planningobligations@camden.gov.uk	

CONSTRUCTION MANAGEMENT PLAN

INTRODUCTION

A Construction Management Plan (CMP) should 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.

The completed and signed CMP should address how any impacts associated with the proposed works will be mitigated and manage the cumulative impacts of construction in the vicinity of the site. The level of detail included in a CMP will depend on the scale and kind of development. Further policy guidance is set out in Camden Planning Guidance [\(CPG\) 6: Amenity](#) and [\(CPG\) 8: Planning Obligations](#)

This CMP follows the best practice guidelines in [Transport for London's](#) (TfL's Standard for [Construction Logistics and Cyclist Safety \(CLOCS\)](#) scheme) and [Camden's Minimum Requirements for Building Construction \(CMRBC\)](#).

The approved contents of this CMP must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council to review this CMP if problems arise in relation to the construction of the development. Any future revised plan must also be approved by the Council and complied with thereafter.

It should be noted that any agreed CMP does not prejudice or override the need to obtain any separate consents or approvals such as for road closures or hoarding licences.

If your scheme involves any demolition, you need to make an application to the Council Building Control Service. Please complete the "[Demolition Notice](#)"

Please complete the questions below with additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary.

(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.)

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: 15a Parliament Hill

Planning application reference: 2014/7827/P

Type of CMP – Condition discharge / Section 106 planning obligation / Major sites framework

Draft Construction Management Plan. Anticipated Section 106 planning obligation.

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

Name: Patrick Gilmartin

Address: 48b Netherhall Gardens

Tel: 0207 431 9983

Email: wgarchitects@mac.com

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

Name: MH Costa Construction Ltd

Address: 21 Avondale Avenue
London NW2 7PB

Tel: 0208 450 7341

info@mhcosta.com

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

Name: Luis Loureiro (on site foreman during the works)

Address: 15a Parliament Hill, London NW3 2SY

Tel: 07525 225 827

Email: mhc.luisloureiro@gmail.com

- 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 Investment Programme \(CIP\)](#), please provide contact details of the responsible Camden officer.

Name: MH Costa Construction Ltd

Address:

21 Avondale Avenue
London
NW2 7PB

Tel: 020 8450 7341

Email: tony@mhcosta.com

- Q6.** Please provide full contact details of the person responsible for community liaison if different to above.

Name: as above

Address:

Tel:

Email:

- Q7.** 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: MH Costa Construction

Address: 21 Avondale Avenue
London NW2 7PB

Tel: 0208 450 7341

Email: tony@mhcosta.com

Section 2 – About the Site

Q8. Please provide a site location plan and a brief description of the site, surrounding area and

development proposals for which the CMP applies.

Location plan drawing "x 1 1250 000 location plan printA3 14 11 14" attached.

The site is in a leafy residential area adjacent to Hampstead Heath within the South Hill Park Conservation Area. Surrounding properties are all residential with a mixture Victorian houses in single and multiple occupancy and purpose built mansion blocks. The site and surrounding area is on sloping ground leading up to Parliament Hill. The railway cutting for the London Overground is about 100 meters away.

Vehicular access to the South Hill Park/Parliament Hill residential area is only possible via the South Hill Park roadway entering from South End Green.

The development proposal is for the demolition of the existing two story house. This is to be replaced by a four storey house with a basement and front light well.

Q9. Please provide a very brief description of the construction works including the size and nature of the development and details of the main issues and challenges (e.g. narrow streets, close proximity to residential dwellings).

Basement Construction:

Contiguous micro-pile basement walls in reinforced concrete. These will be formed using a small drilling rig. The use of this methodology is favoured to avoid risk of ground movement and/or root damage.

The site is quite confined and will involve construction up to the boundaries of the neighbouring properties.

Upper Floors Construction:

Three further floors using conventional brick and block methods. A slate pitched roof will be constructed thereafter.

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.).

All of the following are buildings in residential use which are immediately next to or opposite the site:

15 Parliament Hill

14 Parliament Hill

16 Parliament Hill, Hill House (no. 1 through 10)

18 Parliament Hill

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.

See attached drawing "CMP/1:1250-000"

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).

October 2015: Demolition

November – December 2015: Basement Construction

January – October 2016: House Construction & External Works to Completion

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

Standard working hours on the site are to conform strictly to Camden's guidelines as set out above

Q14. 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.

The existing services to the house are to be retained and no changes to the services are planned.

Q15. Please confirm when an asbestos survey was carried out at the site and include the key findings.

An asbestos survey has not been carried out. A survey will be undertaken prior to demolition, and any asbestos will be removed by an approved contractor.

Section 3 – Transportation Issues Associated with the Site

- Q16.** 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.

Construction vehicle movements will be limited to the above guidelines (ie 9:30 am to 4:30 pm on weekdays, and 8 am to 1 pm on Saturdays). In general the busy commuting period in the morning between 8 and 9 am on weekdays will also be avoided.

There are no schools within the vicinity (The nearest school is almost 500 m away).

- Q17.** 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.

Demolition Phase (3 weeks) – 6 Wheeler Grab Lorries (approx. size 3700mm H x 2600mm W x 8100mm L) 2 per day (one between 9:30 and 12:30, one between 12:30 and 4:00). Dwell time on site approx. 30 minutes each visit. Approx 10 days (Mon-Fri)

Piling Phase (4-5 weeks) – Mini Piling Rig to enter site at start of phase and leave at end of phase. 6 Wheeler Ready Mix Concrete Lorries (approx. size 3700mm H x 2600mm W x 9300mm L) 1 per day (between 9:30 and 16:00,). Dwell time on site approx. 30 minutes each visit.

Basement Construction Phase (3-4 weeks) - 6 Wheeler Grab Lorries (approx. size 3700mm H x 2600mm W x 8100mm L) 2 per day (one between 9:30 and 12:30, one between 12:30 and 4:00). Dwell time on site approx. 30 minutes each visit. Approx 10 days (Mon-Fri) Then – 6 Wheeler Ready Mix Concrete Lorries (approx. size 3700mm H x 2600mm W x 9300mm L) 2 per day (one between 9:30 and 12:30, one between 12:30 and 4:00). Dwell time on site approx. 30 minutes each visit. Approx 10 days

Upper Floors Construction Phase (30 weeks) – 12Yd Skip Lorry (wait & Load) approximately 3 per week (9:30 to 16:00). Dwell time 30 minutes. General Building Material Deliveries (9:30 to 16:00) – average 1 to 2 per day – large delivery Van. Dwell time < 5 minutes.

Internal Fit-out phase (10 weeks) - General Building Material Deliveries (9:30 to 16:00) – average 1 per day – large delivery Van. Dwell time < 5 minutes.

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

No temporary structures will overhang the public highway.

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

A continuous hoarding will be placed on the front boundary of the site and along, but not within the public pavement. The replacement front brick boundary wall will be built overhand from within the demise of the property. The pointing of the wall will be undertaken from the public pavement, but this work will not impinge significantly on the walkway and will not require a hoarding.

Q20. 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.

No highway works are anticipated.

Q21. 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.

We would request a single bay parking suspension immediately outside the property. This would be used to facilitate loading / unloading at the site and for the storage of skips.

Section 4 - Traffic Management for the Site

- Q22.** 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.

Skips will be mainly wait & load. Any skips left overnight will be lit.

In the main the footpath will remain open at all times. If vehicles (eg concrete pumps) will impede access to pedestrians, cyclists or vulnerable people, suitable signage and temporary barriers will be erected to provide a safe alternative route. During such operations a banksman will be in attendance.

- Q23.** 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.

Please refer to the attached drawing CMP/1:1250-000

All vehicles will enter and exit the site from the west approach along Parliament Hill. Vehicles will turn off South End Road into South Hill Park and then into Parliament Hill.

- Q24. 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.**

When orders are placed with our suppliers, they will be instructed to deliver to site between 9:30 and 16:00. Parliament Hill is a cul-de-sac so all deliveries will naturally come from South End Road. All site labour only sub contractors will use public transport to get to site each day. Other visitors will be restricted to between 7:30 and 18:00 Mon-Fri and 8:00 to 13:00 on Saturdays. All staff and sub-contractors will be inducted to the site rules.

- Q25. 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.**

Please refer to the attached drawing CMP/1:1250-000

Q26. 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).

Not applicable

Section 5 – Environmental Issues

To answer these sections please refer to the relevant sections of Camden's Minimum Standards for Building Construction ([CMRBC](#)).

Q27. Please provide details of the times of [noisy operations](#), outlining how the construction works are to be carried out.

Noisy operations are anticipated during the initial demolition phase and structural build phases.

- Q28.** Please confirm when the most recent noise survey was carried out (before any works were carried out) and provide a copy. 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.

Not carried out.

- Q29.** Please provide predictions for noise and vibration levels throughout the proposed works.

- Q30.** 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, including the actions to be taken in cases where these exceed the predicted levels.

Noisy works will not be carried out outside the standard working hours.

We will endeavor to ensure that all plant and machinery used for noisy operations will be as new as possible and properly maintained and fitted with appropriate silencers and in good working order.

Best Practice Means (BPM) will be employed at all times.

Machines in intermittent use will be shut down (or set to tick over) when not in use.

Hoarding will be erected.

Noise levels of high noise activities will be recorded and logged.

- Q31.** Please provide evidence that staff have been trained on BS 5228:2009

TBC

Q32. Please provide details on how dust nuisance arising from dusty activities, on site, will be prevented.

Where possible dust emissions' will be prevented at source if practicable by means of good housekeeping and the siting of materials and the position of the dusty operations. Suppression of dust by water will be used where practicable.

Adequate supervision.

Q33. 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.

Hoarding to be erected at the front of the site.

HGV's removing spoil from the site will be fully sheeted to risk of spill onto the public highway.

A hose down point will be provided at the front for wheel washing.

Road / footpaths will be swept and cleaned on a daily basis where necessary.

Q34. Please provide details describing arrangements for monitoring of noise, vibration and dust levels.

Hand held portable noise meter will be used. Dust levels will be monitored by the site foreman or his deputy.

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

TBC

Q36. Please confirm that all relevant mitigation measures from the [SPG](#) will be delivered onsite.

Yes

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 and quarterly reports will be provided to the Council detailing any exceedances of the threshold and measures that were implemented to address these.

N/A

Q38. Please provide details about how rodents, including [rats](#), will be prevented from spreading out from the site. You are required to provide information about site inspections carried out and copies of receipts (if work undertaken).

The sites will be kept clean at all times with food waste disposed of sensibly.

Drains will be kept covered.

Where evidence of rodents is shown, a Pest Control company affiliated to British Pest Control Association will be consulted for advice and guidance on how to control rodents.

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.)

- Q39.** 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. Banksman 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.

Site deliveries / removals will be pre-arranged and staggered.

Experienced site staff will always be present to assist with all deliveries, removals and visitors to the site.

All visitors will be made to sign the site visitors book.

Banksman will be used where necessary.

- Q40.** Please provide details of any other measures designed to reduce the impact of associated traffic (such as the use of [construction material consolidation centres](#)).

- Q41.** Please provide details of consultation on a draft CMP 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.

- Q42.** 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. Please confirm how the contact details of the person responsible for community liaison will be advertised to the local community and 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.

The site hoarding will contain contact details.

A letter drop will be carried out to neighbouring properties before commencement on site.

- Q43.** Please provide details of any schemes such as the 'Considerate Constructors Scheme', 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 46. 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](#)".

We are members of the Considerate Constructors Scheme. This site will be registered with them.

- Q44.** Complaints often arise from the conduct of builders in an area. Please confirm steps being taken to minimise this e.g. provision of suitable smoking area, tackling bad language and unnecessary shouting.

We take complaints very seriously and where staff are involved they are reprimanded. No smoking is allowed on site. No radios are allowed. All staff are encouraged to act responsibly and sympathetically at all times.

- Q45. Please provide a plan of existing or anticipated construction sites in the local area and please state how your CMP takes into consideration and mitigates the cumulative impacts of construction in the vicinity of the site.**

Please see the attached.



Q46. 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 [CLOCS Standard](#)

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, ideally including use of the [CLOCS](#) Manager collision reporting tool.
- **Traffic routing:** any route specified by the client is adhered to unless otherwise specified.

i. 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

ii. 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/management 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 be 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.

Noted.

Q47. Please provide details of any other relevant information with regard to traffic and transport (if appropriate).

N/A

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: 

Date: 2ND APRIL 2015

Print Name: TONY ADAMS

Position: BUSINESS MANAGER

Submit: planningobligations@camden.gov.uk

End of form