

Construction Management Plan Pro-forma

PRO-FORMA

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Queries: planningobligations@camden.gov.uk

CONSTRUCTION MANAGEMENT PLAN

INTRODUCTION

A Construction Management Plan (CMP) should help developers minimise the impact of their construction on the surrounding community, both for the construction on site and the transport arrangements for servicing the site.

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

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


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

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

If your scheme involves any demolition, you need to make an application to the Council'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 Warwick court,
London
WC1R5DJ

Planning application reference: 2015/6866/P

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

Name: Tim Blackwell
Address: 66-68 Margaret Street
London
W1W8SR
Tel: 02075809336
Email: tim@mw-a.co.uk

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

Name: Cape Design & Build Ltd
Address: 30 Gratten Terrace
Kilburn
London
NW2 6QE
Tel: +44(0) 208 450 5703
Email: info@capeconstruction.net

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

Name: Fatmir Paloja
Address: As Q3
Tel: +44(0) 7983572641
Email: fatmir@capeconstruction.net

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: Fatmir Paloja
Address: (Site Office)
7 Warwick court
London
WC1R5DJ
Tel: +44(0) 7983572641
Email: fatmir@capeconstruction.net

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

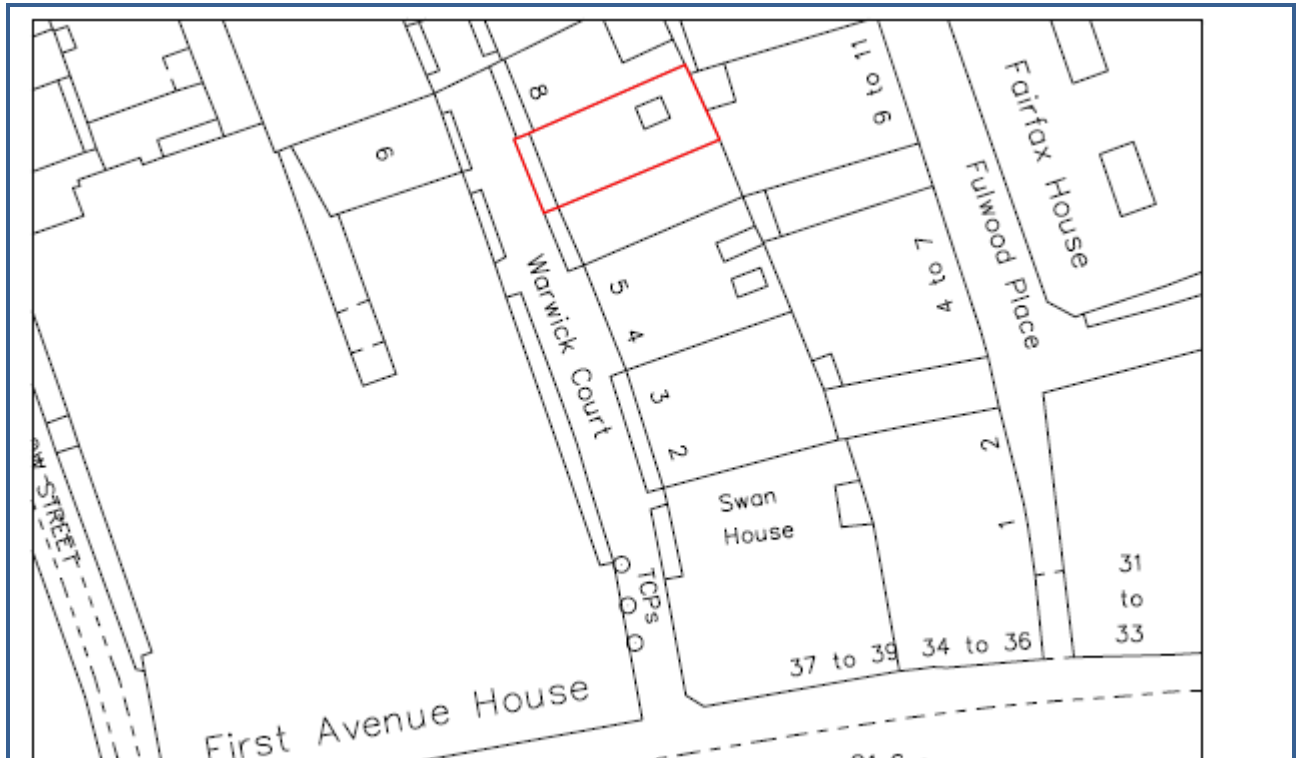
As above.

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: Cape Design & Build Ltd
Address: 30 Gratton Terrace
Kilburn
London
NW2 6QE
Tel: +44(0) 208 450 5703
Email: info@capeconstruction.net

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.



7 Warwick court
London
WC1R5DJ

The works involve partial demolition of the existing property to areas including existing roof, rear floor areas and basement slabs.

The proposed works include but are not limited to the construction of a new roof, new rear extension with new façade, general structural works including underpinning, steel frame and basement slabs.

Adjacent to the site are residential properties, 8 Warwick court and 11 Fulwood Place, offices at Warwick court and the city law school 4 Gray's Inn Square.

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).

The works will initially involve deconstruction of the internal atrium and ancillary floors from 3rd floor to basement. Works will also include underpinning and lowering of the existing basement slab.

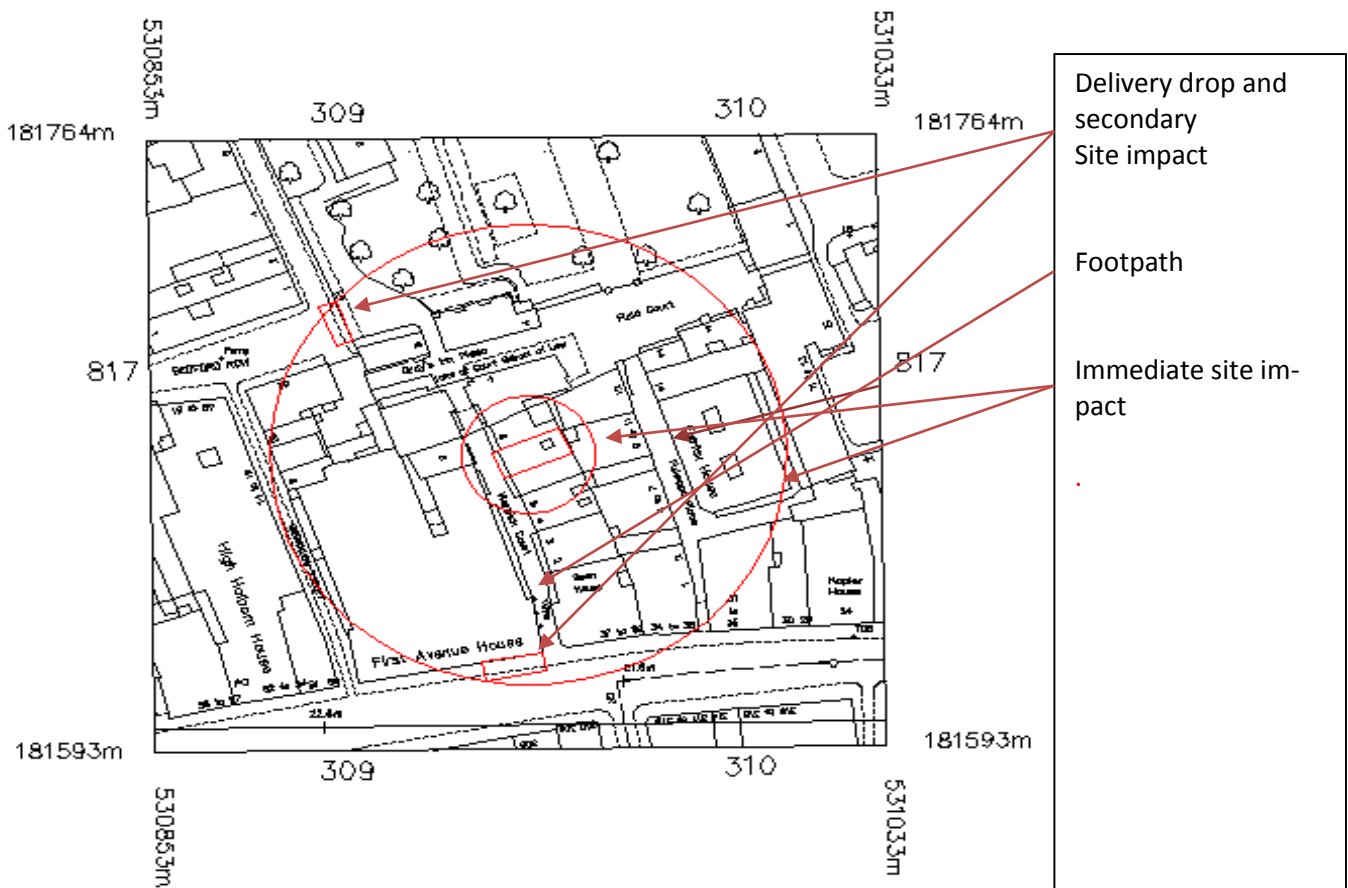
Subsequent works there are after will include installing of new steel frame within the building, with refurbishment of all floor levels to the agreed specification provided by MWA and Clients requirement.

The main issues are:

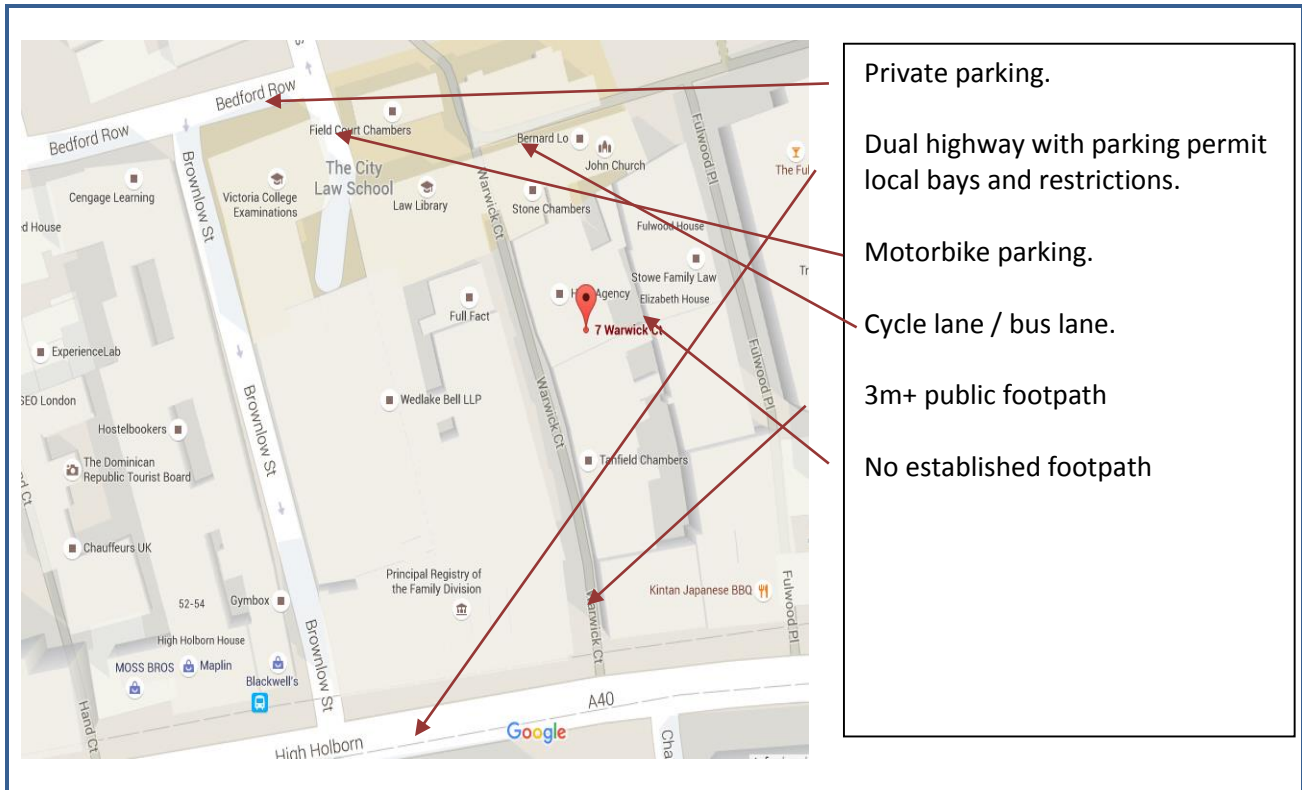
- Enclosed site and access from front Pedestrian highway
- Consideration of plant and material movement from highway only to site
- Noise / disturbance to residents at Warwick court and surrounding area
- Potential impact of hording/scaffold to neighbouring properties.
- Potential impact of temporary works.

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.).

Activity	Impact	Affecting
1. Deconstruction of internal atrium floor levels	Noise Vibration Dust Fumes	5,6 & 8 Warwick court WC1R5DJ and rear Buildings at Warwick court. 9 to 11 Fulwood place WC1V6HG
2. Site Access and entry	Vehicles Loading / Unloading Movement of materials	Pedestrians, Vehicles High Holborn/Bedford Row
3. Full property refurbishment	Noise Dust Vibration Fumes	5,6 & 8 Warwick court WC1R5DJ and rear Buildings at Warwick court. 9 to 11 Fulwood place WC1V6HG



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.



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).

7 Warwick court Programme

	TBC	TBC
	Start	Completion
Site set out (Hording, scaffolding, site office)	Week 1	Week 2
Demolitions, alterations and Site preparation	Week 2	Week 15
Temporary work - steels	Week 3	Week 5
Installation of Metal Framing as per SE specification	Week 5	Week 8
Drainage -	Week 6	Week 7
Roofing	Week 7	Week 8
Application for Main services	Week 9	Week 9
Rear elevation brickwork	Week 9	Week 15
Timber framing and drylining	Week 10	Week 12
Windows, Doors and glazing	Week 12	Week 15
Sanitary fitting order	Week 12	Week 12
Plumbing and electrical first fix	Week 12	Week 15
Border, Plaster and Render	Week 12	Week 17
Delivery tiles, marble, kitchen...	Week 20	Week 22
Stone & ceramic tiling	Week 22	Week 27
Plumbing and electrical second fix	Week 27	Week 29
Ironmongery	Week 30	Week 30
Joinery work	Week 30	Week 35
Floor Finishes	Week 35	Week 39
Fittings	Week 39	Week 41
Equipment	Week 41	Week 41
Front door, front lightwell - railing	Week 41	Week 42
Decoration	Week 35	Week 42
Snagging and cleaning	Week 42	Week 43
Cleaning, site demobilisation	Week 43	Week 52

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**

Monday to Friday:	08.00 to 18.00
Saturdays:	08.00 to 13.00

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.

Service	Details	Contact
Water	Update to supply new 4no water meters	Thames Water Utilities Limited, Clearwater Court, Vastern Road, Reading RG1 8DB
Electric	Update to 3 phase supply 200amp per min	Uk Power 237 Southwark Bridge Rd, London SE1 6NP
Gas	Update new 4no Gas meters	British Gas PO Box 227 ROTHERHAM S98 1P

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

An initial Asbestos Refurbishment and Demolition Survey was undertaken by Hardhat on 9-02-2016. Key findings of the survey are detailed below.

Further to this initial survey an additional Asbestos Survey has been commissioned for further intrusive inspection following additional structural investigations required for project development.

Key Findings	ACM	Amount
Fire doors	Chrysotile	25m2

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.

Vehicle Servicing Hours dedicated to delivery / loading / Unloading from high Holborn

Monday to Friday: 09.30 to 15.00

Saturdays: 08.00 to 13.00

No primary or secondary schools are located in the immediate proximity of the site.

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.

Vehicle Type	Gross Weight / Size	Frequency
Small 2-Axle Vehicles	3.5 ton / 6m L	Lightweight for general use / deliveries/ materials removal of equipment. Trades delivery of equipment. Averaging 2 daily throughout works. 15 minutes dwell time only.
Bigger 2-Axle Vehicles	3.5 ton / 10m L	Waste removal on weight and load. Demolition – 1 daily over 20 weeks. One hour dwell time.
HGV 3-Axle Vehicles	20 ton / 12.5m L	Delivery of main piling plant. One drop off One pick up only. One hour dwell time.

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

The works require scaffold and temporary structures to both rear and front facade. As such overhang of scaffold to Warwick Court pedestrian footpath will be required throughout the duration of the project.

License and approval of scaffold design and intention has already been sought with council. **REF:** HM/40939/T64388

During all project stages the requirement for temporary structures will be reviewed to address any further highway licensing requirements. In the event such licenses are required this will be consulted with and applied for immediately to www.camden.gov.uk/buildinglicences

Date: 02 March 2016
Our Reference: HM/40939/T64388
Enquiries to: Nicola Papatheocharis
Telephone: 020 7974 3528
Email: nicola.papatheocharis@camden.gov.uk



London Borough of Camden
Engineering Service Floor 4 5PS
Judd Street
London
WC1H 8EQ
Tel: 020 7974 5960
Fax: 020 7974 4494

Cape Construction
30 Gratten Terrace
London
NW2 6QE

Dear Sir or Madam

Building Licence - 7, Warwick Court

I enclose a copy of your scaffold licence to facilitate works at the above location .

TERMS AND CONDITIONS:

The licence must be clearly displayed on the structure at all times. Please read and adhere to all conditions enclosed with the licence including any site specific conditions that have been stated. Inspections are carried to monitor adherence to terms and conditions, a charge will be made if an inspection is carried out due to a site being in breach of any condition and will incur an inspection fee of £57.37. Refer to section 4 of the application guidelines.

EXTENDING YOUR LICENCE:

It is your responsibility to apply for an extension if you anticipate that the works will take longer than detailed in your licence. Refer to section 3 and 4 of the application guidelines.

If your licence expires and you fail to apply for an extension upon request from the Council, your licence will automatically be extended and the cost will be deducted from your deposit. The costs of any site visits made to your site as a result of expired licences will also be deducted from your deposit.

ON COMPLETION OF THE WORKS:

Your deposit will be held until all works have been completed and all structures have been removed from the public highway.

You must email buildinglicences@camden.gov.uk to inform us when the structure has been taken down and works are complete. We will then inspect the site again to assess if any damage has been done to the public highway. If no damage has been done, we will return your deposit to you in the form of a cheque less any inspection or extension fees accumulated during the life of your works.

If damage has been is caused to the public highway during the course of your works, your deposit will be used to cover the costs incurred to repair the public highway, you will be invoiced or refunded the balance on confirmation of the final costs. Refer to section 5 of the application guidelines

TRANSFERRING YOUR LICENCE:

This licence is not transferable. If during the works the site is going to be taken over by another company it is your responsibility to inform us of this, and to ensure that the company taking over the site applies for a licence. We will not return your deposit until the new licence is in place. You will also remain legally responsible for the site until the new licence is in place. Refer to section 6 of the application guidelines.

If you need any enquiries relating to this matter, please contact Nicola Papatheocharis on 020 7974 5960

Yours sincerely

A handwritten signature in black ink, appearing to read "Karla Ardon-Finch".

Karla Ardon-Finch
Asset Manager
Asset Management

Scaffold Licence

GLC (General Powers) Act 1970 , Part V, Section 15
Highways Act 1971-1980, Section 172
Health & Safety At Work Act 1974

This licence must be displayed clearly in a prominent position on the structure
This licence is not transferable. This licence is issued to:

Cape Construction
30 Gratton Terrace
London
NW2 6QE



London Borough of Camden
Engineering Service Floor 4 5PS
Judd Street
London
WC1H 8EQ
Tel: 020 7974 5960

Licence Contact Details

Contact: Cape Construction
Email: dano@capeconstruction.net
Telephone: 07950958626

Licence Details

Licence No: 40939/T64388
Licence Type: Scaffold Licence
Location of Structure: WARWICK COURT, 7
Licence Start Date: 18/03/2016
Licence Expiry Date: 18/07/2016

Dimensions and Parking Restrictions

The size of the structure must not exceed the dimensions given below. Clear and safe access for pedestrians must be maintained at all times.

Length of footway occupied by structure (m)	6.00
Projection of structure over the footway (m)	1.50
Number of poles placed on the footway	4.00
Length of carriageway occupied by structure (m)	
Projection of structure over carriageway (m)	
Number of poles placed on the carriageway	
Height of structure (m)	10.00
Width of footway (m)	
Width of carriageway (m)	
Parking restrictions	Not applicable
Parking suspension number	
Part of Building Licence	
Associated licences	
Site specific conditions	

This licence is issued subject to the standard conditions and to any site specific conditions listed above.
On completion of works and/or removal of any structure erected, please contact the Highways Management Team in writing, contact details as above. A full refund of the deposit will be made less any reinstatement cost

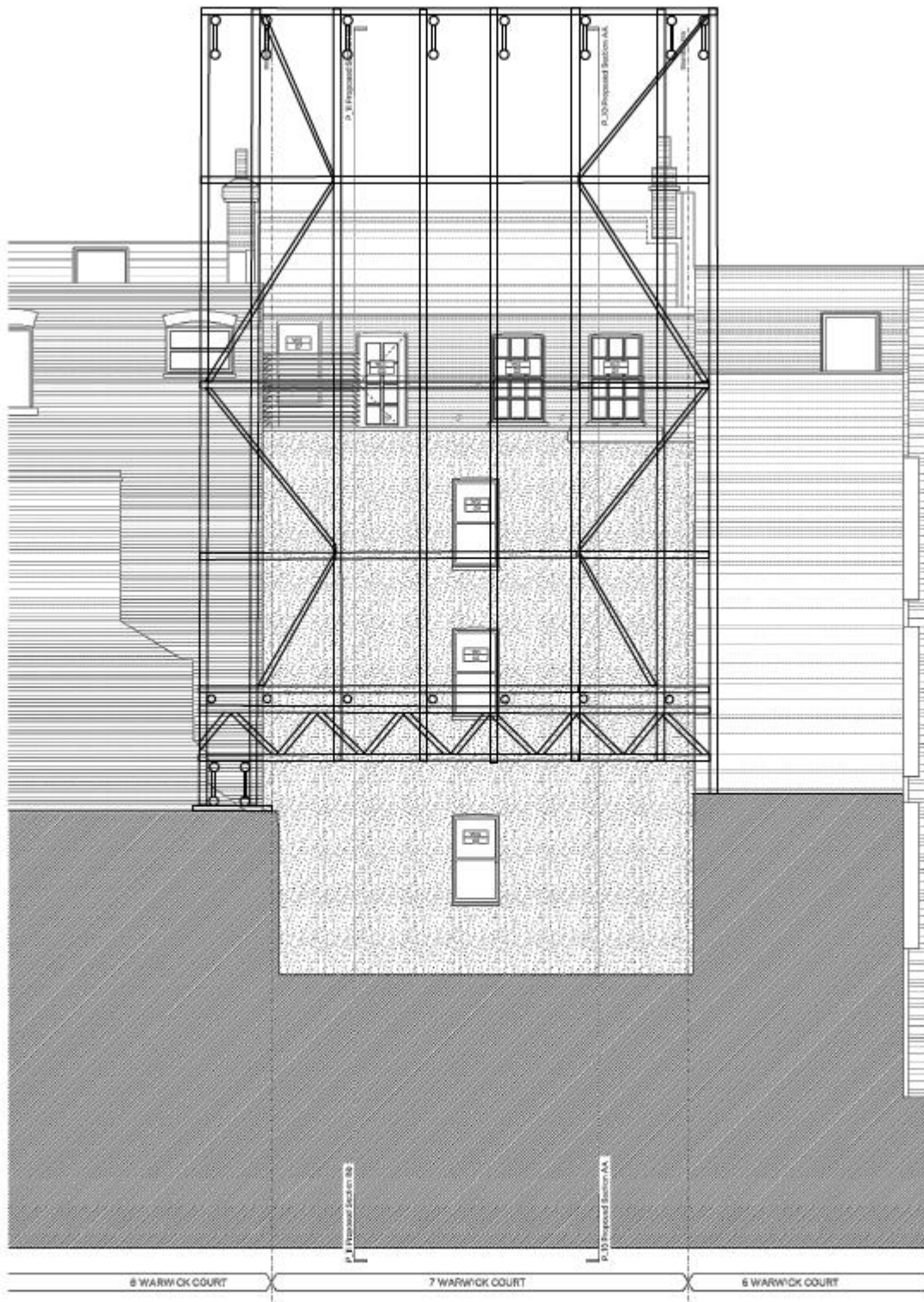
Signed:  Date: 02 March 2016

For Director, Culture and Environment Directorate (Duly authorised by the Council for this purpose)

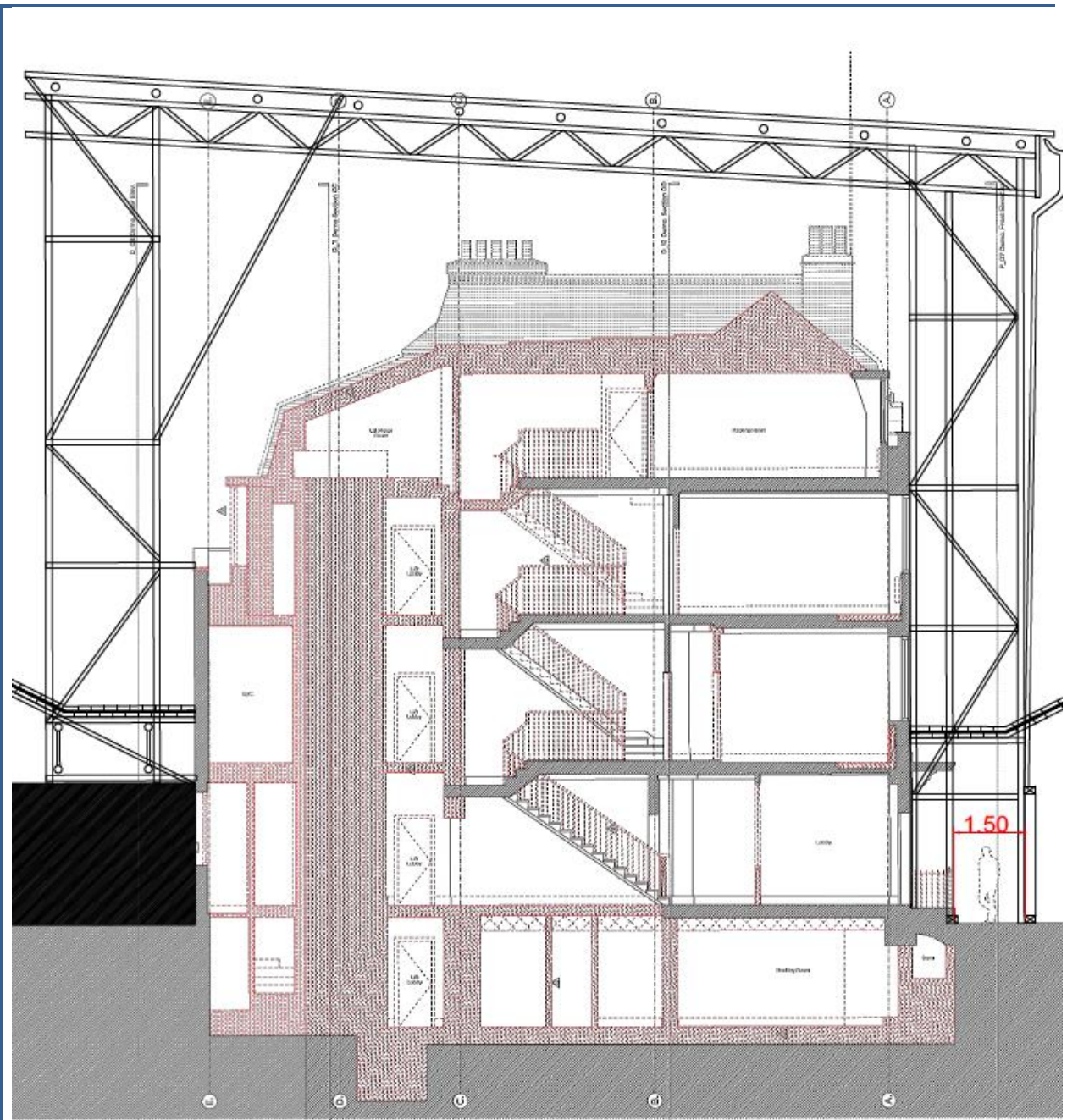
Q19. Please provide details of hoarding requirements or any other occupation of the public highway.

Hoarding for the works will included as part of the scaffold design and concept as detailed in REF:





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.



- 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.**

There will be no public parking bay suspension or temporary traffic management orders required.

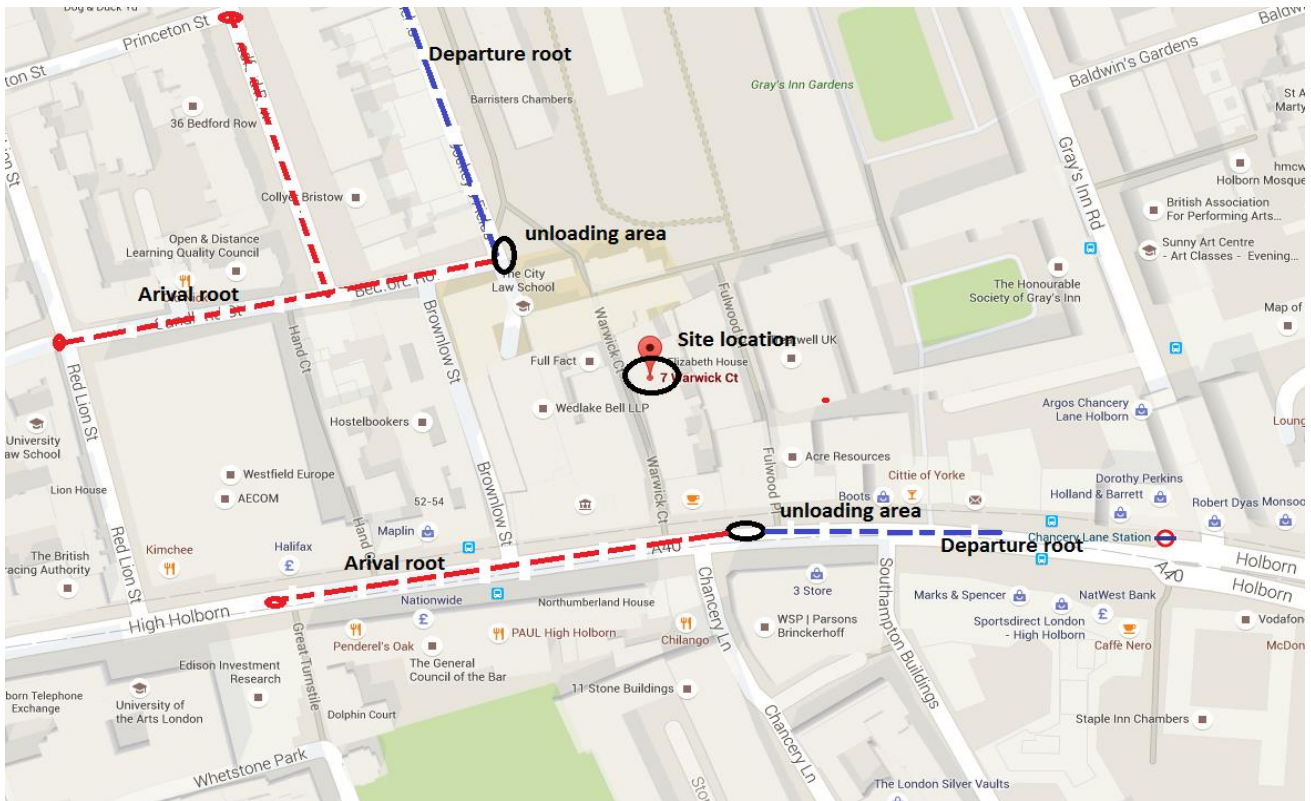
Section 4 - Traffic Management for the Site

- 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.**

The intended preferred route for all vehicles will be entry from the High Holborn and Bedford Row to temporary park for loading and unloading with movement of materials from gurney and trolleys on pedestrian footpaths to access to the building via Warwick court, where they will access the front of the 7 Warwick court.

All vehicles approaching the site will phone in advance to notify the site managers who will operate as Banksmen and Marshall Traffic.

All contractors, suppliers and delivery vehicles are informed of the site access and delivery arrangements on at initial procurement stages.



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.

Referred to the previous question.

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.

The access/egress for construction vehicles on site will be from High Holborn and Bedford Row, all parties will be required to give a notice period of 48 hours prior to arrival/departure. All vehicular movement accessing/egressing the site will be monitored and controlled by the site manager and qualified banksmen. They will be responsible for the coordination and control of all aspects of material deliveries and movement. Under good practice prior notice to visitors will be given issuing instruction that no parking facilities are available on site and that parking restrictions are in place in the immediate surrounding site zone.

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.

Access to the site for all vehicles will be via High Holborn and Bedford Row delivery drop off points. Additional road access exist from 7 Warwick court is from Fulwood Pl, but due to use of the surrounding buildings and existing residents parking bays this area will not be used for construction vehicles associated with the site.

Due to the frequency of vehicles and sizes we see no overt disruption to the local area or impact on the public highway network.

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).

The site and position for access has not required swept path drawings to assess vehicle movements and there manoeuvring.

- Referred to the diagram

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.

Current allowance under Camden working Hours:

Monday to Friday Only: 08.00 to 18.00

Noisy works periods 2 hours on – 2 hours off to be agreed with LA and adjacent occupants.

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.

Pre-construction noise impact assessment carried out by Soundtesting acoustic consultancy on 22-23/08/2015. Impact assessment attached.

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

The full list of equipment and methodology of the deconstruction is provided with reference to BS 5228-1:2009 sound level data. The plant and equipment to be used will be monitored for vibration and noise at source of noise with further levels monitored at boundary positions indicated in section 34 of this CMP. The boundary noise and vibration impact at this time cannot be fully set at an accurate level without a period of works being performed to record fluctuations in levels imposed by the contiguous terraced construction, concrete frame construction of the building and the opening of existing walls / facades which may enhance the acoustics dependant on task, environment and possible weather. The initial work will be assessed with record of noise and vibration levels at source and consider the logarithmic scale of base 10 whereby an increase of 3dB can result in a doubling of sound intensity dependant on receptor and transmission through the building via reflection of surrounding buildings or structure of the building. All best practicable means will be undertaken to monitor and manage noise and vibration within the context of the building structure and continued ongoing phases of work.

Phase of Works and PNL: *start dates not confirmed at time of issue, predictive programme

Work Phase	Completion Date	Plant Operation	Estimated Noise dB at source	Estimated boundary dB at 10M distance
Site preparation and temporary works	20/05/16	Accumulation of works / Hand held equipment 110V breakers / drills, material movement	98dB	104dB
Break out of top extension	13/06/16	Accumulation of works / Hand held equipment 110V breakers / drills, material movement	98dB	104dB
Internal steelwork	15/07/16	Accumulation of works / Hand held equipment 110V breakers / drills, material movement	98dB	104dB
Main roof work construction	26/08/16	Accumulation of works / Hand held equipment 110V breakers / drills, material movement	98dB	104dB
Internal concrete demolition	31/06/16	Diamond track sawing – slab cutting Brokk 180 Demolition breaker	109dB	110dB
Retaining walls	23/09/16	Diamond track sawing – slab cutting Brokk 180 Demolition breaker	109dB	110dB

Rear extension demolition	26/06/16	Accumulation of works / Hand held equipment 110V breakers / drills, material movement	92dB	104dB
Scaffolding	26/12/16	Accumulation of works / Hand held equipment 110V breakers / drills, material movement	92dB	104dB
Steelwork and rear wall demolition	23/09/16	Accumulation of works / Hand held equipment 110V breakers / drills, material movement	92dB	104dB
Construction rear wall	03/07/16	Accumulation of works / Hand held equipment 110V breakers / drills, material movement	98dB	104dB
First fix base build	14/08/16	Accumulation of works / Hand held equipment 110V breakers / drills, material movement	98dB	100dB
Second fix Finishing works	23/12/16	Accumulation of works / Hand held equipment 110V breakers / drills, material movement	92dB	100dB
Demobilisation	23/02/17	Accumulation of works / Hand held equipment 110V breakers / drills, material movement	88dB	84dB

Due to the proposed sequence of deconstruction / demolition the works will create an opening to the rear from ground level to roof level to achieve access for the final courtyard development. As works will be underway in an enclosed area to surrounding party walls noise levels at source and the subsequent sound waves will strike the enclosed boundary area. The purpose to establish higher levels db(A) at boundary from the source is to make allowance for reflecting sound from walls. This is based upon sound waves reflected from noise sources travelling in various directions over one or more times within the enclosed area thereby increasing the perceived noise at boundary.

The works to demolition and deconstruction that may cause structure borne noise connected to boundary walls will be minimal and below 90 db(A). These predicted levels are based upon the existing timber joist construction with blockwork lift shaft being only suspended to boundary walls. Initial surveys of the structure show no solid connection to structure at boundary walls which would cause continued contagious vibration and increasing noise levels to neighbouring properties from the works to be undertaken. In the event that work processes are identified at boundary walls above predicted levels at source of 90 db(A) the site manager will call and visit the property to assess any potential increase in neighbouring buildings above this level.

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.

Working hours of noisy works to be within LA working hours and agreed noisy times. Minimum conditions to be expected of two hours on and two hours off.

Site noise monitoring records to be kept with register of complaints for reference at all times of works through the following register on site. All complaints to be investigated immediately by site manager for investigation and follow up.

7 Warwick court Complaints Register					
Date of receipt	Time of receipt	Contact details of complainant	Description of complaint	Date of investigation	Findings of investigation and actions taken

Best practicable means will be employed during these works. Experience from similar sites has shown that by implementing the following measures will serve to reduce noise and vibration levels to the most practical levels considering the deconstruction and demolition works.

- Phasing the works to maximise the benefit from perimeter structures;
- Any compressors brought on to site to be silenced or sound reduced models fitted with acoustic enclosures;
- All pneumatic tools should be fitted with silencers or mufflers;
- Deliveries should programme to arrive during daytime hours only.
- Care to be taken when unloading vehicles to minimise disturbance to local residents. Delivery vehicles to be prohibited from waiting at site with their engines running;
- All plant items to be properly maintained and operated according the manufacturers’ recommendations in such a manner as to avoid causing excessive noise. All plant to be sited so that the noise impact at nearby noise-sensitive properties is minimised;
- Hoarding, screens or barriers to be erected as necessary to shield particularly noisy activities; and
- Problems concerning noise from construction works to be avoided by taking a considerate and neighbourly approach to relations with local residents. Works should not be undertaken outside of the hours agreed with the local authority.

Continued on-site monitoring will be employed and recorded to address possible during working hours to ensure exceedances are dealt with once identified and resolved to bring down potential ongoing nuisance. Exceedances will be dealt with through record of the following.

7 Warwick court Site Record					
Date	Time	Duration of sample	Level	Exceedance	Findings of investigation and actions taken

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

All direct staff are trained internally in accordance with BS5228, COP for noise and vibration control on construction and open sites with direct reference to Regulation 8 of the Control of Vibration at Work Regulations 2005 for employee health.

All sub-contractors are to provide evidence of their own training in respect of CoVaWR, with particular attention to (HAV), (WBV), assessment and management of reducing exposure limits.

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

All works with breaking out and deconstruction will combine dampening and mist spray as best practicable means in conjunction with immediate bagging of waste, storage and removal from site. Public footpath crossed over with removal of debris will be immediately washed and swept. Scaffold at front and rear elevation will combine netting / mono-flex covering to suppress building dust at site area.

In addition areas of public crossover will be continually swept at all routes from delivery to site, washed and swept on a regular basis as good practice to remove risk and continue with adequate clean footpaths and external site areas.

Any comment or concerns from local residents in relation to dust will be addressed immediately.

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.

Refer to question 32.

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

Working hours of noisy works to be within LA working hours and agreed noisy times. Minimum conditions to be expected of two hours on and two hours off. Site noise records to be kept with register of complaints for reference at all times of works.

Site management systems including distance from operation, party wall and site boundary. Site manager recording are for noisy works only and during the confirmed noisy hour working with LA and party wall surveyor's requirements.

Noise and vibration monitoring will be carried out at elevations of buildings at source through attended monitoring using calibrated equipment: vibration meter SDL800 : Standard S7805 sound meter.

Points for monitoring will be at each source of deconstruction and piling for each level as prescribed by both BS5228-1:2 to ensure vertical monitoring up to roof level from each operation for vibration through cutting and breaking of slab, with immediate vibration monitoring at set pile locations indicated by the Client structural engineer.

At all times of operations continual review and assessment of operations will be carried out to ensure that set reduction measures can be improved on further to exceedances or possible complaints.

During working hours under planning conditions noise monitoring will reduce as works progress to internal fit out within an enclosed working environment. All complaints will automatically be reviewed against site records with any exceedances fully investigated to further improve on noise and vibration mitigation measures. All incidents recorded within the site incident logbook at the site office.

Proposed sampling periods:

Working Phases	Sampling Technique
Normal Working Periods	5 min every half hour
Noisy Work Periods (2 Hours TBA)	5 min every half hour

For continued dust soiling management the site manager will carry out daily checks on site levels at boundary caused from works within site and during every delivery / removal of materials along the agreed delivery route from site to Bedford row delivery point.

Water suppressant and sweeping of the site boundary along with additional jet wash and sweeping of all public areas will be carried out following daily and activity inspection as part of the site manager checklist for site management.

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.

Under the GLA BPG on “control of dust emissions from construction and demolition” the following assessment has been made.

Size of Site	Number of Properties	Potential Sensitive Receptors	Construction Impact
496 sqM	Internal sub-division of one property into 4 residential units.	5,6 & 8 Warwick court WC1R5DJ and rear Buildings at Warwick court. 9 to 11 Fulwood place WC1V6HG Local up to 20M	Floor removal Removal of rear building Removal of debris / waste Storage of material Prolonged period of works 1 year Weather Conditions Site vehicles
Assessment Site Score		Low Risk	

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

Prevention, suppression and containment of dust and measures relevant to the SPG through the following guidance on low risk development requirements.

Planning

Hoarding barriers / scaffold and mono-flex / netting at site boundary. Immediate barriers at demolition works internally. No waste storage on site. All dust causing activities located internally in site.

Construction Traffic

No idling vehicles. Wash off vehicles at site exit. Covering all loads entering leaving site.

Demolition / Site Works

Water mist used as suppressant on site. Cutting equipment to use water as suppressant and local exhaust ventilation for plant. Covered skips and minimised drop heights for waste removal at height.

We confirm that measures within the SPG for low risk site will be adhered as attached to this CMP

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.

The site is not considered to be high risk site.
The above condition will not apply.

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).

Initial baiting undertaken on 12.04.16 by: West London Pest control, Contact details: 07977227176, address: TW11 8SY, 21 Stanley Gardens Road Name of Surveyor is Michael Coates.

Location of pest control at main sewer connection located at Warwick court pavement vault within 7 warwick court property boundary. Rain water to rear of property. Previous occupants undertook pest control at these two areas with no records of pest infestation.

Survey has been undertaken. Recommendation have been implemented. Part condition will be monitored throughout the duration of the works.

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.

The intended preferred route for all vehicles will be entry from the northern direction of Bedford Row to allow for immediate access to site delivery drop off points without the need for turning.

There is no anticipated requirement for temporary traffic light controls due to the short duration expected at deliveries / loading periods and use of self-contained entrance.

Traffic congestion at these periods will be managed by trained Banksmen and Traffic Marshalls during vehicle manoeuvring for parking and pulling out.

Set times for deliveries and loading will be outside of main congestion periods:

Monday to Friday: 09:00 to 16:00

All vehicles approaching the site will phone in advance to notify the site managers who will operate as Banksmen and Marshall Traffic. Due to the location of the pedestrian crossing two traffic Banksmen will be in attendance during vehicle parking and exiting parked location.

Particular attention is to be made of the cycle and bus lane at Fulwood Pl.

All contractors, suppliers and delivery vehicles are informed of the site access and delivery arrangements on at initial procurement stages as defined by Cape company policy. No unplanned waiting or delivery outside of agreed times will be permitted.

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](#)).

Is not applicable to this size of development.

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.

A pre-consultation letter will be issued immediately from issue of this CMP to Camden Planning.

Cape Construction through its company procedures initiates consultation with occupants affected by works to limit disturbance and provide communication routes to deal with concerns or complaints. Additional notices are displayed at the site entrance with site contact details for further communication routes with local residents.

All feedback from local occupants and further concerns are recorded on site to ensure any complaints are dealt with within a professional and courteous timescale.

A sample copy of the pre-consultation letter:



7 Warwick Court View from Street

7 Warwick Court

This site used to house offices rented to various establishments.

The Renovation is for 4 New Residential Flats. The Residential conversion is registered with considerate constructors scheme to encourage better health and safety awareness and strong environmental considerations.

Who We Are

About Us

Started in 1989 by director Stephen Mac Cabe, Cape Construction has grown organically with the driving principle of quality throughout all aspects of the design and build process, we derive our satisfaction from this. Our environment affects how we feel, it is this simple principal that is imbued at every level where a traditional appreciation of craft is respected. We believe in growing our people who engage with these ideas of quality and craft so that everybody is part of the journey. We then can be proud of what we do.

We have a broad portfolio of successful projects across a range of sectors in Residential, Restoration & Refurbishment

Contact Us

Phone: 0208 450 5703

Email: fatmir@capeconstruction.co.uk

Web: www.capeconstruction.co.uk

cape
construction

CAPE CONSTRUCTION
30 Gratton Terrace,
NW2 6QE



Progress to Date

The Conversion to 7 Warwick Court has been going on for 11 months now and is due to finish in mid-April.

Significant amounts of work has been completed over the spring period and the project took full advantage of the good weather

ENVIRONMENTAL ENHANCEMENTS

As part of the planning conditions for the project here at 7 Warwick Court, will be observing a strong carbon footprint awareness throughout the process of the renovation.

CONSIDERATE CONSTRUCTORS SCHEME

To aid us in achieving our goals for a more environmentally friendly constructors conduct, we are registered with considerate constructions scheme and part of the scheme requires us to ensure that we take all responsible steps to minimize impacts to our neighbours. To that end we are using all practical means to reduce impacts by using the best available plant and equipment whilst we carry out the works.

The works on this site will involve significant remodeling of the existing building and images of the finished result will be posted for public viewing on the news bulletin board.

Recycling for a Better Tomorrow

Here are Cape construction we observe and promote promotion of recycling as much of the waste generated by our building sites as is possible. We are currently involved with relevant authorities in helping us improve our means of recycling our waste and

*Don't be shy,
Tell us what you think.*

We at Cape Construction operate a community transparent business conduct. We like to be as involved with the surrounding community and neighbours as possible and welcome all suggestions and ideas with how we can improve ourselves and our relationships with the surrounding community.

To make this easier for the public to attain and complete with suggestions in what we can do to improve our conduct and relationship with the surrounding communities.

FUTUR WORKS

This project is due to end by mid-April and we will be moving on to new exciting projects and aim to improve and grow with every challenge. Although we are now at the final phase of the project we still encourage

all passersby to please take part in the forms and tell us what you think/thought of us and how our presence has impacted your daily lives and if there is anything we can do to improve the way in which we conduct our business.



A consultation letter will be issued immediately from issue of this CMP to Camden Planning.

A sample copy of the consultation letter:



office: 30 gratten rce, london, nw2 6pe
telephone: 44 (0)208 450 5703
facsimile: 44 (0)208 450 5703
email: info@capeconstruction.net
web: www.capeconstruction.net

Dear Resident / Occupant

We are writing to inform you of forthcoming refurbishment works to the above property.

As part of our obligations with Camden Planning Department and industry expectations we wish to provide you with a brief explanation of the works and future measures to communicate with us during this period.

The works

The works will involve demolition and structural works to the existing lower ground followed by renovation of the remaining floors. Additional public information on the work is available at <http://planningrecords.camden.gov.uk/>

The works will take place over a 55 week period and during this time we regret that there will be construction related disturbance to you through our activities undertaken.

What we will do

We encourage your feedback on any concerns you may have in relation to these works prior to commencing on site.

We will respond to any interest in holding a formative meeting with local occupants to discuss any major implications of disruption to your work or peace at home.

We will be available throughout the works for immediate contact at any time for concerns or complaints you may have, and we will respond to these immediately.

Yours Sincerely

Stephen MaCabe
Managing Director

7 Warwick CMP. Response to Question 41

Consultation	Date	Names/ Address	Response
Letter	18.04.2016	A.M Health & Company LTD 6 Warwick court WC1R5DJ	No Comment
		R.A Pick & CO. 9 Warwick court WC1R5DJ (lower ground floor)	No Comment
		Full Fact 9 Warwick court WC1R5DJ (ground floor)	No Comment
		Tanfield chambers. 2-5 Warwick court WC1R5DJ (Eamonn Kelly Ekelly@tanfieldchambers.co.uk 02074215300)	No Comment
		Flat 1 Resident. 8 Warwick court WC1R5DJ (ji_liang5@yahoo.co.uk)	No Comment
		Flat 3 Resident. 8 Warwick court WC1R5DJ (chitse25@hotmail.com)	No Comment
		Flat 4 Resident. 8 Warwick court WC1R5DJ (robinjkamath@yhoo.co.uk)	No Comment
		Flat 5 Resident. 8 Warwick court WC1R5DJ (robinjkamath@yhoo.co.uk)	No Comment
		The City Law School 4 Gray's Inn Square, WC1R 5DX	No Comment
		Starbucks coffee 37 39 High Holborn, WC1V 6BG Azou_net@hotmail.com	No Comment
		Coram Chambers 9- 11 Fulwood Pl, WC1V 6HG	No Comment
		Stowe family law LLP 8 Fulwood Pl, WC1V 6HG	No Comment
Visit properties	25.05.16	mention above	No Comment
	06.05.16	mention above	Positive feedback from The city law university that we work responsibly, carefully and with consideration of the neighbors.

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.

Community liaison will be formed by the following:

- Neighbourhood consultation letter including site contact details
- Establish meeting with local residents to consult on construction work and agree noisy works hours
- Monitor works and establish log book for complaints and incidents to remediate.

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](#)".

Cape Design & Build Ltd confirm that the site is registered with Considerate Construction Scheme.

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.

The professional expectations of all Cape employees, sub-contractors and suppliers is addressed through site rules and expectations inducted on site.

Any such deviation from these standard rules will result in removal from site. This includes our professional appearance, courtesy to public and neighbouring occupants and cleanliness of site.

Works will be conducted in line with the following documents:

- Camden's minimum requirements for construction sites
- Guide for Contractors working in Camden
- The control of dust and emissions during construction and demolition.

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.

Currently there is no known projects in the immediate vicinity of similar scope in construction refurbishment and impact to immediate neighbouring properties.

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.

Cape Construction do not own or operate control over any fleet of vehicles that are construction heavy goods vehicles that are significant in impact to road safety.

Cape raise awareness of road safety issues for contractors and employees through training and induction to the site traffic management plan.

Cape will request sub-contractor goods vehicle operators confirm they are compliant with FORS, Van Excellence or other FORS-equivalent standards on appointment.

Critical to the works at 7 Warwick is parking and moving away from the site loading area indicated within the TMP. Any further measures that can be introduced for the site traffic management from CLOCS standards will be done for the benefit of the operations undertaken.

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

No further relevant considerations for site transport other than those stated within sections of this statement.

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

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

Signed:

Date: 03/082015

Print Name: Fatmir Paloja **Position:** Contracts Director

Submit: planningobligations@camden.gov.uk

End of form