

Construction Management Plan

7, Kidderpore Avenue
NW3 7SK
Venture Services London Ltd.

November 2015

Revision 4

7, Kidderpore Avenue, NW3 7SK

CONTENTS	PAGE NO.
Introduction	Page 1
Section 1 – Site Contacts	Page 2
Section 2 – About the Site	Page 4
Section 3 – Transportation Issues Associated with the Site	Page 7
Section 4 – Traffic Management for the Site	Page 9
Section 5 – Environmental Issues	Page 11
Section 6 - Monitoring, Compliance, Reporting and Consultation about Traffic and Activities related to the Site	Page 14

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'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.

(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: **7 Kidderpore Ave.
London NW3 7SK**

Planning application reference: **2014/4410P**

Type of CMP – Condition discharge / Section 106 planning obligation / Major sites framework
Condition (No. 11) Discharge

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

Name: **T Banks, Parkview Project Management**

Address: **11 Heath Drive, Hampstead, London NW3 7SN**

Tel: **020 7431 3371**

Email: **www.parkview-homes.co.uk**

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

Name: **Business Prestige**

Address: **Unit 4, 12 Cumberland Avenue, London NW10 7QL**

Tel: **0208 8385530**

Email: **info@businessprestige.co.uk**

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

Name: **Andrew Zygarlicki (Project Manager),**

Name: **Sylvester Gavnota (Site Manager)**

Address: **As Above**

Address: **As Above**

Tel: **07971 516413**

Tel: **07979 182242**

Email: : **info@businessprestige.co.uk**

Email: : **info@businessprestige.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 Investment Programme \(CIP\)](#), please provide contact details of the responsible Camden officer.

Name: **T Banks, Parkview Project Management**

Address: **11 Heath Drive, Hampstead, London NW3 7SH**

Tel: **020 7431 3371**

Email: **www.parkview-homes.co.uk**

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

As Above

Name:

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: **T Banks, Parkview Project Management**

Address: **11 Heath Drive, Hampstead, London NW3 7SH**

Tel: **020 7431 3371 (Mobile: 07957 623 663)**

Email: **www.parkview-homes.co.uk**

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.

- Site Location Plan attached dwg (Page 3 D&A Statement)
- Property is a detached house, divided into 2 flats with driveway entrance from Kidderpore Ave and Large L shape garden. See attached photo (page 4 from D&A Statement)
- Development proposals are indicated on attached Page of D&A Statement

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).

Construction work consist of the following:

1. Upgrading of existing domestic entrance crossover to commercial thereby allowing access for skips, loading & unloading
2. Removal of existing patio and part underpin of ex house
3. New retaining walls to adjoining properties rear gardens
4. Constructing rc structure to form new basement with associated finishings
5. Refurbishment of existing GF Flat with new M and E
6. New patio and front drive surfaces
7. Landscaping to front & rear

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.).

- 1st floor flat No 7 Kidderpore Ave, arrangements have been made for this to be vacated during early part of the excavation & refurbishment phase (unavoidable vibration)
- Numbers 5 & 9 Kidderpore Ave are situated either side of the area of works
- Other neighbouring properties will notice construction activities to the front of No. 7 (i.e. loading & unloading of materials on the driveway). Also, perhaps, some noise from noise-suppressed machinery. Method statement for noise reduction to be sent to party wall surveyors for properties adjoining site prior to commencement of works



7 & 7a Kidderpore Avenue

Proposed refurbishment and basement extension to 7 Kidderpore Avenue

Extension to 5 Kidderpore Avenue

Extensions to 3 Kidderpore Avenue

Fig 2. Aerial view with neighbouring properties

Removal of tree subject to separate application by G&R tree surgeons (Application 2014/4009/T)

Reduce width of planting bed adjacent to driveway

5 Kidderpore Avenue

2.2 m of front garden wall (height 580 mm) to be removed.

Enlarged driveway layout with light grey natural stone.

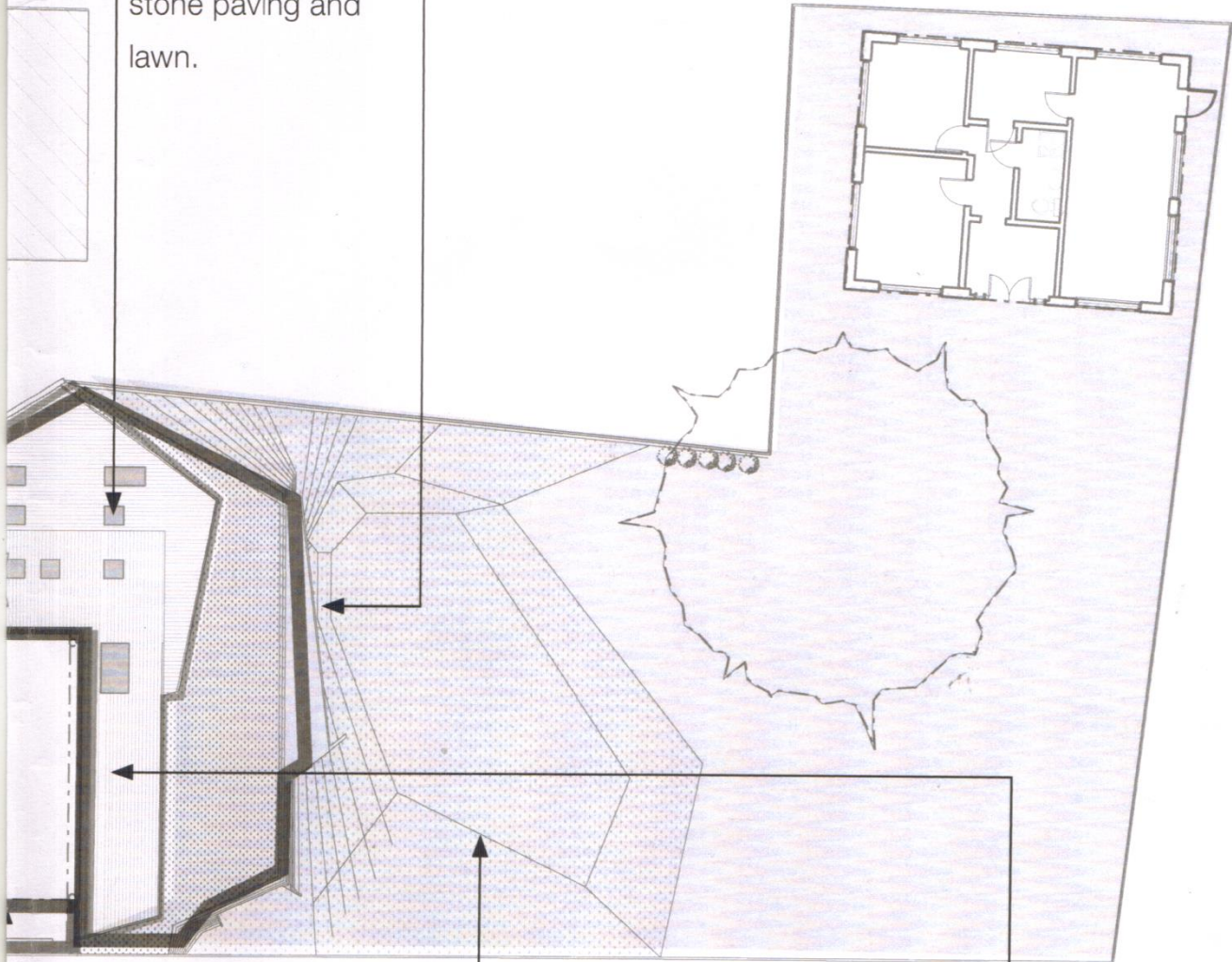
Reduction of size of internal courtyard.

9 Kidderpore Avenue

Fig 6. The intended works

Rearrangement of existing terrace above new basement: Natural stone paving and lawn.

New basement extension (99.73 sqm net area)



Align height of existing extension with volume of main building

New garden landscaping in front of the basement elevation

New fenestration for ground level extension

01. Introduction

This application seeks Planning Permission for the refurbishment of , and a basement extension to the ground level flat located at 7 Kidderpore Avenue in Hampstead, London NW3 7SX. The client acquired the ground floor flat within the three storey House in November 2013 and intends to modernise and extend the property to suit the needs of his and his partner's family.

The proposal seeks to

- Modernise the existing ground level layout.
- Implement a new basement at the rear of the property including a newly landscaped garden.
- Amend the layout of the driveway and change the surface material from gravel to natural stone paving.

02. The Existing Property

The property is located in the Redington & Frogna Conservation Area and was built at the turn of the 20th century. The house features a pitched roof and is clad in red brick with white timber windows and decorative elements typical for the residential architecture of Hampstead. It is separated from Kidderpore Avenue by a front garden with dense vegetation. A driveway leads to the set back entrance which is situated at the inner angle of the L shaped building volume.

The rear of the house faces a terrace located above a generous garden that gently slopes down towards the south. The elevated existing terrace extends 2.6 m from the rear elevation. It is separated from the lower part of the garden by a 1.5 m high wall made from beige brick.

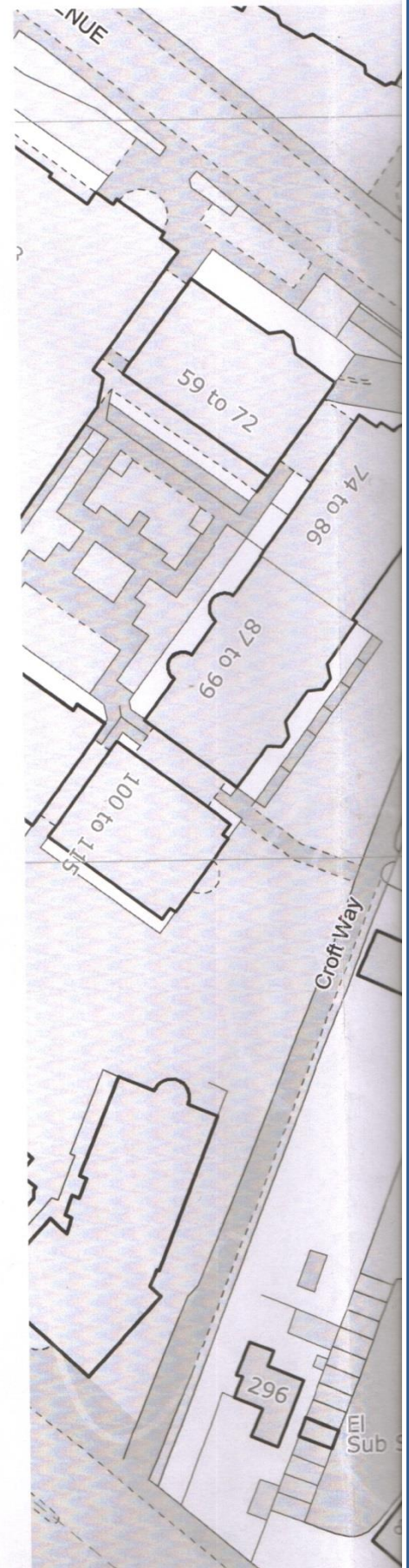
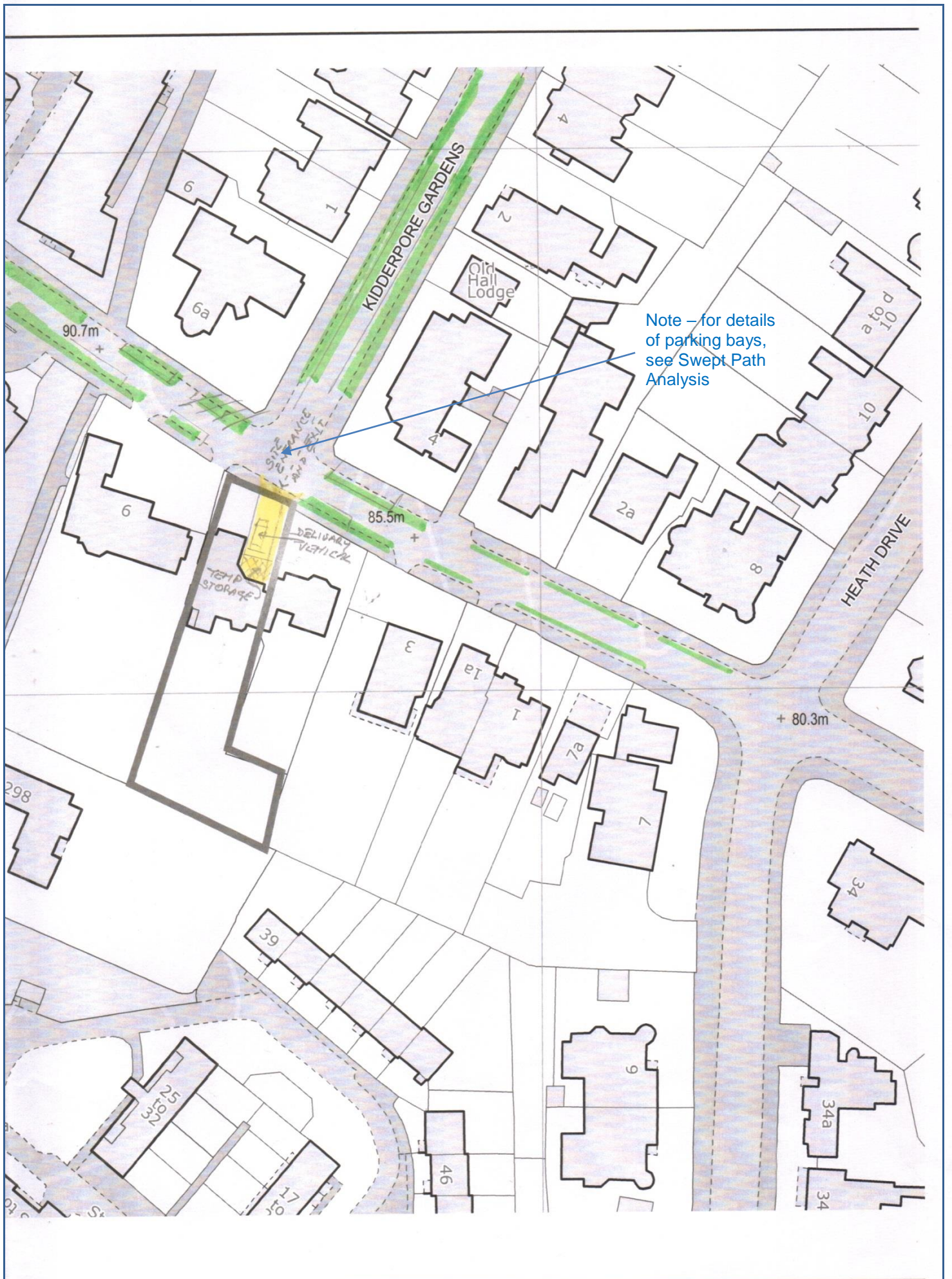


Fig 1. OS Map @ 1:1250



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.

Resident/Public parking shown green, access shown yellow, pavements shown dotted. There are no designated cycle lanes.

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).

See attached programme

Assuming Conditions are approved November 2015 start and end dates for each phase of construction are shown

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

As 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.

No new service connections

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

Inspection & opening up floors, ceilings, walls boxed in & exposed pipework have indicated no insulation, no indication of any time of insulation having ever been fitted.

No asbestos present.

Inspections as above were carried out by architect, client & operatives.

On the basis of such inspections & reports no asbestos survey report was necessary.

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.

Site CDM Method Statement with regard to delivery & removable of material, it follows the guidance set out in Camden Bc. "Guide for contractors working in Camden". Construction vehicle movement will be planned to take place as above.

9:30 AM – 4:30 PM Weekdays

9:00 AM – 1:00 PM Saturdays

No work on site Sunday & Bank Holidays

- 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.

See attached including pan.

Also, see attached site construction programme:

Weeks 2 – 4 2/3 Skips per day

" 3 – 6 1 Skip per week

" 5 – 14 1/2 Ready-mix trucks per week

" 9 Delivery of steelworks

" 2 – 34 1/2 No. Delivery trucks per week

Size of vehicles will be standard construction vehicles.

1 --- Kidderpore Ave New Build Flats

2 --- Heath Drive Conversion of Residential House

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

None

Assuming Conditions are approved November 2015 start and end dates for each phase of construction are as shown

1 Set up site & protection	30/11/15	to	07/12/15
2 Crossover formed	07/11/15	to	14/12/15
3 Reduced levels	07/12/15	to	12/04/16
4 Props & supports to 1st Floor etc.	14/12/15	to	21/12/15
5 Temp supports to adjoining gardens	07/12/15	to	12/04/16
6 Int + ex demolition & temp security	14/12/15	to	21/12/15
7 Drainage & main services	21/12/15	to	04/01/16
8 Underpin & dpc works	21/12/15	to	18/01/16
9 Steels main building	04/01/16	to	18/01/16
10 Rc Staircase + walls	11/01/16	to	21/01/16
11 Substructure retaining walls	11/01/16	to	08/02/16
12 Substructure basement slab etc	25/01/16	to	15/02/16
13 Superstructure basement walls	08/02/16	to	29/02/16
14 Superstructure steels	08/02/16	to	29/02/16
15 Superstructure rc roof	22/02/16	to	14/03/16
16 Ex bwk rear steps	29/02/16	to	21/03/16
17 Roof covering	14/03/16	to	28/03/16
18 Int partitions	21/03/16	to	04/04/16
19 Elect 1st/2nd fix	28/03/16	to	16/05/16
20 Mech 1st/2nd fix	28/03/16	to	23/05/16
21 Windows/carp 1st/2 nd fix	28/03/16	to	30/05/16
22 Plaster & screed	04/04/16	to	02/05/16
23 Ex works	28/03/16	to	03/05/16
24 Kitchen/Bath room	04/05/16	to	23/05/16
25 Wall tiles & flooring	23/05/16	to	13/06/16
26 Int decs	16/05/16	to	27/06/16
27 Snag & testing	09/05/16	to	27/06/16
28 H/O	04/07/16		

Note, on approval of the CMP and approval of Conditions the above timetable will be confirmed with all parties including consultees, etc.

7 Kiddepoore Ave, London, NW3

GIVEN TO CLIENT, ALSO V/S RJD
26/05/15

SUBJECT Draft programme (L/A planning only)		26 working weeks plus 1 weeks bank holidays & 2 weeks Christmas hols=29																														
Works		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
1	Set up site & protection	■																														
2	Crossover	■	■																													
3	Reduced levels		■	■																												
4	Props & supports to 1st Floor etc.		■	■	■																											
5	Temp supports to adjoining gardens		■	■	■	■																										
6	Int + ex demolition & temp security		■	■	■	■	■																									
7	Drainage v main services			■	■	■	■	■																								
8	Underpin & dpc works			■	■	■	■	■	■																							
9	Steels main building			■	■	■	■	■	■	■																						
10	Rc Staircase + walls			■	■	■	■	■	■	■	■																					
11	Substructure retaining walls			■	■	■	■	■	■	■	■	■																				
12	Substructure basement slab etc			■	■	■	■	■	■	■	■	■	■																			
13	Superstructure basement walls			■	■	■	■	■	■	■	■	■	■	■																		
14	Superstructure steels			■	■	■	■	■	■	■	■	■	■	■	■																	
15	Superstructure rc roof			■	■	■	■	■	■	■	■	■	■	■	■	■																
16	Ex bwk rear steps			■	■	■	■	■	■	■	■	■	■	■	■	■	■															
17	Roof covering			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■														
18	Int partitions			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■													
19	Elect 1st/2nd fix			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■											
20	Mech 1st/2nd fix			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■										
21	Windows/carp 1st/2nd			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■									
22	Plaster & screed			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■								
23	Ex works			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■							
24	Kitchen/Bathroom			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■						
25	Wall tiles & flooring			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■					
26	Int decs			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■				
27	Snag & testing			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■			
28	H/O			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		

Notes
 1 First floor owner on holiday from 20-07-15 till 31-08-15 (six weeks).
 2 Christmas holidays need to be shown & programme ammended.
 3 Main contractor to submit a programme for contract.

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

None

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.

See attached dwgs:

No parking bay suspensions.

No alteration to pedestrian routes.

No site accommodation or welfare facilities on highway.

No ramps, barriers or lighting required.

Safety Signage detail enclosed for access to and exit from site.

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.

No parking bay suspensions required.

All vehicles entering site will be instructed (with order) to telephone site 15 minutes prior to arrival. This will allow driveway to be vacant of any vehicles to vacate the drive & 2 No. site operative to be waiting to control traffic & pedestrians

7 Kidderpore Ave, NW3
Signage to Front Elevation

1. Either side of crossover



White board
50mm Red letters

All fixed on timber post

2. Contractors name board with prominent Tele. No.

3. Considerate contractors name board

4. Notice within driveway



White board
Red letters

5. Foot traffic into site



White sign
Black letters

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.

Traffic control & all types of pedestrian movements will be directed across the crossover by suitably trained site operatives each time a vehicle enters or leaves the site.

Site crossover will be kept clean and inspected by site agent, along with roadway.

No obstructions will be allowed either by vehicles or materials. Clients agent will monitor the above site rules level access, non slip footpath, etc.

See Q 23 and dwgs.

- 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.

The client's agent has for many years lived locally & is therefore aware of traffic & pedestrian use throughout the day. He will with this local knowledge be able to advice and mitigate any disturbance to foot or vehicle traffic.

There are no weight restrictions, low bridges or width restrictions between the site and the TFLRN. Investigations show no obstructions to the traffic anticipated for this project. The cumulative impact on the highway is negligible See Q47.

See attached dwg showing routes to and from the site. The route from the site to the TFLRN is as follows:

Access

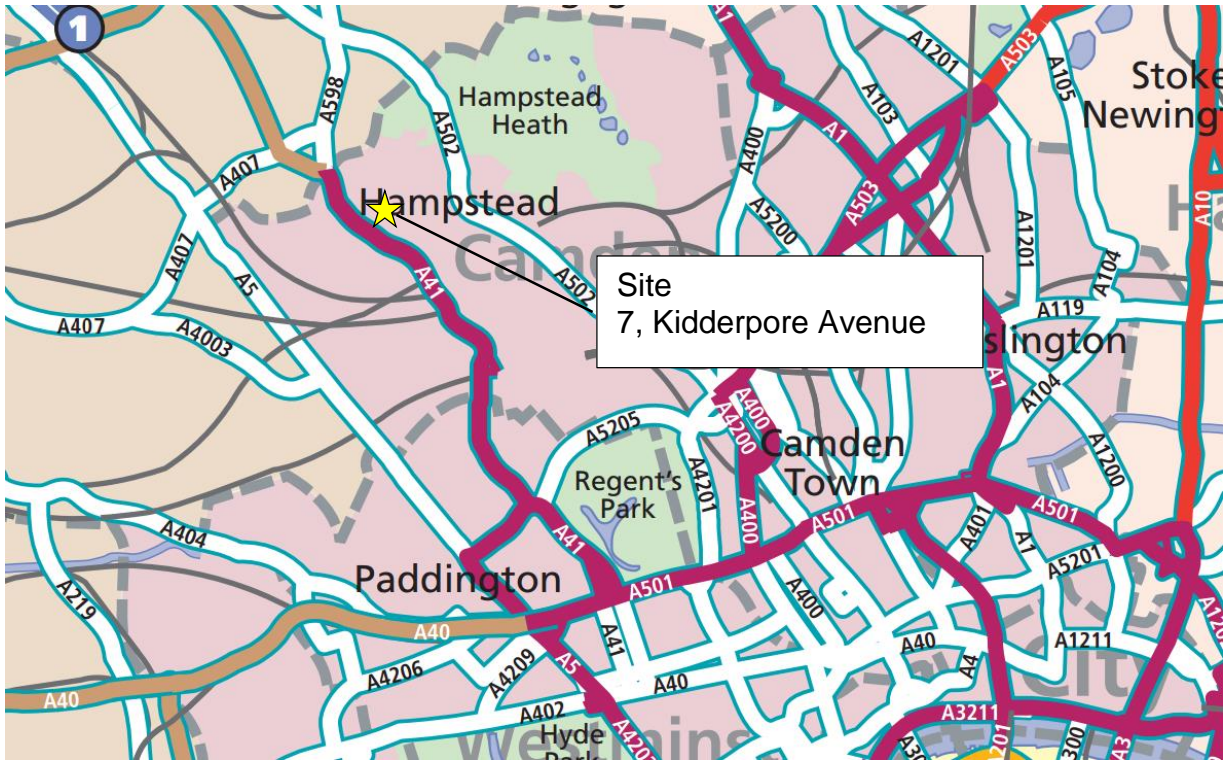
- From TFLRN
- To Finchley Road (A4)
- To Heath Drive
- To Kidderpore Avenue

Egress

- From Kidderpore Avenue
- To Heath Drive
- To Finchley Road (A4)
- To TFLRN

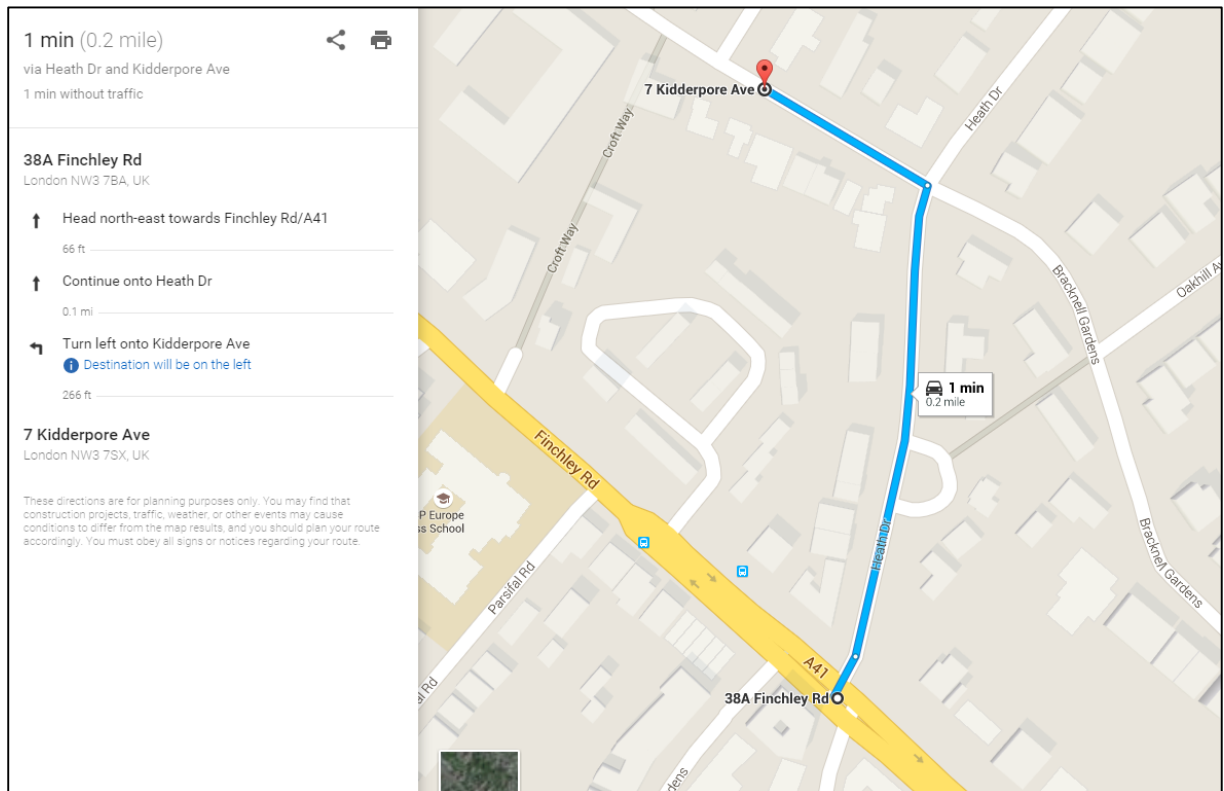
TfLRN

Showing approximate location of site

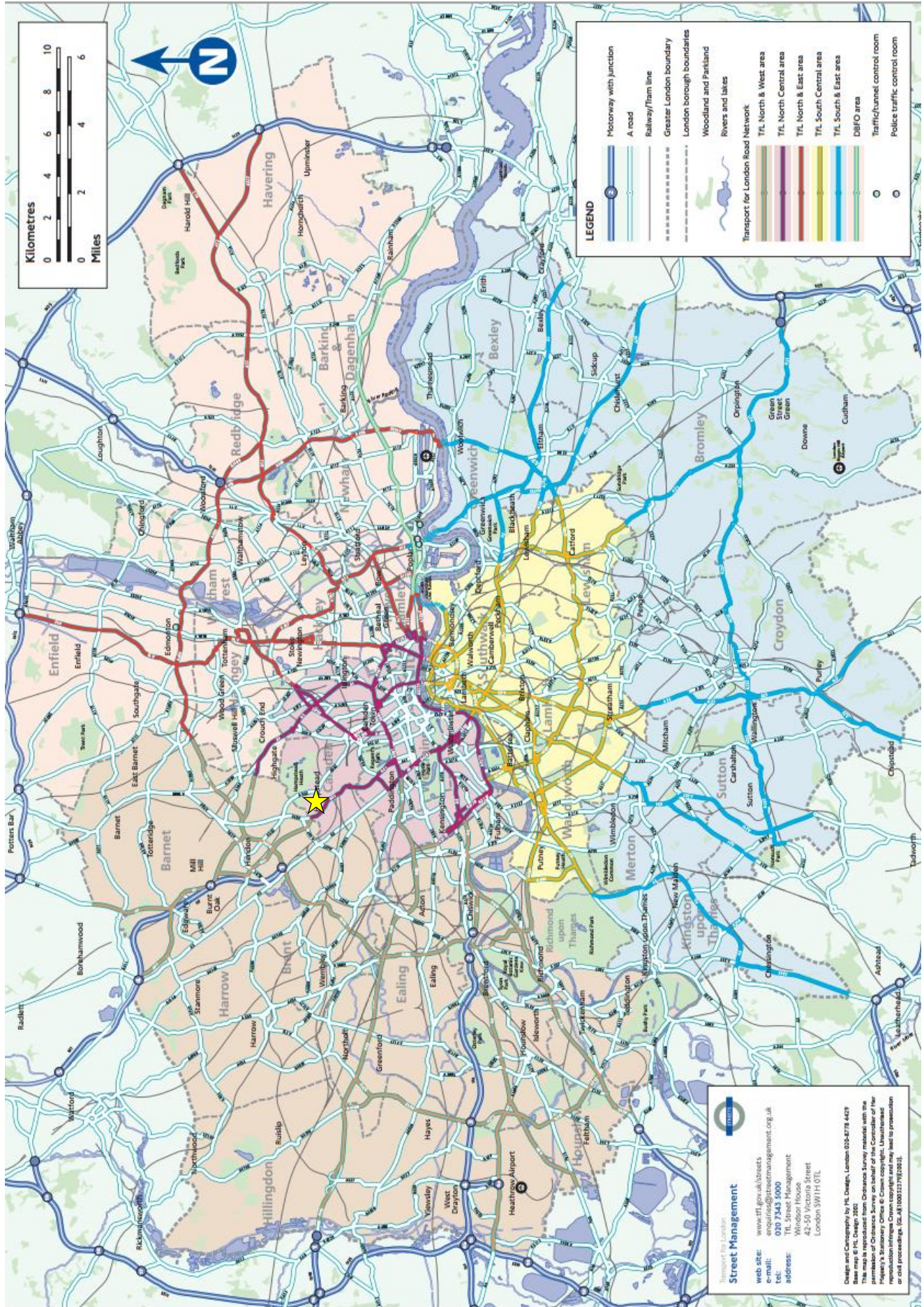


Directions

From site to TfLRN (there are no weight restrictions, low bridges or width restrictions between the site and the TfLRN)



Wider TfLRN with approximate location of site



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.

See Q21. Communications with delivery companies and drivers is essential with this restricted entrance into the site. Two delivery vehicles at a time is possible but one at a time is the criteria the site will employ.

Notice for visitors to site see Q. 20

See attached drawing which will be given to all suppliers together with order. Suppliers will be instructed to use the agreed access/egress route only.

Copies of access drawings will be with banksmen and handed to drivers as necessary

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.

See attached dwg.

All vehicles will where possible be reversed (with the help of site marshalling operative) into the site. This will facilitate the speed of unloading & allow a safer exit.

For temporary storage, vehicle access and exit see attached dwgs.

Entry and exit for construction vehicles is to be the same that existing residents now use

Operatives on this contract will use public transport

No parking on site for private cars is allowed on the early stages of contract

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).

See attached dwg

See Q. 25 and dwg of vehicle access to site, etc.

There are no tight manoeuvres for any construction vehicles. Our Engineers have advised us that there are no problems with site access.

NOTES :

1. This drawing is to be used in conjunction with all drawings and specifications.
2. Do not scale from this drawing for other paper or digital form. Use written dimensions only. To check work on site, the bar should be 20mm long @ A1 or 25mm long @ A2.
3. Issues & Revises:
All specific drawing issues are to be used in conjunction with the project "Information Sheet" and "Site Plan".

LEGEND	
	Single Yellow Line
	Double Yellow Line
	Parking Spaces
	Site Boundary
	Street lamp/lighting

Rev	Date	By	Description
1	10/21/21	DLJ	Issued for information

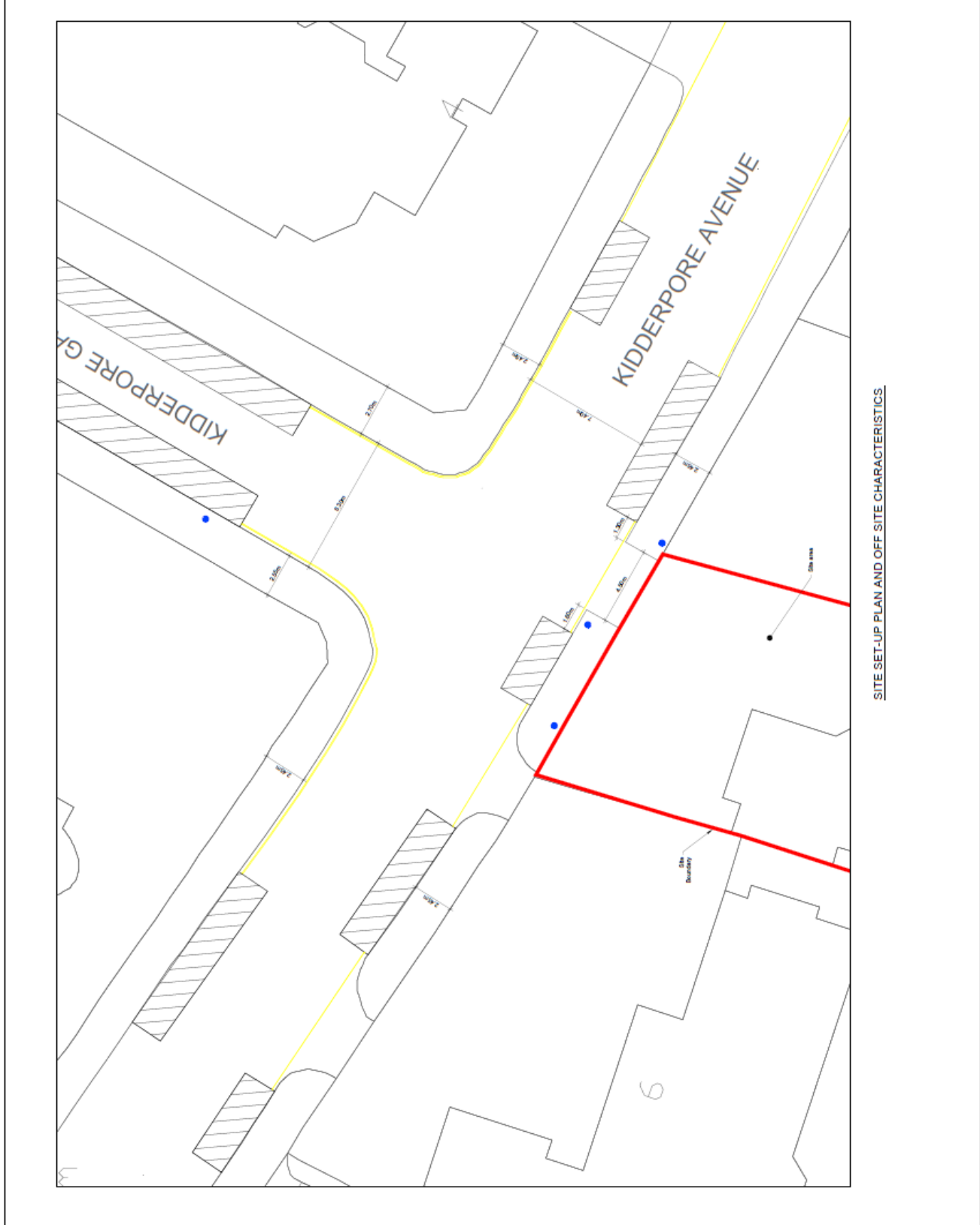
**7 KIDDERPORE AVENUE
LONDON NW3 7SX**

**SITE SET-UP PLAN AND
OFF SITE
CHARACTERISTICS**

**ISSUED FOR INFORMATION
NOT FOR CONSTRUCTION**

Drawn: AH	Eng: DLJ
Scale: 1:200 @ A1	1:400 @ A3
Drawing No:	230069-700
Sheet:	1

PRICE&MYERS
Civil & Structural Engineers
30 Newman Street London W1T 1LT
T: 020 7651 5128 F: 020 7462 1390
E: info@priceandmyers.com www.priceandmyers.com



SITE SET-UP PLAN AND OFF SITE CHARACTERISTICS

Notes :

1. This drawing is to be used in conjunction with all drawings and specifications.
2. Do not make from this drawing in other paper or digital form. Use vector dimensions only. To check scale this bar should be 20mm long @ A1 or 25mm @ A2.
3. Health & Safety:
All specific drawing notes are to be read in conjunction with the project "Information Pack" and "Site Rules".

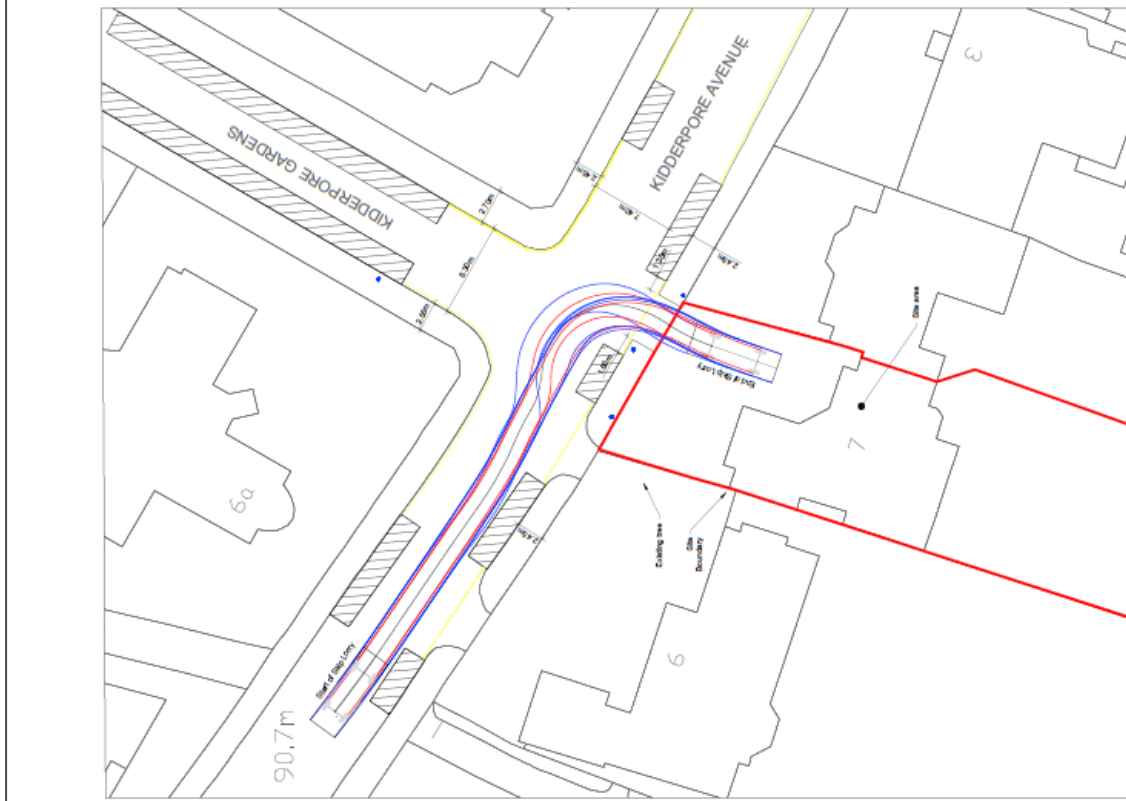
LEGEND	
	Single Yellow Line
	Double Yellow Line
	Parking Spaces
	Site Boundary
	Street Imperviousing
TRACKING LEGEND	
	Vehicle body path
	Vehicle wheel path
VEHICLE DIMENSIONS	
	Vehicle name : Skip Lorry Overall length : 7.80 Overall width : 2.10 Max track width : 2.12 Kerb to kerb radius : 7.00

Rev	Date	Drawn	Eng	Checked	Authorised
1	18/11/21	DU			Search for information

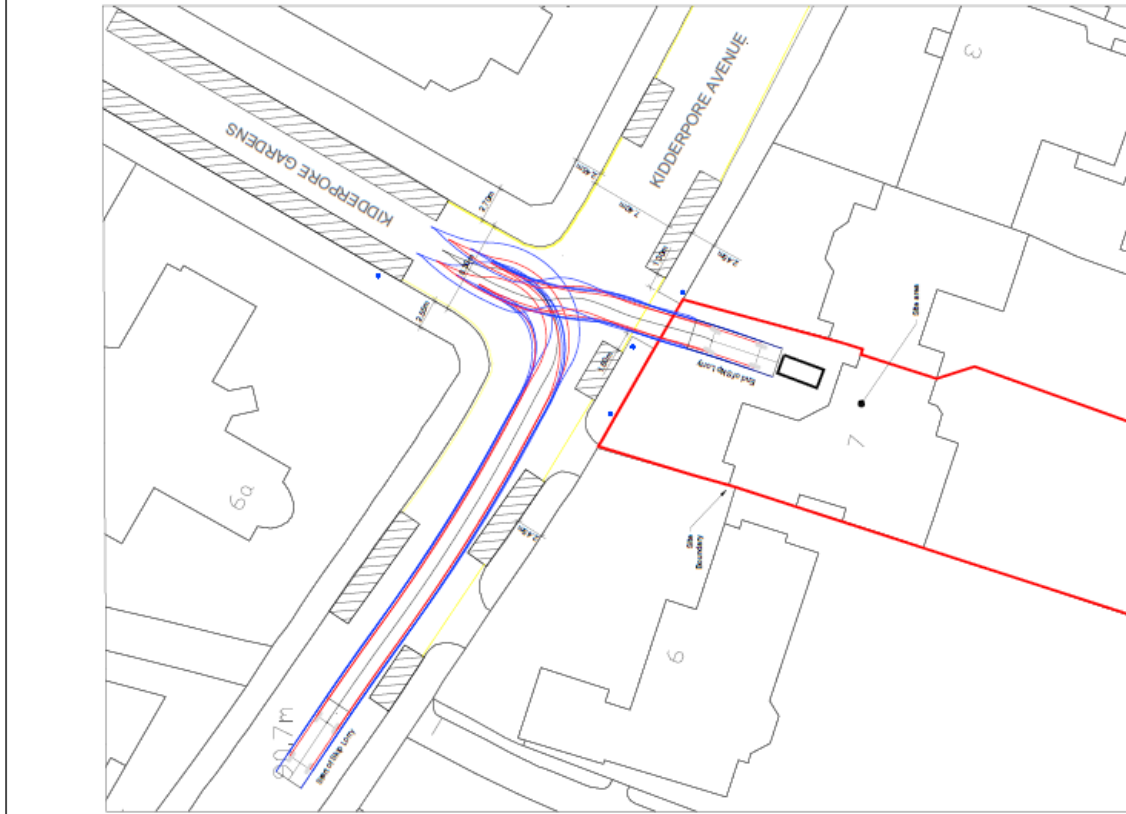
**7 KIDDERPORE AVENUE
LONDON NW3 7SX**
SKIP LORRY TRACKING

**ISSUED FOR INFORMATION
NOT FOR CONSTRUCTION**

Drawn At	Eng. DU
Scale	1:200 @ A1 1:400 @ A2
Drawing No.	Site
	23069-701
	1



SKIP LORRY PULLING AWAY FROM SITE



SKIP LORRY PULLING UP ON TO KIDDERPORE GARDEN AND REVERSING INTO SITE AND DELIVERING SKIP

Notes :

- This drawing is to be read in conjunction with all other drawings in this specification.
- Do not track from this drawing in other parts of the site. Use vehicle dimensions only. To check some tracks we should be 30mm long @ A1 or 25mm long @ A3.
- Use the following symbols:

LEGEND	
	Single Yellow Line
	Double Yellow Line
	Parking Spaces
	Site Boundary
	Street Impoverishment

TRACKING LEGEND	
	Vehicle body path
	Vehicle wheel path

VEHICLE DIMENSIONS	
	Vehicle length: 7.80
	Overall length: 7.80
	Overall width: 2.50
	Max. track width: 2.12
	Turn to zero radius: 7.00

No	Date	Drawn	Eng	Checked	Rev	For information
1						Search for information

**7 KIDDERPORE AVENUE
LONDON NW3 7SX**

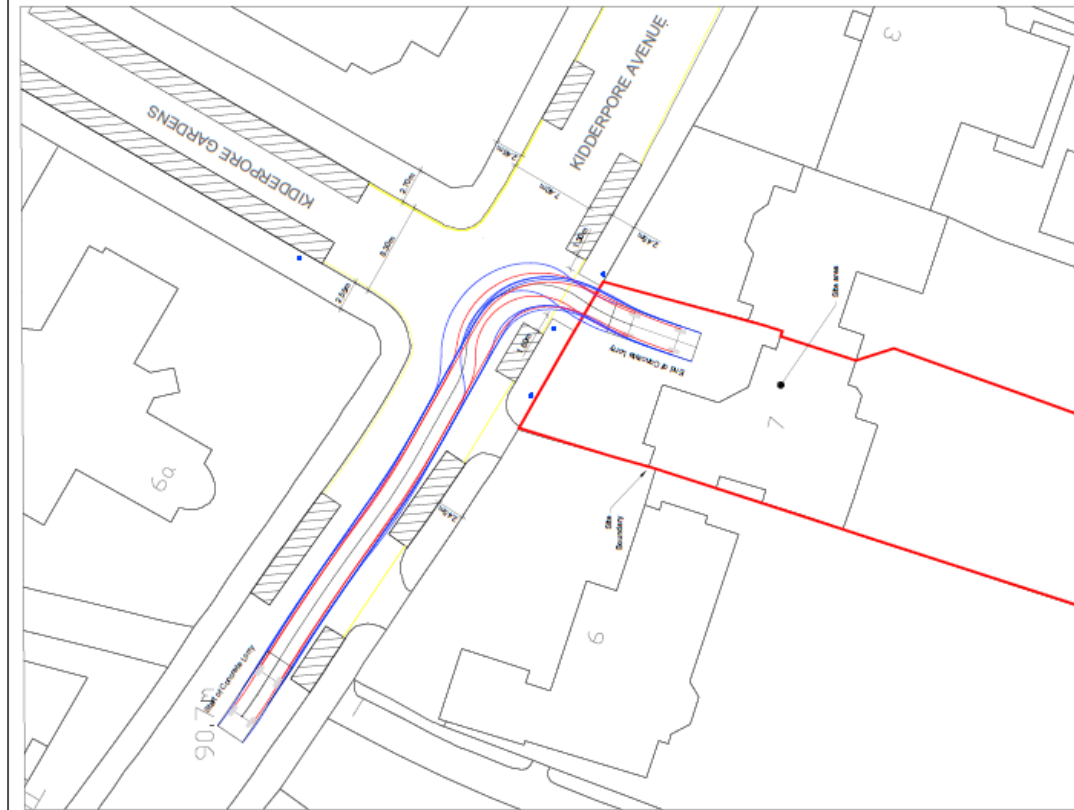
**CONCRETE LORRY
TRACKING**

**ISSUED FOR INFORMATION
NOT FOR CONSTRUCTION**

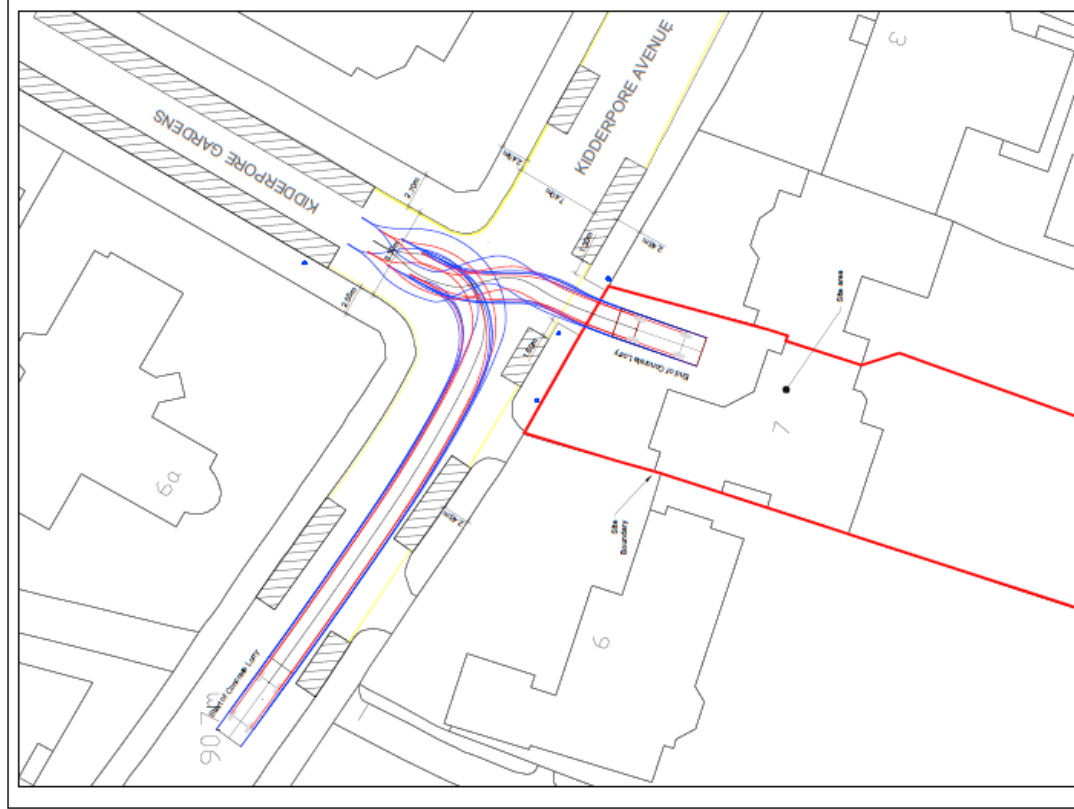
Drawn At	Eng. DLI
Scale: 1:200 @ A1	1:400 @ A3
Drawing No.	Site
230009-702	1

PRICE & MYERS

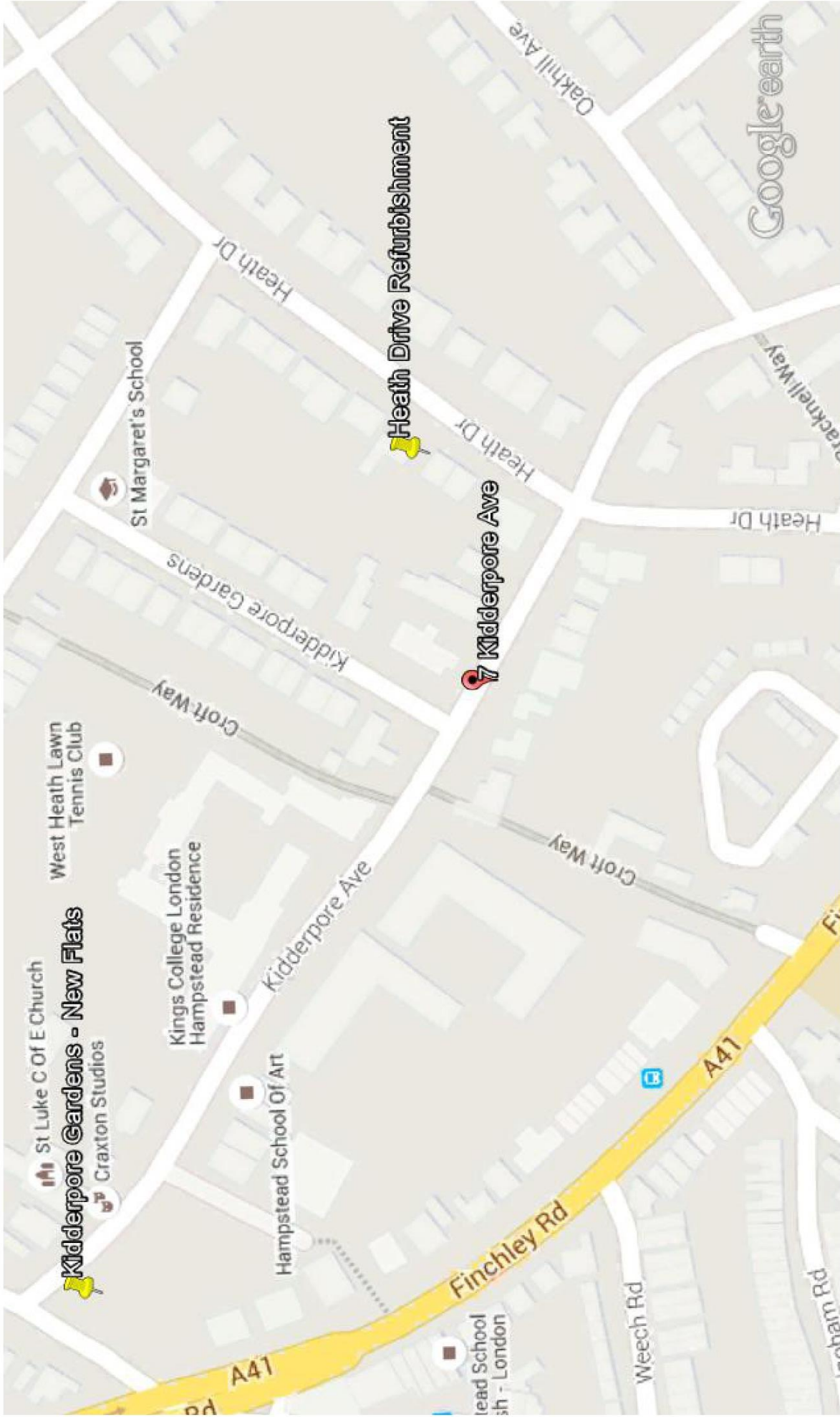
Consulting Engineers
50 Newman Street London W1T 1LT
T: 020 7637 5128 F: 020 7462 1360
E: info@priceandmyers.com www.priceandmyers.com



CONCRETE LORRY PULLING AWAY FROM SITE



CONCRETE LORRY PULLING UP ON TO KIDDERPORE GARDEN AND REVERSING INTO SITE



St Luke C Of E Church

Kidderpore Gardens - New Flats

Craxton Studios

West Heath Lawn Tennis Club

Kings College London Hampstead Residence

Hampstead School Of Art

Heath Drive Refurbishment

7 Kidderpore Ave

Finchley Rd

Google earth

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 mitigated by either:

1. using noise suppression to machinery
2. carrying out work by hand
3. working on such operations after giving prior notice to neighbours, etc.
4. works carried out whilst owner of 1st floor Flat No. 7 Kidderpore Ave. is not in occupation
5. other operations heard outside boundary to be carried out between 9-30 & 4 pm

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.

Noise survey to be carried out one week prior to contract start. Results of this will be given to neighbours and party wall surveyors. Copy to be sent to planning dept.

Q29. Please provide predictions for [noise](#) and vibration levels throughout the proposed works.

These in the main will be low level, with screen erected both sides to neighbouring properties. This will greatly assist in preventing noise and any dust going to these properties.

Noise survey results and recommendations to form part of party wall awards.

Neighbours will be given a site programme showing any operation that gives noise outside the side boundary.

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.

2cm screen erected on both retaining walls to neighbouring properties (see Q29 above).

Should any complaints be received, works will immediately be halted while complaint is investigated.

All noise suppression to plant etc. to be continually checked throughout the period such plant is in use.

Reduced excavation due to slope of rear garden and little demolition as new basement is in rear garden, however, noise, vibrations and disturbances are covered in method statements.

Neighbours will be notified as early as possible if any noise or disturbance is anticipated above that previously notified to them.

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

Main Contractor to pass this information onto planning dept.

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

Hose pipe fine spray will be used on the very small element of demolition likely to cause dust.

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.

No dust or dirt should take place on the public highway as main project operations are situated in rear garden of property. However, crossover, pavement & roadway will undergo inspections throughout the working day with any cleaning immediately undertaken.

Construction traffic will only use existing driveway until this is re-paved at the end of the contract

Q34. Please provide details describing arrangements for monitoring of [noise](#), vibration and dust levels.

Clients agents will be on site most days and a proactive involvement into all activities with forward planning will mitigate noise and dust. However, noise, vibration & dust, will be noted in clients agents day report and will be an agenda item at weekly site meetings.

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.

See method statement requested by CDM Co-ordinator from Main Contractor. However, such operation during the contract period are assessed as low risk.

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

Main contractor to confirm mitigation measures are delivered.

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.

Demolition is a very small element of this project. It has been indicated by clients agent that mitigation proposals make this a low risk site for dust.

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).

No work is anticipated on live drainage prior to any work that becomes required the CDM Co-ordinator will require a risk assessment & method statement.

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. 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.

See Questions 21, 22, 23, 24, 25 & 26.

Banksmen directing vehicles into and out of site will wear high vis jackets and hard hats.

- 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](#)).

Material deliveries to this contract will be small & with the domestic crossover changed to commercial, there is room for an additional delivery vehicle (unplanned) onto the drive therefore a material congestion centre is not required.

- 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.

Attached are copies of letters sent to neighbours and local residents. These were hand delivered, with two letters sent to neighbours. All immediate neighbours, the three Ward Councillors and the local Residents Association have been informed of the proposed development and given an opportunity to comment. We are in dialogue with the The Redington Froggnal Association (<http://www.redfroggnal.org/>) which represents residents of the Redington Froggnal Conservation Area and its immediate surroundings. No adverse comments have been received, but information has been requested about landscaping and parking which has been provided.

Party Wall agreements have been established with all three immediately adjoining owners. There has been extensive correspondence between solicitors acting for parties, and all issues have been resolved through mutual agreement and this CMP has been drafted to incorporate comments from the Part Wall neighbours. As there have been no further comments received from consultees so no further amendments have been necessary. However, this CMP is considered a live document and any comments received will be addressed accordingly and copied to the LPA.

The consultation is considered to be appropriate for the size and scale of the development and taking into consideration the minimal potential impacts.

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.

Following confirmation of main contractor and start date the attached letter will be delivered by hand to properties. 4 No either side and to front of site. Contract by letter or email will also take place with local councillors and community groups. Progress reports will be sent to all the above monthly.

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](#)".

- Guide to contractors working in Camden will be attached to the site office notice board
- CLOCS scheme standards will be adhered to

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.

See CDM file retained and updated on site for site rules. These rules form part of site induction for all operatives and are displayed on canteen notice board.

Conduct of site operatives, delivery personnel & visitors will be monitored by client agent each day.

Parkview Project Management

Owner/Occupier
Address

June 2015

Dear Sir/Madam,

Re: 7 Kidderpore Ave. London NW3

As you may be aware, Planning Permission has been granted for a new rear basement and patio, plus front and rear landscaping to the above property. Such works are scheduled to commence in the very near future.

We have been appointed Project Managers for the above project and as such are available for you to contact us pre-contract start or at any period during the works with any concerns you may have. Our contact details are:

Neighbour Liaison

Mr. Terence Banks

Direct Tel: 07957 623663

Direct Email: terencebanks225@btinternet.com

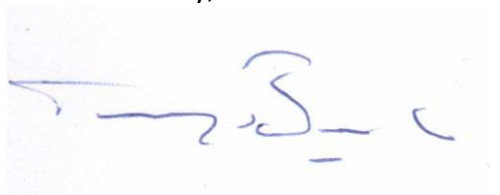
Correspondence to above address.

During the course of the contract we will be proactive in ensuring the contractors mitigate noise, dust and traffic. No skips, materials, huts or hoardings are planned to be put or erected on the road or pavement. All such site operations and actions will receive regular inspections from us.

The whole works will take approximately 6 months, with digging and construction of the basement taking place during the early stages. It is our intention to keep you informed of progress by issuing a monthly news sheet which will of course include ours and the contractors contact details.

In conclusion, we are mindful that any construction project can disturb what is considered normal for a neighbourhood. We can assure you we will use our best endeavour to ensure that such disturbance is kept to a minimum.

Yours Faithfully,



Terry Banks

Direct Tel: 07957 623663

Direct Email: terencebanks225@btinternet.com

Parkview Project Management

Councillors
Address

22nd October 2015

Re 7 Kidderpore Ave. London NW3
Planning Reg No 2014/4410/P

Dear _____,

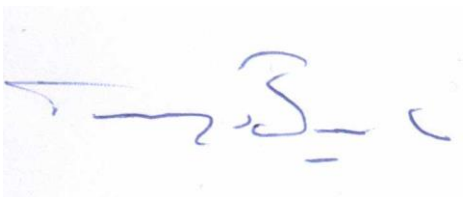
As you may be aware our clients obtained planning in late 2014 to construct a basement that will be outside the rear of the main building, the roof of which will form a terrace overlooking their garden. Refurbishment of the ground floor flat is also included in the works.

Enclosed are two letters delivered to nearby neighbours which ourselves explained but we believe you should also be aware of.

It is our clients wish that these works our carried out with as little disturbance as possible to local residences. We will therefore be using our best endeavours to achieve the client's instructions.

Could we ask that sometime during the contract you could find the time in your schedule to meet up and discuss any inquiries that you or we may have that would assist this or other residential developments in the area.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Terry Banks', is written over a faint, illegible printed name.

Terry Banks
Direct Tel: 07957 623663
Direct Email: terencebanks225@btinternet.com

Parkview Project Management

Owner/Occupier
Address

October 2015

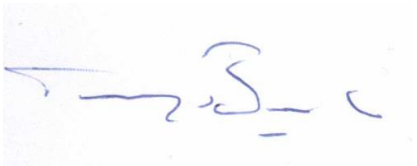
RE: 7 Kidderpore Ave. London NW3

Dear Sir/Madam,

Since our last letter to you (copy enclosed), in which formally introduced ourselves and gave you my contact details, our clients have moved out of the ground floor and their contractors have opened up the area to establish the load bearing elements of the building that need to be addressed by the structural engineers.

With drawings and calculations almost complete, we will in the near future start work on the contract. Hence my need to notify you of this and again ask that should you have any concerns, questions or suggestions, that please do contact me so that we can discuss any issue raised.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Terry Banks', is written over a light blue rectangular background.

Terry Banks
Direct Tel: 07957 623663
Direct Email: terencebanks225@btinternet.com

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.

- See attached map Q17
- By using front drive onsite parking area and strict control of delivery vehicles times. This will mitigate the effect this project has on traffic, cyclist & pedestrians etc. Approaching or being in Kidderpore Road therefore vehicle traffic to and from 7 Kidderpore Ave will not affect other sites or have any noticeable impact on traffic in general.

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.

Main Contractor, Sub Contractors and Vehicle Operators in the supply chain will be asked to confirm in writing and actions that they comply with all the above.

Correspondence and commitment will be strictly monitored by the CDM Coordinator and Client's Agent.

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

Main contractor advice is that there will be only 1-2 deliveries per week on average. This is far less traffic movement than the 3-4 cars that normally use the drive and will do so again when contract works are completed.

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:
For Parkview Project Management

Date: 01-60-15

Print Name: T Banks

Position: Clients Agent

Submit: planningobligations@camden.gov.uk

End of form