Construction Management Plan

pro forma v2.0

Camden

Contents

Agreement **28**

Review

For Internal use only

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

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areas** of the Draft table will be deleted by their respective teams during pre app review if these sections are no longer applicable.

Pre app

Community liaison	
CLOCS	
Transport	
Highways	
Parking	
Environmental health	
Sustainability	*(attach appendix if necessary)*
Sign off	

Draft

Community liaison	
CLOCS	
Transport	
Highways	
Parking	
Environmental health	
Sustainability	
Sign off	

INDICATES INPUT REQUIREMENT FROM MULTIPLE TEAMS THROUGHOUT DOCUMENT

Introduction

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

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

The completed and signed CMP must address the way in which any impacts associated with the proposed works, and any **cumulative impacts of other nearby construction sites**, will be mitigated and managed. The level of detail required in a CMP will depend on the scale and kind of development. Further policy guidance is set out in Camden Planning Guidance **(CPG)** 6: Amenity and **(CPG)** 8: Planning Obligations.

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

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

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

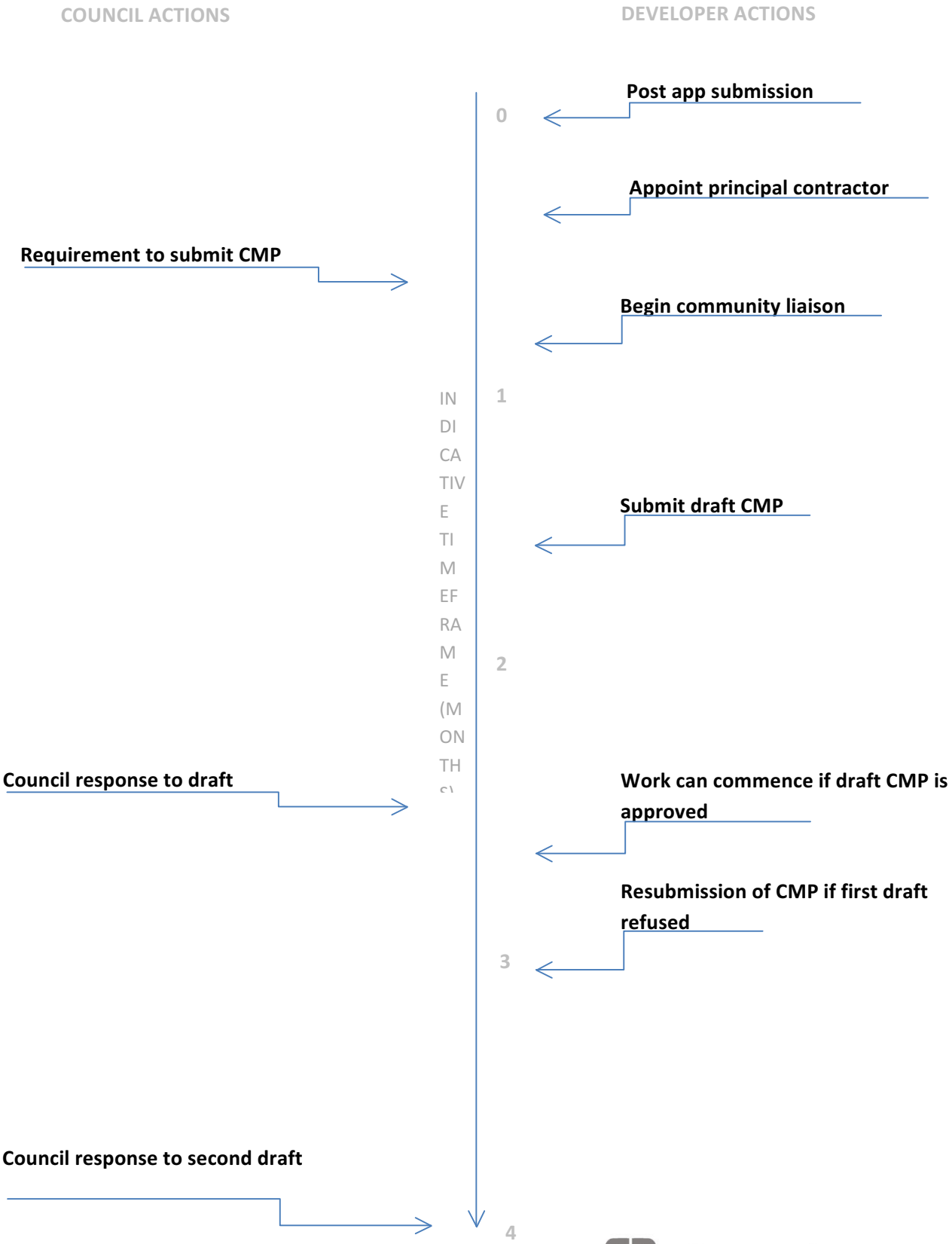
If your scheme involves any demolition, you need to make an application to the Council's Building Control Service. Please complete the "**Demolition Notice**"

Please complete the questions below with additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary. It is preferable if this document is completed electronically and submitted as a Word file to allow comments to be easily documented.

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

Revisions to this document may take place periodically.

Timeframe


COUNCIL ACTIONS
DEVELOPER ACTIONS
Post app submission
0
Appoint principal contractor
Requirement to submit CMP
Begin community liaison
1
INDICATIVE TIMEFRAME (MONTHS)
Submit draft CMP
2
Council response to draft
Work can commence if draft CMP is approved
Resubmission of CMP if first draft refused
3
Council response to second draft
4

Contact

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

Address: 1-8 College Yard, Kentish Town, London, NW5 1NX

Planning ref: 2015/5054/P

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

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

Name: Kamala Foster

Address:180 Bowes Road London N11 2JG

Email: cpmukltdr@yahoo.com

Phone: 07792193310

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

Name: Daniel Reichmann

Address: 149a Clapton Common, London, E5 9AE

Email: dnreichmann@yahoo.co.uk; 07895 491 856

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

Name: Russell Foster

Address: 180 Bowes Road, London N11 2JG

Email: Russell@cpmukltd.co.uk

Phone: 07949886132

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

Name: Russell Foster

Address: 180 Bowes Road, London , N11 2JG

Email: Russell@cpmukltd.co.uk

Phone: 07949886132

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

Name: Kamala Foster

Address: 180 Bowes Road London N11 2JG

Email: cpmukltdr@yahoo.com

Phone: 07792193310

Site

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

The site comprises the former storage building and adjacent yard. It is bounded to the south west by College Lane and the Highgate Road properties beyond, to the north west by the gardens of the properties on Lady Somerset Road, to the north east by the gardens of the properties on Evangelist Road, and to the south east by a small car repair garage and the Irish Centre Housing premises – see site location plan. The proposal is to demolish the existing building, and erect six residential units – see proposed plans.

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

The development proposal is for the demolition of the existing storage warehouse on the site and the erection of 6 residential units comprising 4 townhouses and 2 apartments. Apart from that, it includes the provision for refuse and recycling storage, roof terrace, and winter gardens. The site is bounded by residential properties and there is a pedestrian walkway, College Lane, which runs along the site's south western flank. The footprint of the existing building, which is to be demolished, covers most of the site. There is a small clear yard to the south east of the building for parking and vehicle turning and access is gained across this yard for a small car repair business. Access to the site will be through College Yard to Highgate Road.

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

41-57 (odd) Lady Somerset Road
1-17 (odd) Evangelist Road
Motohen Garage, College Yard
44-72 (even) Highgate Road

1-7a (odd) Burghley Road

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

The attached drawing no 21191/100 shows the existing site access and details of the local highway network outside the site.

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

Site set up

- Enabling works prior to substructure works - 2 weeks

Substructure

- Underpinning – 8 weeks
- Demolition -5 weeks
- Reduce level- 2 weeks
- Slab construction- 3 weeks
- Wall construction- 2 weeks

Superstructure

- Erection of pre-fabricated timber frame- 4 weeks
- Roof structure- 3 weeks
- Roof covering- 2 weeks

Internal

- Internal works and finishing to the facades and external works- 22 weeks

- TOTAL – 52 weeks Grant

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

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

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

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

Community Liaison

A neighbourhood consultation process must have been undertaken prior to submission of the CMP first draft.

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

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

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

Cumulative impact

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

The Council can advise on this if necessary.

1. Consultation

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

Evidence of who was consulted, how the consultation was conducted and a summary of the comments received in response to the consultation. Details of meetings including minutes, lists of attendees etc. must be included.

In response to the comments received, the CMP should then be amended where appropriate and, where not appropriate, a reason should be given. The revised CMP should also include a list of all the comments received. Developers are advised to check proposed approaches to consultation with the Council before carrying them out. If your site is on the boundary between boroughs then we would recommend contacting the relevant neighbouring planning authority.

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

Letters were sent out to local residents by the previous site manager with the contact details of the liaison officer. As the previous site manager has left the site, these will be changed ASAP. Daniel Reichmann will be the site manager. The immediate liaison officer will be Russell Foster. A letter will be sent out to local residents with an email address and office contact details for any complaints. If local residents are unhappy, the procedure for submitting complaints will be: first, to notify the site manager – Daniel Reichmann (email: dnreichmann@yahoo.co.uk, tel. 07895491856). Second, if their complaints are not addressed within 24 hours, to notify the head office (email: freedsdevelopments@gmail.com). Third, if their complaints are not addressed within 48 hours, to notify Russell Foster of CPM(UK)Ltd. If it is a serious matter then they can immediately notify the site manager and email or call Russell Foster (email: russell@cpmukltd.co.uk tel.: 07949886132)

A complaint/ suggestion box will be placed on the entrance gate for the local residents/ businesses to communicate any feedback.

The details of the liaison officer and the site emergency number will be displayed on the site's hoarding at all times. A newsletter will be distributed on monthly basis. Any emergency/ out of sequence works will be notified to the local community at least with a minimum of 48 hours notice.

2. Construction Working Group

Please provide details of community liaison proposals including any Construction Working Group that will be set up, addressing the concerns of the community affected by the works, the way in which the contact details of the person responsible for community liaison will be

advertised to the local community, and how the community will be updated on the upcoming works i.e. in the form of a newsletter/letter drop, or weekly drop in sessions for residents.

Consultation is undertaken by LB Camden (21-day statutory period) in relation to the planning application. A further consultation has been undertaken by the appointed contractor's project manager. Please find attached the list of names of local residence and business which whom the consultation has been carried out.

Our further proposal is to create a working group including the site liaison officer and ward councillor as well as any local residents and local business owners who we perceive as affected. This group will meet once a month at a local coffee shop. The date of this meeting will be mentioned in the monthly newsletter that we will circulate to update local residents about the progress of the project.

3. Schemes

Please provide details of any schemes such as the 'Considerate Constructors Scheme', such details should form part of the consultation and be notified to the Council. Contractors will also be required to follow the "Guide for Contractors Working in Camden" also referred to as "Camden's Considerate Contractors Manual".

See attached email correspondence. The Guide for Contractors Working in Camden will be placed on site. Russell Foster will ensure that this guide remains on site and will request the site manager to read this guide and to confirm they have read it by signing each page. The site has been registered with the Considerate Constructor's Scheme (ID 94252, signs on display).

4. Neighbouring sites

Please provide a plan of existing or anticipated construction sites in the local area and please state how your CMP takes into consideration and mitigates the cumulative impacts of construction in the vicinity of the site. The council can advise on this if necessary.

There is currently a project which is ongoing on the on the opposite side of the entrance to College Yard. As their deliveries are, to our knowledge so far, on their side road, the impact on our construction is minimal. We would appreciate any input on this matter from council which would help all parties involved.

Transport

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

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

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

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

Please contact CLOCS@camden.gov.uk for further advice or guidance on any aspect of this section.

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

CLOCS Considerations

1. Name of Principal contractor:

Freed Construction Ltd

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

Freed Construction Ltd will be very organized in the deliveries and will order full loads of material whenever possible to reduce congestion. These deliveries will be timed to arrive between 9.30 a.m. and 3.00 p.m. to avoid busy periods on local roads.

We will request our sub-contractor and suppliers to meet CLOCS standard as listed below:

- Inform the future development of the WRRR Standard and supplementary guidance through the CLOCS working groups.
- Improving vehicle safety by fitting appropriate safety equipment.
- Investigating blind spots of the vehicle, reducing reliance on mirrors and using retrofit safety technology.
- Reducing the work related risk on the road, reporting any incident it might occur.
- Encouraging wider adoption of best practice across the construction logistics industry through taking best in class examples, developing a common national standard and embedding a new cultural norm.

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

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

We have downloaded and provided these documents to Freed Construction Ltd. Construction in conformity to CLOCS and a supplementary letter confirming CLOCS Standards have been read and understood by the site manger will be forwarded ASAP.

Please contact CLOCS@camden.gov.uk for further advice or guidance on any aspect of this section.

Site Traffic

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

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

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

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

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

The routes to the site will be via the A400 Town Road and the B518 Highgate Road, both of which are bus routes and are therefore able to accommodate the types of construction vehicles required. A street map is attachedshowing the site location and surrounding highway network. Our site is off the main road.

b. Please confirm how contractors, delivery companies and visitors will be made aware of the route (to and from the site) and of any on-site restrictions, prior to undertaking journeys.

The requirements of Construction Management Plan, Site Plan and a copy of drawing 21191/100 will be provided to contractors and suppliers upon placing orders. This will include width restrictions on College Yard and on site restrictions. Signage will be displayed prominently on the entrance to College Yard.

Site visitors will be informed that routes to the site will be via the A400 Town Road and the B 518 Highgate Road, both of which are bus routes and are therefore able to accommodate the type of construction vehicles described above. A street map attached in Appendix 2 shows the site location and surrounding highway network.

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

Construction vehicle movements are generally acceptable between 9.30am to 4.30pm on weekdays and between 8.00am and 1.00pm on Saturdays). If there is a school in the vicinity of the site or on the proposed access and/or egress routes, then deliveries must be restricted to between 9.30am and 3pm on weekdays during term time. (Refer to the *Guide for Contractors Working in Camden*).

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

a. Please provide details of the typical sizes of all vehicles and the approximate frequency and times of day when they will need access to the site, for each phase of construction. You should estimate the average daily number of vehicles during each major phase of the work, including their dwell time at the site. High numbers of vehicles per day and/or long dwell times may require vehicle holding procedures.

The expected frequency of deliveries (all to arrive between 9am and 3pm Mon-Fri) is:

Demolition and dismantling of existing building, 4-6 weeks.

- Haulage HGVs 8-9-metre-long rigid vehicle, 10 number over the period
- Skip lorries, 10 number over the period

Foundation Works, 14-16 weeks

- Haulage HGVs 8-9-metre-long rigid vehicle to remove spoil, 60 over a 10 week period
- Concrete HGV 6-7-metre-long rigid vehicle, 30 over a 17 week period
- Flatbed lorry 6-7-metre-long rigid to deliver reinforcement SIP panels and structural steel, 5 over a 3-week period

Erection of pre-fabricated Super structure, 3-4 weeks

- Deliveries, panel vans and HGV 6-8-metre-long rigid vehicles, 30 over a 4 week period

Internal works, fit out works, 20-22 weeks

- Deliveries and trade panel vans, 2 per day.

The majority of these vehicles will be reversed into the site from Highgate Road with experienced banksmen on hand to help the vehicle in and out of the site and on and off the public highway. Delivery times will be agreed in advance to avoid waiting vehicles and congestion on Highgate Road. We will have a traffic marshals to guide the pedestrian as well. College Lane and College Yard have been classified as private roads. College Lane is only a pedestrian route. College Yard has a vehicle access.

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

1. Construction opposite College Yard on Highgate Road
2. A large private residence being constructed at the top of high gate West Hill
3. Apartments being constructed on Leighton Road.

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

During the issuing of a purchase order, we will notify our suppliers of expected delivery times and required routes. We will also discuss these with the supplier during delivery.

Drivers are to reconfirm their arrival time with the site manager 20 minutes prior to their arrival on site to ensure that deliveries proceed smoothly.

These deliveries will occur between 9.30am and 3.00pm, Monday to Friday. There are no works during weekends and no deliveries will occur at these times.

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

Due to the site constraints, the deliveries has been reviewed and only small deliveries will be scheduled. The logs of delivery have been attached and that is the format been used. There are **no requirements** of a site holding area for large delivery vehicles. When the vehicle arrives an no banks men at the entrance the drivers will either contact the site or the hoot from the banks men to come out .

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

As the deliveries are only by small loads, to avoid any problems at the point of entry to College Yard all deliveries will be full loads delivered on small trucks. As we are using SIP panels, they will be held in the manufacturer's yard until required. They will be organised as just-in-time deliveries.

Most of the material will be ordered from a local building depot and will therefore remain in storage in their yard until required.

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

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

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

Access and egress to and from the site for contractor's personnel and delivery/waste removal vehicles will be from College Yard via Highgate Road

The Construction Management Plan, Site Plan and a copy of drawing 21191/100 will be provided to contractors and suppliers upon placing orders. This will include width restrictions for College Yard and site restrictions. Signage will be displayed prominently at the entrance to College Yard.

The routes to the site will be via the A400 Town Road and the B 518 Highgate Road, both of which are bus routes and are therefore able to accommodate the type of construction vehicles described above. A street map attached in Appendix 2 shows the site location and surrounding highway network.

Deliveries and the removal of waste will be pre-arranged by the Site Manager.

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

There will be qualified banksmen to control all vehicle movements into and out of the site, across College Yard and onto Highgate Road.

Temporary cones off will be carried and deployed if necessary and banksmen will be on hand to direct pedestrians, cyclists, and, if necessary, motor vehicles, to ensure public safety.

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

The reversing of construction vehicles into the site has been examined and auto track plots of skip lorries and small articulated vehicles have been prepared as drawing nos. 21191/102B and 103B. These drawings show that the vehicle manoeuvres can be achieved with the use of banksmen.

A banksman will assist all vehicles with leaving site in forward gear and accessing Highgate Road safely. A guarded pedestrian footpath will be provided on site to segregate site personnel from loading/offloading activities taking place in the site compound.

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

No wheel washing is required as all the earth removal will be loaded on a tipper lorry which will be standing on a tarmac area.

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

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

Please provide details of the parking and loading arrangements for construction vehicles with regard to servicing and deliveries associated with the site (e.g. delivery of materials and plant, removal of excavated material). This is required as a scaled site plan, showing all points of access and where materials, skips and plant will be stored, and how vehicles will access and egress the site. If loading is to take place off site, please identify where this is due to take place and outline the measures you will take to ensure that loading/unloading is carried out safely. Please outline in question 8 if any parking bay suspensions will be required.

There will be no provision for contractor or visitor parking on site due to the limited space that will be available on site. The existing building has a footprint which covers most of the site, leaving a small clear area to the South East of the site, which will be utilised as a site compound with material storage, a waste/recycling area, plant parking and a demarcated vehicle loading/offloading area. There will be a lockable, gated entrance to the site compound, requiring delivery and waste removal vehicles to reverse up College Yard from Highgate Road.

Highway interventions

- **8. Parking bay suspensions and temporary traffic management orders**

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

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

Information regarding parking suspensions can be found here.

> This will not be required as all deliveries will be of small loads that will be programmed and managed in a timely manner. The Principal Contractor's Site Manager will be responsible for ensuring that the delivery of this material causes no congestion. In the event of an emergency, on this matter please refer to drawing number 100211Q1 for the drawing indicating the parking area.

9. Scaled drawings of highway works

Please note that use of the public highway for storage, site accommodation or welfare facilities is at the discretion of the Council and is generally not permitted. If you propose such use you must supply full justification, setting out why it is impossible to allocate space on-site. You must submit a detailed (to-scale) plan showing the impact on the public highway that includes the extent of any hoarding, pedestrian routes, parking bay suspensions and remaining road width for vehicle movements. We prefer not to close footways but if this is unavoidable, you should submit a scaled plan of the proposed diversion route showing key dimensions.

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

We do not foresee any of the above occurring as College Lane and College Yard has been confirmed to be a private road by Shane Greig on 16 October during a meeting held at Camden Council.

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

N/A, see above.

10. Diversions

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

N/A

11. VRU and pedestrian diversions, scaffolding and hoarding

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

Any work above ground floor level may require a covered walkway adjacent to the site. A licence must be obtained for scaffolding and gantries. The adjoining public highway must be kept clean and free from obstructions. Lighting and signage should be used on temporary structures/skips/ hoardings, etc.

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

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

Please take note the proposed site is surrounded by private roads only. Once again we would like to stress that College Yard and College Lane are private roads. We will have scaffolding and hoarding on both College Yard and Lane but those are private roads. Even though these are private roads, our traffic marshals will ensure that access points are always kept open, safe and clean and that we maintain close communication with all the neighbours to avoid causing them any undue stress. Please take note the only public road leading to this project is Highgate Road which is not immediately next to the development. Hence, we do not have any overhanging of temporary structures on public highways.

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

As far as we are aware, College Yard is a private lane, but to ensure pedestrians and cyclists using the lane are safe, Freed Construction Ltd. have provided a gantry for pedestrians and cyclists to use as an underpass. The traffic marshal will be available at all times if there are activities taking place that might affect pedestrians or cyclists.

SYMBOL IS FOR INTERNAL USE

Environment

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

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

Noisy works

1. Excavator with concrete breaker
2. Drilling equipment
3. Skill saw

Noisy operations will be carried out only between 08:00 until 17:30 Monday to Friday with no work to take place on Saturdays. No noisy work would be carried out on Sundays and Bank Holidays.

In some circumstances it may, however, be necessary for noisy construction works to be carried out outside these hours; such works may arise from emergency circumstances or the delivery of large plant and equipment where congestion and risks to safety prevent roads being used during working hours. This will be confirmed in advance with the Local Authority. We will also notify the Environmental Health Team in writing if possible at least two weeks beforehand. Further details as per below:

Environmental Health Team

Culture and Environment Directorate

Town Hall

Argyle Street

London WC1H 8EQ

Phone: 020 7974 2090

Fax: 020 7974 6955

E-mail: env.health@camden.gov.uk

Noise from works within these hours will be kept to a minimum by using well-maintained and silenced plant and equipment including compressors, generators and power tools when possible.

1. In order to minimise noise during any particularly heavy breaking out phases, i.e. concrete ground slab, it would be proposed that a 2 hour on/ 2 hour off work sequence is employed for these limited periods. This will ensure that noise disruption is controlled and give quiet periods during the day to adjoining properties, this being a common process for working within London.

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

Please find attached the noise monitoring locations identified for local planning authority to approve. Once this is approved by the planning authority a noise survey will be carried out prior to commencement of construction. A copy of the pre-construction baseline noise survey will be provided to the local planning authority upon completion of this survey.

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

Once the construction method statement is determined the contractor will provide plant equipment list, detailing each piece of major plant equipment to be used, the number of each item of equipment and a daily percentage on time for each item of equipment to a suitably qualified acoustic consultant to carry out construction noise predictions in accordance with BS 5228:2014.

4. Please provide details describing mitigation measures to be incorporated during the construction/demolition works to prevent noise and vibration disturbances from the activities on the site, including the actions to be taken in cases where these exceed the predicted levels.

Specific construction noise mitigation measures will be identified once the MS is prepared.

Best Practicable Means (as defined in s72 of the Control of Pollution Act 1974) will be used to reduce noise levels at all locations at all times. Generic noise and vibration measures to be used will include:

- Construction equipment will be carefully selected so as to comply with noise limits contained in relevant EC Directives;
- Equipment will be well maintained and will be used in the mode of operation that minimises noise & vibration;
- The site will be hoarded to provide acoustic screening as early as is reasonably practicable during the construction works;
- Equipment will be shut down when not in use;
- Equipment fitted with enclosures shall be operated with such enclosures in place at all times;
- Vehicles shall not wait or queue on the public highway with engines running;
- All materials will be handled in a manner that minimises noise;
- Where practicable plant will be left in position at the end of the day; and
- The use of reversing alarms will be kept to a practicable minimum.

Noise Management on Site

Operatives will be made aware (through 'toolbox talks') that noise should be minimised and Best Practicable Means (BPM) be implemented at all times. Works will be checked regularly by site managers to ensure that BPM is being undertaken and where necessary corrective actions implemented.

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

Evidence of the certificate will be on site for sighting

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

Our process to control dust throughout the project will be Prevention > Suppression > Containment.

As the sequence of work is to construct a part of the proposed works initially, the removal of the existing roof and some of the walls will be implemented at a latest stage in a step-by-step and very organized process in order to not damage the new construction works that had been carried out. It is anticipated that the demolition works will require higher levels of dust control than the following phases of work. But, in this instance, demolition of the existing building will have less dust/debris flying out as they will be carried out in a controlled manner. The techniques to prevent dust will be specified to the appointed contractor and the building will be dismantled (as opposed to demolished) by hand as far as is reasonably practicable. Mechanical tools used will be fitted with dust suppression and any debris will be dampened down. Where dust suppression cannot be used at the point of works (such as when using heavy plant), dust and surfaces will be continually dampened down. If the level of dust cannot suitably be controlled at the point in the project, portable extraction units will be positioned around site.

As part of the construction being carried out prior to demolition works, the dust will be contained within the existing building.

During construction, task-specific dust suppression and extraction measures shall be adopted to limit airborne dust. Once the building is erected and watertight the control of dust can easily be maintained.

Areas where works likely to generate dust are taking place will be suitably and sufficiently enclosed using temporary screens to prevent transition of dust to other areas within the building. Entrance and exit points will not open directly onto the area of works where dust is created by on-going works. Operatives will clean down prior to exiting area of works to prevent dust being transferred across to other areas. Regular housekeeping will be undertaken to control transferred dust from site of works. Sweeping of materials on site will be prohibited with hoovers the preferred option.

Housekeeping will include access points and material transport routes into and out of the site. Surfaces will be prepared to prevent large of amounts of dust being generated by drilling or cutting processes. Local Exhaust Ventilation measures will be adopted where necessary and all tools are fitted with dust collection appliances. Shadowing of persons with a type H Vacuum will be undertaken where required to keep dust level below WEL Limits. Dust created will be suitably and sufficiently contained, collected and disposed of as construction waste.

All contractors will be advised on the dust requirements during the contractor assessment process. HSE Guidance on Dust will be provided (HSE Guidance: Construction Dust & HSE Guidance: Dust Suppression for Cut-Off Saws)

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

When required, to prevent the depositing of mud and waste on the public highway, cleaning of wheels and bodies of vehicles will be carried out at the site gate with a jet wash. All drains in the area will be covered with a filtering membrane to prevent any ingress from waste cleared.

All vehicles removing dust generating materials or construction waste are to be completely sheeted with tarpaulin or sheeting/netting. Any vehicles removing loose rubbish or debris from the site must also have their loads fully sheeted.

All oils, COSHH and hazardous chemicals will be storied in appropriate containers within bunds and secured to prevent any spillages. All liquids will be located away from vegetation, drains and traffic routes. Empty containers willbe stored separately until disposed of following COSHH guidelines. A drip tray will be used at all times when refuelling, with spill kits available. There will be a designated person to deal with any spillages.

Wet cleaning methods or mechanical road sweepers will be used on all roads, road edges and pavements during periods of dry weather.

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

Although the formation of dust and emissions from this construction site will be minimised as much as possible by the introduction of control measures identified in the SPG Risk Assessment, continued monitoring of dust, noise, vibration and emissions will take place to ensure they are kept below the desired levels.

Where there is visual evidence of airborne dust from the activities on the site, the contractor will carry out an assessment and where necessary undertake ambient monitoring to identify those activities creating dust above acceptable levels. Once the activity/ process is identified, additional control measures will be introduced as required.

Noise attenuation screening is to be used if deemed appropriate during the demolition and ground works. Noise monitoring will be carried out at the start and at regular intervals during each task period.

An accurate log of complaints from the public will be maintained. Should noise/vibration/dust complaints arise from the demolition/building works, they will be logged in a complaints register and made available to the Local Authority if requested. Details will include, day, time, details of the complaint, details of monitoring carried out and any additional mitigation works. A contact address, name and number (including out of hours) shall be displayed prominently on the site boundary.

Vibration assessment will be carried out in accordance to British Standard BS6472: 1992

Before the work starts, the following will be established in order to mitigate noise, vibration and dust:

a) A method statement identifying the machinery and building processes for each activity.
b) A programme of work identifying for each activity including machinery used
c) Documents to be provided on site on the sound or vibration level for each activity as supplied by the manufacturer for the machinery used.
d) A prediction of noise or vibration level could be calculated in line with BS5228.

9. Please confirm that a Risk Assessment has been undertaken at planning application stage in line with the GLA's Control of Dust and Emissions Supplementary Planning Guidance (SPG), and the risk level that has been identified, with evidence. Please attach the risk assessment as an appendix if not completed at the planning application stage.

A Risk Assessment in line with GLA's Control of Dust and Emissions Supplementary Planning Guidance (SPG) has been carried out and together with the Site Evaluation Guidelines in the Best Practice Guidance – The Control of Dust and Emissions from construction and demolition it has been determined that the project is **Low Risk**.

The development site is bounded by residential properties on Evangelist Road, Lady Somerset Road and Highgate Road. The potential of air pollution or dust having an effect on properties further afield is extremely low considering the control measures that will be introduced. It is therefore felt that potential for emissions and dust to have an impact on sensitive receptors (Hospitals, schools, day-care facilities, elderly housing etc) is infrequent.

The development is for 6nr residential units comprising 4nr townhouses and 2nr apartments and the area to be taken up by the developments is 287sqm.

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

Good levels of coordination between the Clients Project Management Team and the appointed Principal Contractors Project Management Team will be maintained through the works to ensure that all relevant mitigation measures from the SPG Risk Assessment will be delivered on site.

All contractors will provide full details of how they intend to control risks identified, allowing the project management team time to assess and review to ensure compliance.

The SPG Risk Assessment will be distributed to all contractors prior to the commencement of their works. A further copy will be made available in the site office. The concept and information within the SPG Risk Assessment will be discussed during pre-start meetings and site inductions.

GLA mitigation sheet attached.

11. If the site is a High Risk Site, 4 real time dust monitors will be required, as detailed in the SPG. Please confirm the location, number and specification of the monitors in line with the SPG and confirm that these will be installed 3 months prior to the commencement of works, and that real time data and quarterly reports will be provided to the Council detailing any exceedances of the threshold and measures that were implemented to address these.

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

A visual inspection shall be undertaken to identify any indications of rodent (including rat) infestations within the existing building and on all grounds within the site boundary. If there are any indications of infestations, a consultant shall be appointed.

28 Days prior to any building works commencing, the appointed contractor shall submit a method statement on how the destruction / dispersion of rodents will be controlled during the demolition works. The method statement shall demonstrate if / how the presence of rodents has been ascertained, monitored and the controls required to eradicate if required.

At all times the site shall be kept free, so far as is reasonable practicable, from rats and mice. The appointed contractor shall produce a method statement detailing how existing and new drainage will be sealed during the construction process.

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

An asbestos survey has been carried out. Asbestos was found, but was of a non-modifiable type and was removed in an appropriate manner.

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

Freed Developments Ltd's rules on site induction emphasises cooperative and considerate behaviour in the neighbourhood. Apart from that, this scheme has been registered with Considerate Constructors Scheme. The site operators will be given two opportunities if any complaints arise and if they still do not adhere to the considerate neighbourhood policies, they will be removed from the site. Apart from that, to avoid operators smoking in all areas, Freed Construction will provide a particular smoking area within the site boundary.

Additional Statement

We have included the draft document that all suppliers and subcontractors are required to read and sign to confirm that they fully understand the document.

SYMBOL IS FOR INTERNAL USE

Agreement

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

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

Signed: 

Date: ……09/06/2016

Print Name: ……Kamala Foster

Position: ……Principal Designer

Please submit to: planningobligations@camden.gov.uk

End of form.


17 Evangelist Road Ltd (Freeholder)
Ms Phillips & Richard Oakley (2nd)
Richard Haring (1st)
Jean Williams (Ground): All Roger Oakley
Mark & Belinda Wakefield
Mr Peters & Ms Forsythe: Roger Oakley
Camden Council: Murat Aydemir
Mrs McGrath & Daughter (Anna): Both Roger Oakley
June Hobson- 49 LSR: Roger Oakley
Ronald Klein 51 LSR: Robert Lovett
Ms Zazzara-53c & Mr & Mrs Phillips-53b; Ms Leland & Mr Lewis–53a: Richard Taylor
Mr Slotover 55 LSR: Bradley MacKenzie
Mr & Mrs Georgiades - Consented
Ann Parker – Roger Oakley
Highgate Road Estates Ltd– 62, 62A&62B – Mark Behan
(1) Mortlake Properties Ltd – Harold Coyne (2) The College Practice TBC

APPENDIX 1

0 5 10 15 25 N

1-8 COLLEGE YARD, NW5 1NX, LONDON

Slte Locatlon Plan

PLANNING APPLICATION JULY 2014

G M L A r c h l t e c t s
UNIT 3,1-4 Christina Street, London, EC2A 4PA
Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk

SCALE: 1:1250@A3
ISSUED FOR: PLANNING
FIRST ISSUED: 11/07/2014

4129/P/001

0 2.5 5 7.5 12.5 N

REVISION:

A	28.08.2014	Tree added in yard to provide screening. Rooflight opening amended.
B	29.08.2014	Tree description added.
C	06.11.2014	Bin and bike stores amended

1-8 COLLEGE YARD, NW5 1NX, LONDON

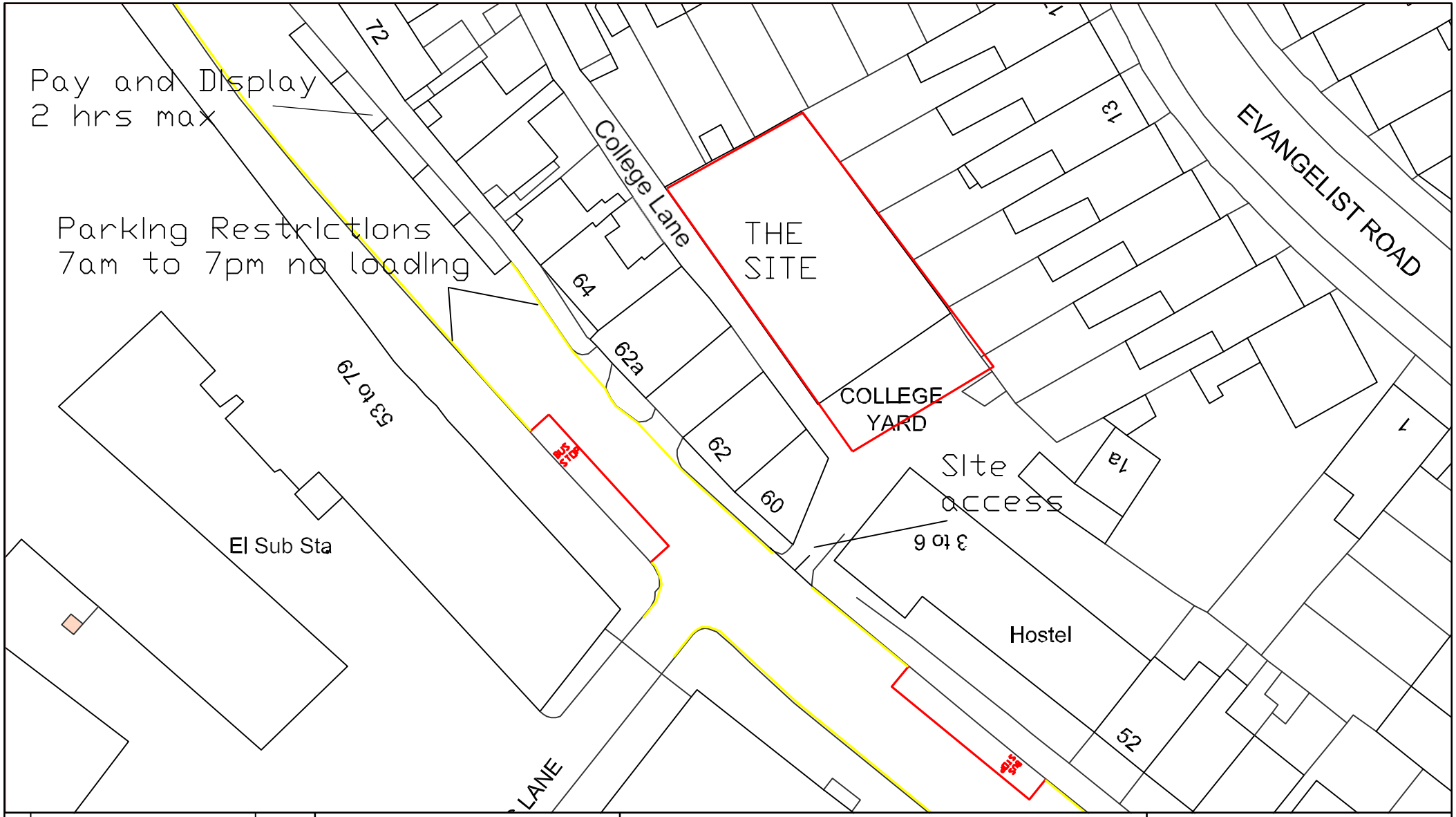
Proposed SIte Layout - Upper Ground Floor

PLANNING APPLICATION JULY 2014

G M L A r c h I t e c t s
UNIT 3,1-4 Christina Street, London, EC2A 4PA
Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk

SCALE: 1:250@A3
ISSUED FOR: PLANNING
FIRST ISSUED: 11/07/2014

4129/P/011 C



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Scales	1:500	Original Size	A4
Height Datum	DATUM	Grid	GRID
© Copyright reserved		Title	CONSTRUCTION MANAGEMENT PLAN LOCAL HIGHWAY LAYOUT

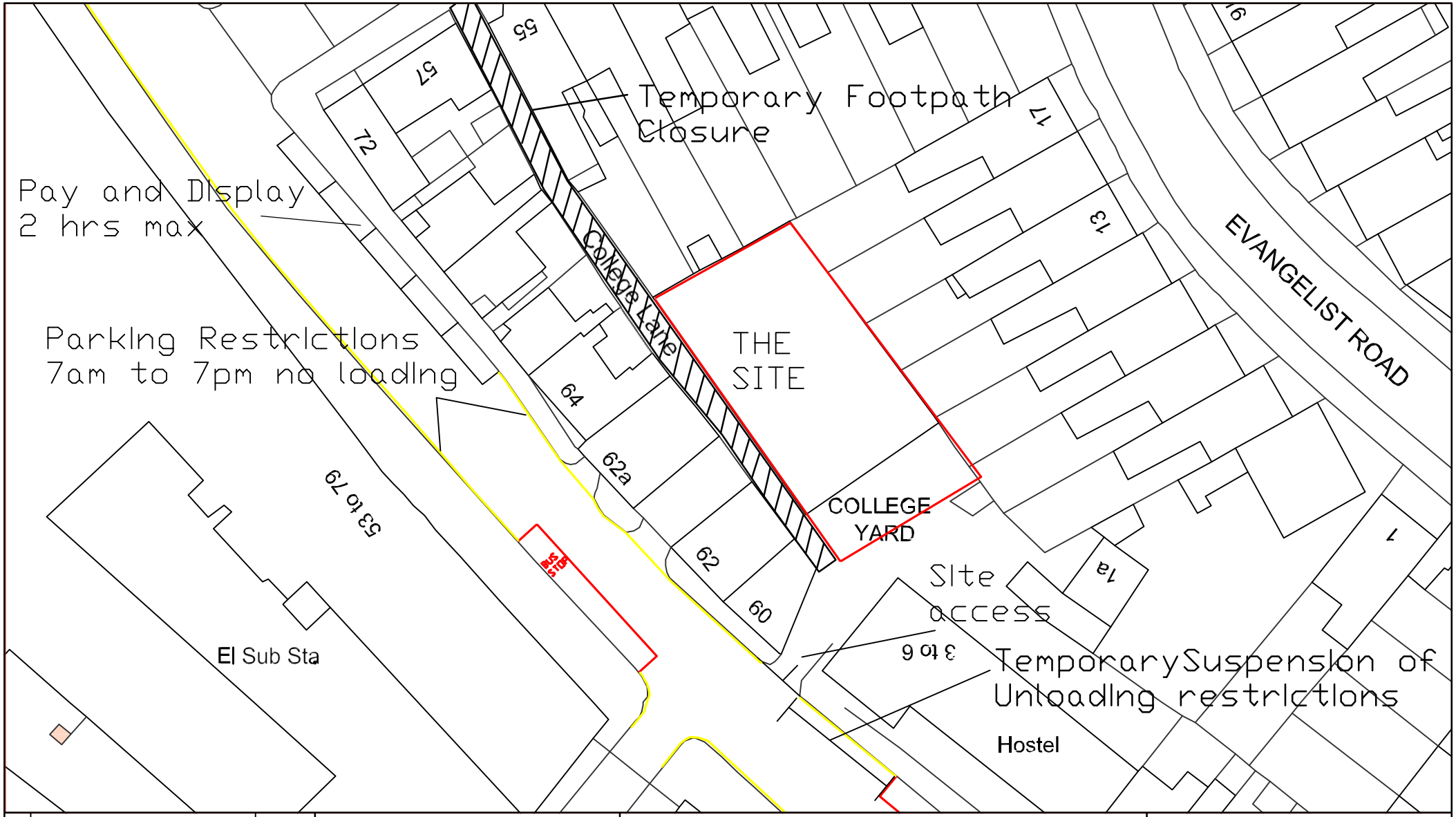
Issue	Description	Date

PTP
Consulting Civil Engineers & Transportation Planners
The Old Stables
Ridgewood
Ivo Gates Lane
Bellingdon
Bucks.
HP5 2XS
www.ptplanners.com
Tel: +44(0)1494 757244

Drawing No.	Project No.	Rev
100	21191	-

50mm on Original

Plot Date: —— File Location: C:\DATA\SAFESYNC\PTP PROJECTS\21191 COLLEGE ROAD\CAD\XREF\PROJNO-PTP-DRG_A4H.DWG VER



Status	PLANNING	Project	RESIDENTIAL DEVELOPMENT 1-8 COLLEGE YARD LONDON NW5 1NX
Scales	1:500	Original Size	A4
Height Datum	DATUM	Grid	GRID
© Copyright reserved		Title	CONSTRUCTION MANAGEMENT PLAN TEMPORARY T.R.O.S

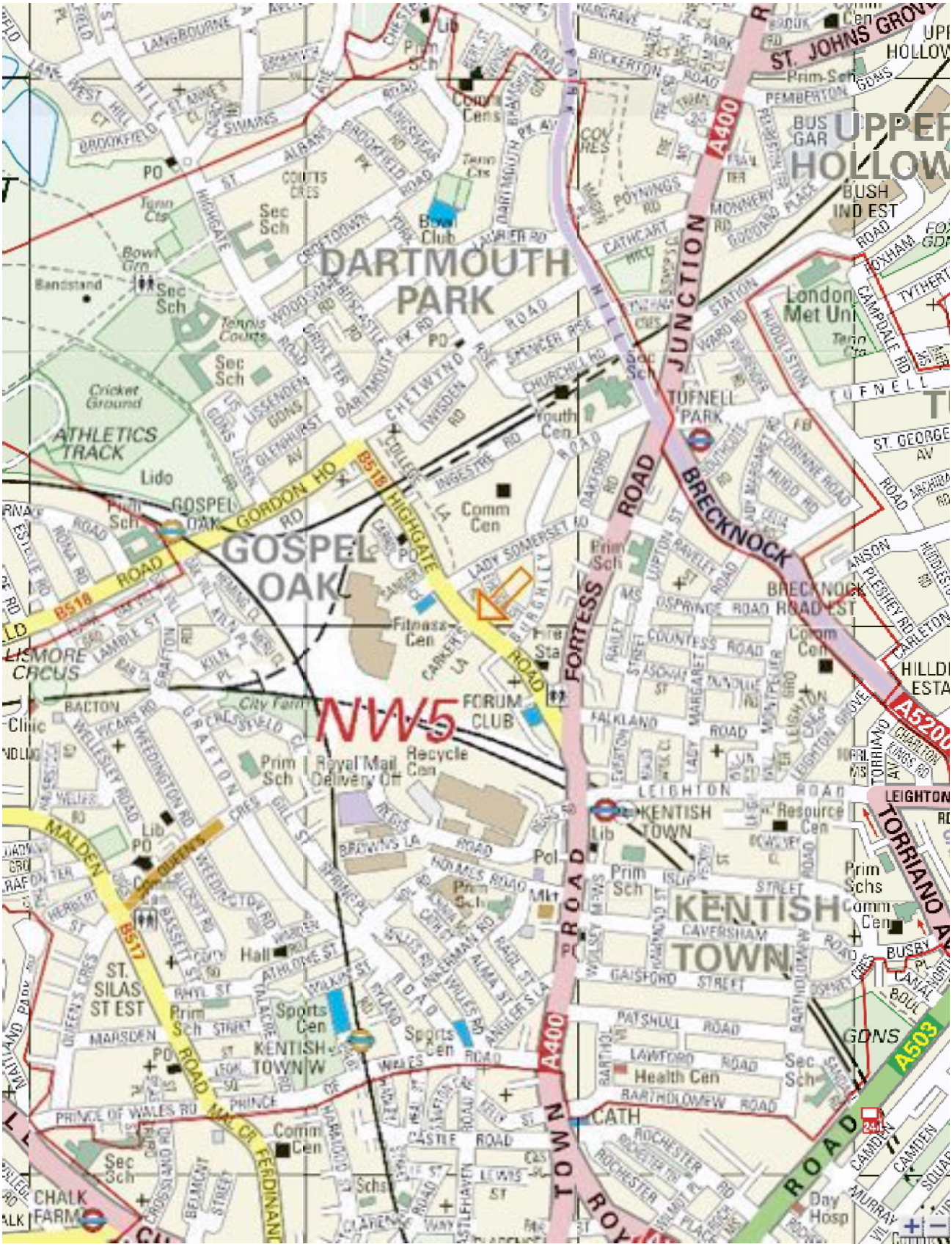
Issue	Description	Date

PTP
Consulting Civil Engineers & Transportation Planners
The Old Stables
Ridgewood
Ivo Gates Lane
Bellingdon
Bucks.
HP5 2XS
www.ptplanners.com
Tel: +44(0)1494 757244

Drawing No.	Project No.	Rev
101	21191	-

50mm on Original

Plot Date: —— File Location: C:\DATA\SAFESYNC\PTP PROJECTS\21191 COLLEGE ROAD\CAD\XREF\PROJNO-PTP-DRG_A4H.DWG VER



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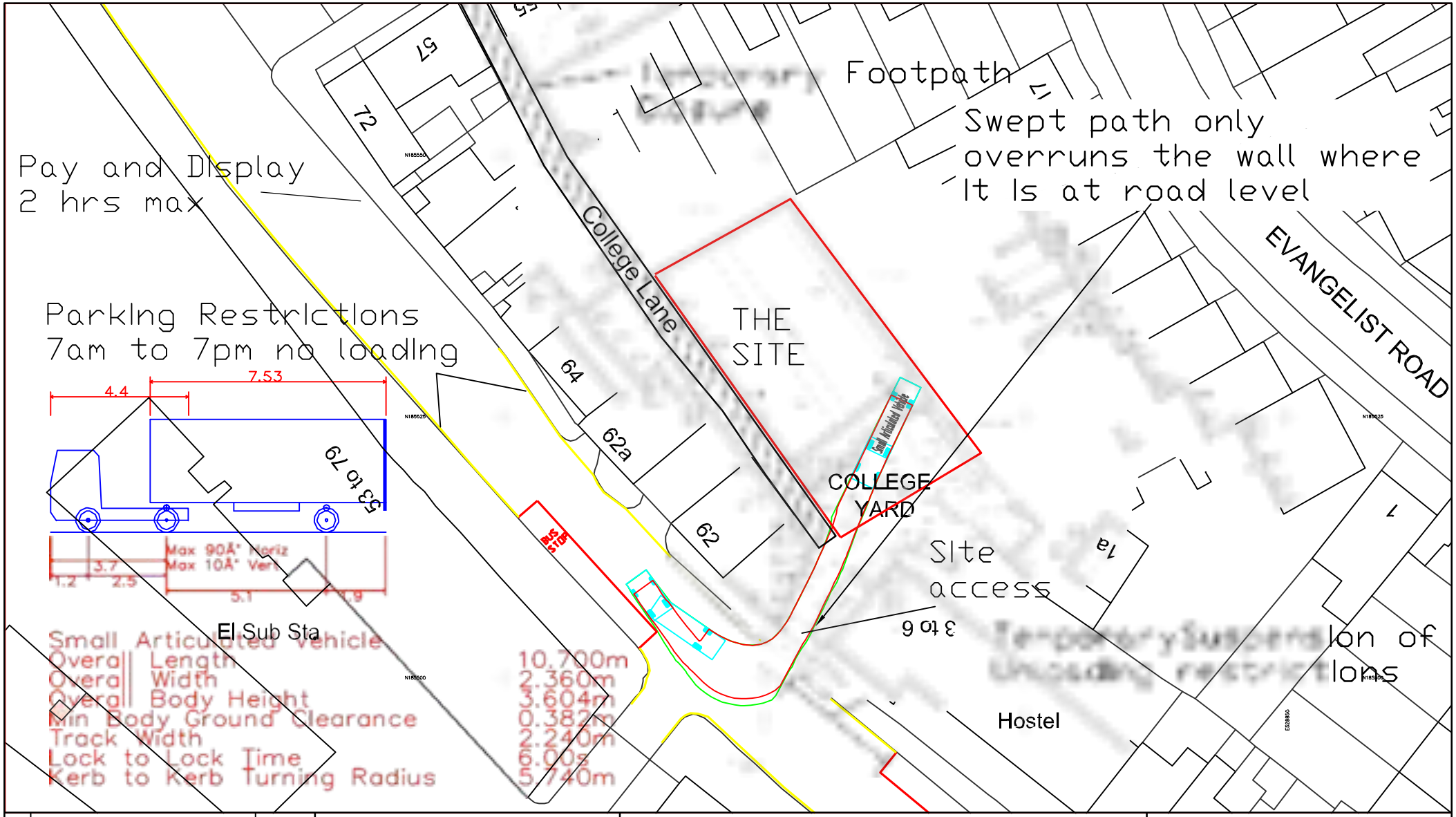

Status	PLANNING	Project	RESIDENTIAL DEVELOPMENT 1-8 COLLEGE YARD LONDON NW5 1NX
Scales	1:500	Original Size	A4
Height Datum	DATUM	Grid	GRID
© Copyright reserved		Title	CONSTRUCTION MANAGEMENT PLAN SMALL ARTIC TRACK PLOT

Issue	Description	Date

PTP
Consulting Civil Engineers & Transportation Planners
The Old Stables
Ridgewood
Iwo Gates Lane
Bellingdon
Bucks.
HP5 2XS
www.ptplanners.com
Tel: +44(0)1494 757244

Drawing No.	Project No.	Rev
102	21191	B

50mm on Original

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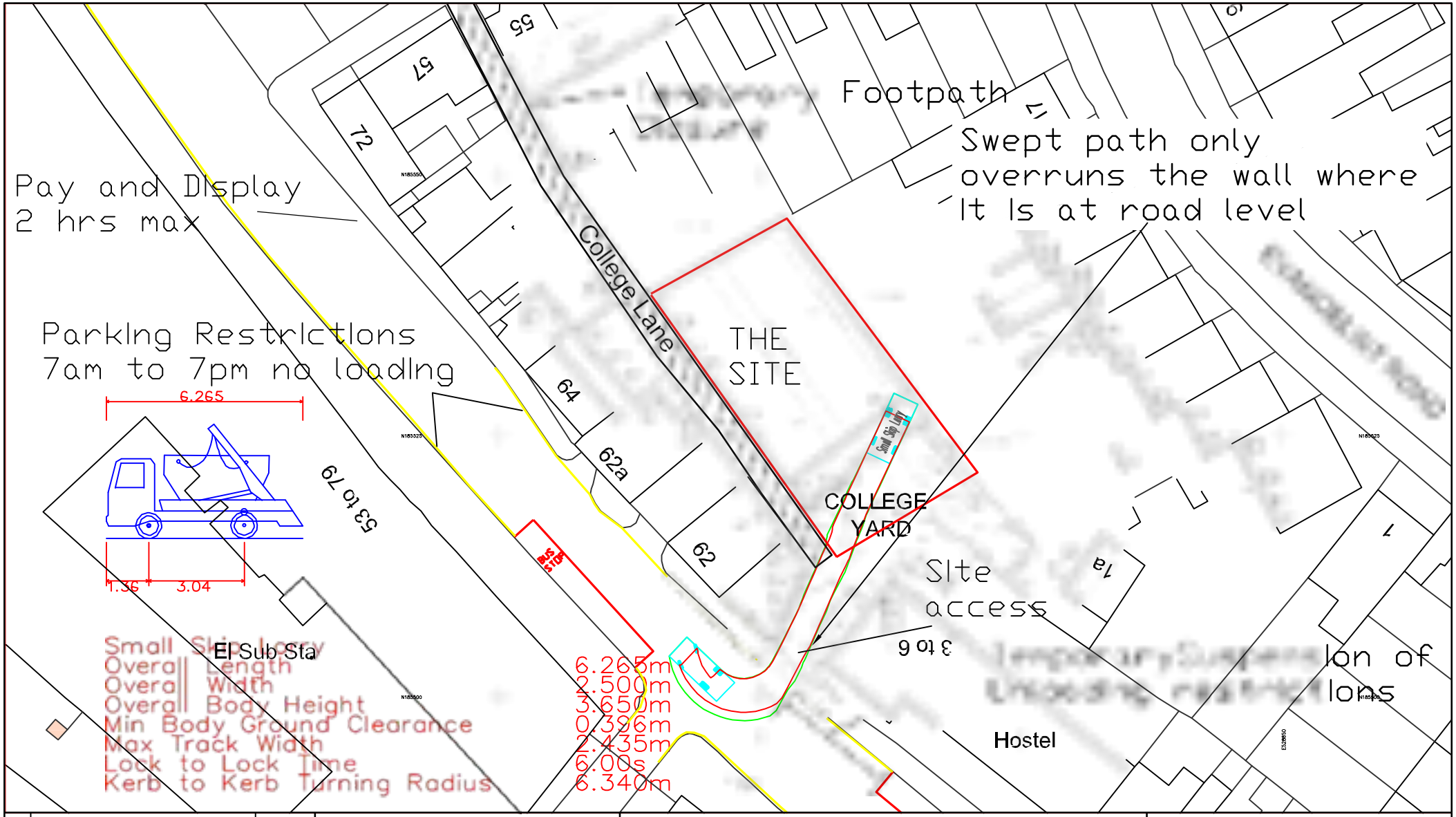

Status	PLANNING	Project	RESIDENTIAL DEVELOPMENT 1-8 COLLEGE YARD LONDON NW5 1NX
Scales	1:500	Original Size	A4
Height Datum	DATUM	Grid	GRID
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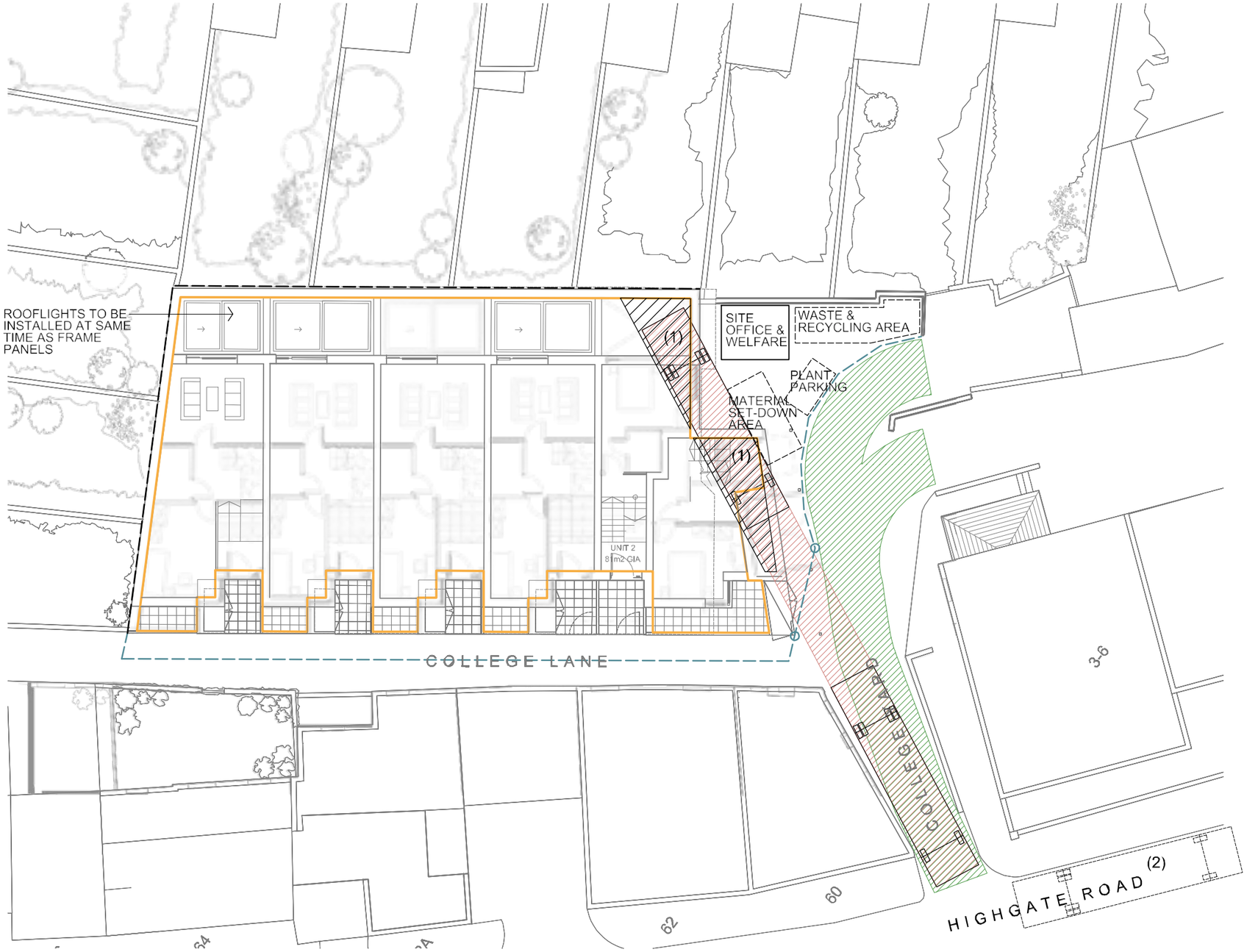
Issue | Description | Date

PTP
Consulting Civil Engineers & Transportation Planners
The Old Stables
Ridgewood
Ivo Gates Lane
Bellingdon
Bucks.
HP5 2XS
www.ptplanners.com
Tel: +44(0)1494 757244

Drawing No.	Project No.	Rev
103	21191	B

50mm on Original

Plot Date: —— File Location: C:\DATA\SAFESYNC\PTP PROJECTS\21191 COLLEGE ROAD\CAD\XREF\PROJNO-PTP-DRG_A4H.DWG VER



OUTLINE CONSTRUCTION SEQUENCE AND ACCESS:

- DEMOLITION, EXCAVATIONS AND GROUNDWORKS

- TEMPORARY DELIVERY AREA BUILT UP TO SUPPORT OFFLOADING OF FRAME PANELS (1)

- FRAME PANELS ERECTED IN SEQUENCE WORKING BACK FROM WEST END OF COLLEGE LANE. PANELS TO INCLUDE FACTORY-FITTED GLAZING AND FINISHES TO MINIMISE TIME AND DELIVERIES ON SITE.

- AFTER ALL FRAMES ERECTED, DELIVERIES PARKED ON HIGHGATE ROAD WITH OFFLOADING BY SMALL FORK LIFT OR PALLET TRUCK CAREFULLY CONTROLLED BY BANKSMEN (2).

KEY:

- RIGHT OF ACCESS TO BE MAINTAINED DURING CONSTRUCTION
- ACCESS ROUTE FOR DELIVERY VEHICLES UNTIL FRAME FINISHED
- SITE HOARDING
- GATE IN HOARDING
- AREA TO BE EXCAVATED
- TEMPORARY SUPPORT EG. METAL DECKING OR SPOIL BUILT UP BEHIND PILES FOR OFFLOADING FRAME PANELS (1)
- TEMPORARY PROPPING REQUIRED FOR WALL TO BE RETAINED

REV D	26.11.2014	Further details added.
REV C	14.11.2014	Amended to latest layout
REV B	06.10.2014	Notes added to construction manager's further comments
REV A	29.09.2014	Notes added to construction manager's comments

0 2 4 6 10

1-8 COLLEGE YARD, NW5 1NX, LONDON

Proposed Site Access Plan

PLANNING APPLICATION JULY 2014

G M L A r c h i t e c t s
UNIT 3,1-4 Christina Street, London, EC2A 4PA
Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk

SCALE: 1:200@A3
ISSUED FOR: PLANNING
FIRST ISSUED: 23/09/2014

4129/P/047 D

Appendix to Question 10 – Dust mitigation measures

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

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

XX Highly Recommended
X Desirable

MEASURES RELEVANT FOR DEMOLITION, EARTHWORKS, CONSTRUCTION AND TRACKOUT

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

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

required before going off-site to reduce transport of dust.				
Agree monitoring locations with the Local Authority.		X	XX	✓
Where possible, commence baseline monitoring at least three months before phase begins.		X	XX	✓ (not done)
Put in place real-time dust and air quality pollutant monitors across the site and ensure they are checked regularly.		X	XX	✓
Operations				
Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.	XX	XX	XX	✓
Ensure an adequate water supply on the site for effective dust/particulate matter mitigation (using recycled water where possible).	XX	XX	XX	✓
Use enclosed chutes, conveyors and covered skips.	XX	XX	XX	✓
Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.	XX	XX	XX	✓
Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.		XX	XX	✓
Waste management				
Reuse and recycle waste to reduce dust from waste materials	XX	XX	XX	✓
Avoid bonfires and burning of waste materials.	XX	XX	XX	✓

MEASURES SPECIFIC TO DEMOLITION

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

MEASURES SPECIFIC TO EARTHWORKS

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

MEASURES SPECIFIC TO CONSTRUCTION

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK	TICK BELOW WHERE MITIGATION MEASURE WILL BE IMPLEMENTED
Avoid scabbling (roughening of concrete surfaces) if possible	X	X	XX	✓
Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place	X	X X	XX	✓
Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.		X	XX	✓
For smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust.		X	X	✓

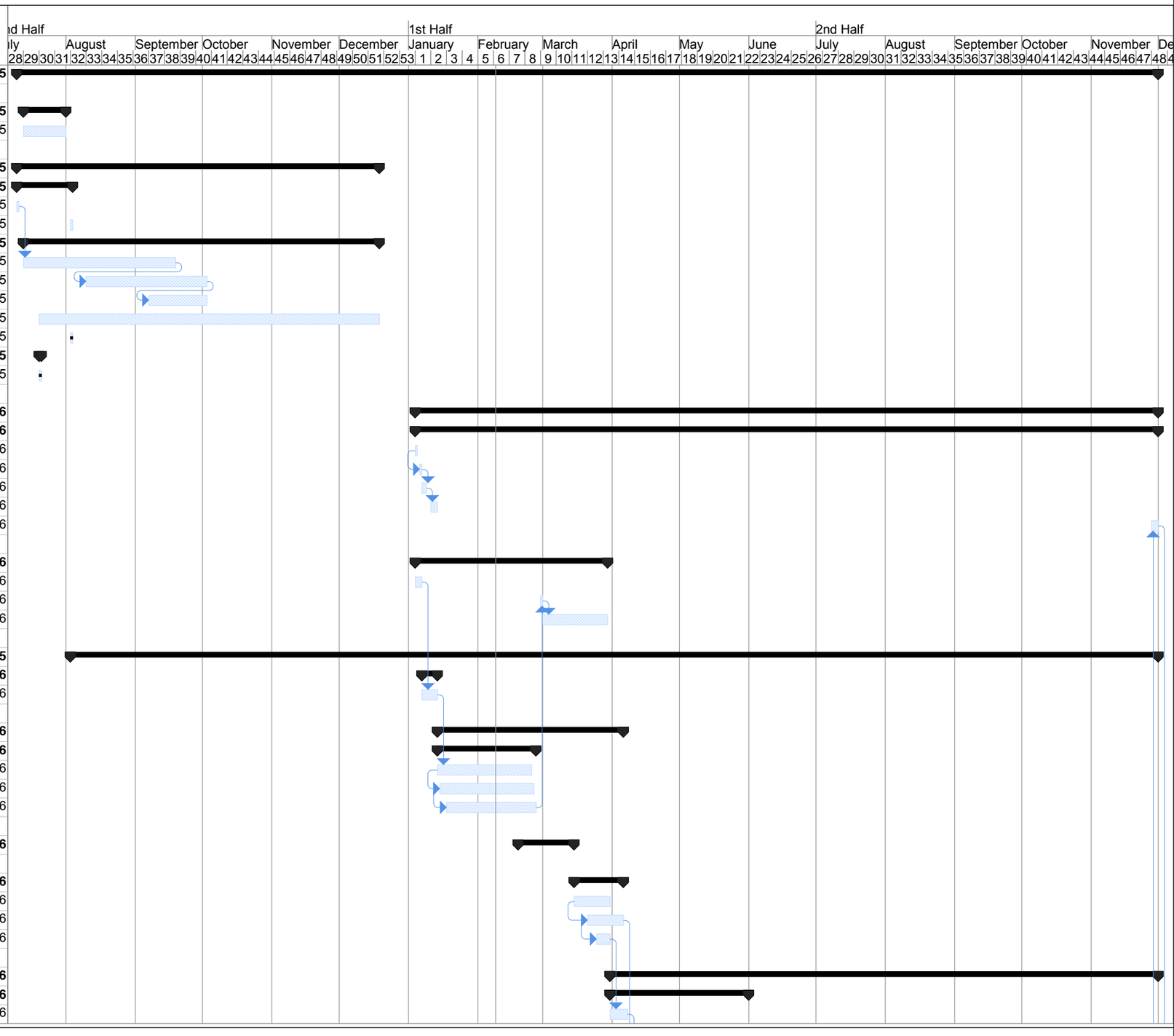
MEASURES SPECIFIC TO TRACKOUT

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

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

Development and Construction Programme for

ID	Task Name	Duration	Start
1	**CONTRACT PERIOD**	**364 days**	**Fri 10/07/15**
2			
3	**Precontract period**	**15 days**	**Mon 13/07/15**
4	Legals and completion	15 days	Mon 13/07/15
5			
6	**Design stage**	**116 days**	**Fri 10/07/15**
7	**Appointment of consultant**	**17 days**	**Fri 10/07/15**
8	Architect	1 day	Fri 10/07/15
9	Stuctural	1 day	Mon 03/08/15
10	**Design and professional**	**115 days**	**Mon 13/07/15**
11	Discharge of planning condition	50 days	Mon 13/07/15
12	Building regulation drawing	40 days	Mon 10/08/15
13	Construction details	20 days	Mon 07/09/15
14	Party wall Notice	110 days	Mon 20/07/15
15	Serve Notice to HSE	1 day	Mon 03/08/15
16	**Building control**	**1 day**	**Mon 20/07/15**
17	Appointment of building control	1 day	Mon 20/07/15
18			
19	**Construction Phase**	**238 days**	**Mon 04/01/16**
20	**Preliminaries**	**238 days**	**Mon 04/01/16**
21	Hording	1 day	Mon 04/01/16
22	Mobilization	1 day	Wed 06/01/16
23	Temporary supply	2 days	Thu 07/01/16
24	Site office setting up	3 days	Mon 11/01/16
25	Demobilization	3 days	Mon 28/11/16
26			
27	**Demolition**	**62 days**	**Mon 04/01/16**
28	Soft stripout to facilitate asbestos survey	3 days	Mon 04/01/16
29	Asbestos survey	1 day	Mon 29/02/16
30	Final stripout and demolition	21 days	Tue 01/03/16
31			
32	**Construction On site**	**348 days**	**Mon 03/08/15**
33	**Site Preparation**	**5 days**	**Thu 07/01/16**
34	Reduce level 1/2 a meter	5 days	Thu 07/01/16
35			
36	**Substructure**	**59 days**	**Thu 14/01/16**
37	**Underpin/retaing structure under existing Wall**	**32 days**	**Thu 14/01/16**
38	Excavation	30 days	Thu 14/01/16
39	Shutter	30 days	Fri 15/01/16
40	concrete	30 days	Mon 18/01/16
41			
42	**Basement floor slab inclusive kicker**	**17 days**	**Fri 19/02/16**
50			
51	**Wall (unto 150mm above ground appx 2.15m)**	**16 days**	**Tue 15/03/16**
52	Reinforcement	12 days	Tue 15/03/16
53	Shuttering	12 days	Mon 21/03/16
54	Concreting	4 days	Fri 25/03/16
55			
56	**Superstructure - House 1 - 4 and 2 flat**	**175 days**	**Thu 31/03/16**
57	**Timber frame**	**44 days**	**Thu 31/03/16**
58	Above basement wall to ground floor	6 days	Thu 31/03/16



1-8 College Yard, Kentish Town
London, NW5 1NX

Task	External Tasks	Inactive Summary	Start-only	Deadline
Split	External Milestone	Manual Task	Finish-only	
Milestone	Inactive Task	Duration-only	External Tasks	
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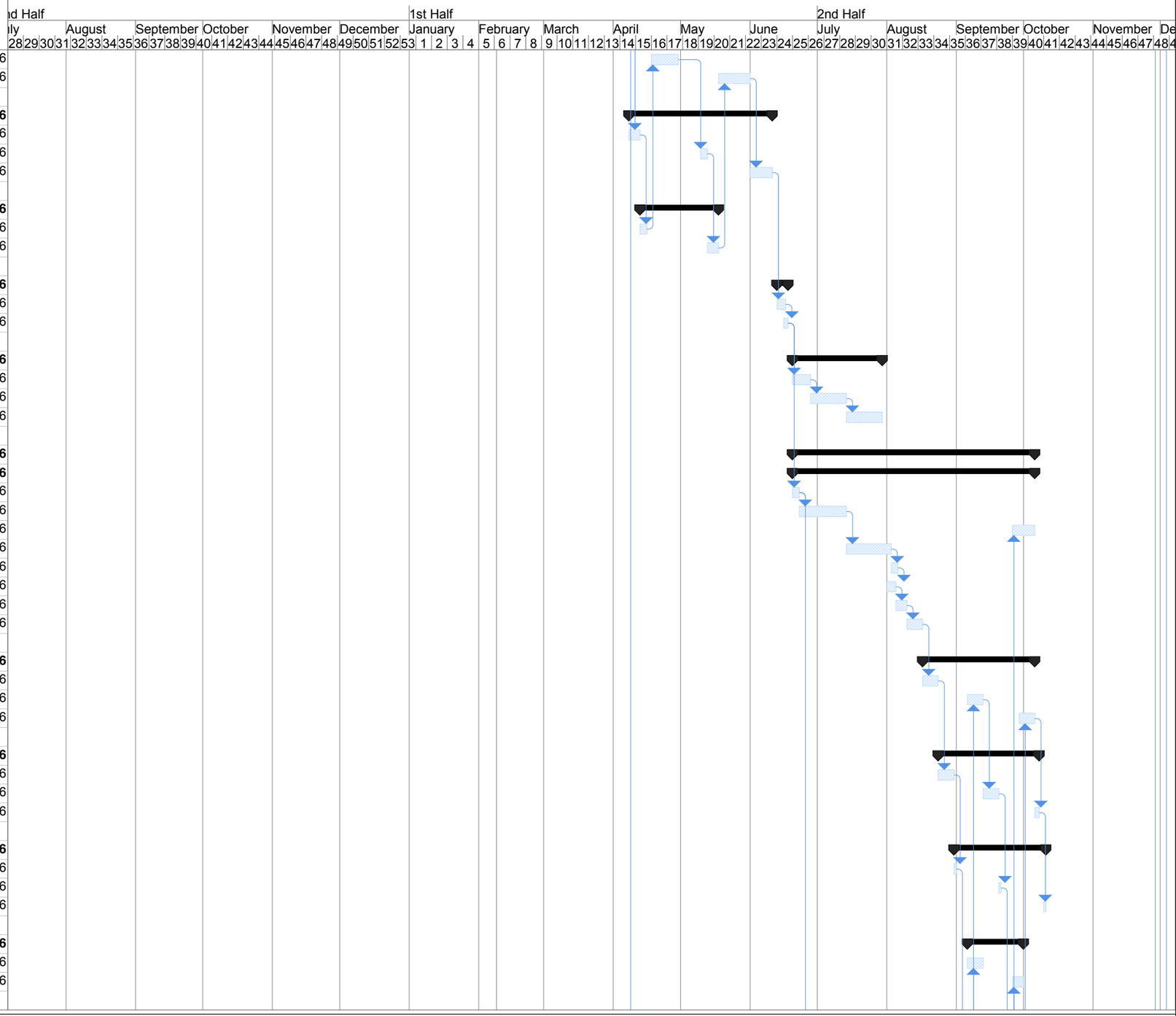
Project Summary	Inactive Milestone	Manual Summary	Progress	

Development and Construction Programme for

ID	Task Name	Duration	Start
59	Ground Floor to First floor	10 days	Mon 18/04/16
60	First to Underside of the roof	10 days	Wed 18/05/16
61			
62	**Steel Frames**	**46 days**	**Fri 08/04/16**
63	Ground	3 days	Fri 08/04/16
64	First	3 days	Tue 10/05/16
65	Roof	8 days	Wed 01/06/16
66			
67	**Timber floor joist , underfloor heating and floor deck**	**25 days**	**Wed 13/04/16**
68	Ground	3 days	Wed 13/04/16
69	First	3 days	Fri 13/05/16
70			
71	**Roof joist and decking**	**5 days**	**Mon 13/06/16**
72	Joist	4 days	Mon 13/06/16
73	Decking	2 days	Thu 16/06/16
74			
75	**External wall- Brick/Masonry Wall /cement render brick**	**30 days**	**Mon 20/06/16**
76	Basement to Ground	6 days	Mon 20/06/16
77	Ground to First floor	12 days	Tue 28/06/16
78	First to roof	12 days	Thu 14/07/16
79			
80	**Roof finishes including green roofs**	**78 days**	**Mon 20/06/16**
81	**Roof covering**	**78 days**	**Mon 20/06/16**
82	Roof Felt and battern	3 days	Mon 20/06/16
83	Roof covering	15 days	Thu 23/06/16
84	Winter garden glazing	8 days	Mon 26/09/16
85	Roof Terrace finishes	14 days	Thu 14/07/16
86	Facial & Soffit	3 days	Wed 03/08/16
87	Solar PV panels	4 days	Mon 01/08/16
88	Gutter	3 days	Fri 05/08/16
89	Green roof	5 days	Wed 10/08/16
90			
91	**Glazing**	**36 days**	**Wed 17/08/16**
92	First floor	5 days	Wed 17/08/16
93	ground Floor	5 days	Tue 06/09/16
94	Basement	5 days	Thu 29/09/16
95			
96	**External Wall treatment**	**33 days**	**Wed 24/08/16**
97	First floor	5 days	Wed 24/08/16
98	Ground Floor	5 days	Tue 13/09/16
99	Basement	2 days	Thu 06/10/16
100			
101	**External Mastic & rain water down pipe**	**29 days**	**Wed 31/08/16**
102	First floor	1 day	Wed 31/08/16
103	Ground Floor	1 day	Tue 20/09/16
104	Basement	1 day	Mon 10/10/16
105			
106	**Balcony & Railings**	**19 days**	**Tue 06/09/16**
107	First floor	5 days	Tue 06/09/16
108	Ground Floor	5 days	Mon 26/09/16
109			



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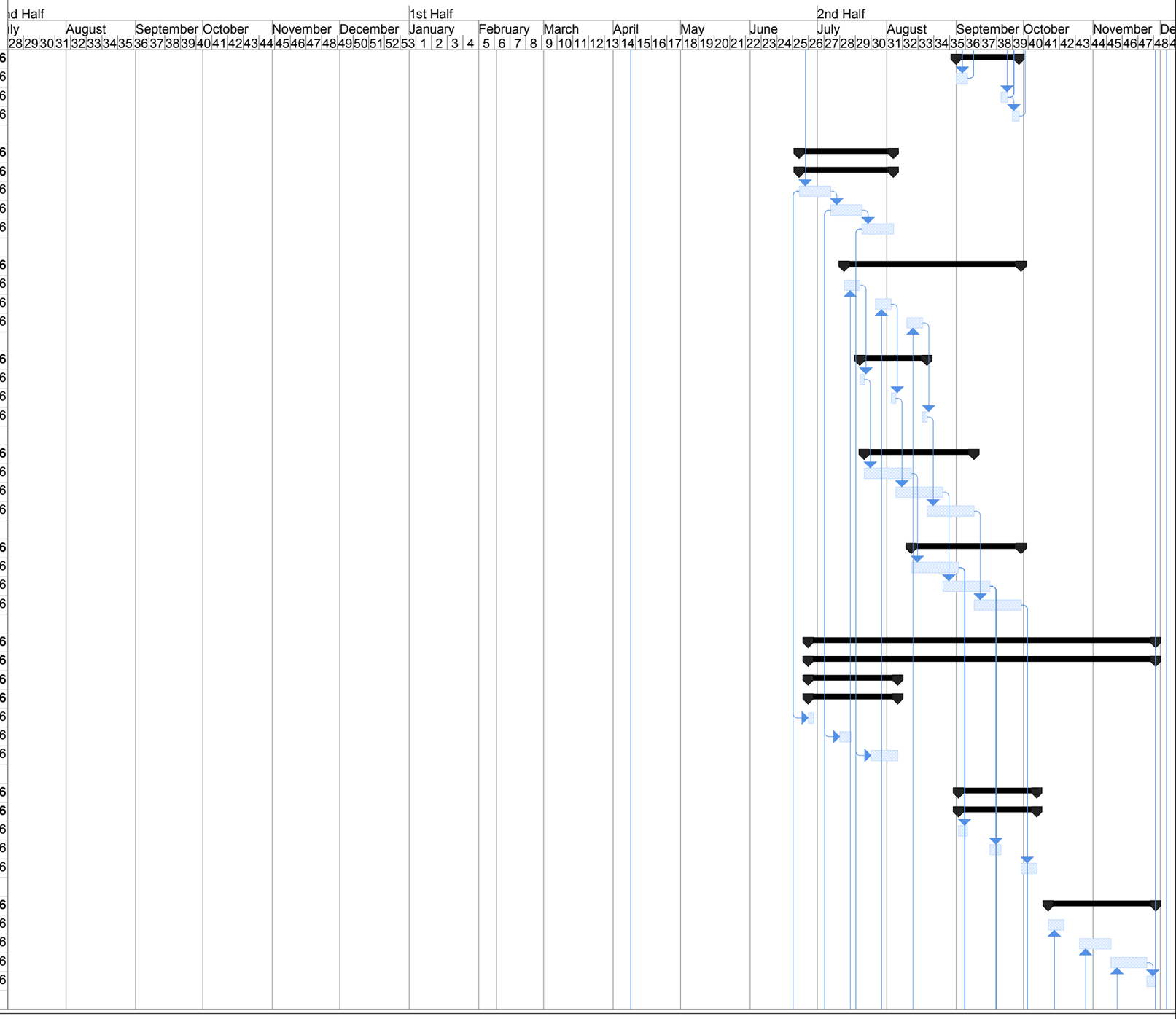
Development and Construction Programme for

ID	Task Name	Duration	Start
110	**Removal of scaffolding**	**20 days**	**Thu 01/09/16**
111	First floor	3 days	Thu 01/09/16
112	Ground Floor	3 days	Wed 21/09/16
113	Basement	3 days	Mon 26/09/16
114			
115	**Plasterboard**	**30 days**	**Thu 23/06/16**
116	**Framing**	**30 days**	**Thu 23/06/16**
117	Basement	10 days	Thu 23/06/16
118	Ground	10 days	Thu 07/07/16
119	First Floor	10 days	Thu 21/07/16
120			
121	**Ceiling Framing**	**57 days**	**Wed 13/07/16**
122	Basement	5 days	Wed 13/07/16
123	Ground	5 days	Wed 27/07/16
124	First Floor	5 days	Wed 10/08/16
125			
126	**Sign off prior to closing off**	**22 days**	**Wed 20/07/16**
127	Basement	2 days	Wed 20/07/16
128	Ground	2 days	Wed 03/08/16
129	First Floor	2 days	Wed 17/08/16
130			
131	**Plaster boarding dot & dab**	**35 days**	**Fri 22/07/16**
132	Basement	15 days	Fri 22/07/16
133	Ground	15 days	Fri 05/08/16
134	First Floor	15 days	Fri 19/08/16
135			
136	**Skimming**	**35 days**	**Fri 12/08/16**
137	Basement	15 days	Fri 12/08/16
138	Ground	15 days	Fri 26/08/16
139	First Floor	15 days	Fri 09/09/16
140			
141	**Mechanical & Electrical Works - House 1-6**	**111 days**	**Mon 27/06/16**
142	**Mechanical**	**111 days**	**Mon 27/06/16**
143	**First Fix**	**30 days**	**Mon 27/06/16**
144	**Pipe works for vent ,cold water, hot water ,solar etc**	**30 days**	**Mon 27/06/16**
145	Basement	2.5 days	Mon 27/06/16
146	Ground Floor	5 days	Mon 11/07/16
147	First Floor	10 days	Mon 25/07/16
148			
149	**Second Fix**	**25 days**	**Fri 02/09/16**
150	**After dot and dab & skim including mist coat**	**25 days**	**Fri 02/09/16**
151	Basement	2 days	Fri 02/09/16
152	Ground Floor	3 days	Fri 16/09/16
153	First Floor	5 days	Fri 30/09/16
154			
155	**Final finish**	**34 days**	**Wed 12/10/16**
156	Basement	5 days	Wed 12/10/16
157	Ground Floor	10 days	Wed 26/10/16
158	First Floor	12 days	Wed 09/11/16
159	Testing & commissioning	2 days	Fri 25/11/16
160			



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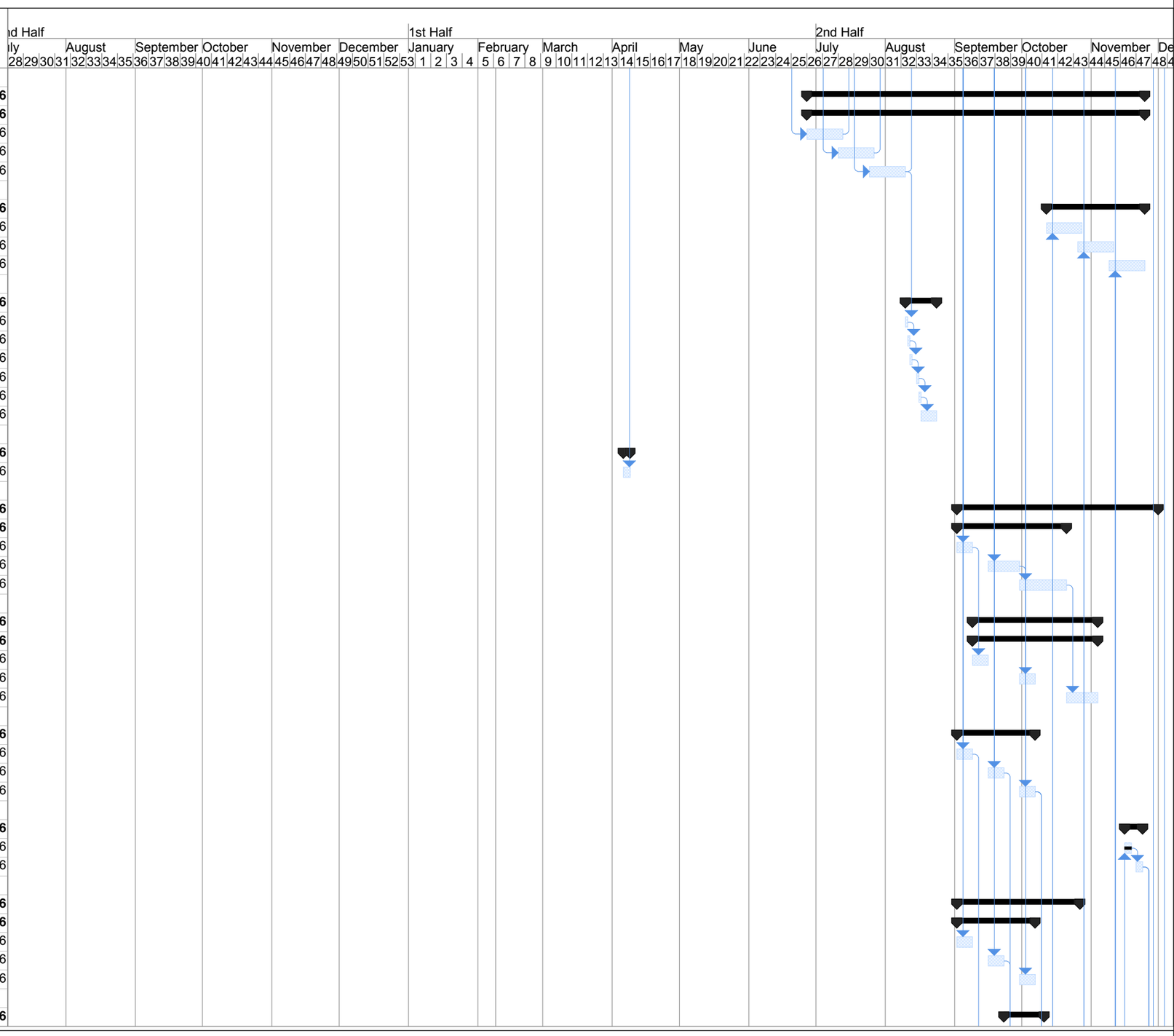
Development and Construction Programme for

ID	Task Name	Duration	Start
161			
162	**Electrical**	**109 days**	**Mon 27/06/16**
163	**First Fix**	**109 days**	**Mon 27/06/16**
164	Basement	12 days	Mon 27/06/16
165	Ground Floor	12 days	Mon 11/07/16
166	First Floor	12 days	Mon 25/07/16
167			
168	**Second fix**	**32 days**	**Wed 12/10/16**
169	Basement	12 days	Wed 12/10/16
170	Ground Floor	12 days	Wed 26/10/16
171	First Floor	12 days	Wed 09/11/16
172			
173	**Common items And other items**	**10 days**	**Wed 10/08/16**
174	Sub main cables and containment	1 day	Wed 10/08/16
175	Common parts of fire alarm	1 day	Thu 11/08/16
176	Common parts of Lighting and power	1 day	Fri 12/08/16
177	Satellite and TV installation	1 day	Mon 15/08/16
178	Entry Phone system	1 day	Tue 16/08/16
179	External Installation on balconies	5 days	Wed 17/08/16
180			
181	**Screeding**	**3 days**	**Wed 06/04/16**
182	Basement	3 days	Wed 06/04/16
183			
184	**Wall finishes**	**64 days**	**Fri 02/09/16**
185	**Wall tiling - Bath room & kitchen**	**35 days**	**Fri 02/09/16**
186	Basement	5 days	Fri 02/09/16
187	Ground	10 days	Fri 16/09/16
188	First Floor	15 days	Fri 30/09/16
189			
190	**Floor Finish**	**40 days**	**Fri 09/09/16**
191	**Tiling**	**40 days**	**Fri 09/09/16**
192	Basement	5 days	Fri 09/09/16
193	Ground	5 days	Fri 30/09/16
194	First Floor	10 days	Fri 21/10/16
195			
196	**Wooden Flooring**	**25 days**	**Fri 02/09/16**
197	Basement	5 days	Fri 02/09/16
198	Ground	5 days	Fri 16/09/16
199	First Floor	5 days	Fri 30/09/16
200			
201	**Carpet**	**6 days**	**Wed 16/11/16**
202	Ground	3 days	Wed 16/11/16
203	First Floor	3 days	Mon 21/11/16
204			
205	**Kitchen fitting**	**39 days**	**Fri 02/09/16**
206	**First coat painting**	**25 days**	**Fri 02/09/16**
207	Basement	5 days	Fri 02/09/16
208	Ground	5 days	Fri 16/09/16
209	First Floor	5 days	Fri 30/09/16
210			
211	**Car cussing**	**12 days**	**Fri 23/09/16**



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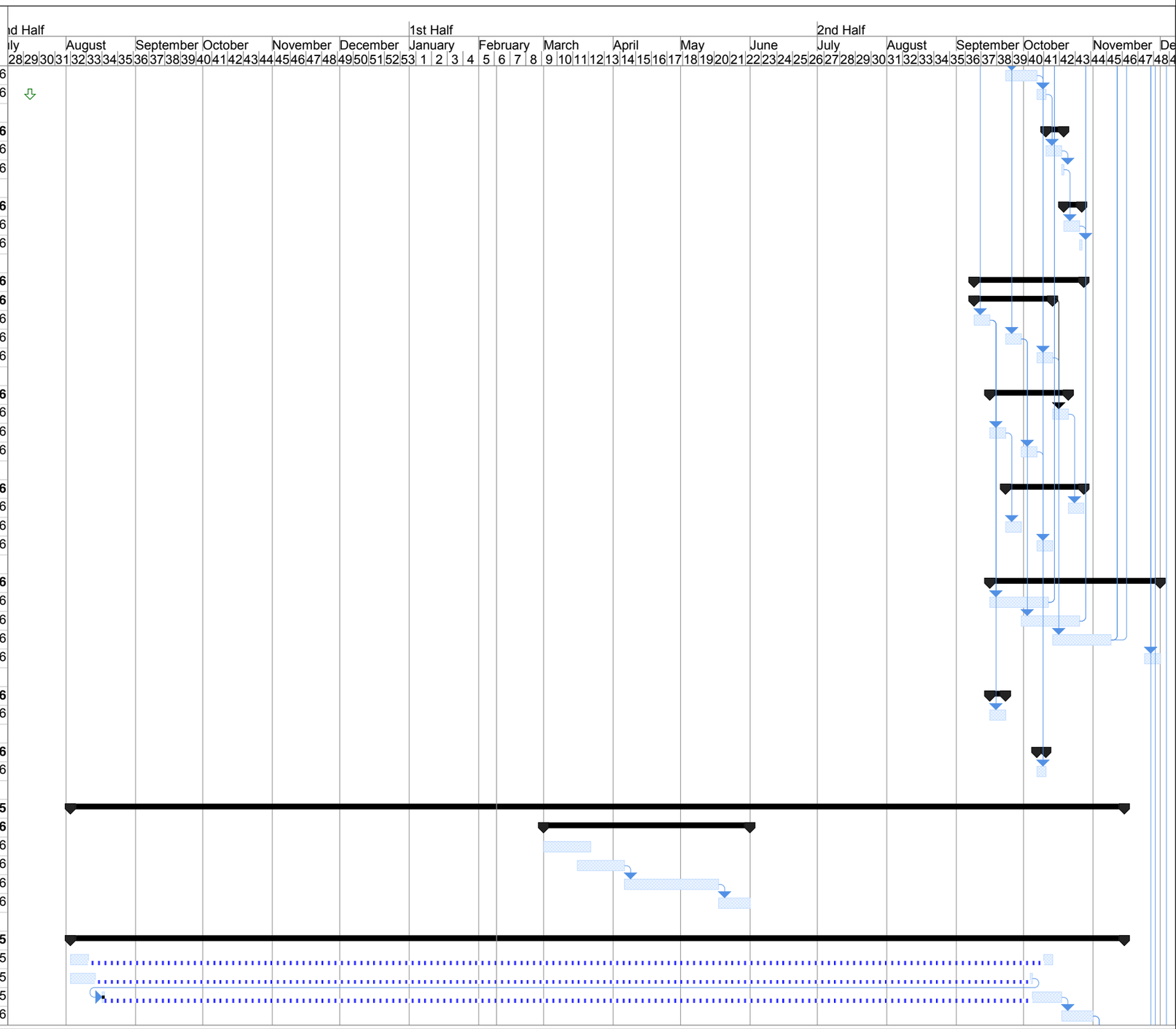
Development and Construction Programme for

ID	Task Name	Duration	Start
212	Basement	10 days	Fri 23/09/16
213	First Floor	2 days	Fri 07/10/16
214			
215	**Work top**	**6 days**	**Tue 11/10/16**
216	Basement	5 days	Tue 11/10/16
217	First Floor	1 day	Tue 18/10/16
218			
219	**Appliance Including sink**	**6 days**	**Wed 19/10/16**
220	Basement	5 days	Wed 19/10/16
221	First floor	1 day	Wed 26/10/16
222			
223	**Joinery and internal doors**	**35 days**	**Fri 09/09/16**
224	**Joinery including frame**	**25 days**	**Fri 09/09/16**
225	Basement	5 days	Fri 09/09/16
226	Ground	5 days	Fri 23/09/16
227	First Floor	5 days	Fri 07/10/16
228			
229	**Rehang the internal doors**	**25 days**	**Fri 16/09/16**
230	Basement	5 days	Fri 14/10/16
231	Ground	5 days	Fri 16/09/16
232	First Floor	5 days	Fri 30/09/16
233			
234	**Iron mongeries**	**25 days**	**Fri 23/09/16**
235	Basement	5 days	Fri 21/10/16
236	Ground	5 days	Fri 23/09/16
237	First Floor	5 days	Fri 07/10/16
238			
239	**Decoration**	**54 days**	**Fri 16/09/16**
240	Basement	18 days	Fri 16/09/16
241	Ground	18 days	Fri 30/09/16
242	First Floor	18 days	Fri 14/10/16
243	Final touch	5 days	Thu 24/11/16
244			
245	**External doors**	**5 days**	**Fri 16/09/16**
246	Basement & Ground floor	5 days	Fri 16/09/16
247			
248	**Testing an commissioning the building**	**2 days**	**Fri 07/10/16**
249	Air & leakage test , sound test	2 days	Fri 07/10/16
250			
251	**External works**	**336 days**	**Mon 03/08/15**
252	**Within Boundary**	**66 days**	**Tue 01/03/16**
253	Infrastructure piping & DUCTS up to the boundary	15 days	Tue 01/03/16
254	Patio/Entrance tiling	15 days	Wed 16/03/16
255	Landscaping	30 days	Wed 06/04/16
256	External brick work Refuse & brick works	10 days	Wed 18/05/16
257			
258	**External utility connection**	**336 days**	**Mon 03/08/15**
259	Sewer	10 days	Mon 03/08/15
260	Surface Drainage	10 days	Mon 03/08/15
261	Water	10 days	Mon 17/08/15
262	Gas	10 days	Tue 18/10/16



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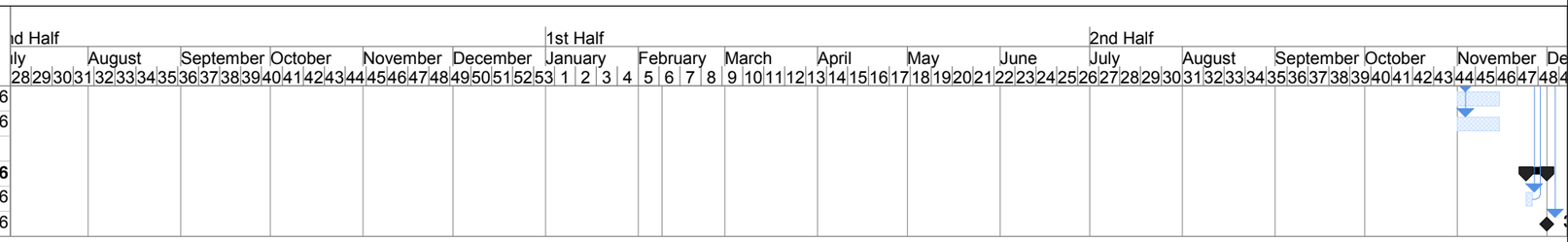
Development and Construction Programme for

ID	Task Name	Duration	Start
263	EDF	10 days	Tue 01/11/16
264	BT	10 days	Tue 01/11/16
265			
266	**Final Inspection & completion**	**5 days**	**Thu 24/11/16**
267	Inspection	2 days	Thu 24/11/16
268	Handover	0 days	Wed 30/11/16



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Project Summary		Inactive Milestone		Manual Summary		Progress			

1-8 COLLEGE YARD DELIVERIES LOG

DATE	COMPANY	TIME IN	TIME OUT	TYPE (SIZE/TONNAGE)	CARGO
10/05/16	SWS HELOSYR	11.30	11.55	15 m^3	M/A
10/05/16	SWS HELOSYR	11.25	11.55	15 m^3	M/A
11/05/16	SWS HELOSYR	7.50	8.30	15 m	M/A
12/05/16	Mini Mix	12:55	13:15	4m	Concrete
13/05/16	Mini Mix	12.50	13:15	4m	Concrete
17.05.16	SWS HELOSYR	7.50	8.50	15 m^3	M/A
18.05.16	SWS HELOSYR	7.50		15 m^3	M/A
19/05/16	Mini mix	11:15	11:20	4m	Concrete
24/09/16	Tipper	9:00	9:15		
28/09/16	Built it	14:50	15:-		blocks

Freeds Construction Ltd

149A Clapton Common, E5 9EA

Tel:07970910011 E-mail freedsdevelopment@gmail.com

To:

_____

_____

_____

Dear Sir/Madam,

Ref:-**1-8 College Yard, London**

Please find attached CMP & SMP for the above project

Please sign this copy to ensure that you have read and fully understood these documents

Thank you,

Kind Regards,

…….

Daniel Riechman

I have read the CMP and SMP documents and confirm that I do fully understand these documents.

Signature : _____

Printed Name : _____

Company: _____

Position in company: _____