

# Construction Management Plan



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# 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areas** of the Draft table will be deleted by their respective teams during pre app review if these sections are no longer applicable.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	02.02.17
CLOCS	02.02.17
Transport	02.02.17
Highways	02.02.17
Parking	02.02.17
Environmental health	02.02.17
Sustainability	02.02.17
Sign off	

### Draft

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

- INDICATES INPUT REQUIREMENT FROM MULTIPLE TEAMS THROUGHOUT DOCUMENT

**Note : revisions to the CMP following comments received 13.03.17 from Camden Borough Council have been highlighted**

# 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 \(CMRBC\)](#).

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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.

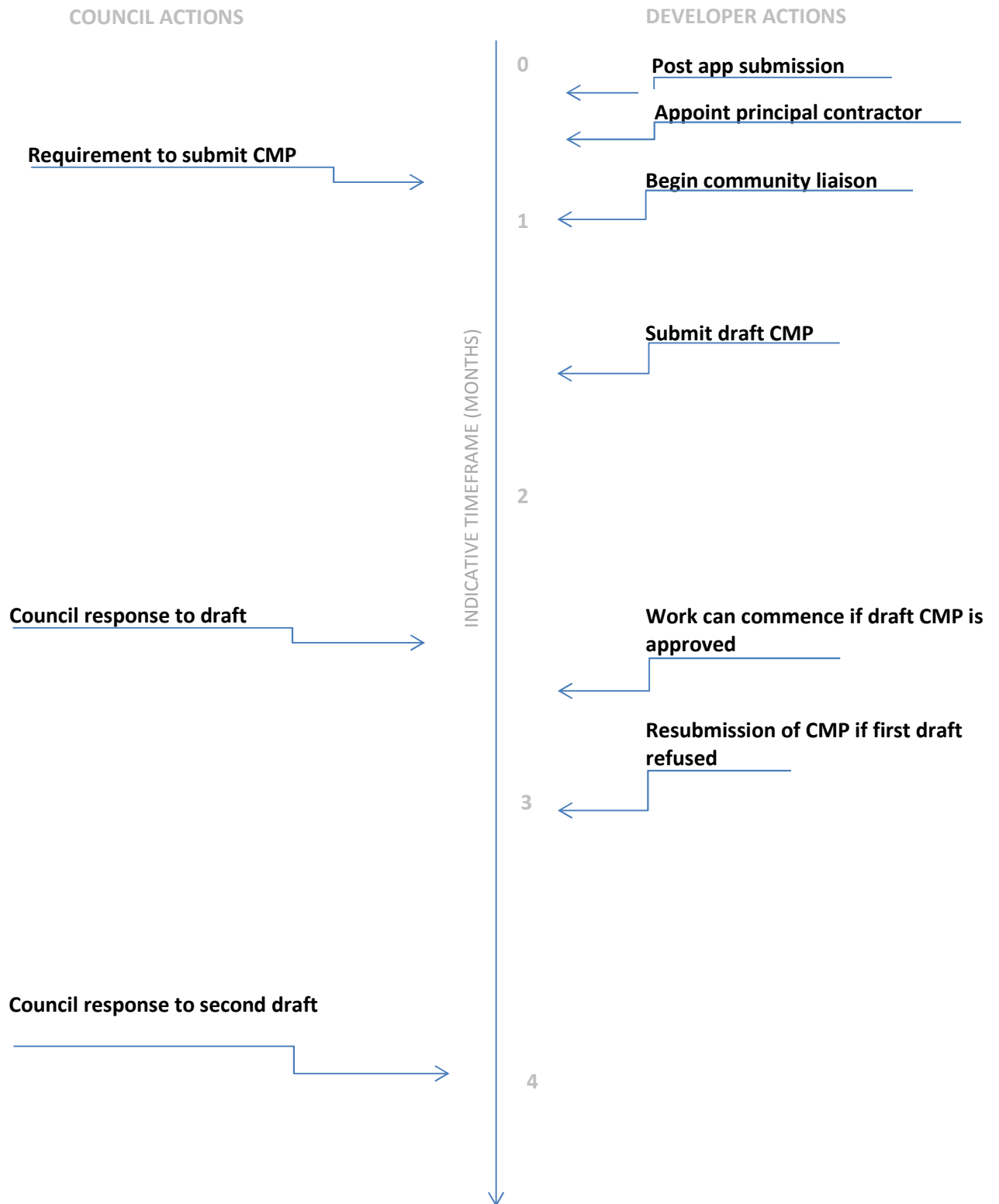
If your scheme involves any demolition, you need to make an application to the Council's Building Control Service.

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

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

Revisions to this document may take place periodically.

# Timeframe



# Contact

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

Address: **254, Kilburn High Road, London, NW6 2BS**  
Planning ref: **2015/2775/P**  
Type of CMP - **Section 106 planning obligation**

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

Name: **Austin Warnes**  
Address: **Oak View, Main Street, Fenton, Nottinghamshire NG23 5DE**  
Email: **[austin.warnes@btinternet.com](mailto:austin.warnes@btinternet.com)**  
Phone: **07801-203681**

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: **Peter Buckley**  
Address: **Godfrey Construction (London) Ltd, Hillview House, 1, Hallswelle Parade, London NW11 0DL**  
Email: **[peter@zenddevelopments.co.uk](mailto:peter@zenddevelopments.co.uk)**  
Phone: **0208-209-3048 / 07790-455939**

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: **Austin Warnes / Peter Buckley**  
Address: **As 3**  
Email: **As 3 and 2**  
Phone: **As 3 and 2**

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: **As 3**  
Address:  
Email:  
Phone:

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

Name: **Peter Buckley**  
Address: **Godfrey Construction (London) Ltd, Hillview House, 1, Hallswelle Parade, London NW11 0DL**  
Email: [peter@zenddevelopments.co.uk](mailto:peter@zenddevelopments.co.uk)  
Phone: **0208-209-3048 / 07790-455939**

# 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 blue bordered land is currently a disused marble processing warehouse, comprising of two large warehouses, frames only left and associated office buildings. The surrounding area is a mixture of residential properties and small retail businesses to the main Kilburn High Road and a public green space park to the rear.

The site is enclosed at the rear and sides by a large wall and at the front by retail units and residential flats above them.

The land is going to be developed into 60 residential units and ground floor commercial spaces.

On the opposite side of the North-West elevation wall is a vent shaft containing 400kV electrical cabling.

The rear wall is bordered by a segregated dog walking area within the park.



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).

Construction work will include ground clearance, the removal of concrete slab. Excavations for drainage and piling for foundations.

The main issues on the site will be:

- initial demolition and removal of concrete frame warehouses
- breaking out of concrete slab and excavations for the drainage and foundations
- pedestrians, deliveries, collections and local traffic

The close proximity to dwellings and businesses will make this a challenge with regard to noise, dust and vibration.

The access into site is very narrow and vehicles will have to be banked in and out as the entrance crosses a public walkway and leads onto the busy A5 into and out of London.

This section of Kilburn High Road has no parking on either side and has single and double yellow lines. This keeps the entrance way to the site clear on both sides but does not allow any stopping for vehicles waiting to access the site.

The area has several small retail businesses, local restaurants, two public houses and a local park which are all well frequented and service the local community.

As a result of these there will be significant foot traffic along the footway of Kilburn High Road and surrounding streets.

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

The closest receptors to the site which will be affected by the construction are local businesses and residential properties backing onto the site and nearby.

There is significant tree cover at the rear of the site to provide a barrier for the local park. There are substantial walled boundaries on all sides, however, this will have the effect of accentuating any noise from the site during construction activities.

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 scaled plan above shows the site bordered in blue with the main Kilburn High Road (A5) outside the site. There is restricted parking on both sides of the High Road with single yellow lines.

The blue double arrow denotes the site entrance through which all site traffic will come and go.

There are no designated cycle lanes in the road outside the site and footways on both sides of the road. Cycles will use this road in both directions at all times of the day.

The footway on the site side crosses the entrance which is flush with the pavement meaning emerging traffic will have to be strictly guided in and out of the site by trained staff.

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).

**Phase 1 Demolition of Warehouse Units, slab and Offices – 6-8 Weeks (23.02.17 Start)**  
23 Garage Units to be demolished and arisings removed.

**Phase 2 Substructure – 8 Weeks**  
Foundation and Drainage Excavation

**Phase 3 Construction of Development Superstructure 29 Weeks**  
Construction of main buildings comprising 60 units

**Phase 4 Metsec / Windows 5 Weeks**  
Internal Metsec and Windows

**Phase 5 Fitout and Externals 38 Weeks**  
Internal Fitout and External Landscaping / Paving

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

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

The site hours will follow the Camden guidelines:

8.00am to 6pm on Monday to Friday  
8.00am to 1.00pm on Saturdays  
No working on 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.

New services will be required across all utility elements as there are a large number of properties and commercial units to cater for. No residential properties have been built on this site previously.

A strategy is being developed for utility services to be provided and the companies involved.

Full details of this strategy, the companies involved and traffic management proposals will be added to a later revision of this document.

## 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.

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### **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 routing 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.

A)

During a previous application for a similar development on this site letters were sent to 54 adjoining occupiers. In addition, a site notice was displayed from 25/06/14 until the 16/07/14 and a press notice was placed in the Ham and High on the 26/06/14.

Over this period two letters of objection were submitted.

B)

Contact was made on 27/02/17. This was in the form of letters either hand delivered or delivered by registered post to the local neighbours. The site location plan was included with this letter. There has been no response to this letter. A copy of the letter and addresses to which they were sent are attached (appendix 1)

C)

Contact was made via email to interested parties advised by Camden Borough Council. These were *'the Friends of Kilburn Grange Park'* and the ward councillors. The site location plan, draft Arboricultural report and sketch drawing showing the proposed hoarding location within Kilburn Grange Park was included with the email to *'the Friends of Kilburn Grange Park'*. The location plan and draft CMP (this document) was included with the email to the councillors.

There has been no response to the emails. Attached are copies of the email sent. (appendix 1)

D)

Contact was made on 17.03.17. This was in the form of letters either hand delivered or delivered by registered post to the local neighbours advising of a public meeting *'to explain the construction process and address any concerns that you may have.'* - Addresses contacted are as listed under B)

At the same point contact was made via email to interested parties advised by Camden Borough Council. These were *'the Friends of Kilburn Grange Park'* and the ward councillors.

Two emailed queries / responses were received from local residences. Attached is the correspondence sent and received (appendix 1)

E)

On 22.03.17 the public meeting was held at Kingsgate Community Centre between 5.30 and 7pm. Provided for discussion were the planning approved development proposals, the draft Construction Management Plan (this document), The draft Arboricultural report, various other documents relating to the proposed site hoarding and construction programme. 4 members of the public attended and filled out comments sheets. These are attached. (appendix 1)



## 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.

Zen Construction will continue to keep the local residents and businesses updated and will post a newsletter on the main gate and hoarding at the rear of the development when elements of the development which may impact more upon the local community take place.

The contact numbers for those in charge of the site and the development will be posted outside the site and in the notice board.

Meetings will be arranged on site and local residents and business may be invited to discuss the development and any concerns they may have.

## 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](#)".

Zen are involved in several local developments in the Camden area and have registered some of those sites with the Considerate Constructors Scheme.

We will do so for this project and advise of the registration number when this is done.

Zen and their Principal Contractor will follow the Guide for Contractors Working in Camden.

## 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.

Zen are not aware of any large construction sites in the immediate vicinity of this site. There are always small renovation projects in such a large town This project will increase heavy traffic at certain times but there are no other similarly sized projects. As a result, the traffic increase will be as a result of this project and will not form a cumulative effect due to other sites in the locale.

Scheduled deliveries avoiding school pick up and drop off times will be put in place from the beginning of the project.

There are no other sites of comparable size due to start within this projects time frame that we are currently aware of.

# Transport

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

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

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

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

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

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



### 1. Name of Principal contractor:

**Godfrey Construction (London) Ltd, Hillview House, 1, Hallswelle Parade, London NW11 0DL**

Email: [peter@zendependments.co.uk](mailto:peter@zendependments.co.uk)

Phone: **0208-209-3048 / 07790-455939**

### 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).

The Principal Contractor will ensure that:

- All logistics operators visiting the site in a vehicle exceeding 3.5 tonne are registered with the FORS scheme with at least a Bronze certificate
- A route to and from the site is communicated to all companies delivering to and collecting from the site avoiding major cycle routes where possible
- Proximity warning signage and side 'under run' protection is affixed to vehicles over 3.5 tonne
- Vision aids including mirrors and cameras are fitted to vehicles
- Audible warning devices are fitted and working

No loading or unloading will be done from the street unless an appropriate licence for closure has been applied for and agreed in advance.

Marshalling of vehicles will be done with trained and competent operatives.

Barriers will be available and signage will be placed on both sides of the site entrance warning pedestrians of the danger of emerging vehicles.

The Principal Contractor will sign up to the CLOCS community to monitor changes to the standard.

Where FORS Bronze operators are appointed suppliers will be asked to provide evidence that all drivers servicing the site will have undertaken some approved additional training (Safe Urban Driving or Work Related Road Risk Vulnerable Road User training and on-cycle hazard awareness course etc)

CLOCS Compliance will be expected as a contractual requirement.

Desktop checks will be made against the FORS database of trained drivers and accredited companies as outlined in the CLOCS Standard Managing Supplier Compliance guide. These will be carried out as below:

#### **Site checks**

Checks of FORS ID numbers will form part of the periodic checks and will be carried out as per an appropriate risk scale.

Where the contractors own vehicles and drivers are used the above approach will be modified accordingly.

Letters will be formulated to all suppliers and contractors asking about their accreditation to FORS and encouraging them to sign up if not already accredited.

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:

The requirement to abide by CLOCS will be included in all contracts and tender briefs.

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

#### Site Traffic

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

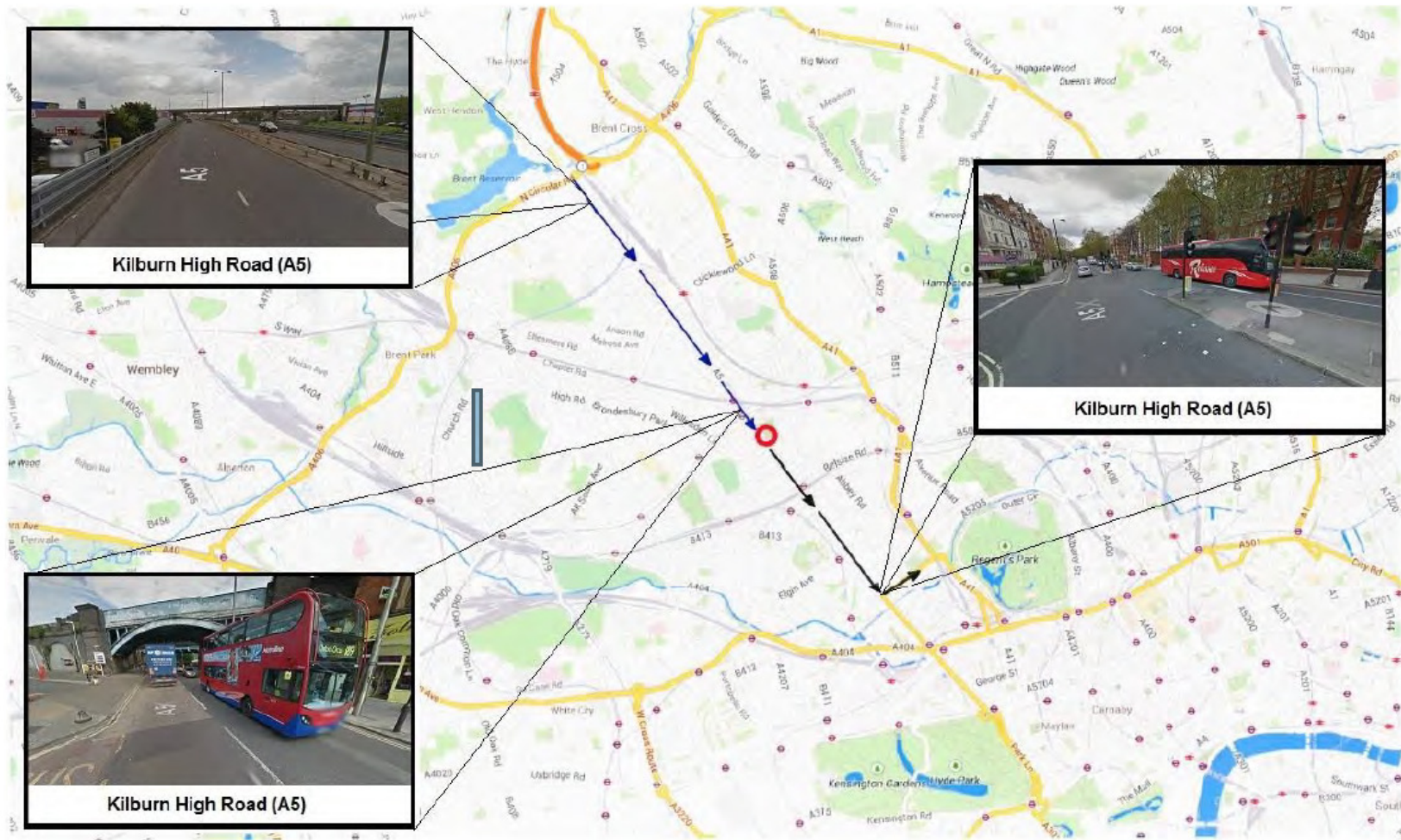
**4. Traffic routing:** *“Clients shall ensure that a suitable, risk assessed vehicle route to the site is specified and that the route is communicated to all contractors and drivers. Clients shall make contractors and any other service suppliers aware that they are to use these routes at all times unless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

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

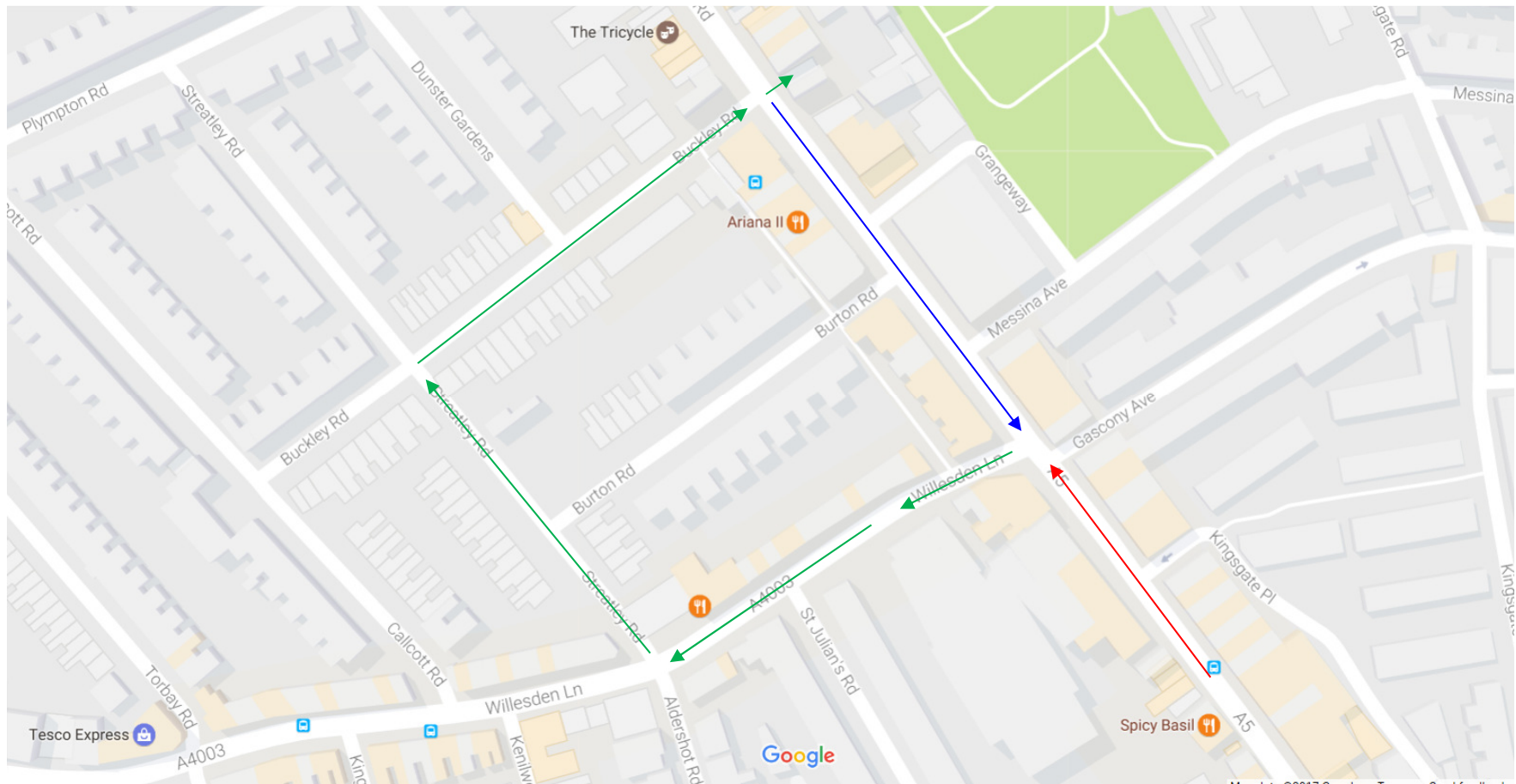
Consideration should also be given to weight restrictions, low bridges and cumulative impacts of construction (including neighbouring construction sites) on the public highway network. The route(s) to and from the site should be suitable for the size of vehicles that are to be used.







○ Site Location   
 ➡ Access route for site traffic   
 ➡ Egress route for site traffic



Vehicles from the North (**Blue Arrow**) and from the South (**Red Arrow**) follow green arrow direction into Willesden Lane, Streatley Road and Buckley Road to approach the site gates head on. This will negate vehicles manoeuvring in Kilburn High Road as they will be able to drive straight into site. The entrance is of restricted width and most vehicles of moderate width will not make the turn into site from Kilburn High Road without additional manoeuvring.

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

All contractors and potential suppliers to site will be made aware of the routes to and from site including on-site restrictions in a brief supplied to them before commencement on site. This will include a desired vehicle size, times of acceptance of delivery / collection.

We will expect and ask all of our contractors to communicate this to their supply chain. There are no schools in the immediate vicinity of the site and the times of delivery will be confined to 09.30am – 4.30pm weekdays and 08.00am to 1.00pm on Saturdays.

**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.

Vehicles will include: (Types)

Small Muck away vehicles 4 -6 wheels  
Concrete delivery vehicle 6 wheels  
Ballast and loose materials 4 wheel  
General Building materials 4 wheel HIAB flat bed or rigid vehicle  
Sundry materials 4 wheel, (van/flatbed).

During the hours mentioned above vehicles will arrive at scheduled times throughout the day.

No vehicles will be allowed to dwell around the site.

Scheduled deliveries and collections will avoid vehicles waiting in the surrounding streets.

The surrounding streets are suitable for such transport.

The frequency of vehicles can be predicted as follows:

Phase 1	1- 3 per day
Phase 2	2 - 3 per day
Phase 3	10-15 per day
Phase 4	5-10 per day

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

None of any relevance

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.

There is only one entrance to this site, the vehicles will be asked to take a specific route to site so that they are facing in the right direction to be able to manoeuvre onto site under guidance.

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.

There will be no off-site holding areas as the visits to site will be scheduled. The size of the development does not warrant a logistics holding centre.



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).

Material consolidation centre not required due to the size of the site.

**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

The route that is to be proposed and briefed to all contractors and supply chains is as follows:

Follow the LTRN A5 until reaching the site at Willesden Lane.

Turn right / left into Willesden Lane and then right into Streatley Road.

Follow Streatley Road to Buckley Road and turn right towards Kilburn High Road.

Follow to the end, the entrance to site will be directly opposite the end of Buckley Road

All vehicles to announce arrival and get the site banksmen to assist the manoeuvring of the vehicle into site.

*(There is sufficient space on site to drive into site and turn, which eliminates most vehicles reversing in the road)*

Once vehicles have finished on site they will exit left, guided out of the site again by banksmen, and follow LTRN A5 South to A406 or Belsize Lane to A41 North.

**Note :** the Developer and Contractor are aware that Kilburn High Road forms the boundary between Camden and Brent Borough Councils. A copy of this document will be submitted to Brent Council Highways department once it has been agreed with Camden Borough Council

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

Vehicles will be scheduled to site as there is no space for vehicles to wait without contravening local parking restrictions.

Drivers of vehicles will announce their arrival to site and they will be immediately attended to by site banksmen.

Only trained banksmen will assist in manoeuvring the vehicle into site.

As the site has a flush entrance so any movement will be in public areas, vehicles will wait on site until instructed by the banksmen to exit into Kilburn High Road where they will **only** be allowed to turn left.

Banksmen will control any pedestrian traffic along the footways by extending or placing barriers temporary closing the footways on the site side until the vehicle is safely onto site.

Barriers will be replaced closing the footways again prior to any vehicle being cleared to exit or enter the site.

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).

Please see Swept Path Analysis of proposed vehicular access onto and off site below:



A4

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.

A jet wash facility will be set up on site to provide a wheel wash for vehicles exiting the site.

Runoff from washing down vehicles will be allowed to drain into the local soils but not into the drainage system. For the containment of concrete wash out a lined skip containing the wash will be constructed and the resulting contaminants will be pumped away.

Vehicles will not be allowed to leave the site dirty.

Any contamination of mud on the road will be cleaned off at the end of each day and will be left clean and clear of site debris and detritus.

**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.



Proposed location for waste / skip area.

- Off-l Arisings from main excavations will be removed by lorry using HIAB grab. not anticipated at this time.
- A re unlo Loading will take place in this area ompleted if there is a need to perform any loading or

### 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](#).

No parking bay suspensions will be required.

#### 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).

None Required.

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

Safety signage dictating what equipment and PPE is required to enter the site and contact details will be posted on the external hoarding / gate.  
Extendable barriers will be placed across footways during vehicle access / egress.  
Ramps will not be required.

## 10. Diversions

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

No diversions or prolonged disruption of the highway is anticipated in the early stages of construction. A tower crane is expected to be erected on site and this will be done from a vehicle which will enter the site and be erected using a mobile crane.  
A full lifting plan will be devised for this element of works and no disruption of the highway is anticipated.  
This will be discussed during this initial pre-application process and any changes will be the subject of a separate plan.

## 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.

Pedestrians will be marshalled around the site entrance or temporarily held whilst vehicles are manoeuvred into or out of site. This will be done by trained banksmen and the use of plastic barriers or 'extenda' tape barriers extended across the footways to prevent access across the site entrance.

Cyclists using the road at these critical periods will also be temporarily held whilst the vehicles are manoeuvred.

No alternative routes are available for pedestrians or cyclists to take once they reach this point in Kilburn High Road.

All traffic marshalling will be done by trained operatives wearing appropriately coloured hi-visibility clothing.

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.

Scaffolding and hoarding will need to be erected on land belonging to Kiburn Grange Park. A licence for these structural elements will be applied for prior to erection with details of temporary works detailed in the plans.

A tower crane will be erected on site and the boom may oversail surrounding properties. Any licence for the oversail will be applied for prior to erection of the crane.

No materials will be lifted over the public highway. Hoarding will be erected but none of this will be on the public highway.

The existing walls to the site will be retained until such time they need to be removed for the construction of the building.

At this point hoarding or fencing will be required and if required to be placed on the public highway the necessary hoarding licences will be applied for.

# 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 will consist of:

Demolition and breaking out of existing slab – 08.00-18.00 – 6 Weeks

Piling Operations – 08.00-18.00 – 6 Weeks

Construction Operations – 08.00-18.00 – 15 Months

No noisy works will take place outside of the permitted working hours of the site.

We will maintain a close liaison with local residents and businesses to determine whether quiet times are needed during any other part of the day. The site contractors will be required to use modern machinery with posted noise and low vibration output.

Predicted Noise Levels:

The most noise will be generated from the break out of the existing slab and high level concrete frame still standing. This will be for a maximum of two weeks.

A 20T 360° excavator with hydraulic breaker unit attached will emit 85dB at 10 metres without control measures. Erected hoarding will provide a barrier to the receptor pathways and should reduce the noise level to 75dB outside the site footprint.

In the event that levels are exceeding this, established by monitoring, we will erect acoustic panels to Heras fencing around the excavator to further reduce noise levels.

Noise monitoring will begin immediately and levels recorded in a revision to this CMP.

All contractors will be asked to secure equipment with high levels of noise abatement specification. All mechanical plant will be fitted with exhaust silencers and will be properly maintained.

Best Practicable Means as defined in the Control of Pollution Act 1974 shall be used to reduce noise and vibration with reference to the principles of BS5228:2009 which shall be briefed to all operatives.

The demolition contractor will endeavour to achieve a lower noise threshold of 75(dBA) at the site boundary. This will be monitored and if consistently exceeded, work will cease and the causes investigated.

Mitigation measures will be implemented to prevent recurrence such as acoustic panels as outlined above.

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.



No recent noise survey has been carried out. A survey will be carried out prior to the commencement of operations on site and the results made available.

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

Vibration Level ppv mms-1	Description of Effect	Effect
<0.3	Vibration is unlikely to be perceptible in even the most sensitive situations for most vibration frequencies associated with construction.	Negligible
0.3 to 1	Increasing likelihood of perceptible vibration in residential environments.	Minor
1 to 10	Increasing likelihood of complaint in residential environments, but can be tolerated at the lower end of the scale if prior warning and explanation has been given to residents.	Moderate
>10 Vibration	Is likely to be intolerable for any more than a very brief exposure to a level of 10mms-1.	Major

It is commonly held that if vibration can be felt, it is also likely to have a simultaneous adverse effect on the building, possibly resulting in damage of either a cosmetic or structural nature.

It is stated in BS 7385-2:1993 that cosmetic damage to residential or light commercial type buildings may occur at 15 mm/s. For industrial and heavy commercial buildings, this increases to 50 mm/s.

The LV10 parameter is the rolling hourly 10th percentile of the reported PPV levels measured at intervals of one minute. It is specified in relation to human perception of vibration. To prevent building damage from vibration an instantaneous vibration level of 10 mm/s will be applied. The contractors will endeavour to keep vibration to less than 1mm/s ppv.

Using modern excavating equipment and excavation techniques, vibration is not expected from the development unless obstructions underground are encountered in which case monitoring equipment will be deployed.

Any increase into the levels within the red highlighted section will require further investigation of work processes to reduce the vibration. Mitigation will be used in accordance with Best Practice Guidance.

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.

The site will be protected by walls or hoarding around its entire perimeter reducing any noise exposure at ground level.  
Cutting areas will be internally located where possible otherwise an enclosure will be built to reduce the impact of the noise.

Modern machinery with low noise and vibration output will be utilised on site.

Residents will be consulted / forewarned of any activity that might give rise to elevated noise and vibration levels in advance of those works.

Several noisy operations may be scheduled to take place together as the cumulative effect may not be any more significant.

Vibration operates differently and operations where vibration is likely to occur will be scheduled separately.

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

All operatives on site will be briefed on the contents of BS 5228 -1: 2009 (Code of Practice for Noise and Vibration Control on construction and open sites and a copy will be available on site for reference.

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

Higher dust levels will be confined to the removal of the buildings remaining and the break out of the slab. Good water use will suppress a large quantity of dust escaping the site.

Earth removal from site is not expected to raise high dust levels.

All lorries transporting material from site will be sheeted prior to leaving site and wheels will be washed reducing track-out.

Dust levels on properties around the site will be monitored and assessed. If there is any significant soiling found corrective action and control measures will be employed to prevent a recurrence.

Effective management, supervision and training for all operatives to identify and control dust levels is essential as is the careful selection of equipment capable of controlling dust levels and emissions to air.

The site operations have been classified as below:

<b>Activity</b>	<b>Dust Emission Magnitude</b>
<b>Demolition Slab Break-Out</b>	<b>Medium / High</b>
<b>Groundworks / Excavations</b>	<b>Small</b>
<b>Construction</b>	<b>Small</b>
<b>Track-Out</b>	<b>Medium</b>

This is a medium sized construction site and the time of year makes the weather unpredictable, during the construction phases good effective suppression of dust will be practiced on site to keep dust levels to a minimum.

The following table shows an evaluation of the dust impact for each given activity considering the factors:

- Time of Year
- Duration
- Volume of construction
- Controls put in place

<b>Sensitivity of Area</b>	<b>Dust Emission Magnitude –Demolition</b>
<b>High</b>	<b>Classification of Site – Medium</b>
<b>High</b>	<b>Medium</b>
<b>Sensitivity of Area</b>	<b>Dust Emission Magnitude – Groundworks / Excavations</b>
<b>High</b>	<b>Classification of Site - Medium</b>
<b>High</b>	<b>Low Risk</b>
<b>Sensitivity of Area</b>	<b>Dust Emission Magnitude – Construction</b>
<b>High</b>	<b>Classification of Site - Medium</b>
<b>High</b>	<b>Low Risk</b>
<b>Sensitivity of Area</b>	<b>Dust Emission Magnitude – Track-Out</b>
<b>High</b>	<b>Classification of Site - Medium</b>
<b>High</b>	<b>Medium</b>

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.

Significant dirt and debris will be prevented from reaching the highway due to a site wheel wash facility in place.  
Any materials transferred to the highway will be cleaned using the jet wash and brushes ensuring the highway and footway is cleared each night.

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

Monitoring equipment can be set up along the site boundary for the measuring of nuisance dusts, vibration and noise emanating from the site activities, if the noise levels are surveyed to be above the control levels.

The results of any monitoring will be recorded and entered into the CMP.

Copies of any monitoring documentation can be forwarded on request.

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.

As attached.

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.

As 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.

This is classified as a high risk site due to the numbers of residential properties within a close proximity to the site.

Dust monitoring will be carried out as per SPG.

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 survey was carried out by Rentokil (A BPCA member) on 22.02.17. Pest activities and / or pest risks were found to be present on the property. Recommendations are as follows;

(Restriction) Any food stuff that is dropped on the floor or left on worktops will provide food sources for pests. This will not only attract pests but make the control of infestation difficult. Its recommended that a clean site is maintained. Need to locate any food sources. Rodents will not eat rodenticide if plentiful supply of normal food is available. Look at general hygiene levels, behind units/pallets etc for spilt food sources.

(Destruction) To control the current Rat activity being experienced and to monitor for future infestation an external baiting program is recommended using plastic bait boxes installed around the premises and secured to the building.

Once control has been achieved toxic baits will be changed for non-toxic blocks to monitor for future activity and re-introduce toxic baits when rats are present to help prevent infestation becoming established in and around the building. We advise placing a number of plastic bait boxes around the premises containing chronic rodenticide which Rats sporadically feed from. These are checked and replenished as necessary by trained technicians and the toxic bait removed or replaced with non-toxic/environmentally safe monitors when rat activity has ceased.

The full report and recommendations are attached (appendix 2) and will be implemented a minimum of 28 days prior to building works.

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

An asbestos survey has been completed and asbestos cement sheet was found on the warehouse units. This was removed prior to the Clients purchase of the site.

There may be other small areas of asbestos cement sheet that still remain but these can be removed by a competent contractor under a comprehensive RAMS.

Disposal will be via licenced facility and waste transfer notes will be retained.

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.

Due to the sensitive nature of the area smoking will be allowed on site in a designated area.

Smoking outside the site will be discouraged. There are local cafes and restaurants which may be frequented by site staff. They will do so in a responsible manner and will be appropriately dressed.

The Principal Contractor will no doubt have a good reputation and as such will not tolerate bad behaviour, poor language, wolf whistling etc. from their site staff. The developer will also not tolerate such behaviour and the necessary discussions will be held before works commence on site.

Radios will be allowed on site at reasonable levels. This may be reviewed if the volume levels are abused.

## Agreement

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

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

**Signed:** .....

**Date:** .....

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

**Position:** .....

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

## Appendix 1 Consultation





**FORTHCOMING DEMOLITION AND DEVELOPMENT AT**  
**254 KILBURN HIGH ROAD**  
**LONDON**  
**NW6 2BS**

**27<sup>TH</sup> FEBRUARY 2017**

**Local Residents / Businesses**

On or around the 27<sup>th</sup> February 2017 demolition works will commence on the vacant buildings at 245 Kilburn High Road, NW6 2BS. The extent of the site is shown on the attached drawing.

It is the developers' intention to demolish the existing buildings and the concrete slab. Excavation will take place to form foundations to create a development of 60 residential units and 3 commercial units after the completion of the demolition works.

The demolition is expected to last 6 weeks. During this time there will be some plant noise from the site and you may feel some vibration through the ground in your residences if you live or work nearby the site.

This is nothing to be concerned about but may be unsettling if you have children or care for someone at home. If you have any concerns about noise or dust, please contact me at any time on my number below.

There are strict site hours and no noisy works will start before 08.00 or finish later than 18.00.

Below this introductory letter, you will find a contact list containing the details of the Principal Contractor and some of the main contractors who will be involved in the demolition and forthcoming construction works at this location.

The overall works are expected to last 18 months.

This letter is to introduce ourselves and assure you that we aim to cause as little disruption as possible throughout this construction programme.

If you should have any concerns about any of the activities taking place, then I would ask that you give us the opportunity to address them in the first instance.

If you remain dissatisfied with the outcome of any action then you are free to contact the local building control department, the details of which I have also listed below.

Demolition works are due to commence on or around 27<sup>th</sup> February.

Construction works are due to commence approximately 2 – 3 weeks after the demolition works have concluded.

Yours sincerely

**Austin Warnes**

For and on behalf of the Client and Construction Team

**Client:** 254 Kilburn HR LLP  
**Address:** Hillview House  
1, Hallswelle Parade  
London  
NW11 0DL

**Contact:** Yannis Christodoulou  
**Tel:** 07733-114882  
**E-Mail:** yannis@zenconstructionlondon.co.uk

**CDM Advisor:** Austin Warnes  
**Address:** Oak View  
Main Street  
Fenton  
Nottinghamshire  
NG23 5DE

**Contact:** Austin Warnes  
**Tel:** 07801 – 203681  
**E-Mail:** austin.warnes@btinternet.com

**Health & Safety Consultant:** Austin Warnes  
**Address:** Oak View  
Main Street  
Fenton  
Nottinghamshire  
NG23 5DE

**Contact:** Austin Warnes  
**Tel:** 07801-203681  
**E-Mail:** austin.warnes@btinternet.com

**Demolition & Principal Contractor:** Advanced Demolition  
The Geddings  
Pindar Road  
Hoddesdon  
Hertfordshire  
EN11 0BZ

**Contact:** Mick dedman  
**Tel:** 01992-443100  
**E-Mail:** mick@advanceddemolition.co.uk

**Local Authority:** Building Control  
**Address:** London Borough of Camden  
5, Pancras Square  
London  
N1C 4AG

**Contact:** Anyone  
**Tel:** 0207-974-6941  
**E-Mail:** building.control@camden.gov.uk

Local residences and businesses served with the above letter

246 Kilburn High Road  
250 Kilburn High Road – Internet Café Kilburn Business Centre  
252 Kilburn High Road  
Ground floor shop and basement 252 Kilburn High Road – Homeview Estates  
258 Kilburn High Road  
258A Kilburn High Road  
260 Kilburn High Road  
260A Kilburn High Road  
260B Kilburn High Road  
260C Kilburn High Road  
260D Kilburn High Road  
Ground floor shop 260 Kilburn High Road  
262 Kilburn High Road  
262A Kilburn High Road  
262B Kilburn High Road  
Ground floor premises 262 Kilburn High Road  
1st floor flat 262 Kilburn High Road  
2nd floor flat 262 Kilburn High Road  
3rd floor flat 262 Kilburn High Road  
264-266 Kilburn High Road – Sir Colin Campbell Pub  
268 Kilburn High Road – Halim's Unisex Hair Salon  
268A Kilburn High Road  
Ground floor shop 270 Kilburn High Road – Powell Spencer  
270 Kilburn High Road – J Benson Solicitors  
272 Kilburn High Road – Cjon Properties  
The Black lion 274 Kilburn High Road  
Paddy Power 251-255 Kilburn High Road – handed to Patricia McCarthy (Manager)  
Flat 1 251-255 Kilburn High Road  
Flat 2 251-255 Kilburn High Road  
Flat 3 251-255 Kilburn High Road  
Flat 4 251-255 Kilburn High Road  
Flat 5 251-255 Kilburn High Road  
Flat 6 251-255 Kilburn High Road  
Flat 7 251-255 Kilburn High Road  
Flat 8 251-255 Kilburn High Road  
Flat 9 251-255 Kilburn High Road  
Flat 10 251-255 Kilburn High Road  
Flat 11 251-255 Kilburn High Road  
Flat 12 251-255 Kilburn High Road  
Flat 13 251-255 Kilburn High Road  
Flat 14 251-255 Kilburn High Road  
Flat 15 251-255 Kilburn High Road  
James Crook Funeral Directors 259 Kilburn High Road – Handed to Dana Smith  
Flat 1 259 Kilburn High Road – Pravin (Employee of James Crook)  
Flat 2 259 Kilburn High Road – Andrew (Employee of James Crook)  
Round the Clock Supermarket 261 Kilburn High Road – handed to Omar Safi  
Flat 1 261A Kilburn High Road (flat above round the clock)  
Flat 2 261A Kilburn High Road (flat above round the clock)  
Flat 3 261A Kilburn High Road (flat above round the clock)  
Flat 4 261A Kilburn High Road (flat above round the clock)

Flat 5 261A Kilburn High Road (flat above round the clock)  
Iftin Express 263 Kilburn High Road – handed to Mr Ali (operations manager)  
263A Kilburn High Road (flat above Iftin Express)  
Day lewis Pharmacy 265 Kilburn High Road – Handed to Ambrish Patel  
Casareccia Restaurant 267 Kilburn High Road – Handed to Fida Mohammed  
267A Kilburn High Road (flat above Casareccia)  
The Tricycle Theatre 269 Kilburn High Road  
First floor offices 269 Kilburn High Road  
271-273 Kilburn High Road  
Flat 1 The Grange 275 Kilburn High Road  
Flat 2 The Grange 275 Kilburn High Road  
Flat 3 The Grange 275 Kilburn High Road  
Flat 4 The Grange 275 Kilburn High Road  
Flat 5 The Grange 275 Kilburn High Road  
Flat 6 The Grange 275 Kilburn High Road  
Flat 7 The Grange 275 Kilburn High Road  
Flat 8 The Grange 275 Kilburn High Road  
Flat 9 The Grange 275 Kilburn High Road  
Flat 10 The Grange 275 Kilburn High Road  
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Flat 14 The Grange 275 Kilburn High Road  
Flat 1 277 Kilburn High Road  
Flat 2 277 Kilburn High Road  
Flat 3 277 Kilburn High Road  
Flat 4 277 Kilburn High Road  
Flat 5 277 Kilburn High Road  
Flat 6 277 Kilburn High Road  
Flat 7 277 Kilburn High Road  
Flat 8 277 Kilburn High Road  
Kilburn Medical Centre 277 Kilburn High Road - Handed to Liz Grinyer  
Just for Nails 285 Kilburn High Road - Handed to Jenny Nguyen  
1st floor flat 285 Kilburn High Road  
2nd floor flat 285 Kilburn High Road  
3rd floor flat 285 Kilburn High Road

**Yannis Christodoulou**

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**From:** Yannis Christodoulou  
**Sent:** 08 March 2017 16:13  
**To:** 'friendsofkilburngrangepark@gmail.com'  
**Subject:** Development at 254 Kilburn High Road. NW6  
**Attachments:** Kilburn - Location Plan.pdf; Kilburn High Road AMS Rev1.pdf; SK 170307\_01.pdf

Dear Sir or Madam,

I work for a development company who have commenced enabling works on the vacant site at 254 Kilburn High Road prior to commencing construction of a new commercial and residential development.

As part of our works we have requested from Camden Borough Council the ability to position a site hoarding and scaffold along the common boundary between our site and Kilburn Grange Park. The approximate location of these is shown on the attached drawing SK 170307\_01. We also propose to implement protection measures to the existing trees in the vicinity of this boundary. Information on how these items are to be installed is contained within our Arboricultural report which has been submitted to the planning authority for approval and which I attach for your information.

If you would like to arrange a meeting in the near future to discuss the above or the development in general please call me to arrange. My contact details are at the bottom of this email.

Regards

Yannis  
Christodoulou

Project Manager

[yannis@zenconstructionlondon.co.uk](mailto:yannis@zenconstructionlondon.co.uk)



ZEN DEVELOPMENTS  
HILLVIEW HOUSE  
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M: +44 (0) 7733114882  
[WWW.ZENDEVELOPMENTS.CO.UK](http://WWW.ZENDEVELOPMENTS.CO.UK)

**Yannis Christodoulou**

---

**From:** Yannis Christodoulou  
**Sent:** 08 March 2017 15:55  
**To:** 'thomas.gardiner@camden.gov.uk'  
**Subject:** FW: Development at 254 Kilburn High Road. NW6  
**Attachments:** Kilburn - Location Plan.pdf; CMP 254, Kilburn High Rd.pdf

Dear Councillor Gardiner,

I work for a development company who have commenced enabling works on the vacant site at 254 Kilburn High Road prior to commencing construction of a new commercial and residential development. We have circulated letters informing the local residents of this project and our activities but it might also be helpful to meet with you to outline the development and gauge local feeling and concerns. If you would like to arrange a meeting in the near future please call me to arrange. My contact details are at the bottom of this email.

I attach a copy of the location plan which highlights the site (in red) and the Construction Management Plan (CMP) for your information.

Regards

Yannis  
Christodoulou

Project Manager

[yannis@zenconstructionlondon.co.uk](mailto:yannis@zenconstructionlondon.co.uk)



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## Yannis Christodoulou

---

**From:** Yannis Christodoulou  
**Sent:** 08 March 2017 15:53  
**To:** 'maryam.eslamdoust@camden.gov.uk'  
**Subject:** Development at 254 Kilburn High Road. NW6  
**Attachments:** Kilburn - Location Plan.pdf; CMP 254, Kilburn High Rd.pdf

Dear Councillor Eslamdoust,

I work for a development company who have commenced enabling works on the vacant site at 254 Kilburn High Road prior to commencing construction of a new commercial and residential development. We have circulated letters informing the local residents of this project and our activities but it might also be helpful to meet with you to outline the development and gauge local feeling and concerns. If you would like to arrange a meeting in the near future please call me to arrange. My contact details are at the bottom of this email.

I attach a copy of the location plan which highlights the site (in red) and the Construction Management Plan (CMP) for your information.

Regards

Yannis  
Christodoulou

Project Manager

[yannis@zenconstructionlondon.co.uk](mailto:yannis@zenconstructionlondon.co.uk)



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[WWW.ZENDEVELOPMENTS.CO.UK](http://WWW.ZENDEVELOPMENTS.CO.UK)

## Yannis Christodoulou

---

**From:** Yannis Christodoulou  
**Sent:** 08 March 2017 15:51  
**To:** 'douglas.beattie@camden.gov.uk'  
**Subject:** Development at 254 Kilburn High Road. NW6  
**Attachments:** Kilburn - Location Plan.pdf; CMP 254, Kilburn High Rd.pdf

Dear Councillor Beattie,

I work for a development company who have commenced enabling works on the vacant site at 254 Kilburn High Road prior to commencing construction of a new commercial and residential development. We have circulated letters informing the local residents of this project and our activities but it might also be helpful to meet with you to outline the development and gauge local feeling and concerns. If you would like to arrange a meeting in the near future please call me to arrange. My contact details are at the bottom of this email.

I attach a copy of the location plan which highlights the site (in red) and the Construction Management Plan (CMP) for your information.

Regards

Yannis  
Christodoulou

Project Manager

yannis@zenconstructionlondon.co.uk



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**DEVELOPMENT AT**  
**254 KILBURN HIGH ROAD**  
**LONDON**  
**NW6 2BS**

17<sup>TH</sup> MARCH 2017

**Local Residents / Businesses**

As you may be aware Zen Developments are in the process of redeveloping the vacant site at 254 Kilburn High Road, NW6 2BS. This development will create 60 apartments and a range of rentable commercial space on the site to the East of Kilburn Grange Park.

As part of our commitment to engaging with the local community we have arranged for a community meeting to take place on 22.03.17 between 5.30-7pm in the Kingsgate Community Centre (full address below) to explain the construction process and address any concerns that you may have.

We would very much welcome you to attend but if you would prefer to telephone, email or write please do so using the contact details listed below.

Yours sincerely

**Yannis Christodoulou**  
For and on behalf of Zen Developments

Community Meeting to be held on 22.03.17 between 5.30pm and 7pm at :-

Small Hall  
Kingsgate Community Centre  
107 Kingsgate Road  
London  
NW6 2JH

**Contact address:** Zen Developments  
Hillview House  
1, Hallswelle Parade  
London  
NW11 0DL

**Contact:** Yannis Christodoulou  
**Tel:** (0)20 8209 3048  
**E-Mail:** [yannis@zenconstructionlondon.co.uk](mailto:yannis@zenconstructionlondon.co.uk)

**Yannis Christodoulou**

---

**From:** Yannis Christodoulou  
**Sent:** 17 March 2017 16:19  
**To:** Friends of Kilburn Grange Park (friendsofkilburngrangepark@gmail.com)  
**Subject:** 254 Kilburn High Road

**DEVELOPMENT AT**  
**254 KILBURN HIGH ROAD**  
**LONDON**  
**NW6 2BS**

**17<sup>TH</sup> MARCH 2017**

**Local Residents / Businesses**

As you may be aware Zen Developments are in the process of redeveloping the vacant site at 254 Kilburn High Road, NW6 2BS. This development will create 60 apartments and a range of rentable commercial space on the site to the East of Kilburn Grange Park.

As part of our commitment to engaging with the local community we have arranged for a community meeting to take place on 22.03.17 between 5.30-7pm in the Kingsgate Community Centre (full address below) to explain the construction process and address any concerns that you may have.

We would very much welcome you to attend but if you would prefer to telephone, email or write please do so using the contact details listed below.

Yours sincerely

*Yannis Christodoulou*  
For and on behalf of Zen Developments

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**Contact:** Yannis Christodoulou  
**Tel:** (0)20 8209 3048  
**E-Mail:** [yannis@zenconstructionlondon.co.uk](mailto:yannis@zenconstructionlondon.co.uk)

**Yannis Christodoulou**

---

**From:** Yannis Christodoulou  
**Sent:** 17 March 2017 16:21  
**To:** Thomas Gardiner (thomas.gardiner@camden.gov.uk)  
**Subject:** 254 Kilburn High Road

**DEVELOPMENT AT**  
**254 KILBURN HIGH ROAD**  
**LONDON**  
**NW6 2BS**

**17<sup>TH</sup> MARCH 2017**

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**Contact address:** Zen Developments  
Hillview House  
1, Hallswelle Parade  
London  
NW11 0DL

**Contact:** Yannis Christodoulou  
**Tel:** (0)20 8209 3048  
**E-Mail:** [yannis@zenconstructionlondon.co.uk](mailto:yannis@zenconstructionlondon.co.uk)

**Yannis Christodoulou**

---

**From:** Yannis Christodoulou  
**Sent:** 17 March 2017 16:22  
**To:** Maryam Eslamdoust (maryam.eslamdoust@camden.gov.uk)  
**Subject:** 254 Kilburn High Road

**DEVELOPMENT AT**  
**254 KILBURN HIGH ROAD**  
**LONDON**  
**NW6 2BS**

**17<sup>TH</sup> MARCH 2017**

**Local Residents / Businesses**

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Yours sincerely

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London  
NW6 2JH

**Contact address:** Zen Developments  
Hillview House  
1, Hallswelle Parade  
London  
NW11 0DL

**Contact:** Yannis Christodoulou  
**Tel:** (0)20 8209 3048

**Yannis Christodoulou**

---

**From:** Yannis Christodoulou  
**Sent:** 17 March 2017 16:23  
**To:** Douglas Beattie (douglas.beattie@camden.gov.uk)  
**Subject:** 254 Kilburn High Road

**DEVELOPMENT AT**  
**254 KILBURN HIGH ROAD**  
**LONDON**  
**NW6 2BS**

**17<sup>TH</sup> MARCH 2017**

**Local Residents / Businesses**

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107 Kingsgate Road  
London  
NW6 2JH

**Contact address:** Zen Developments  
Hillview House  
1, Hallswelle Parade  
London  
NW11 0DL

**Contact:** Yannis Christodoulou

## Booking form for Public Meeting

Kingsgate Community Association

### Customer Hire Agreement

This Hire Agreement is issued to all users or organisations who intend to use the spaces at Kingsgate Community Centre on a short term bases. Either for one-off bookings or sessional bookings. All applicable parts of this form must be complete.

Date:

Customer details	
Name/Organisation:	Yannis Christodoulou of Zen Developments
Telephone/Mobile:	(0)20 8209 3048
Email Address:	yannis@zenconstructionlondon.co.uk
Invoice Address: <i>Please include the addressee</i>	254 Kilburn HR LLP HILLVIEW HOUSE 1 HALLSWELLE PARADE LONDON NW11 0DL
P.O. (If Applicable):	

Please Tick (✓) The Space You Are Hiring

Space	Main Hall	Small Hall	Rooms 5	Room 6	Art Room	Computer Room
<b>Required</b> Please Tick(✓)		✓				
<b>Capacity</b>	100 seated 150 standing	50 seated 100 standing	12 seated	12 seated	15 seated	7 Seated

Event Details			
Event Type:	Community meeting		
Date(s):	22.03.17		
Time	Start: 17.15	End: 19.00	
Estimated Attendance:	Up to 100 but staggered over the duration		
Needs/Additional Information:			

Pricing Information			
Price Per Hour:	£29		
Additional items: i.e. equipment/decoration			
<b>Total Cost:</b>	£50.75 paid in full <i>23/3/17</i>		
Payment Method (✓)	Cash: ✓	Cheque:	Invoice: ✓
Deposit (If Applicable) (✓)	£50.00	Cash: ✓	Cheque:

- The booking is only confirmed when the deposit of £50.00 is paid (if applicable)
- The total cost for hire should be paid at least 2 days in advance of the event date. Cheques should be made payable to Kingsgate Community Association.

Kingsgate Community Association  
Company Limited by Guarantee, Registered in England and Wales. No. 3205579  
Registered Charity No: 1056070

- The deposit will be returned after the event subject to the conditions of hire agreement being met. Please note that *after the event* means the next working day.

**Conditions of Hire:**

1. The Hirer, during the period of hire, shall be responsible for the supervision of the premises, protection of fabric and contents, safety from damage however slight, or change of any sort, and the behaviour of all persons using the premises whatever their capacity, including proper supervision of car parking, arrangement so as to avoid obstruction of the highway.
2. The Hirer shall indemnify the Community Association for the cost of repair of any damage done to any part of the property including the curtilage thereof or the contents of the building during a booking.
3. The Hirer shall be responsible for obtaining any licences necessary in connection with the booking, other than those already held by the Community Association.
4. The Hirer shall not sub-let or use the premises for any unlawful purpose or any unlawful way nor do anything or bring on to the premises anything, which may endanger the premises, their users, or any insurance policies relating thereto.
5. The Association, staff and volunteers, have authority to regulate the nature of activity and level of noise resulting from the hirer's event. The Hirer must abide by the Associations suggested level of sound/noise as not to interfere with other activities in the building or to cause a nuisance to neighbouring properties.
6. Intoxicating liquors are not permitted to be bought or sold on any part of the premises. Persons of legal age are permitted to consume alcohol responsibly.
7. Inflatables, including helium balloons and bouncy castles, party poppers or props that can ascend, are not permitted in the building as they can cause damage to the lighting.
8. The Hirer shall, if selling goods on the Centre premises comply with Fair Trading Laws and any local code of practice issued in connection with such sales.
9. All use of centre premises and facilities is subject to the users accepting responsibility for returning furniture and equipment to their original position, and for securing doors and windows of the premises. All users must also leave the premises and surrounds in a clean and tidy condition.
10. The Hirer, by arranging the booking, agrees to use the premises for their event only during the agreed start and end time. The Hirer is responsible for ensuring that the event ends promptly, the premises is put back to its original state, as before the event, and that the premises is vacated by the agreed end time.
11. The Association has the right to terminate the event or cancel the booking should you fail to abide by the above conditions.

**I agree to the conditions of hire and to the arrangements made overleaf.**

**Signed:**  **Date: 17.03.17**

**Print Name: Yannis Christodoulou** **Position: Project manager**

For Office Use Only		Staff Initials
Agreement Return & Received On	20-3-17	WT
Deposit Received On	17-3-17	LM
Total Payment Made	28/3/17	AS
Deposit Collect Back By		







**DEVELOPMENT AT  
254 KILBURN HIGH ROAD  
LONDON  
NW6 2BS**

Comments sheet for Community Meeting held on 22.03.17 between 5.30pm and 7pm at :-

Small Hall  
Kingsgate Community Centre  
107 Kingsgate Road  
London  
NW6 2JH

Please make all comments in BLOCK CAPITALS

Name:- TOM GUMORE

Home/business address in the vicinity of 254 Kilburn High Road:-  
275 Kilburn High Road.

Are you a local business?

Are you a local resident?

Both?  If so please give your alternate address (ie not listed above)

Before coming to this meeting did you have any concerns about the construction of this development?

Only regarding the commercial outlets. Please push  
for businesses that will <sup>regenerate</sup> the area with attractive  
cafes & co-working spaces. No fried chicken or  
shisha cafes please!



Did you find the information provided at this meeting helpful?

Yes

Do you have remaining concerns regarding the construction of this development and if so what do you think should be done to alleviate these concerns?

No

Any other comments?

Publish a URL / website address as you're unable to easily deliver post to my address.

Signed: [Signature]

Zen Developments | Hillview House, 1 Hallswelle Parade, London NW11 0DL | T: +44 (0)20 8209 3048 | www.zendevelopments.co.uk  
Registered Address: Suite 2, Fountain House, 1a Elm Park, Stanmore, HA7 3AU | Registered in England no. 08232261





**DEVELOPMENT AT  
254 KILBURN HIGH ROAD  
LONDON  
NW6 2BS**

Comments sheet for Community Meeting held on 22.03.17 between 5.30pm and 7pm at :-

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Kingsgate Community Centre  
107 Kingsgate Road  
London  
NW6 2JH

Please make all comments in BLOCK CAPITALS

Name: JEAN ROSENGROVE

Home/business address in the vicinity of 254 Kilburn High Road:-

23 GASCONY AVE, NW6 4NB

Are you a local business?

Are you a local resident?

Both?  If so please give your alternate address (ie not listed above)

Before coming to this meeting did you have any concerns about the construction of this development?

YES.



Did you find the information provided at this meeting helpful?

VERY HELPFUL

Do you have remaining concerns regarding the construction of this development and if so what do you think should be done to alleviate these concerns?

NO CONCERNS AT ALL. ANY DOUBTS AND QUESTIONS WERE ADDRESSED IN A VERY FRIENDLY AND POLITE MANNER.

Any other comments?

NOT REALLY. HAVE BEEN REASSURED BY ATTENDING THIS MEETING.

Signed:-

J Rosey



**DEVELOPMENT AT  
254 KILBURN HIGH ROAD  
LONDON  
NW6 2BS**

Comments sheet for Community Meeting held on 22.03.17 between 5.30pm and 7pm at :-

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London  
NW6 2JH

Please make all comments in BLOCK CAPITALS

Name:- DIANA BINSTED

Home/business address in the vicinity of 254 Kilburn High Road:-

Friend of Kilburn Grange Park.

Are you a local business?

Are you a local resident?

Both?  If so please give your alternate address (ie not listed above)

Before coming to this meeting did you have any concerns about the construction of this development?

Yes - trees, dog run, scaffolding, intrusion.

blackmanbinsted@aol.com.



Did you find the information provided at this meeting helpful?

Yes. Very good information,  
well communicated.

Do you have remaining concerns regarding the construction of this development and if so what do you think should be done to alleviate these concerns?

✓ Loss of "privacy" within the park. Building works for 18 months - noise, air pollution, general disturbance??

Any other comments?

Thank you

Signed:-



**DEVELOPMENT AT  
254 KILBURN HIGH ROAD  
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NW6 2BS**

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London  
NW6 2JH

Please make all comments in BLOCK CAPITALS

Name:- Janek Rosengrove

Home/business address in the vicinity of 254 Kilburn High Road:-  
friends of Kilburn Grange Park

Are you a local business?

Are you a local resident?

Both?  If so please give your alternate address (ie not listed above)

Before coming to this meeting did you have any concerns about the construction of this development?

yes was worried lorries would be in and out of the park



Did you find the information provided at this meeting helpful?

very helpful

Do you have remaining concerns regarding the construction of this development and if so what do you think should be done to alleviate these concerns?

A big building overlooking such a small park intruding on peoples peace and tranquility is a damn shame

Any other comments?

The dog run needs to be fully reinstated by the council and a new one found if needed.

landrosen.67.jr@gmail.com

Signed: 



## Yannis Christodoulou

---

**From:** Yannis Christodoulou  
**Sent:** 22 March 2017 16:20  
**To:** 'Tom Gilmore'  
**Subject:** RE: Your letter 17th March re development at 254 KHR

Dear Tom,

Thanks you for taking the time to respond.

We are looking at lots of options for how we might be able to lift the general quality of commercial provision in the vicinity of Kilburn High Road. Your suggestion of a co-working cafe space is a good one and tallies with some thoughts we are having internally. As you will appreciate, with enabling works tentatively commencing on site we are some way from a decision being made on this. It is our intention to keep the local residents up to date with the what is happening so do keep an eye out for updates.

Hopefully you will have time to attend this evenings meeting at Kingsgate Community Centre between 5.30-7pm

Regards

Yannis  
Christodoulou

Project Manager  
yannis@zenconstructionlondon.co.uk

ZEN DEVELOPMENTS  
HILLVIEW HOUSE  
1 HALLSWELLE PARADE  
LONDON NW11 0DL  
T: +44 (0)20 8209 3048  
M: +44 (0) 7733114882  
WWW.ZENDEVELOPMENTS.CO.UK

-----Original Message-----

**From:** Tom Gilmore [mailto:info.trjg@gmail.com]  
**Sent:** 22 March 2017 14:45  
**To:** yannis@zenconstructionlondon.co.uk  
**Subject:** Your letter 17th March re development at 254 KHR

Dear Yannis,

Thank you for your letter and for taking the effort to ask my views. I live at number 275 KHR opposite the proposed development.

There's a real lack of quality cafe and co-working spaces in the area. The Kilburn High Road is honestly tatty when compared to the creative, tasteful regeneration you see across East London. We have absolutely no shortage of fried chicken and 'here today gone tomorrow' decor on a shoestring food places. Instead, the stay at home mums & dads and us professionals working from home would relish an attractive co-working cafe space.

This would also draw your target demographic purchasers and tenants, increasing the value of the flats you're selling. And you'd get my support because you're making our immediate area more prestigious to live in.

1

Let me know what you think - I'm happy to discuss further.

Thanks,  
Tom

**Yannis Christodoulou**

---

**From:** Yannis Christodoulou  
**Sent:** 20 March 2017 09:48  
**To:** 'Penelope Martin'  
**Subject:** RE: 254 Kilburn High Road

Dear Penelope,

The planning reference is 2015/2775/P.  
It is within the borough of Camden

Regards

Yannis  
Christodoulou

Project Manager  
yannis@zenconstructionlondon.co.uk

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LONDON NW11 0DL  
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M: +44 (0) 7733114882  
WWW.ZENDEVELOPMENTS.CO.UK

-----Original Message-----

From: Penelope Martin [mailto:penelopemartin@me.com]  
Sent: 20 March 2017 09:39  
To: yannis@zenconstructionlondon.co.uk  
Subject: 254 Kilburn High Road

Hi Yannis

I have received your note re the meeting on 22 March. Please let me have the planning permission application reference number so that I can have a look at the proposed development.

Is it under Brent or Camden?

Thanks

Regards

Penelope Martin  
275 Kilburn High Road

## Appendix 2 Rodent Control



**Date:** 23/02/2017 **Quote Reference:**  
01604137-0002  
**Contact:** Mr Yannis Christodoulou / James Frener  
**Company Name:** Zen Construction Limited  
**Telephone:** 02082093048  
**Mobile:**  
**Email Address:** Yannis@zenconstructionlondon.co.uk

**Account Number:** n/a  
**Contract Number:** 000

### Premises Surveyed

Premise Name	Address	Contact
Zen Developments James Frener	254 Kilburn High Road, London, NW6  2BS	Mr Yannis Christodoulou /

### Cost Summary

VAT) **One off charge (excl**  
£3,916.20

### ERDM

Rentokil Pest Control operate using an 'ERDM' framework. This model allows us to assess a complete solution and the corresponding benefits to the customer in the following ways:

EXCLUSION = We work with the customer to ensure that the pests in question are kept outside of the area of concern to prevent further ingress.

RESTRICTION = We can provide advice to the customer to help significantly reduce the risk of pest infestations.

DESTRUCTION = We will make recommendations for methods to actually control the pest issue.

MONITORING = We will monitor on-going control of potential or current pest issues to avoid continued concern for the customer.



## Premises 1 - Zen Developments

**Contact:** Mr Yannis Christodoulou / James Frener  
Road

**Service Address:** 254 Kilburn High  
London  
NW6 2BS

**Telephone:** 02082093048

**Mobile:**

**Email:** Yannis@zenconstructionlondon.co.uk

### Survey Findings

Whilst carrying out the survey, pest activities and / or pest risks were found to be present on the premises. These are listed below and give you the detail of any infestation or potential risk, the type of evidence that was found, the level and location of the activity or risk and any site specific notes.

Rentokil Pest Control operate using an 'ERDM' framework. This model allows us to assess a complete solution and the corresponding benefits to the customer in the following ways:

**EXCLUSION** = We work with the customer to ensure that the pests in question are kept outside of the area of concern to prevent further ingress.

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**DESTRUCTION** = We will make recommendations for methods to actually control the pest issue.

**MONITORING** = We will monitor on-going control of potential or current pest issues to avoid continued concern for the customer.

### Rodents

<b>Pest Detail:</b>	<b>Evidence:</b>	<b>Activity Level:</b>	<b>Location:</b>
Brown rat	Droppings, Live rodents, Holes / Burrows, Smell	Medium	

**Notes:** Evidence of rats in the form of burrows runs and droppings. I recommend that 24 tamper resistant plastic baits are supplied around the site which will contain rodenticide. These bait stations will be replenished with baits once every three to four weeks. This will help protect against harmful diseases and once the building is demolished it will help stop displacement of infestation. There is also a presence of foxes on site but these are likely to move on once demo starts.

#### Customer recommendations:

(Restriction) Any food stuff that is dropped on the floor or left on worktops will provide food sources for pests. This will not only attract pests but make the control of infestation difficult. It is recommended that you maintain a clean site. Need to locate any food sources. Rodents will not eat rodenticide if plentiful supply of normal food is available. Look at general hygiene levels, behind units/pallets etc for spilt food sources. (Destruction) To control the current Rat activity being experienced and to monitor for future infestation an external baiting program is recommended using plastic bait boxes installed around the premises and secured to the building. Once control has been achieved toxic baits

will be changed for non-toxic blocks to monitor for future activity and re-introduce toxic baits when rats are present to help prevent infestation becoming established in and around the building. We advise placing a number of plastic bait boxes around the premises containing chronic rodenticide which Rats sporadically feed from. These are checked and replenished as necessary by trained technicians and the toxic bait removed or replaced with non-toxic/environmentally safe monitors when rat activity has ceased.

### Recommendations

Our recommendations will provide you with the complete solution to our survey findings. We will match our unique products and services to your needs to ensure you receive the full benefit of effective pest control.

### Pests

<b>Service Detail:</b>	<b>Visit Frequency:</b>	<b>Cost:</b>
Rats	8	£2,031.00 (One Off Charge)

**Product Information:**

8 Part visit programme visitng once every 3-4 weeks to bait and replenish.

**Perimeter Bait Stations (plastics) Sold**

Service Detail:	Visit Frequency:	Quantity:	Cost:
	1	24	£1,885.20 (One Off Charge)

**Product Information:**

Tamper resistant bait stations supplied.

**Hazard and Risk Assessment**

The following information details the hazards that we found or were made aware of during our survey, the Rentokil risk assessment documents that are relevant to the work recommended for your premises and a brief assessment of any asbestos considerations.

**Hazards**

Work on roofs or at heights, unfenced drops/voids  
Children/Domestic Animals  
Electricity, cables, switchgear

**Asbestos**

Are asbestos products present on site? No

Can our proposed work be done without contacting or disturbing the site asbestos / asbestos products? Yes

VAT) **One off charge (excl**  
£3,916.20

**Authorization**

Your attention is drawn to the general Terms and Conditions which will apply to this agreement. In particular you should note: (i) the limitation of Rentokil's liability set out in clause 8; (ii) your right to cancel this agreement set out in clause 3; statutory cancellation rights as a consumer in clause 4; and the use that we will make of your information as set out in clause 16

**Payment Type:** Customer Invoice  
**Payment Terms:** Due For Immediate Payment

**Terms and Conditions**

CONTRACT DETAILS

Cancellation rights for anybody purchasing the services for their private use as a consumer are set out in paragraph 4 below.  
Please note the limitations and exclusions of liability in paragraph 8.