

# Construction Management Plan

pro forma v2.0

# Contents

<b>Internal review sheet</b>	<b>3</b>
<b>Introduction</b>	<b>4</b>
<b>Timeframe</b>	<b>5</b>
<b>Contact</b>	<b>6</b>
<b>Site</b>	<b>8</b>
<b>Community liaison</b>	<b>11</b>
<b>Transport</b>	<b>14</b>
<b>Environment</b>	<b>24</b>
<b>Agreement</b>	<b>28</b>



# Review

## For Internal use only

Please initial and date in the relevant section of the table.

The **highlighted areas** of the Draft table will be deleted by their respective teams during pre app review if these sections are no longer applicable.

### Pre app

Community liaison	
CLOCS	
Transport	
Highways	
Parking	
Environmental health	
Sustainability	<i>(attach appendix if necessary)</i>
Sign off	

### Draft

Community liaison	
CLOCS	
Transport	
Highways	
<b>Parking</b>	
Environmental health	
<b>Sustainability</b>	
Sign off	

- INDICATES INPUT REQUIREMENT FROM MULTIPLE TEAMS THROUGHOUT DOCUMENT

# Introduction

The purpose of the **Construction Management Plan (CMP)** is to help developers to minimise construction impacts, and relates to both on site activity and the transport arrangements for vehicles servicing the site.

It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses.

The completed and signed CMP must address the way in which any impacts associated with the proposed works, and any **cumulative impacts of other nearby construction sites**, will be mitigated and managed. The level of detail required 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 as described 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 in writing. 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.

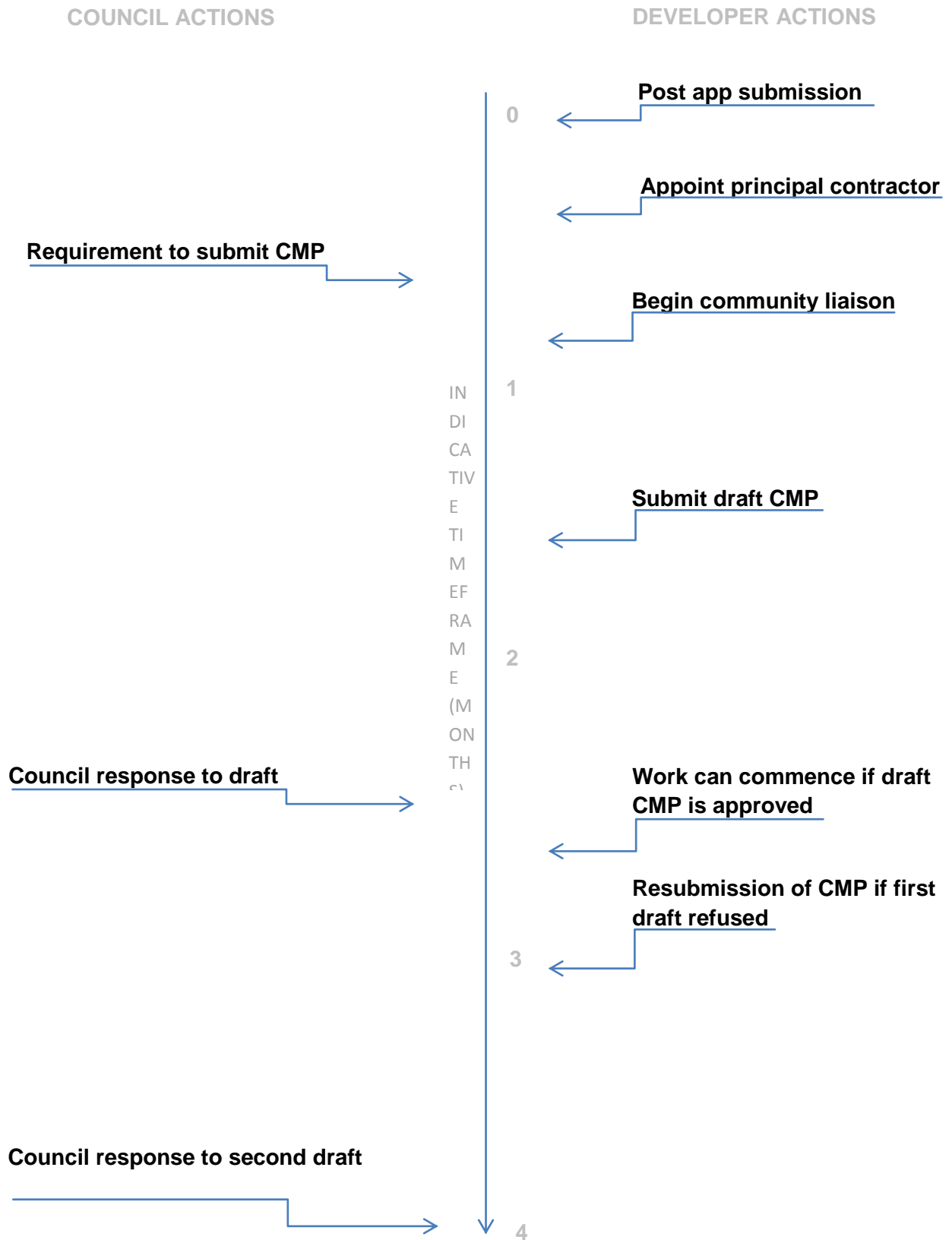
If your scheme involves any demolition, you need to make an application to the Council's Building Control Service. Please complete the "[Demolition Notice](#)"

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. It is preferable if this document is completed electronically and submitted as a Word file to allow comments to be easily documented.

(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.)

Revisions to this document may take place periodically.

# Timeframe



# Contact

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

Address: 10 Nutley Terrace, London, NW3 5SB

Planning ref:

Type of CMP - Section 106 planning obligation/Major sites framework:

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

Name: Peter Sturgeon

Address: Motion, 8 Duncannon Street, London, WC2N 4JF

Email: psturgeon@motion-uk.co.uk

Phone: 020 7031 8141

3. Please provide full contact details of the site project manager responsible for day-to-day management of the works and dealing with any complaints from local residents and businesses.

Name: To be completed following the appointment of a contractor

Address:

Email:

Phone:



4. Please provide full contact details of the person responsible for community liaison and dealing with any complaints from local residents and businesses if different from question 3.

Name: To be completed following the appointment of a contractor

Address:

Email:

Phone:

5. Please provide full contact details of the person responsible for community liaison/dealing with any complaints from local residents and businesses if different from question 3. In the case of [Community Investment Programme \(CIP\)](#), please provide contact details of the responsible Camden officer.

Name: To be completed following the appointment of a contractor

Address:

Email:

Phone:

6. 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: To be completed following the appointment of a contractor

Address:

Email:

Phone:

# Site

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

The application site is located on Nutley Terrace within the London Borough of Camden, approximately 300 metres North West of the junction of the A41 and the B511 and 1.1 kilometres south of the junction of B511 and A502. The surrounding area is mainly residential in nature with some schools located near to the site.

2. 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).

The proposals comprise the demolition of the existing property and replacing it with a new dwelling with the addition of a lower ground level. The property is fronted to the north by Nutley Terrace which is a single carriageway road with a 20mph speed limit. Nutley Terrace accommodates a mixture of residents permit holder and pay and display parking bays. The development site has a driveway which can accommodate up to two vehicles and is accessed by a crossover from Nutley Terrace.

The main challenge associated with the site is the proximity of it to a number of nearby schools.

3. 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 nearest potential receptors of the development that could be affected are residents of Otto Schiff House (currently vacated – due to redevelopment); residents of 33,35,36,37,38,39 and 41 Maresfield Gardens and the Southbank International School .

4. 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.

Motion drawing 151013-01 shows the existing highway arrangement in the vicinity of the site.

Motion drawing 151013-02 shows the proposed highway arrangement and will be reviewed following appointment of a contractor.

5. 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 ideal).

As planning approval has yet to be granted for the site, the programme below provides an indication of the duration of each phase of the works. The programme will be updated with the dates envisaged for each phase of the works once planning permission has been granted and the date for works to start on site has been determined. At present it is envisaged that the total duration will be approximately 50 weeks.

Phase	Weeks
Site setup	2
Internal strip out and demolition	5
Excavation	12
Structural Works	10
Non-structural works/ internal fit out/ site clear up	20

6. 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

The provisional working hours for the site will be 0800-1800 Monday to Friday and 0800 to 1300 on Saturday. No work will be permitted on Sundays, bank holidays and public holidays.

7. 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 not expected to be any changes to services as a result of the development proposals. This will be confirmed by a contractor once appointed.

# Community Liaison

Significant time savings can be made by running an effective neighbourhood consultation process. This should be undertaken in the spirit of cooperation rather than one that is dictatorial and unsympathetic to the wellbeing of local residents and businesses.

These are most effective when initiated as early as possible and conducted in a manner that involves the local community. Involving locals in the discussion and decision making process helps with their understanding of what is being proposed in terms of the development process. Ideally this consultation and discussion process should have already started with the results incorporated into the CMP first draft submitted to the Council for discussion and sign off. This communication should then be ongoing during the build, with neighbours and any community liaison groups being regularly updated with programmed works and any changes that may occur due to unforeseen circumstances through newsletters, emails and meetings.

Please note that for larger sites, details of a construction working group may be required as a separate S106 obligation. If this is necessary, it will be set out in the S106 Agreement as a separate requirement on the developer.

---

## **Cumulative impact**

Sites located within high concentrations of construction activity that will attract large numbers of vehicle movements should consider establishing contact with other sites in the vicinity in order to manage traffic routeing and volumes. Developers in the Tottenham Court Road area have done this to great effect.

**The Council can advise on this if necessary.**

## 1. Consultation

The Council expects meaningful consultation. For large sites, this may mean two or more meetings with local residents prior to submission of the first draft CMP.

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 them out. If your site is on the boundary between boroughs then we would recommend contacting the relevant neighbouring planning authority.

Please provide details of consultation of draft CMP with local residents, businesses, local groups (e.g. residents/tenants and business associations) and Ward Councillors.

It is planned that the developer/ residents of Otto Schiff House, residents of 33,35,37,39 and 41 Maresfield Gardens and the Southbank International School will be consulted following the appointment of a contractor.

## 2. Construction Working Group

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, the way in which 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.

Details will be provided following the appointment of a contractor.

## 3. Schemes

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

Details to be provided following the appointment of a contractor.

#### **4. Neighbouring sites**

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. The council can advise on this if necessary.

Full details will be provided following the appointment of a contractor.

Once appointed, the construction project manager will liaise with the construction project manager of the neighbouring property, Otto Schiff House which, is currently under redevelopment as well as any other construction activity that may commence within the vicinity of the site.

Motion drawing 151013-04 shows the site in relation to neighbouring development.

# Transport

**This section must be completed in conjunction with your principal contractor. If one is not yet assigned, please leave the relevant sections blank until such time when one has been appointed.**

Camden is a CLOCS Champion, and is committed to maximising road safety for Vulnerable Road Users (VRUs) as well as minimising negative environmental impacts created by motorised road traffic. As such, all vehicles and their drivers servicing construction sites within the borough are bound by the conditions laid out in the [CLOCS Standard](#).

This section requires details of the way in which you intend to manage traffic servicing your site, including your road safety obligations with regard to VRU safety. It is your responsibility to ensure that your principal contractor is fully compliant with the terms laid out in the CLOCS Standard. It is your principal contractor's responsibility to ensure that all contractors and sub-contractors attending site are compliant with the terms laid out in the CLOCS Standard.

Checks of the proposed measures will be carried out by the council to ensure compliance. Please refer to the CLOCS Standard when completing this section. Guidance material which details CLOCS requirements can be accessed [here](#), details of the monitoring process are available [here](#).

Please contact [CLOCS@camden.gov.uk](mailto:CLOCS@camden.gov.uk) for further advice or guidance on any aspect of this section.

**Please refer to the CLOCS Overview and Monitoring Overview documents which give a breakdown of requirements.**



## CLOCS Considerations

### 1. Name of Principal contractor:

Details to be provided following the appointment of a contractor.

### 2. Please submit the proposed method for checking operational, vehicle and driver compliance with the CLOCS Standard throughout the duration of the contract (please refer to our CLOCS Overview document in the appendix and CLOCS Standard point 3.4.7).

Details to be provided following the appointment of a contractor.

### 3. Please confirm that you as the client/developer and your principal contractor have read and understood the [CLOCS Standard](#) and included it in your contracts. Please sign-up to join the [CLOCS Community](#) to receive up to date information on the standard by expressing an interest online.

I confirm that I have included the requirement to abide by the CLOCS Standard in my contracts to my contractors and suppliers:

Details to be provided following the appointment of a contractor.

Please contact [CLOCS@camden.gov.uk](mailto:CLOCS@camden.gov.uk) for further advice or guidance on any aspect of this section.

## Site Traffic

Sections below shown in blue directly reference the CLOCS Standard requirements. The CLOCS Standard should be read in conjunction with this section.

**4. Traffic routing:** *“Clients shall ensure that a suitable, risk assessed vehicle route to the site is specified and that the route is communicated to all contractors and drivers. Clients shall make contractors and any other service suppliers aware that they are to use these routes at all times unless unavoidable diversions occur.” (P19, 3.4.5)*

Routes should be carefully considered and risk assessed, taking into account the need to avoid where possible any major cycle routes and trip generators such as schools, offices, public buildings, museums etc. Where appropriate, on routes that use high risk junctions (ie. those that attract high volumes of cycling traffic) installing Trixi mirrors to aid driver visibility should be considered.

Consideration should also be given to weight restrictions, low bridges and cumulative impacts of construction (including neighbouring construction sites) on the public highway network. The route(s) to and from the site should be suitable for the size of vehicles that are to be used.

a. Please indicate routes on a drawing or diagram showing the public highway network in the vicinity of the site including details of links to the [Transport for London Road Network \(TLRN\)](#).

It is anticipated that construction vehicles will access the site travelling northbound along the A41 and exit onto the B511 travelling northbound before making a left manoeuvre onto Nutley Terrace.

Deliveries to the Nutley Terrace loading area (see drawing 151008-02 for loading area location) will continue along Nutley Terrace, pulling up adjacent to the site frontage and will leave in a forward gear travelling westbound on Nutley Terrace. Vehicles will make a right turn onto Netherhall Gardens. Following Netherhall Gardens around, vehicles will rejoin the B511 and head south before returning to the A41 Heath.

This strategy is illustrated on Motion drawing number 151013-03.

The vehicle routing plan will be reviewed and confirmed following the appointment of a contractor.

b. Please 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 contractors, delivery companies and visitors will be advised of and required to adhere to the specified route and all other measures detailed in this plan prior to journeys being undertaken.

**5. Control of site traffic, particularly at peak hours:** *“Clients shall consider other options to plan and control vehicles and reduce peak hour deliveries” (P20, 3.4.6)*

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. (Refer to the [Guide for Contractors Working in Camden](#)).

A delivery plan should ensure that deliveries arrive at the correct part of site at the correct time. Instructions explaining such a plan should be sent to all suppliers and contractors. Consideration should be given to the location of any necessary holding areas for large sites with high volumes of traffic. Vehicles must not wait or circulate on the public highway. Whilst deliveries should be given set times to arrive, dwell and depart, no undue time pressures should be placed upon the driver at any time.

a. 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.

As a contractor it yet to be appointed, an indicative programme of works is provided in the table below highlighting the approximate duration of key phases of the construction project. The dates of each phase of works will be confirmed and revised if necessary by the building contractors' Construction Project Manager (CPM), once appointed.

As the site is opposite to Southbank International School, delivery and collection times will be restricted to the hours of 9.30 to 15.00 Monday to Friday during term time.

Phase	Weeks
Site setup	2
Internal strip out and demolition	5
Excavation	12
Structural Works	10
Non-structural works/ internal fit out/ site clear up	20

Typical vehicle types are detailed below.

- ▶ skip lorries - these will be standard 18 cubic yard skips for waste removal and lorries with an approximate size being 7m long and 2.4m wide;
- ▶ concrete lorries - these will be a standard ready mixed lorry with an approximate size of 8.5m long by 2.4m wide;
- ▶ flat bed delivery vehicle - the flat bed vehicles will be used to deliver various materials including scaffolding, steelwork, timber, reinforcement, brick and block work, roofing materials, plaster, joinery etc. The approximate size will be 7m long by 2.25m wide; and
- ▶ box van (luton) - these will be utilised for all ancillary deliveries and small components, the approximate size of this vehicle is 4m long by 2m wide.

The maximum number of deliveries to the site will be limited to 5 although it is expected that an average of 3 deliveries to the site will be expected daily throughout the duration of the works. Deliveries to the site will be permitted between 0930 and 1500 and between 0800 and 1300 on Saturdays.

Approximately 1280 metres cubed will need to be excavated to create the lower ground level, which will rise to approximately 1780 metres cubed to account for a bulking factor of 1.4 following excavation, this equates to 2030 tonnes of spoil.

Further details will be provided following the appointment of a contractor.

b. Please provide details of other developments in the local area or on the route.

We are aware of construction works at the neighbouring Otto Schiff House.

c. Please outline the system that is to be used to ensure that the correct vehicle attends the correct part of site at the correct time.

All deliveries are to be booked in the with Construction Project Manager at least 24 hours before and all drivers will be informed of the vehicle route and location of the appropriate loading area prior to undertaking a journey to the site. All drivers will be required to phone 20 minutes prior to arriving on site to confirm that the relevant loading area is clear. If the loading area is not available, the vehicle shall not proceed to the site and will be given an alternative delivery time. Vehicles will not be permitted to wait, stack or circulate on the roads within the borough.

d. Please identify the locations of any off-site holding areas (an appropriate location outside the borough may need to be identified, particularly if a large number of delivery vehicles are expected) and any measures that will be taken to ensure the prompt admission of vehicles to site in light of time required for necessary compliance checks. Please refer to question 5 if any parking bay suspensions will be required for the holding area.

Details to be provided following the appointment of a contractor

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

The contractor will investigate the potential for using construction material consolidation centres and other measures such as electric vehicles to reduce the impact of traffic associated with the development works.

**6. Site access and egress:** *“Clients shall ensure that access to and egress from the site is appropriately managed, clearly marked, understood and clear of obstacles.” (P18, 3.4.3)*

Vehicles entering and leaving the site should be carefully managed, using gates that are clearly marked and free from obstacles. Traffic Marshalls must ensure the safe passage of pedestrians, cyclists and other traffic when vehicles are entering and leaving site, particularly if reversing.

a. Please detail the proposed access and egress routes to and from the site

It is anticipated that no construction vehicles will enter the site other than smaller transit type vehicles in the later fit out stages of the construction programme. These smaller transit type vehicles will use the existing driveway and crossover which is to be maintained as a part of the proposals. Swept Path Analysis of a transit accessing the driveway is provided at 151013-TK04.

Larger deliveries will utilise the proposed construction vehicle loading area adjacent to the site.

b. Please describe how the access and egress arrangements for construction vehicles will be managed.

All vehicle movements to and from the temporary loading area will be supervised by a minimum of 2 trained traffic marshals in order to manage the interaction between pedestrians, cyclists and other road users.

c. 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).

Motion drawings 151013-TK01-TK03 demonstrate how a small skip lorry and concrete mixer would access the proposed loading bay. All manoeuvres will be supervised by traffic marshals who will manage the interaction between construction vehicles, pedestrian and other road users. It is anticipated that the largest vehicle to require access to the site will be a concrete mixer.

d. Provision of wheel washing facilities should be considered if necessary. If so, please provide details of how this will be managed and any run-off controlled.

The only stage at which vehicles will enter the site is in the later stages of the development when the driveway shall be utilised by transit type vans, when the bulk of the construction work is complete and the development is in its fit out stage. Therefore it is expected that this will generate no risk of detritus being transferred onto the highway.

**7. Vehicle loading and unloading:** *“Clients shall ensure that vehicles are loaded and unloaded on-site as far as is practicable.” (P19, 3.4.4)*

If this is not possible, Traffic Marshalls must ensure the safe passage of pedestrians, cyclists and motor traffic in the street when vehicles are being loaded or unloaded.

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. If loading is to take place off site, please identify where this is due to take place and outline the measures you will take to ensure that loading/unloading is carried out safely. Please outline in question 8 if any parking bay suspensions will be required.

As outlined in plan 151013-02, it is proposed that construction vehicles dwell on a loading area on the highway adjacent to the development site. In order to form this loading bay it is proposed that a 6 metre stretch of pay and display parking bay, adjacent to the site is temporarily suspended.

The footway adjacent to the house will be covered and a conveyor will be placed above to transfer spoil into the skip. At least 1.2 metres of footway will be maintained at all times and greater than 3 metres clear carriageway will also be maintained throughout the construction works along Nutley Terrace.

All materials and plant will be stored on site and deliveries will be on a ‘just-in-time’ basis so as to minimise the storage requirements on site. Welfare facilities and site office will also be provided on site. Further details will be provided following the appointment of a contractor.

## Highway interventions

### 8. Parking bay suspensions and temporary traffic management orders

Please note that a parking bay suspension should only be requested where absolutely necessary. Parking bay suspensions are permitted for a maximum of 6 months, suspensions whose duration exceeds 6 months must apply for a Temporary Traffic Order (TTO). For parking bay suspensions of one year or longer, a Traffic Management Order (TMO) must be applied for.

Please provide details of any proposed parking bay suspensions and temporary traffic management orders which would be required to facilitate construction.

Information regarding parking suspensions can be found [here](#).

It is proposed that a 6 metre stretch of pay and display bays are suspended on Nutley Terrace. The relevant licenses will be applied for by the construction project manager once appointed. The final strategy for loading will be confirmed following the appointment of a contractor and agreed with Officers at Camden Borough Council.

### 9. Scaled drawings of highway works

Please note that 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 that includes the extent of any 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.

- a. Please provide accurate scaled drawings of any highway works necessary to enable construction to take place (e.g. construction of temporary vehicular accesses).



The proposed site setup and temporary highway arrangement during construction is shown in Motion drawing 151008-02, attached.

It is not possible to accommodate a loading area on site as the full envelope of the site will be required to construct the proposals and accommodate material storage.

The existing/proposed driveway will be large enough and will be made available for smaller transit type vehicles during the later fit out stages of the development. This is demonstrated on Motion drawing 151008-TK04, attached.

b. Please provide details of all safety signage, barriers and accessibility measures such as ramps and lighting etc.

Details to be confirmed following the appointment of a contractor.

## 10. Diversions

Where applicable, please supply details of any diversion, disruption or other anticipated use of the public highway during the construction period (alternatively a plan may be submitted).

No traffic diversions are considered necessary.

## 11. VRU and pedestrian diversions, scaffolding and hoarding

Pedestrians and/or cyclist safety must be maintained if diversions are put in place. Vulnerable footway users should also be considered, these include wheelchair users, the elderly, those with walking difficulties, young children, those with prams, the blind and partially sighted. Appropriate ramping must be used if cables, hoses, etc. are run across the footway.

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.

A secure hoarding will generally be required to the site boundary with a lockable access

a. Please provide details describing how pedestrian and cyclist safety will be maintained, including any proposed alternative routes (if necessary), and any Traffic Marshall arrangements.

In excess of 1.2 metres of clear footway will be maintained past the site. In order to safeguard pedestrian and cyclists, vehicles with appropriate safety equipment including safety bars, additional mirrors and advisory signage will be used. In addition, traffic marshals will be available on site at all times and will supervise all vehicle movements to and from the loading areas and will also supervise all loading/unloading activity so as to manage the interaction of construction vehicles with pedestrians, cyclists and other vehicles.

Once appointed, this strategy will be reviewed and confirmed by the contractor.

b. Please provide details of any temporary structures which would overhang the public highway (e.g. scaffolding, gantries, cranes etc.) and details of hoarding requirements or any other occupation of the public highway.

A lockable site hoarding will be installed along the frontage of the site and to the rear of the property as shown in Motion Drawing 151013-02. A gantry will be erected over the footway which will host a conveyor system used for transporting excavated material into a skip located within the temporary loading area. The requirements will be confirmed once a contractor has been appointed and all relevant licences for the hoarding, gantry and scaffolding will be applied for by the Construction Project Manager.



# Environment

To answer these sections please refer to the relevant sections of **Camden's Minimum Requirements for Building Construction (CMRBC)**.

1. Please list all [noisy operations](#) and the construction method used, and provide details of the times that each of these are to be carried out.

The construction contractor will review the construction method and measures relating to noisy operations and will provide full details upon appointment, however it is considered that noisy operations could be managed as follows:

- Noisy works would be restricted to between 0900 and 1800 Monday to Friday and would not be permitted at the weekends, Sundays or bank holidays.

2. 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.

A noise survey will be carried out following the appointment of a contractor.

3. Please provide predictions for [noise](#) and vibration levels throughout the proposed works.

Details will be provided by the contractor once appointed.

4. 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.

Details will be provided by the contractor once appointed.

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

Details will be provided by the contractor once appointed.

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

Hoardings bordering the frontage and rear of the property will help to contain any dust. Where required, scaffolding and sheeting can be erected to further contain dust. Water dampening measures will also be used if considered necessary. Full details will be provided by the contractor once appointed.

7. 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.

Details will be provided by the contractor once appointed.

8. Please provide details describing arrangements for monitoring of [noise](#), vibration and dust levels.

Details will be provided by the contractor once appointed.

9. Please confirm that a [Risk Assessment](#) has been undertaken at planning application stage 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. Please attach the risk assessment as an appendix if not completed at the planning application stage.

Details will be provided by the contractor once appointed.

10. Please confirm that all of the GLA's 'highly recommended' measures from the [SPG](#) document relative to the level of risk identified in question 9 have been addressed by completing the [GLA mitigation measures checklist](#). Please attach this as an appendix.

Details will be provided by the contractor once appointed.

11. If the site is a High Risk Site, 4 real time dust monitors will be required, as detailed in the [SPG](#). Please confirm the location, number and specification of the monitors in line with the SPG and confirm that these 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.

Details will be provided by the contractor once appointed.

12. 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 present copies of receipts (if work undertaken).

Details will be provided by the contractor once appointed.

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

An asbestos survey will be carried out following the appointment of the contractor. The key findings will be included in the final CMP once a contractor is appointed.

14. 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.

Details will be provided by the contractor once appointed.

 SYMBOL IS FOR INTERNAL USE



# Agreement

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed in writing by the Council. This may require the CMP to be revised by the Developer and reapproved by 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 in writing 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:** .....

**Print Name:** .....





**Position:** .....

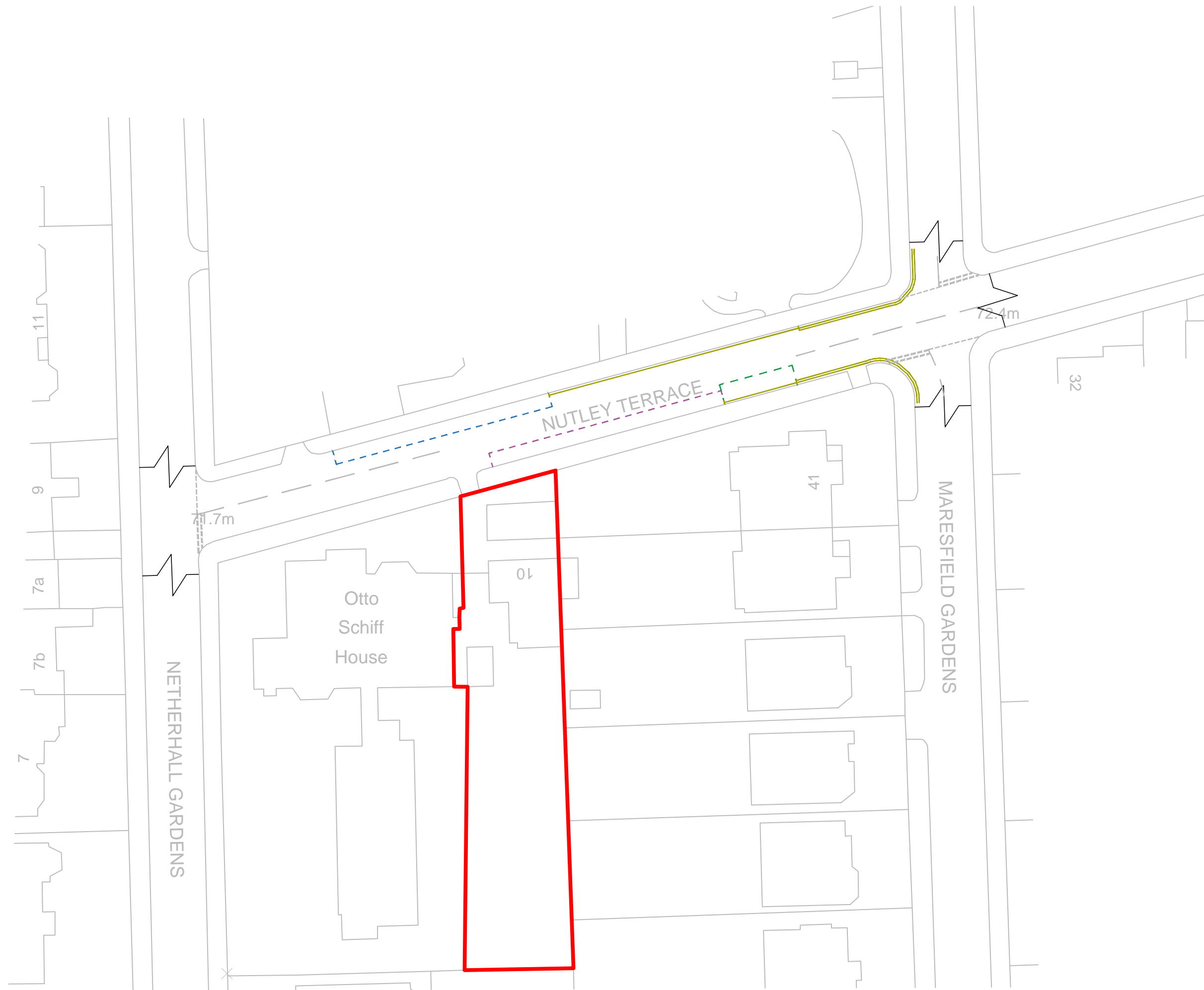
Please submit to: [planningobligations@camden.gov.uk](mailto:planningobligations@camden.gov.uk)

End of form.



Legend

-  Site Boundary
-  Resident Permit Holders Parking Bays (CA-B)
-  Pay and Display Parking Bays
-  Bus Parking Bay



232 High Street  
Guildford  
Surrey  
GU1 3JF  
T: 01483 531 300

Golden Cross House  
8 Duncannon Street  
London  
WC2N 4JF  
T: 020 7031 8141

[www.motion-uk.co.uk](http://www.motion-uk.co.uk)

Project:  
**10 Nutley Terrace CTMP**

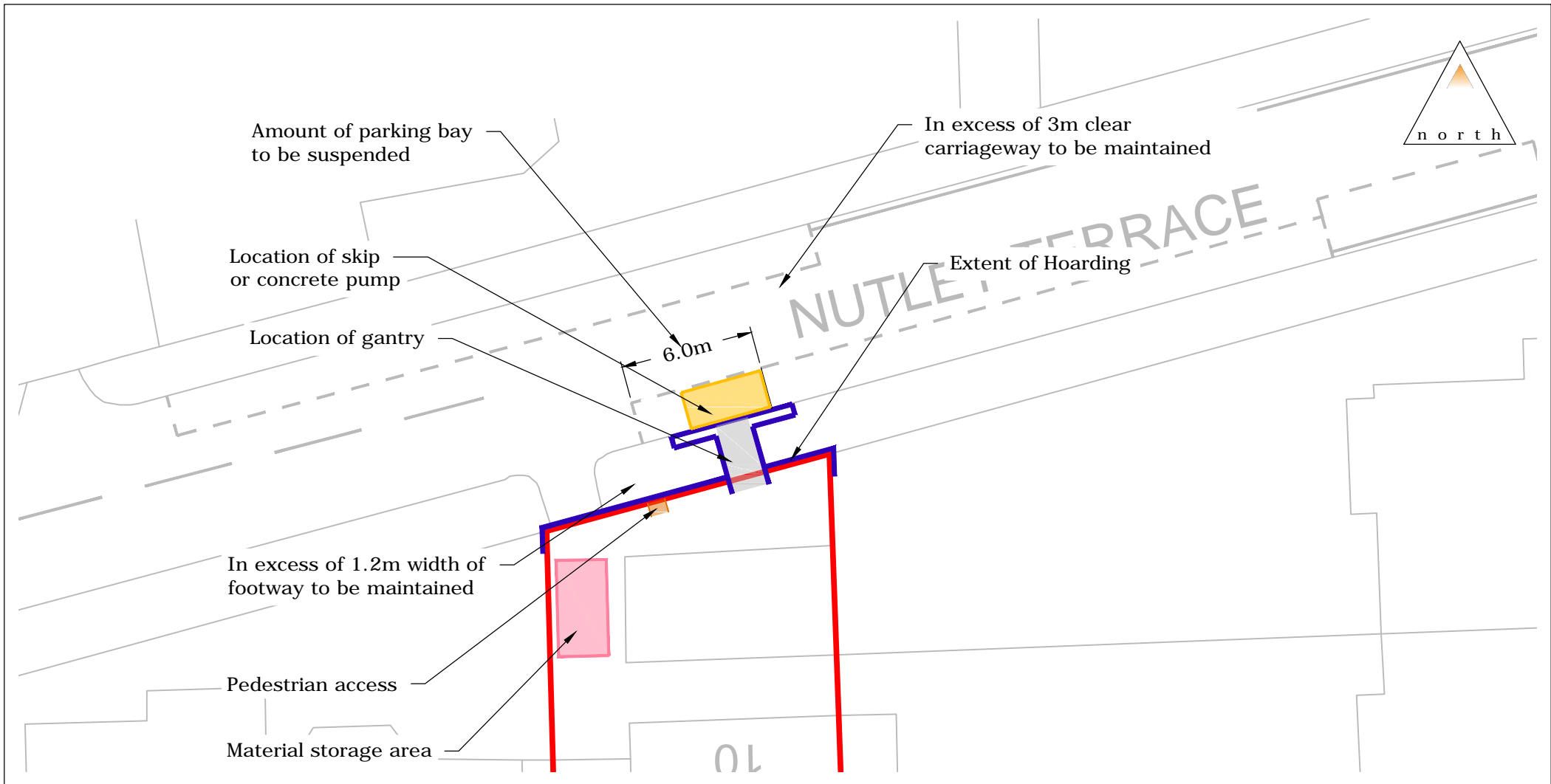
Title:  
**Existing Highway Arrangement**

Scale: 1:500 (@ A3)

Drawing:  
**151013-01**

Revision:  
-

L:\Projects\bgnutl 151013\Drawings\151013-02.dwg



232 High Street  
 Guildford  
 Surrey  
 GU1 3JF

Golden Cross House  
 8 Duncannon Street  
 London  
 WC2N 4JF

T: 01483 531 300

T: 020 7031 8141

www.motion-uk.co.uk

Project:  
 10 Nutley Terrace CTMP

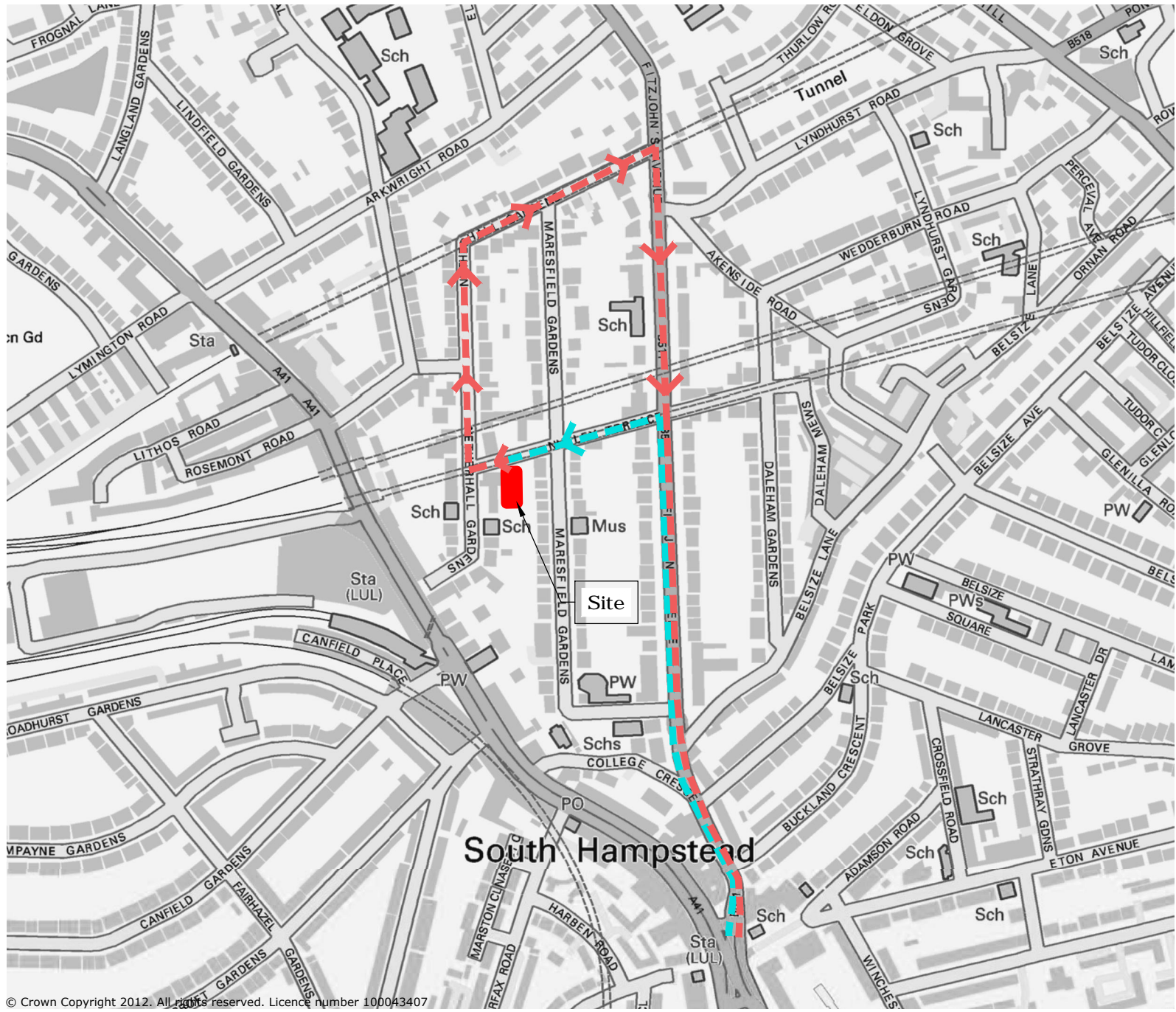
Title:  
 Proposed Temporary Construction  
 Arrangement

Scale: 1:250 (@ A4)

Drawing: Revision:

151013-02

-



**Legend**

- — — — Vehicle Access
- - - - Vehicle Egress



232 High Street  
 Guildford  
 Surrey  
 GU1 3JF

Golden Cross House  
 8 Duncannon Street  
 London  
 WC2N 4JF

T: 01483 531 300

T: 020 7031 8141

[www.motion-uk.co.uk](http://www.motion-uk.co.uk)

Project:  
**10 Nutley Terrace CTMP**

Title:  
**Construction Vehicle Routing  
 Plan**

Scale: NTC (@ A4)

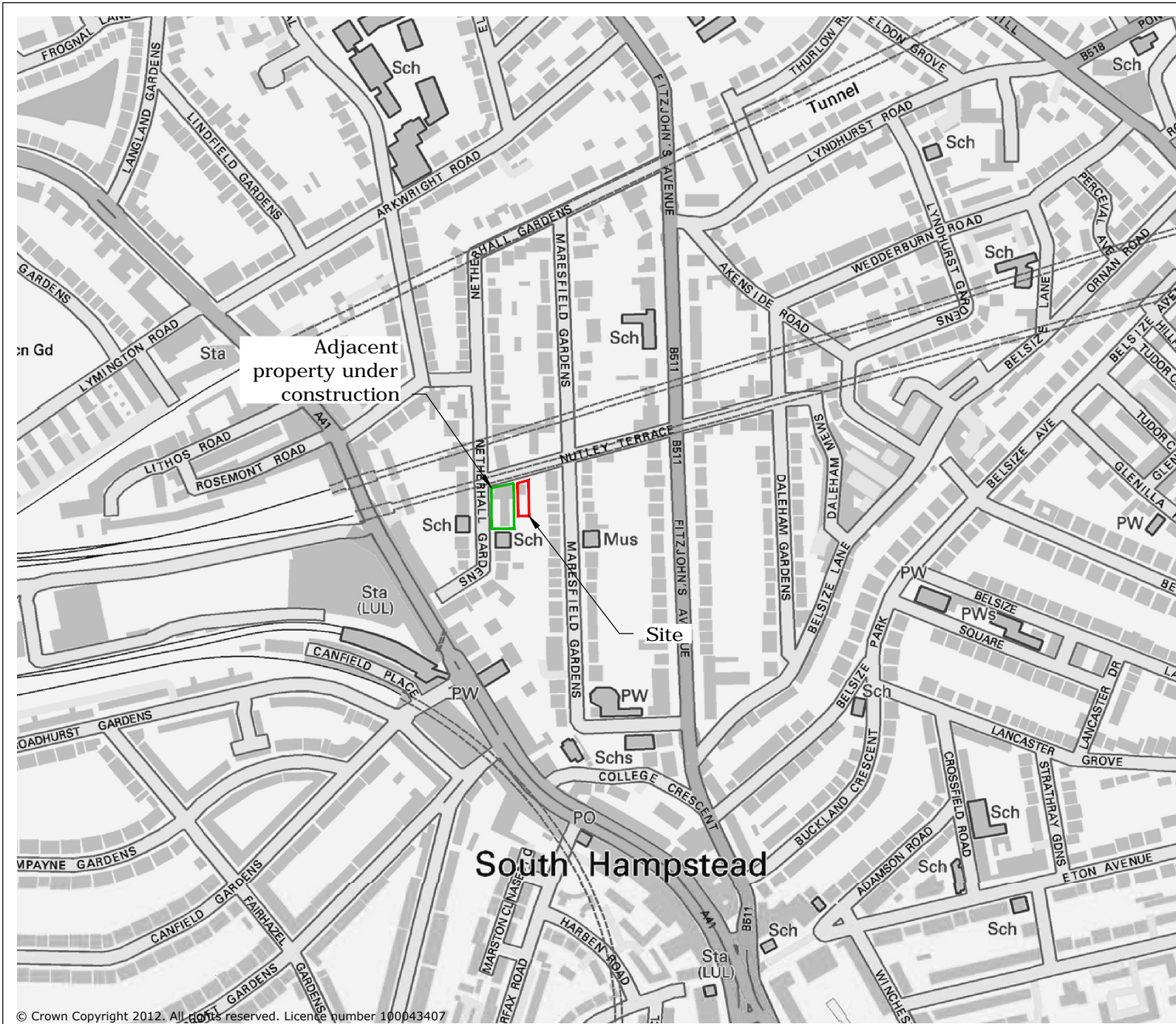
Drawing: Revision:

**151013-03**

-

**South Hampstead**

Site



232 High Street  
 Guildford  
 Surrey  
 GU1 3JF

Golden Cross House  
 8 Duncannon Street  
 London  
 WC2N 4JF

T: 01483 531 300      T: 020 7031 8141

[www.motion-uk.co.uk](http://www.motion-uk.co.uk)

Project:  
**10 Nutley Terrace CTMP**

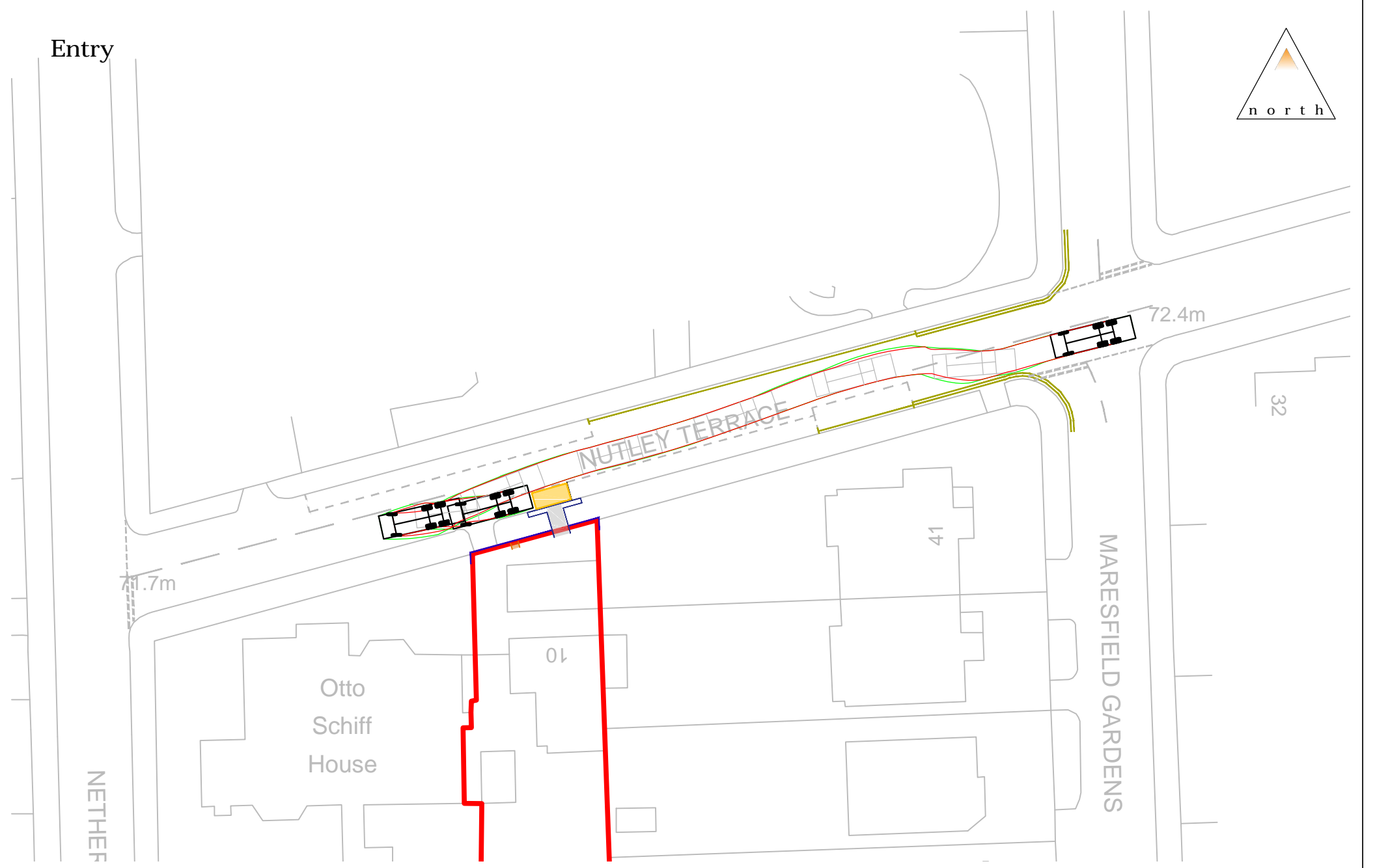
Title:  
**Site Location Plan**

Scale: NTC (@ A4)

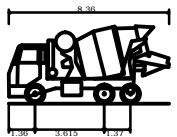
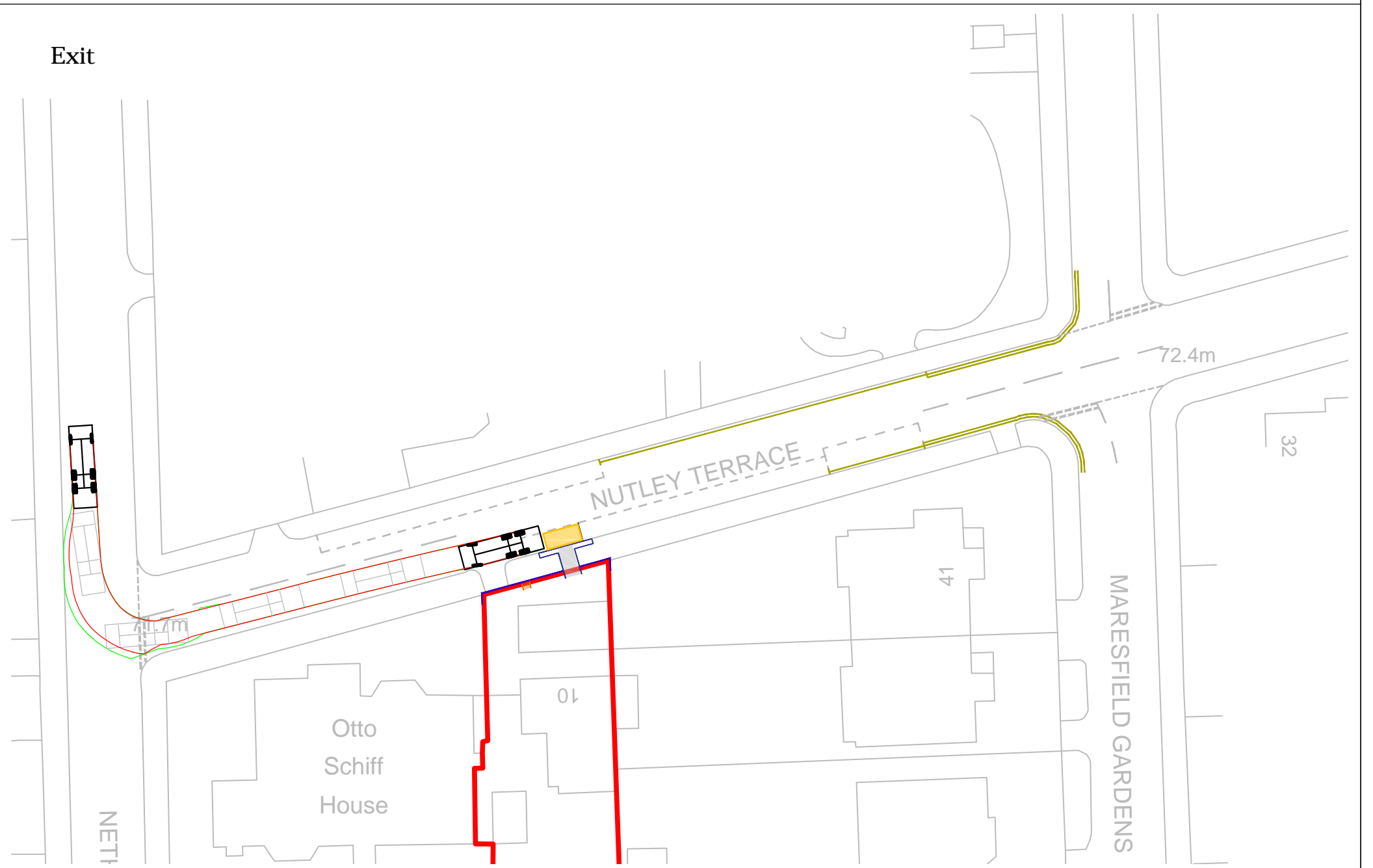
Drawing: **151013-04**      Revision: -

L:\Projects\bgm\151013\Drawings\151013-04.dwg

Entry



Exit



Concrete Mixer  
 Overall Length 8.360m  
 Overall Width 2.390m  
 Overall Body Height 4.027m  
 Min Body Ground Clearance 0.358m  
 Max Track Width 2.413m  
 Lock to Lock Time 6.06s  
 Kerb to Kerb Turning Radius 8.210m



232 High Street Golden Cross House  
 Guildford 8 Duncannon Street  
 Surrey London  
 GU1 3JF WC2N 4JF  
 T: 01483 531 300 T: 020 7031 8141

Project:  
 10 Nutley Terrace CTMP

Title:  
 Swept Path Analysis  
 Concrete Mixer

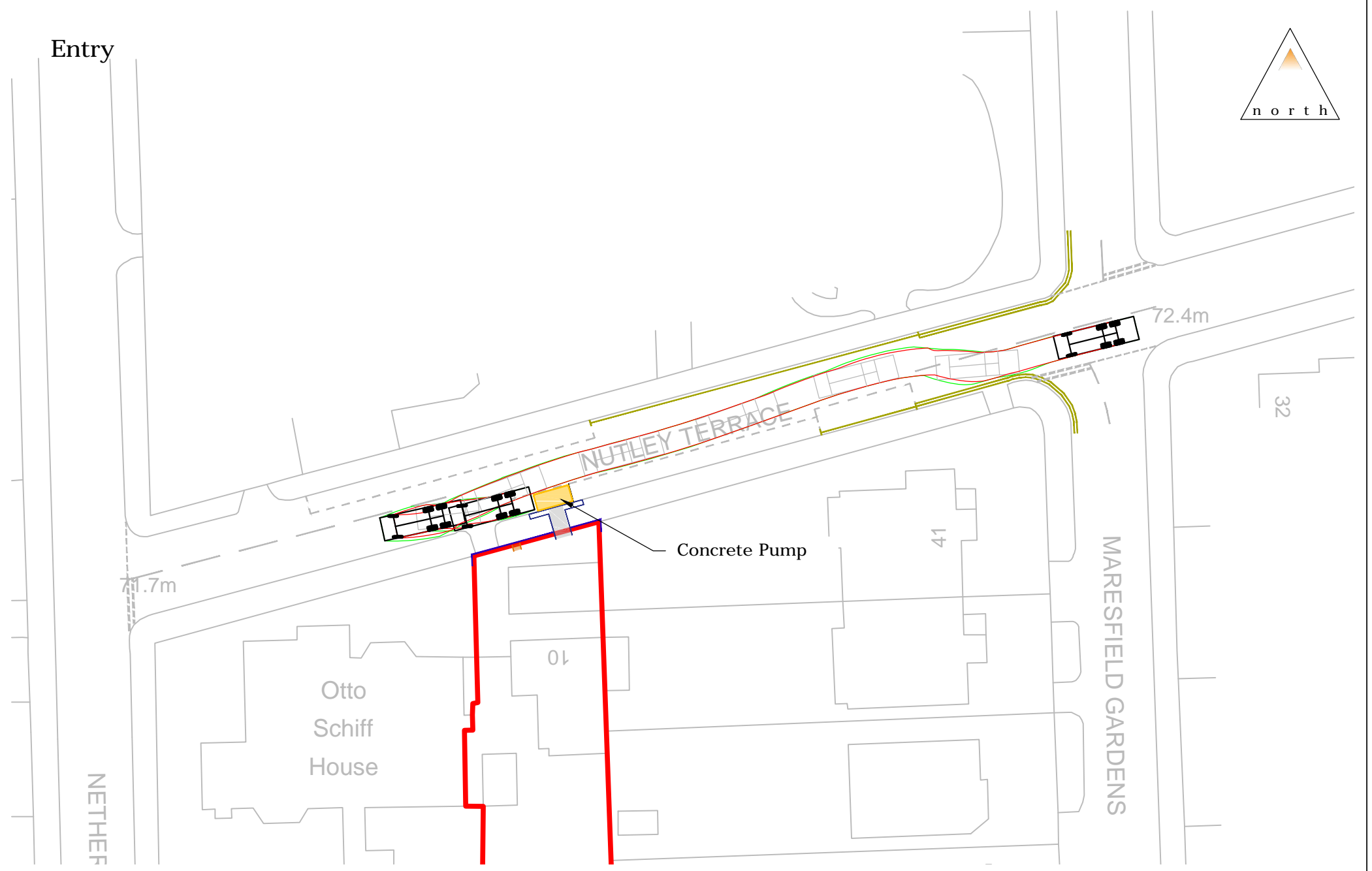
Scale: 1:500 (@ A3)

Notes:

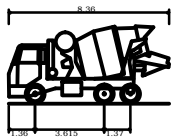
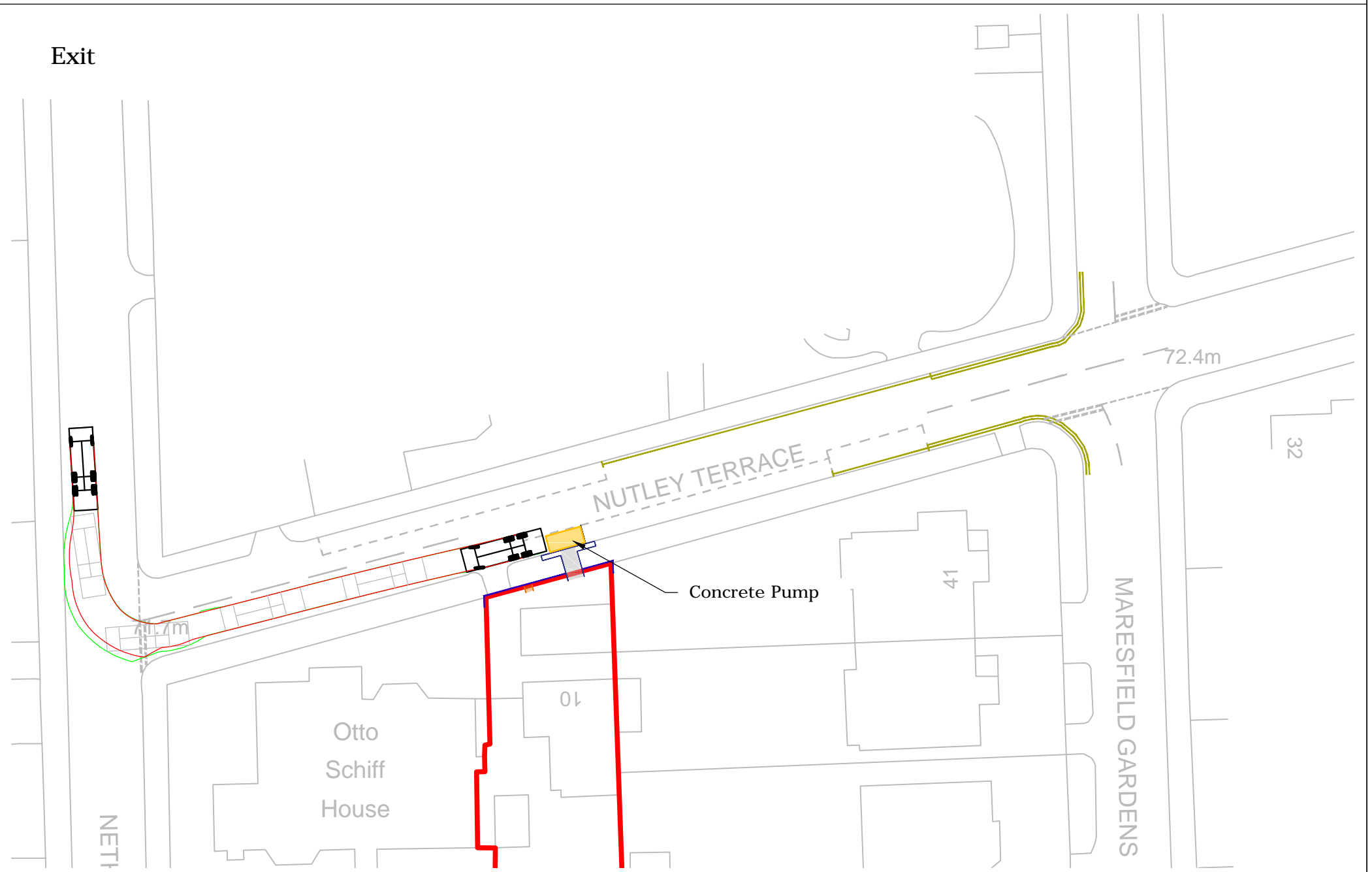
Drawing:  
 151013-TK02

Revision:  
 -

Entry



Exit



Concrete Mixer  
 Overall Length 8.360m  
 Overall Width 2.390m  
 Overall Body Height 4.027m  
 Min Body Ground Clearance 0.358m  
 Max Track Width 2.413m  
 Lock to Lock Time 6.06s  
 Kerb to Kerb Turning Radius 8.210m



232 High Street Guildford Surrey GU1 3JF  
 T: 01483 531 300  
 Golden Cross House 8 Duncannon Street London WC2N 4JF  
 T: 020 7031 8141

Project:  
 10 Nutley Terrace CTMP

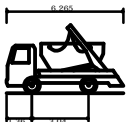
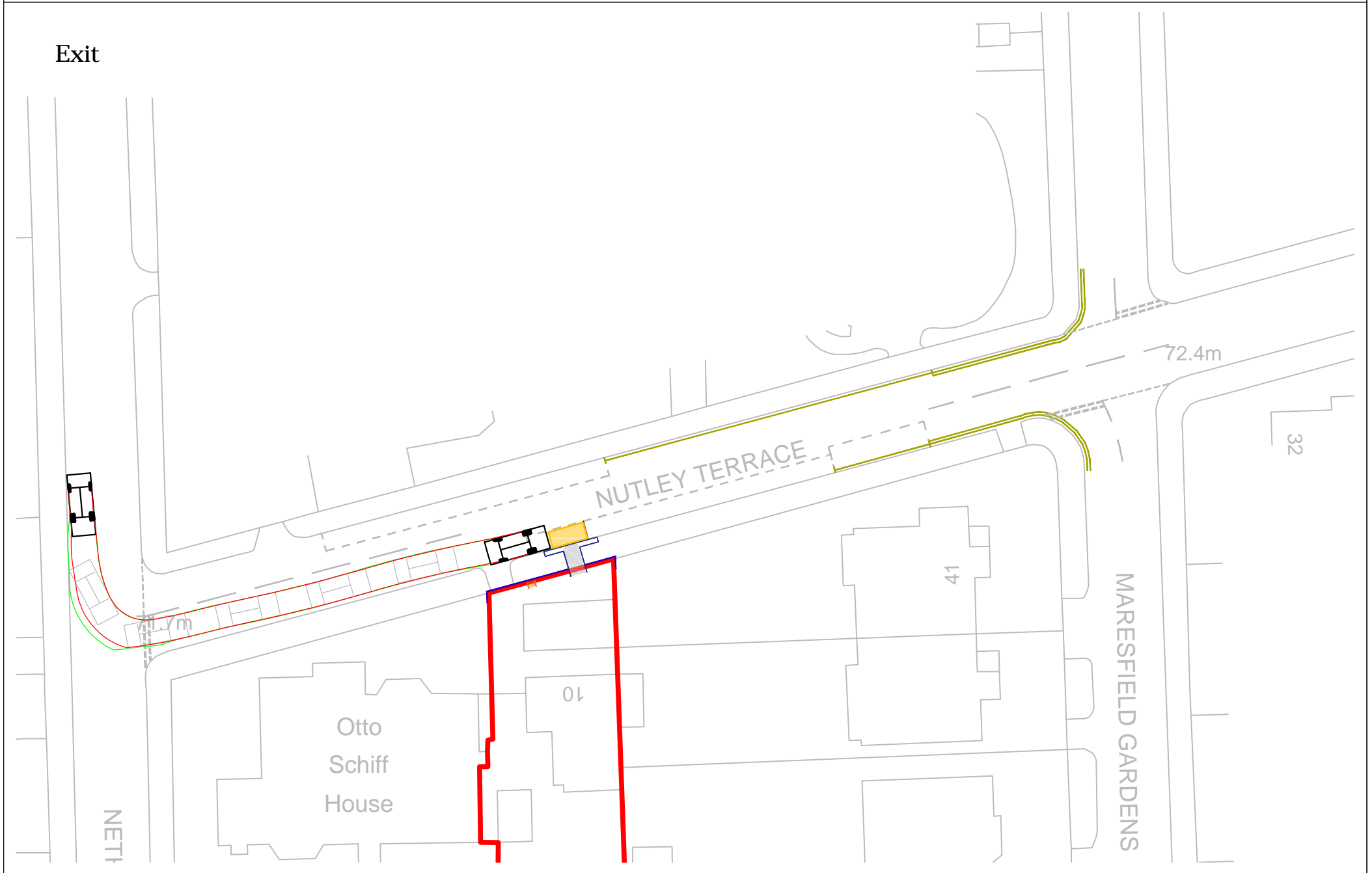
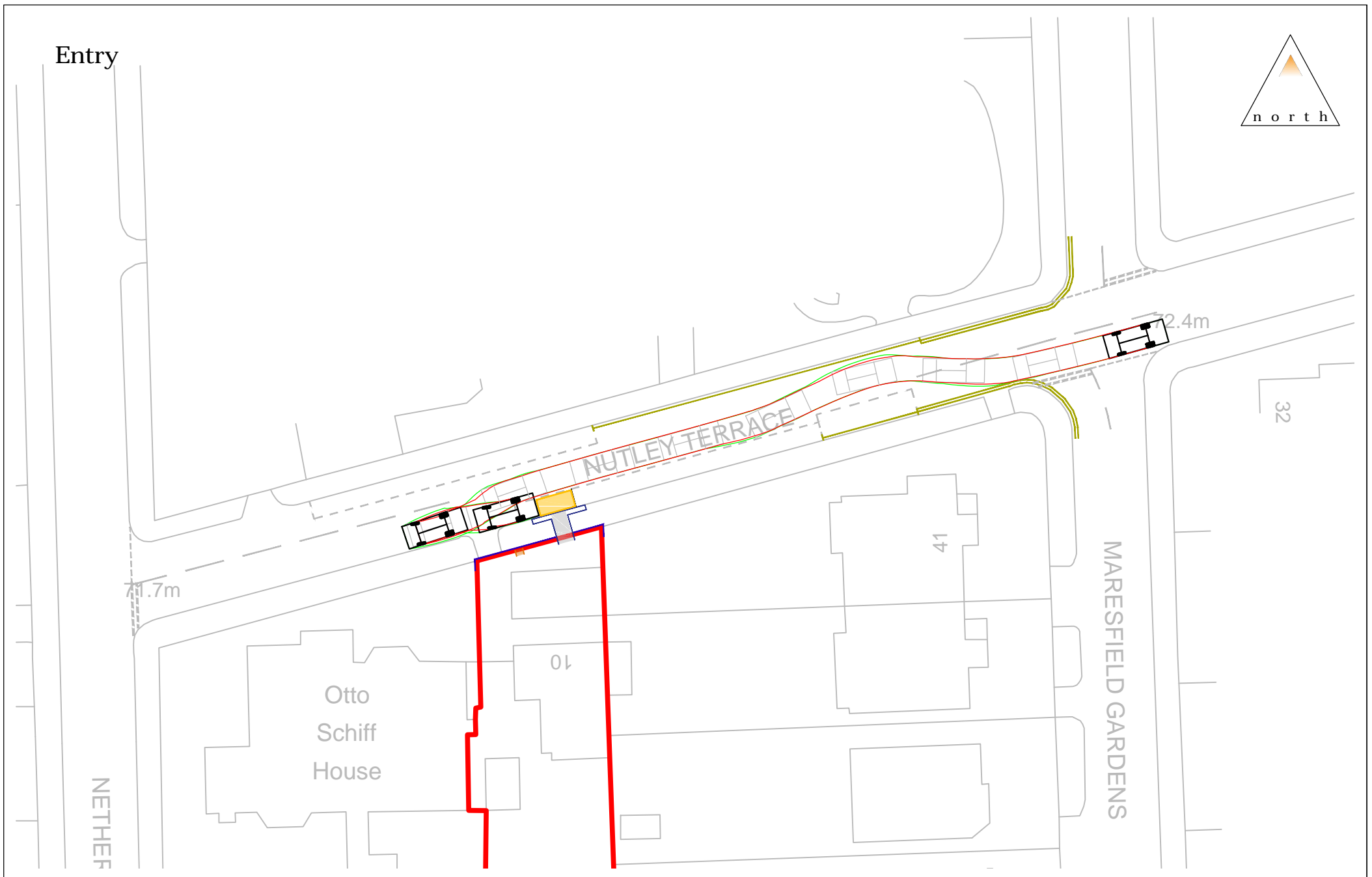
Title:  
 Swept Path Analysis  
 Concrete Mixer

Scale: 1:500 (@ A3)

Notes:

Drawing:  
 151013-TK02

Revision:  
 A



Small Skip Lorry  
 Overall Length 6.265m  
 Overall Width 2.390m  
 Overall Body Height 3.650m  
 Min Body Ground Clearance 0.396m  
 Max Track Width 2.435m  
 Lock to Lock Time 6.00s  
 Kerb to Kerb Turning Radius 6.340m



232 High Street Guildford Surrey GU1 3JF  
 T: 01483 531 300  
 Golden Cross House 8 Duncannon Street London WC2N 4JF  
 T: 020 7031 8141

Project:  
 10 Nutley Terrace CTMP

Title:  
 Swept Path Analysis  
 Skip Lorry

Scale: 1:500 (@ A3)

Notes:

Drawing:  
 151013-TK03

Revision:

-



Entry



1.7m

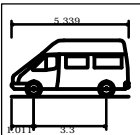
Otto Schiff

NUTLEY TERRACE

Exit

NUTLEY TERRACE

Otto



3.5t Panel Van	5.339m
Overall Length	1.986m
Overall Width	2.565m
Min Body Ground Clearance	0.338m
Track Width	1.986m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	6.400m



232 High Street	Golden Cross House
Guildford	8 Duncannon Street
Surrey	London
GU1 3JF	WC2N 4JF
T: 01483 531 300	T: 020 7031 8141

Project:  
10 Nutley Terrace CTMP

Title:  
Swept Path Analysis  
Transit Van

Scale: 1:250 (@ A3)

Notes:

Drawing:  
151013-TK04

Revision:  
A