Construction Management Plan

15 Lyndhurst Terrace Hampstead London NW3 5QA

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1. Foreword

The purpose of this Construction Management Plan (CMP) is to ensure that the impact of demolition and construction work on the local residents and the highway is kept to an absolute minimum. The CMP provides detail of all measures that are considered appropriate at this time; however, the CMP is a live document that will evolve as necessary to address issues that may be identified through ongoing consultation with local residents as the project progresses.

This CMP has been prepared paying due regard to the guidance in Camden Council policies CPG 4 and CPG 6 plus the Guide for Contractors working in Camden Feb 2008.

Any issues of tree and root protection will be covered in Arboricultural reports which will also be submitted under separate cover. The proposed controls of deliveries and removals of waste from site will be covered within this CMP.

For the duration of the Construction phase of this project, 800 Group may have registration in place with the Considerate Constructors Scheme (CCS) and 800 Group's dedicated site manager will be responsible for implementing measures contained in this Construction Management Plan (CMP) and will be the immediate point of contact for local residents. We will also appoint as and if required a community liaison officer and hold regular meetings with a Construction Working Group that will be formed as and if requested and as applicable.

The Site Managers contact details will be added to the CMP once confirmed and these details will be made available to local residents by means of hand delivered letters posted to the nearby houses. In these letters, we will advise of project duration and normal working hours. We will also advise of all contact details during normal and out of hours works including contacts in the event of an emergency.

All reasonable steps will be taken to ensure the Health and Safety File is regularly updated as and when new information becomes available.

This document has been prepared with input from 800 Group associates including the project architects, consultants and structural engineers to ensure that the CMP can comprehensively address all issues that may arise during demolition and construction works.

All orientations and directions within this CMP are given to when the property is viewed from the front.

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

2. The Site

15 Lyndhurst Terrace, is a modern, single-storey and two-storey, detached residence located on a generally level site, on the western side of the road, between numbers 13 and 17/19 Lyndhurst Terrace, Hampstead, North London.

The house is located in sub area 2 of the Fitzjohns/Netherhall Conservation Area in Hampstead. The road rises from Rosslyn Hill at its north eastern end, curving gently northwards before levelling off and meeting Lyndhurst Terrace.



15 Lyndhurst Terrace is set back from the highway with its own front garden and 11m long driveway and is currently bordered to the front with a brick wall of approx 1.8m in height with two substantial brick pillars forming the opening to the ungated driveway. The house is on the north west corner of Lyndhurst Terrace and is set back approximately 9m from the street.

The house faces approximately north-eastwards, and much of the front garden is covered by loose gravel. The driveway itself is laid to a square brick formation.

The front wall is in a very poor and unstable condition and needs to be demolished and rebuilt. The brick-built wall forms the front boundary of the property, and is flanked by another brick wall of approx 2.5m which runs along the northern boundary separating numbers 15 and 17/19 Lyndhurst Terrace.



Front view of the property.



View of the front garden looking out from the position of the front door. The poor aesthetic quality of the existing brick walls is evident via the use of three different brick types. This is further exacerbated by the fact that they have been poorly built with the boundary party wall raised a further 0.5m from the original wall.



The front boundary wall bellys out toward the pavement with vertical cracks evident. This wall requires safe demolition.

By Tube:

The nearest tube station is Hampstead to the North East or Belsize Park to the South West, both are on the Northern Line. Both stations are within a 10 minute walk from 15 Lyndhurst Terrace.



2.1 Parking

Available parking close to site is largely comprised of Residents parking bays, however there are pay-by-phone bays on Thurlow Road, Hampstead High Street, Lyndhurst Gardens and Fitzjohns Avenue.



The house in its present state provides for off street parking but there is no plan for this space to be available as such during the construction phase. Operatives and visitors will always be encouraged to use public transport and in addition we would make provision within our site setup to allow bicycle storage within the confines of the site.

2.2 Deliveries and Muck Away

Ensuring minimum disruption to residents of Lyndhurst Terrace and the surrounding streets is one of 800 Groups' primary concerns and so enabling traffic to flow freely throughout these works is an essential objective.

The site is accessed directly from Hampstead High Street by turning into Thurlow Road and travelling uphill until reaching Lyndhurst Terrace. The surrounding road system within the immediate site surround is generally dual traffic flow. Lyndhurst Terrace would be considered as having a low traffic flow rate for this area as it is not a major cut through or short cut. The section of this road where the site is located is relatively wide for a side turning; approx 8m kerb to kerb. This end section of Lyndhurst Terrace leads to one other neighbouring property thus not posing any issues with through traffic. Access to neighbouring houses will be available at all times during these works.

Image of highway directly adjacent to 15 Lyndhurst Terrace



It is proposed that goods vehicle deliveries and muck away lorries approaching the site could use either Hampstead High Street and turn onto Thurlow Road and approach Lyndhurst Terrace this way, or approach via Fitzjohns Avenue turning into Lyndhurst Road and then turning Left into Lyndhurst Terrace. We will put both options forward in this CMP.

Deliveries of a light nature could park on the highway in front of site whilst larger delivery vehicles could reverse into the driveway. The front boundary wall and corresponding pillar is due to be demolished and so adequate access space will be allowed via a gated opening in a temporary hoarding. The driveway width provides adequate space for an HGV to reverse onto considering a large tipper truck width is 2.49m.

All delivery traffic departing the site could then continue along Lyndhurst Terrace turning Right onto Lyndhurst Road and then back

onto Fitzjohns Avenue, or take the alternate route back along Thurlow Road and then onto Rosslyn Hill which runs into Hampstead High Street.



Proposed illustrations of site approach and egress:

It is evident that an amount of plant and materials will be required to be loaded and unloaded at the site. This will involve a number of vehicle movements to and from the site. It is anticipated that there will be several vehicles per day leaving the site at specified intervals for varying deliveries and removals; it is not currently anticipated that any deliveries will be "abnormal loads" as defined by the Road Traffic Act 1988. Should it become necessary to deliver an "abnormal load" then this will be notified in advance to the Local Authorities/Police in accordance with the requirements of the Road Traffic Act.

The method for conducting deliveries to and from the site will be developed; given the proximity of the existing on-street parking bays; it is one of our options to propose that one or more parking bays directly in front of the site are removed from service or suspended during the contract term. This would ensure that delivery and other vehicles can safely and efficiently have access to the site to load and unload plant, materials and excavation spoil. During these times of loading and unloading it may be necessary to close the adjacent section of footpath using suitable barriers and signage, and removed again when no vehicles are present to minimise disruption to pedestrians. An appointed responsible person would be on hand to act as banksman for reversing vehicles accessing the driveway; ensuring public safety at all times.

All site operatives, delivery companies, authorities and visitors will be notified of the site access routes. Access to the site will be scheduled and restricted to necessary vehicles only and all practicable measures will be taken to avoid the busiest times of the day.

During delivery/removal times, traffic and pedestrian marshalls will be assigned to the highway, relevant signage, and protection measures will be administered to ensure the safety of pedestrians and road users as well as direct via alternative routes should the footpath or roadway be closed. Marshalls will be identifiable wearing high visibility clothing and will be utilizing 'STOP' and 'GO' signage whenever required. 800 Group will advise suppliers and contractors as to preferred prearranged delivery/removal times so as to prevent unnecessary queuing of vehicles. Any vehicle accessing site without a pre-arranged time slot will be turned away and rescheduled for a convenient time.

We will be utilizing the times of day that present the lowest traffic volumes with which to carry out large vehicle movements and as such believe we will reduce impact on the local environment as far as is reasonably practicable.

Wherever practicable, delivery and muck away vehicles will use the front driveway. All manoeuvres will be supervised by a responsible marshall in accordance with the traffic management plan.

There is likely to be three main types of HGV that will be in use during this project:

a. Concrete Mixer. L: 8.36m. W: 2.49m. H: 4.027m. Fully laden weight is approx 29tons. We estimate an average of 3 deliveries a day for a six week period.

b. Small Tipper or skip lorry. L: 6.52m. W: 2.49m. H: 2.877m Assuming load volume of 8-10Cu, weight of small tipper when loaded with freshly excavated wet clay is approx 26tons gross. If small tippers are used, we estimate an average of 2-3no. muck-away's a day for a 9 week period. Skip Lorry's will be used as required and we estimate an average throughout the project duration of one skip lorry every 3-4 days.

c. Large Tipper. Our analaysis is based on a Mercedes Rigid Tipper with 4-axle chassis. L: 8.79m. W: 2.49m. H: 3.233m Assuming load volume of 10-12Cu, weight of large tipper when loaded with freshly excavated wet clay is approx 32tons gross. If large tippers are used, we estimate an average of 1-2 muck-away's a day for an 6 week period.

We will ensure traffic flow is maintained past the site and that at no time will access and egress to other road users and pedestrians be blocked.

Construction vehicle movements will not be permitted at weekends or during public holidays and will be scheduled to take place between the hours of 09:30 and 15:30. Each delivery or muck away comprises two movements, one to and one away from the site and each is expected to last approximately 20-35 minute on average.

2.2.1 Operator compliance and licences

We can confirm that the waste carrier and operator of vehicles over 3.5 tonnes are fully compliant with the required highway measures.

We intend to use Donoghues for the duration of these works.

Copies of all the attached certificates and documents will be added to the hard copy of the CMP.

These can be downloaded via the following internet link: http://www.pbdonoghue.com/downloads.php

- 1_Achilles-Certificate
- 1_PB-Donoghue-Insurance-Docs-2013
- $1_PBD_FORS_Bronze_Award$
- 1_PBD-Watford-Waste-Management-License
- 1_PBD001-HS-Policy-v1-270313
- 1_PBD003-Quality-Policy-Statement-v1-160513
- 1_PBDP04-VRU-Policy-v1-300413
- 1_waste-carriers-license-Haulage-and-Plant-Hire
- 1_Waste-Carriers-License-Skip-Hire
- 2_PBD_Waste_Management_License

2.2.2 Construction Logistics & Community Support

Contract requirements

• As part of the CLOCS guidelines, we will implement compliance as standard procedure to the Fleet Operator Recognition Scheme 'FORS'.

• Bronze accreditation as a minimum will be a contractual requirement, FORS Silver or Gold operators will be appointed where possible.

• Where FORS Bronze operators are appointed, written assurance will be sought from contractors that all vehicles over 3.5t are equipped with additional safety equipment (as per CLOCS Standard P13), and that all drivers servicing the site will have undertaken approved additional training (eg. Safe Urban Driving + 1 x e-learning module OR Work Related Road Risk Vulnerable Road User training + on-cycle hazard awareness course + 1 x e-learning module etc.).

• CLOCS Compliance will be included 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 per a risk scale based on that outlined in the CLOCS Managing Supplier Compliance guide.

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Site checks

• A delivery booking system will be used which will require the entry of a FORS ID number in order for a delivery to be booked onto site.

• Checks of FORS ID numbers will form part of the periodic checks and will be carried out as per an appropriate risk scale. Random spot checks will be carried out by site staff on vehicles and drivers servicing the site at a frequency based on the aforementioned risk scale. These will include evidence of further training, license checks, evidence of routing information, and checks of vehicle safety equipment. Results from these checks will be logged and retained, and enforced upon accordingly.

• Where the contractors own vehicles and drivers are used the above approach will be modified accordingly. Collision reporting data will be requested from operators and acted upon when necessary.

2.3. Swept Path Analysis

800 Group would have undertaken swept path analysis to demonstrate the aforementioned manouvres in any circumstance where site logistics dictate that it would be essential to ensure a smooth trouble free operation. This would include approach route and egress route to and from site and Hampstead High Street/Rosslyn Hill or Fitzjohns Avenue/Lyndhurst Road/Lyndhurst Terrace. With parking bay suspensions in place immediately outside number 15 Lyndhurst Terrace, we consider the site logistics of this site to pose no significant manoeuvrability issues and do not therefore introduce the requirement for a swept path analysis to be undertaken.

2.4 Residents Parking Bay Suspension

Measures will be taken to apply to the council for a temporary suspension of 2no Residents Parking Bays directly outside and opposite the site on Lyndhurst Terrace.



2.5. Incident Control Point

The incident control point will be the paved area to the Right of the site entrance outside of the hoarding that will be erected in this location and is depicted on the signage below by the red arrow.

Signage displaying the ICP will be displayed throughout the site.



2.6. Emergency Route to Nearest A&E Hospital

Signage displaying the route to the nearest Accident & Emergency hospital will be displayed throughout the site.

The nearest hospital is The Royal Free, Pond Street, Hampstead.



Walking - 0.4 miles - 9 minutes

Driving - 0.4miles - 4 minutes



2.7 Environmental Policy

The Director and Management of 800 Limited are aware of the Company's duties under the Environmental Protection Act 1990 and associated, and derived, items of legislation.

800 Limited is committed at all levels to:

- Implement effective environmental management systems
- Provide resources and training to keep ourselves aware of and compliant with both current and future legislation
- Set and then audit and review annual targets and objectives to mitigate our environmental impact and to seek year on year improvement
- Ensure the environmental awareness of our workforce and encourage them all to act in a responsible manner
- Support awareness through training, attendance at organised events and our support of appropriate organisations
- Enrolling projects in the national Considerate Constructors Scheme
- Implement a Good Neighbours Policy on all of our projects
- Active measures to prevent pollution in all areas of our operations
- Select and procure materials from sustainable resources requiring also our suppliers to adopt this approach
- Minimise waste and maximise recycling/reuse
- Avoid waste through constructional errors by effective implementation of our business management procedures
- Support initiatives from staff in recycling and environmental management

All our directly employed personnel, specialist sub-contractors and suppliers are required to adhere to the objectives, targets and management regimes supported by this policy.

Our people will receive the appropriate levels of training and awareness to ensure that due emphasis is placed on the protection of the Environment and site care/cleanliness.

This Policy is to be communicated and be available to all Company staff, supply chain members and other interested third parties. It is to be displayed on all Company notice boards.

John Shayer Director January 2017

SITE ENVIRONMENTAL EMERGENCY PROCEDURES

Site Emergency Contacts:

Project Manager:	ТВС	M:	ТВС
Contracts Manager:	ТВС	M:	ТВС
Env Coordinator:	ТВС	M:	ТВС
Out of hours emergency number:		т:	07976 710907

Location of Water Stop Cock:

TBC

Location of Electrical Isolation Switch:

твс

Location of Gas Stop Cock:

ТВС

In the event of a leak or spillage or any other emergency on site:

Contact: 800 Group Emergency number: 07976 710907

2nd Contact TBC: TBC

All the above details will be completed and circulated to nearby local residents at the commencement of the project once all details have been confirmed.

2.8 Construction Working Group – Community Liaison

We intend to form a positive working relationship with the immediate neighbours to the site.

To achieve tjis to our est ability, we will appoint a Community Liaison Officer. We will hand deliver introductory letters with contact details of project staff to the immediate neighbours of 15 Lyndhurst Terrace.

We will follow up with further letter/s; also hand delivered, inviting neighbours to attend an initial introductory meeting to be held at the site and await their responses via email. We will provide at least 7 days notice of this and all subsequent meetings.

At this first 'Construction Working Group' meeting, we will present an overview of the project and hear the views of all invited guests. We will action these requests wherever reasonably practicable. The meeting will be minuted and comments added to the CMP. If for whatever reason we receive requests that cannot be implemented via practical means then we will provide written explanation for this.

We will hold regular CWG meetings as and when required or requested by the group and will make a proposal that this should be quarterly at an agreed date and time to be confirmed with them.

3. Project Overview

The following is a brief overview of the proposed works in order to give context to the following sections of the Management Plan.

The Proposed works comprise the demolition of the existing house, to be replaced with new construction of similar visible sized dwelling comprising a basement construction.

Arboriculturists have been engaged to produce a study into the impact of this scheme to the local environment and to introduce a series of measures of tree and root protection as and if required and also to comment upon the status of tree's within the locality of 15 Lyndhurst Terrace. Details that follow have been taken fro that report.

Please refer to the Arboricultural report submitted in full under separate cover.

Dr. Frank Hope: ARBORICULTURAL IMPACT ASSESSMENT REPORT RELATING TO THE PROPOSED DEVELOPMENT AT NUMBER 15 LYNDHURST TERRACE, LONDON, NW3 5QA – REVISION 1: FEBRUARY 2017.

The scheme is in a conservation area with a Horse Chestnut tree located in the grounds of 17/19 Lyndhurst Terrace, and a relatively small Eucryphia shrub is located in the rear garden of that property. A mature Lime is located to the front of number 13 Lyndhurst Terrace.



Numbers 15 and 17/19 Lyndhurst Terrace are both located within the Fitzjohns Netherall Conservation Area. The Horse Chestnut in the grounds of number 17/19 Lyndhurst Terrace is legally protected by virtue of being within the Conservation Area, and by a Preservation Order (Ref: 21H-T49).

The design will include:

• Basement storage areas in a single storey subterranean extension along with guest bedroom with ensuite, studio and shower room. There will also be utility/plant room and library. The upper floors will be fitted out with new ensuite bedrooms and living spaces.

4. Brief Works Programme

Duration of programme is not to be taken as a summary of estimated allowances given here as many tasks will overlap to varying degrees.

This is not intended as a full programme or accurate scope of works in any way. Precise methodology are not intended to be covered within this illustration. Full works programmes as well as precise methodology will be formed and issued to those concerned under separate cover.

Order of items listed is indicative.

Activity		Estimated weeks on site	Operatives involved in task/s (Estimated)
	PHASE ONE		
•	Site mobilisation including the implementation of safety measures, hoarding, waste management area, site offices and welfare	2	5
•	Localised demolitions to facilitate set up incl front boundary wall removal	1	2
•	Soft strip of internal fixtures and furnishings		4
•	Removal of roof	1	2
٠	Removal of floor decking, stud walls, stairs and floor structure	2	4-6
	PHASE TWO		
٠	Demolitions and preparations for groundworks	4	4
•	 Forming of foundations including all associated underpinning and reinforcement works 		6
•	Earth moving works	12	6-10
•	Install mechanical drainage	3	4
•	 Install ground floor slabs and facing walls to piles 		6
•	Install new block walls		6
•	Roofworks where applicable		6
•	Forming new structural slabs		6
•	Landscaping works		6
•	External works including fenestrations		6
•	Internal fixtures and finishes	20	8

5. Site Setup and initial Construction Sequence Summary



- Create hoarding across property frontage and to property border as far as is necessary to ensure site security is maintained. Install pedestrian and vehicular access gates to front elevation. These need to be lockable with site access control implemented into scheme.
- Decommission existing services and install temporary supplies
- Create Phase one office and welfare facilities in most practicable location; presently assumed to be in either front or rear garden area via use of stacking portable site buildings (portakabins) or temporary timber and plywood construction. These details are to be confirmed.
- Set up/fit out site offices as applicable in agreed location
- Install 110 V electrical supply
- Create safe area for skip in driveway.
- Create a safe hoarded area in driveway for spoil / muck away.
- Soft strip interior and non structural walls
- Demolitions reduce air borne dust by reguarly spraying area with water.
- Reduce levels as appropriate in front and rear gardens
- Install suitable piling mats as required Details TBC and dependant on structural engineers proposals combined with control measures as indicated and advised within details of arboricultural recommendations.
- Note excavation of lower ground needs to be discussed further with the construction team to formulate a sequence of works

Muck away lorries to access and leave site via the proposed routes and in accordance with the traffic management plan. *Dedicated operative to manage all access and egress manouvres.*

Hardstanding to be maintained at all times to avoid vehicle movements through mud. Wheel wash facilities to be installed at hoarding vehicle gates in any event to ensure highway conditions are never adversely affected with mud or construction debris of any kind.

Reinstatement works and the forming of basement including associated temporary works, piling, underpinning etc as applicable will be contained within consultants plans and drawings submitted under separate cover.

6. Environmental controls

A range of measures will be implemented to ensure that the potential impact of the works on local residents and neighbours will be minimised.

These may include working in conjunction with the Considerate Constructors Scheme as well as adopting and applying 800 Group's own Environmental Policy as per item 2.7 '*Environmental Policy'*.

800 Group will work at all times in conjunction with Camden's minimum requirements for building / construction / demolition sites as detailed on their web page:

https://www.camden.gov.uk/ccm/cms-service/stream/asset

6.1 Dust Control

800 Group and its associates will comply with Planning Guidance relating to the control of dust generated by construction and demolition works on its site.

We have gauged the site at Lyndhurst Terrace as 'Medium Risk' and will conform to all relevant guidelines in this regard.

Water dampening measures will be used during the demolition process, which will significantly control dust generation. Dust screens could also be incorporated during this element of the project.

Localised LEV extraction will be implemented during internal strip outs of fixtures and finishes and will be used in conjunction with water suppression measures as necessary to control airborne dust.

Any stone cutting operations that cannot be performed in factory conditions off site will be conducted within a purpose built enclosure whereby the escape of airborne dust that is not captured by water suppression will be controlled.

At no point will fast spinning dry cutting discs be used in the open air or in any other situation whereby airborne masonry dust is generated as a result.

Summary to minimising dust and dirt pollution:

• Ensure all materials transported to and from site are in enclosed containers or fully sheeted.

• During dry periods the works are to be damped down to suppress the emission of dust at source.

• Dust screens utilised where necessary, site perimeter protected by hoarding of sufficient height.

- Dust generating materials are to be adequately packaged.
- Ensure materials have minimal packaging.
- Ensure polystyrene and similar lightweight materials are weighed down.

• Efficient management strategy for the removal of excavation spoil and other construction waste.

6.2 Wheel Wash

Muck Away Vehicles will park on the existing driveway which is of suitable hard standing. Therefore all vehicles will be parked upon a clean driveway and at no point will they be driving onto loose mud. Site vehicles that have muddy wheels will in any event be washed down prior to leaving the site so as to reduce unwanted debris spreading onto the highway or pedestrian pavement/crossover.

The roadway and pavement will also be subject to routine daily cleaning and more frequently as and if required.

6.3 Noise Control

Deliveries to the site will take place between the hours of 09:30 and 15:30 and scheduled to distribute vehicle movements throughout these hours so as to avoid periods of intensive activity therefore limiting noise and vehicle emissions

Noisy work on site will be carried out in accordance with guidance provided by Camden Council, e.g.Restricting the hours that noisy work is carried out from 08:00 until 15:00 Monday to Friday and 08:00 until 13:00 on Saturdays and at all times using best practicable means to reduce noise. No noisy works should be carried out on Sundays and Bank Holidays. We will arrange for all noisy works to be undertaken at times that least inconvenience neighbours and will always endeavour to use well-maintained and silenced plant and equipment including compressors, generators and power tools in order that their emmitting volume is at the minimum practicable.

Summary to minimising noise disruption

- Use best practicable means to coordinate delivery times to avoid peak traffic times.
- Ensure all plant has sound reduction measures (mufflers, baffles or silencers)
- Strict adherence to the site working hours.
- \bullet Consultation of British Standard BS 5228: Parts 1&2 (1984) and Part 4 (1986) entitled 'Noise control on constructions and open sites'

800 Group have certified standards of noise control operations. Certification of our H&S operative Ken Penny included in this CMP.

6.3.1 Noise monitoring procedures

Calculation method for Sound power level

Predicted noise levels for various operations (accounting for local day time 07.00 – 19.00 ABC Method) ambient level of LAeq,15min 58 dBA, sampled at 13.30 to 13.45. Utilising BS 5228 2009 rounding up to a category A Threshold value given at LAeq,12hr 65 dBA are as follows:

Demolition Phase

- Demolition operations 2x Hilti TE 500 96 dBA LW for 6hrs (08.00-15.00hrs)
- Ground level predicted Noise level at source = 99 dBA LW
- With correction over distance @2m 99 dBA = 85 dBA LP
- With Site hoarding screening in shadow 85 dBA- 10 dBA= 75 dBA LP
- With correction over 12hrs =72 dBA LAeq,12hrs
- Additional Attenuation screening erected at source 72 dBA-10 dBA= 62 dBA LAeq,12hrs

Piling Phase

- Piling operations 1x Power pack 98dB LW & 1x mini piling rig 450mm bore 97dB LW for **7 hrs (08.00-15.00hrs)**
- Ground level predicted Noise level at source = 100 dBA LW
- With correction over distance @6m 100 dBA = 76 dBA LP
- With Site hoarding screening in shadow 76 dBA- 10 dBA= 66 dBA LP
- With correction over 12hrs =64 dBA LAeq,12hrs
- Additional Attenuation screening erected at source 66dBA-10 dBA= ambient.

Construction Phase

- Construction operations 1x drilling 96dB LW & 1x concrete mixer 90 dB LW for 7 hrs (08.00-15.00hrs)
- Ground level predicted Noise level at source = 97 dBA LW
- With correction over distance @10m 100 dBA = 69 dBA LP
- With Site hoarding screening in shadow 69 dBA- 10 dBA= 59 dBA LP
- With correction over 12hrs =57 dBA LAeq,12hrs

During noisy tasks, noise monitoring will be carried out at regular intervals at the site perimeter at the start of the works and for 5 minutes of every hour.

Where the measured noise levels exceed the category A threshold value 65 dB(A) LAeq,12hrs or in the event of a complaint of noise an investigation shall be carried out to ascertain the cause of the exceedance or the complaint and to check that Best Practicable Means are being used to control the noise. Noise levels shall be reduced further if it is reasonably practicable to do so eg Noise attenuation screens.

Summary to minimising noise disruption

• Coordinate delivery times to avoid peak traffic times.

• The quietest and newest vehicles/plant machinery shall be used fitted with reduction measures (mufflers, baffles or silencers).

• Strict adherence to the site working hours.

• The Best Practicable Means (BPM), shall be employed at all times to reduce noise (including vibration) to a minimum, with reference to the general principles contained in British Standard BS5228: 2009 'Noise and Vibration Control on Construction and Open Sites'

- Initial noise perditions estimated, followed by regular monitoring review of measurements and remedial measures implemented for levels above 65 dBA LAeq, 12hrs the threshold level.
- Noise attenuation screening will be used if deemed appropriate.
- Issue fortnightly news letter to immediate neighbours, detailing programming and expected noisy activities

6.3.2 Vibration

In the case of vibration, measured vibration levels shall be compared with the criteria in BS 5228: 2009 part 2 (i.e. 1mms⁻¹ PPV for potential disturbance in residential areas.

Planned piling operations will be undertaken, using rotary boring techniques, emissions of vibration levels will be <1mms⁻¹ PPV also the development is a detached property with no attached receptors within the areas of piling operations, the vibration transmissions will be attenuated by soft ground

Please see following certification demonstrating staff are trained to BS 5228:2009



Certificate of Competence in Environmental Noise Measurement

This is to certify that

Kenneth George Penny

has completed a course of instruction approved by the Institute of Acoustics and designed to enable the candidate to undertake environmental noise measurements in a competent manner and has achieved a satisfactory performance in the written and practical examinations thereof and that this fact has been recorded in a Register kept by the Institute for this purpose.

Institute Secretary Date 10 October 2014 Centre University of the West of England Reference Number EH359

For the purposes of Exedit Transfer or Professional Development this Certificate may be considered to be equivalent to 25 points or hours

The Institute of Acoustics Limited, 3rd Vicor, St Peter's House, 45-49 Victoria Street, St Albans, Hertfordshire. AL1 3WZ Tel: +44 (01727 848195 Tax: +44 (01727 850553 email: ina@ioa.urg.uk www.ioa.org.uk Limited by Guatantee and Registered in England. Nn: 115/249. Registered Churchy Nn: 25/026



Certificate of Membership

This is to certify that

Kenneth Penny

has been elected as a

Technician Member

of the Institute of Acoustics

Given under the seal of the Institute in accordance with the Articles of Association and By-Laws

President Institute Secretary

Valid Until 31-12-2015

Membership Number 50236

The certificate remains the property of the Institute and shall be returned to the Institute on demand. Membership of the Institute is subject to annual returnal the Institute of Acoustics Limited, and Haw St Peter's Name, 46-49 Vectoria Street, St Abam, Hartlanshine ALI JWZ (4): +44 (0172): 24016; for +4+01728 (2005) cound: Southerwards and when causing un Hamilton by Dumante and Immersian Empand. No. 1152 bit Paysered Chamy Rev 7540.

6.4 Arboricultural Report

Please refer to the full report submitted in whole under separate cover. The conclusion of this detaied report is included here.

Conclusions and recommendations of Arboricultural Report by Dr Frank Hope:

It is proposed to knock down number 15 Lyndhurst Terrace, and rebuild it incorporating a subterranean basement.

There is an over-mature Horse Chestnut located within the grounds of number 17/19 Lyndhurst Terrace, and concern has been voiced in relation to the perceived possible damage the development may have on the tree.

A young Eucryphia shrub is located within the rear garden of number 17/19 Lyndhurst Terrace, but the Arboricultural consultant of the owner of 17/19 Lyndhurst Terrace has accepted that the proposed development will not affect the plant in any way.

The Horse Chestnut in the grounds of number 17/19 Lyndhurst Terrace is in terminal decline. The whole of its crown has recently been removed on safety grounds, and there is significant decay and deterioration in the large open wounds at its base and along its trunk

Extensive fungal decay is present within the root system of the tree, as confirmed by the Air-Spade investigation. The few roots of the tree which have encroached into the grounds of number 15 Lyndhurst Terrace are almost all dead, and have been decaying for many years.

The Chestnut is clearly in terminal decline. It has a British Standard 5837 category rating of "U", not "C" as claimed by the owner of the tree.

The proposed development will have no adverse influence on the visual amenity, or safe life expectancy of the Horse Chestnut. The tree can be left in situ and be allowed to die and decay naturally.

In my opinion, it would be unreasonable, and unjustified, to attempt to use the Horse Chestnut to affect the proposed development of number 15 Lyndhurst Terrace.

On the 17th February 2017 revised drawings of the proposed replacement dwelling were issued to me by Sergison Bates architects, including a proposed Basement Plan (305/4200a) and Ground Floor Plan (305/4201a). The proposed development has not changed materially in extent and the findings of my report as set out above remain valid. The proposed development will have no adverse influence on the visual amenity or safe life expectancy of the Horse Chestnut, and in my opinion, it would be unreasonable and unjustified to attempt to use the Horse Chestnut to affect the proposed development of number 15 Lyndhurst Terrace.

I have seen the email from Ms Kate Henry of Camden Council dated 19th January 2017 which confirms that the Camden Tree Officer, Mr Nick Bell, agreed with the findings of my report above, as originally issued dated 3rd March 2016. As there have been no changes in the findings of this revised report and no changes on site, in my opinion, there is no reason for Mr Bell's views to change. Dr. Frank Hope

6.5 Minimising negative effects on the environment

• Contaminants kept on site are safely stored with the necessary procedures in place for leaks and spillages etc.

• Temporary lighting will be directional to ensure minimal light spillage across the site.

• Lighting to be used as necessary during operational working hours only.

6.6 Waste Management strategy

An effective Waste Management Plan will be developed as necessary to minimise and control the disposal of rubbish/waste and recyclable materials resulting from demolition, excavation and construction works.

Reduction and management of site waste/spoil:

• We will ensure that all waste material that is to be removed from site is separated, recorded and relevant materials are taken to waste recycling stations for recycling where possible.

• Records of the waste recycling will be made available by the designated recycling stations and will effectively demonstrate the amount of resultant waste that made its way to landfill.

• Segregation of waste types to facilitate effective recycling activities.

• Efficient storage of waste materials prior to removal.

• A duty of Care is administered, legal and health and safety requirements are complied with during the disposal of all wastes.

• Consultation with suppliers/specialists to determine the appropriate disposal methods for waste products and containers.

6.7 Considerate Constructors Scheme (CCS) and the Guide for Contractors Working in Camden (GCWC)

For the duration of the Construction phase of this project, 800 Group may have registration in place with the Considerate Constructors Scheme (CCS) and 800 Group's dedicated site manager will be responsible for implementing measures contained in this Construction Management Plan (CMP). *This element has yet to be confirmed.*

We welcome the involvement of the CCS via regular site meetings and we will cooperate with them in implementing all recommendations via best practicable means. We are also familiar with the guide for contractors working in Camden (GCWC).

6.8 Vermin & Rodent Controls

800 Group will carry out an initial survey by a specialist pest control

contractor 28 days prior to any building works being carried out. We will submit a method statement on how the destruction/dispersion of rodents will be controlled during demolition works and include details of any current hazards present on the site location.

We will demonstrate within this method statement how the presence of rats and mice has been ascertained and how they will be destroyed if they have been/are found on site.

At all times the site shall be kept free, so far as is reasonable practicable, from rats and mice. (Prevention of Damage by Pests Act 1949, part 'H' of the Building Regulations (Drainage & Waste Disposal). We will provide details and method statement/s on how existing/new drainage will be sealed during the construction process.

Survey Report

The site will be undergoing major excavation works and as such, it is inevitable that there will be rat activity at some point.

A specialist contractor will be commissioned to undertake monitoring and management of Rodent control. The resulting survey will likely include:

Treatment Proposal: Pending details of survey, but typically for a site of this size, we would install metal rat bait stations for the external areas, front rear and sides of the property.

We will carry out a burrow baiting program, when on site.

Programme to include:

Phase 1: A 4-part, 4-weekly intensive baiting treatment, in order to reduce the population of rats at the site.

Phase 2: One week after the completion of intensive treatment, implement a 2-weekly visit maintenance programme, including baiting each visit.

Areas Covered: External areas. Front, rear and sides of property. Garden area.

Method statements will be added to this CMP in due course.

6.9 Demolition Plans

The Demolition Plan will address the following items:

- 1 Introduction
- 2 Welfare Accommodation
- 3 Working Hours
- 4 Services
- 5 Safety
- 6 Operation No 1: Site Establishment
- 7 Operation No 2: Cable Stripping
- 8 Operation No 2: Soft Stripping
- 9 Operation No 3: Working At Height Generally
- 10 Operation No 4: Demolition Of Buildings General
- 11 Operation No 5: Asbestos Removal
- 12 Operation N0 6: Prevention Of Pollutants Entering Surface Water Course

Please see section 12 of this CMP for full plan

7. Condition Survey

Prior to the commencement of works on site, a photographic condition survey of the surrounding properties, and the street/pavement, will be undertaken as applicable and considered appropriate and issued to all relevant parties. All construction operatives will be briefed on the results of the condition survey and protection measures will be put in place as required.

In the unlikely event of any damage occurring to the street, repairs will be carried out to the requirements of Camden Council.

8. Site Set-up

The site office will be formed as described above with 110v electrical supply installed via RCB protected board.

We will erect a hoarding as described above. This will be 2.4m high in a timber and plywood construction painted in 800 Group neutral colours.

The hoarding will be built with hinged doors to open inward and be held back against the adjacent hoarding. The gates will be fully lockable to ensure site security and access is fully controlled. As the hoarding will NOT project onto the public footpath, there will be no need to obtain a hoarding license.

In summary the potential impacts of the proposed subternanean additions, and the demolition in whole or in part of the existing dwelling

are all relatively low in terms of any RPA encroachments to the offsite tree/s, namely the Horse Chestnut in 17/18 Lyndhurst Terrace and for which there is an ongoing debate over its status and significance in regards to these proposed works at 15 Lyndhurst Terrace. Overall, the full potential of any impacts deemed appropriate or relevant can be largely mitigated through design and precautionary measures. These measures can be elaborated in Method Statements in the discharge of planning conditions.

The forming of the safe zone for siting of a skip will take place at this point and this will be to the left hand side of the area behind the front hoarding as per illustration in section 5; accessible by opening of hoarding gates to this side. This precise location may vary as project proceeds.

Any demolition of the existing building will only take place once official approval is issued and conditions are discharged. 800 Group will ensure provision for running water is on hand for the continual control of airborne dust during this phase of works. This will be supported by separate method statement and risk assessments and will include the safe removal of such materials from site.

The hoarding as mentioned above will now be completed in the front driveway. It will include a safe area for the temporary store of spoil prior to the daily removal by muck-away lorries. The framework will be braced as necessary using a combination of timber and steel components and will be made as such for safe containment when full.

Muck away lorries will enter site via proposed site traffic routes only. They will be instructed to enter in reverse gear and park in the recessed drive frontage. We will ensure traffic flow is maintained past the site and that at no time will access and egress to other vehicles and pedestrians be blocked.

Muck away lorries will be guided by a banksman when manoeuvering back out of site in forward gear onto Lyndhurst Terrace

Temporary structural works, excavations and installation of concrete piles and cap beams will now commence as per Structural Methodology Statement to be issued under separate cover.

Further phases of works will continue in line with structural engineering plans and methodology issued under separate cover.

9. Method of safe procedures and control measures

9.1 Health and Safety Statement

The site Health and Safety Plan will be established. This Method Statement, in conjunction with risk assessments, will form the foundation of the ongoing Health and Safety file which will be kept in the site office and updated by the site manager.

Risk assessments will be prepared for all tasks where an element of risk has been identified. The recommendations advised therein will be followed by the site foreman/manager, and all operatives involved in such tasks will be briefed in advance of the works commencing of all the associated risks of that task and the measures that must be taken to reduce such risks. All risk assessments and individual method statements will be added to the H&S file.

The site office will be provided with a full site mobilization package including operative signing in and out sheets, Skin protection, First Aid and Eye-Wash stations, PPE supplies, Accident Book and adequate empty files to collate and record any information relevant to the Health & Safety File and the subsequent Operations and Maintenance manual. In addition, data sheets, contractors method statements, risk assessments and information to be passed to operatives on construction health hazards will be filed on site.

A pre construction phase H&S survey will make recommendations of all necessary provisions deemed to be required on site ready for the commencement of any construction works. All highlighted elements and items will be implemented and addressed prior to commencement of works and the site manager will assist wherever possible to oversee that all issues contained therein are implemented. These will involve but not be limited to such elements as welfare, site signage, evacuation procedures, safe site traffic routes (pedestrian and plant), access equipment, fire fighting equipment, first aid provisions, PPE and temporary structures.

It is essential for effective health and safety implementation that information is communicated to site operatives clearly and regularly through measures such as tool box talks.

For additional information, please refer to the 800 Group written Health & Safety Policy

9.2 Safe Systems of Work

800 Group and its associates will work together at all stages of the project to plan procedures that will best enable safe systems of work to be adopted. We will take all reasonable steps through our endeavours to seek adequate information at the earliest practicable time from designers and contractors in order to facilitate an environment whereby the safest means available are used throughout the construction phase, and will take all reasonable steps during these works to further develop our methods and procedures wherever the call for improvements arise.

9.3 Requirement for Risk Assessments

Any sub-contractor working on site for any length of time will be expected to provide their own site specific risk assessments and method statements for the task/s they are to undertake. These will be added to the H&S file. They are to provide information regarding the Control of Substances Hazardous to Health (COSHH) should their proposed works involve any substances or materials that pose a potential hazard to health. We require information on how these products are intended to be used, and the systems that will be put in place to protect all operatives in order to maintain a safe working environment for all.

800 Group identify all tasks where there is an inherent risk and produce site specific risk assessments for these tasks. The findings are communicated to the staff involved in a face to face manner and a Tool Box Talk register is signed by all attendees.

9.4 Personal Protective Equipment

PPE will be available and distributed free of charge at the point of use. 800 Group consider the health and safety of all its site staff as paramount and will take all reasonable steps to ensure that PPE is always adopted and used by operatives when alternate methods are impracticable to implement. Stocks of PPE will be replenished on a routine basis.

It is noted that PPE should be considered as a last resort and wherever possible, alternate methods will be sought in order to avoid the necessity of excessive PPE being required.

9.5 Health and Safety Monitoring

Proactive health and safety monitoring will be in place as standard and recommendations rigorously enforced. Staff not complying with any element of such recommendations regarding the health and safety of themselves, other workers, site visitors or members of the public will face disciplinary action. In serious cases, this could lead to instant dismissal from site and/or their contracts terminated. A regular report will be prepared following each site visit and this is added to the H&S file.

9.6 Welfare

800 Group will ensure WC and washroom facilities are made available in any situation or site where they are not already present or available for 800 Group use. In such situations, temporary fully plumbed and flushable facilities will be built/installed as the preferred option. In circumstances and environments where this is impractical, temporary portable facilities will be used in the form of Portaloo's. The minimum acceptable level would be a self contained chemical cubicle which will be routinely maintained in accordance with the suppliers instructions and HSE codes of practice.

Designated welfare facilities will be made available to site staff for the duration of these works.

Adequate seating will be brought to site for staff use in the form of canteen facilities. These will be equipped with the capability of heating food, boiling water and enabling the cold storage of foodstuffs.

The site canteen and site WC's/Washroom's should be set up to have adequate space between and designed as such so as to minimize any potential hygiene related issues.

The site office will be formed in such a manner so as to form the initial meeting point for all site visitors and work persons alike. These will therefore be located as close to the front site entrance as possible withon the existing garage.

9.7 Site communication

A mobile address system in the form of walkie talkies is proposed with a two to four units capable of remote conversations between distances of up to 200 metres. These units must be returned to the site manager at the end of each shift where they will be recharged daily.

In addition, contact with the site will be maintained via Internet access with Broadband enablement and extensive use of mobile telephones.

9.8 Site Evacuation Procedure

The Incident Control Point (ICP) at 15 Lyndhurst Terrace has been designated as the paved area to the right of the entrance to the outside of the hoarding gates that will be erected in this location.

Signage showing the ICP will be displayed throughout the site, as well as an emergency procedure. A means of raising the alarm will be implemented via several audible alert systems. These could be in the form of a hard wired temporary alarm system or via portable fog horns clipped to fire points throughout the property.

9.9 Fire

Adequate fire extinguishing equipment will be sited throughout the property. All grades of fire will be covered.

All fire extinguishers will be regularly checked for servicing and kept up to date in this regard by a certified fire safety company.

9.10 Site set-up

800 Group will ensure that prior to any works being undertaken by themselves, that temporary facilities will have been designed/built/installed in line with the details set out in the site mobilization section above, including but not be limited to temporary power which will be supplied via a RCD protected distribution board.

Appropriate security hoardings will be erected to enclose the front of the site along Lyndhurst Terrace. The hoarding of suitable height will be constructed in WBP plywood with vertical standards anchored to the ground and licensed in agreement with the Highways Officer as applicable; however, it is likely that the hoarding will be affixed to the existing brick boundary front wall. The hoarding will be implemented from the onset of the construction contract and maintained throughout, fully secured with lockable door/s for controlled access and well lit. The hoarding will be decorated to 800 Group standard and be fitted with a postal box and doorbell.

9.11 Safe Site Routes

800 Group will ensure that prior to any works being undertaken by themselves, that a designated path will have been cordoned off from site plant and potential trip hazards to ensure safe pedestrian routes throughout the site. Vehicle movements should not cross a pedestrian route unless no alternative is possible. In such cases, a safe system will be developed and implemented in such situations if they arise.

9.12 Site Entrance

The site will allow pedestrian access through the main front gated entrance from the roadway through a designated doorway in the front hoarding. Vehicular access will be through designated vehicle gates to the left side of the hoarding.

It is essential that access to site is controlled both during normal working hours and out of hours. For this purpose, the gated entrance will be locked and form part of an adequate hoarding that will be erected at the entrance gate area. Sufficient warning signage will be displayed including information to parents warning children of the dangers of construction sites.

A 2.4m high Hoarding consisting of timber and plywood will be erected across the property frontage and to all borders wherever practicable to ensure site security is maintained.

A doorbell will be affixed to the entrance gate/s which will alert inside the site. A postal area and notice board with emergency details will be affixed to the hoarding also.

9.13 Vehicle Parking

There is very limited pay and display parking available close to site on 15 Lyndhurst Terrace The area comprises residents parking bays in the main but there are pay and display/pay by phone parking bays available on nearby streets.

The house in its present state provides for off street parking but there

is no plan for this space to be available for such during the construction phase. Operatives and visitors will always be encouraged to use public transport and we would make provision within our site setup to allow bicycle storage within the confines of the site.

9.14 Site office and Welfare facilities

These will be formed in situ and will be sited in such a manner so as to form the initial meeting point for all site visitors and work persons alike.

9.15 Removal of Asbestos

A presumptive asbestos survey will initially take place as a minimum standard precaution and procedure before any stripping out or demolition

s take place.

Should there be any report or suspicion of asbestos present in any area of the property, a specialist asbestos removal firm will be engaged to first investigate the findings and/or sample taken. Based on the results of further analysis, they will make inspections to the entire property and a clearance certificate will be sought prior to further works taking place.

The full survey which will have been conducted on the property will be added to the CMP.

9.16 Strip out and demolition

Firstly, the decommissioning of existing services will take place. Capping off and isolating as necessary in all areas.

This will be followed by a soft strip of fixtures and finishes throughout. Wherever practicable, waste will be sorted accordingly and any reuseable materials set aside for use in temporary structures.

Any demolitions of existing structures will be undertaken in a carefully controlled manner.

All waste will be removed from site via a series of skips from licensed carriers. Waste transfer notes will be retained for a period of three years.

Demolitions of the main house will in essence be from the top down. Starting with removal of roof coverings and support members, then all internal walls as applicable and external walls.

A separate MS and associated RA will be presented for all demolition works. Dust control will be in place throughout.

9.17 Structural Works

Any purpose made structural steelwork will be pre-fabricated and resistance treated off site to Structural Engineers specifications. Joints will always be endeavoured to be of through bolt mechanical type and any on-site welding that may be anticipated will be subject to a Hot Works Permit and specific method statements and risk assessments from the designated contractor.

9.18 Piling and/or Underpinning

Any Piling operations will be undertaken by a specialist contractor to details as issued by the structural engineers.

Underpinning exercises will be carried out and/or supervised under the control of 800 Group as principal contractor in the standard recognised manner and in accordance with sequencing and methodology details as presented by consulting engineers as applicable.

9.19 Excavation and Earth Moving

Precise details are in abeyance, however, the proposed basement is likely to be formed by installing a sheet piling system followed by internal bored piles. The chosen system may vary according to further surveys. The construction methodology will aim to negate the need for intrusive earthworks around the basement perimeter. Once the piled wall is in place the basement can be excavated internally and reinforced concrete slab and walls formed to create the basement space. Systems will be required to remove the spoil immediately from the area.

All excavated materials will be disposed of by muck away lorries loaded by mini dumper vehicles on site and deposited in the temporary muckaway store.

An excavation register will be kept in the site office and completed daily in line with current HSE CoP's and legislation.

All Excavation and Earth Moving work necessary for new foundations and base structure slabs will be supported by method statements and risk assessments to be included in the H&S file

9.20 Electrical Works

Initial isolation of existing services will commence pre demolition phase. Temporary electrical power will be supplied during site set up.

Electrical works that are assessed, calculated and carried out by 800 Group Electrical division will have full commissioning schedules and certification produced prior to official handover.

9.21 Mechanical Works

Mechanical services including gas and water will be identified and isolated pre demolition phase.

Installation of all new services will be to engineers designs and specification. These plans will be issued under separate cover.

All Mechanical works that are assessed, calculated and carried out by 800 Group Mechanical division will have full commissioning schedules produced prior to official handover.

9.22 Decorations

For all decorations, a COSHH assessment will be made of products used. Any products posing a potential hazard to the health of operatives, members of the public or the environment will be supported by data sheets and a separate risk assessment will be produced for the safe handling and application of such products. An attempt to find an alternate means and method of finishing will be sought if the products required fall under the COSHH regulations.

9.23 All other works

A risk assessment will be carried out for any task where a risk to the health and/or safety of operatives and/or any other person and/or the environment is identified. All risk assessments will be added to the H&S file on site and the recommendations contained therein will be implemented and followed.

10 Drawings

Copies of all construction issue drawings will be added to hard copy versions of this CMP.

11 Risk Assessments

Copies of all risk assessments will be added to hard copy versions of this CMP.

THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007: DEMOLITION METHOD STATEMENT

15 Lyndhurst Terrace Hampstead London NW3 5QA



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- Appendix 3 Risk Assessments

1 INTRODUCTION

1.1. The project relates to the partial demolition works that are to be carried out

at 15 Lyndhurst Terrace

1.2. The works will be carried out as a single phase

1.3. Phase 1 works the housen to be demolished are as follows;

Phase One

1.4. The works that are to be carried out in the Phase are as follows

NOTE: Asbestos removals in accordance with asbestos survey findings

• Service Disconnections, Diversions, Systems drained and pipe works purged and certified as safe

• Carry out Pre Demolition survey to identify structural elements/components

• Site establishment, set up welfare facilities, first aid, fire points, muster points and secure the site to be demolished, install protective measures within the existing site surface water drainage system to prevent contamination during the demolition process

• Carry out internal soft strip including ceiling, wall, floor finishes, items of joinery, doors door linings, kitchen units, electrical equipment, heating, domestic hot & cold water & gas appliances (Gas safe engineer)

• Hand removal of all glazing elements. Units to be carefully lowered to ground level – No unnecessary smashing of glass to be allowed

• Hand removal of roofing finishes

• Hand removal of roofing and cladding timbers – Set aside any materials suitable for re-use

• Hand removal of 1st floor ceiling structure

• Hand demolition of 1st storey structural walls including all fenestrations

• Removal of Ground floor walls

12 Site clearance & hand over

1.5 SITE STAFF:

800 Group Ltd will ensure the following resources to carry out the works as required on site

Demolition Site Manager (SMSTS) – Non Working

Demolition Site Supervisor - Working

Asbestos Removals Site Supervisor

First Aiders x 2 (One Demolition & One Asbestos)

4 No Demolition Operatives (max)

2 No Asbestos Removal Operatives

1.5 Sub-Contractors – Prior to commencement on site all Sub-Contractors will have been approved through our Safety Prequalification process.

Asbestos Surveying works

Asbestos Removal works – The removal and disposal of all asbestos based materials identified within the asbestos survey will be undertaken by TBC

1.6 PLANT & EQUIPMENT:

2no. TE 500 Hilti Medium breakers

1no. Independently tied tube & fitting scaffold

1no. Tube & fitting edge protection

14no. Heras fencing panels

8no. Noise attenuation screens

1no. Jet spray for Dust Suppression

2no. Aluminium towers scaffolds

12no. 2.4x 1.2x 18mm Sterling boards protection

1no. Visqueen roll & tape

Hand tools

12 cubic yard wait & load skip

Site office / canteen / Toilet as in use throughout project and as included in site setup

1.7 As shall be stated in our letter to occupiers of neighbouring properties and premises, We will endeavour to undertake the work described below in such a way as to minimise the impact of that work. Therefore the foreman will:

• take all reasonable steps to minimise the creation of dust, using water sprays to dampen buildings being demolished and the demolition arisings;

• pay attention to wind direction so as to anticipate the impact of any work downwind of the working area;

• curtail, suspend or re-arrange work as necessary to allow the demolition to proceed if possible whilst reducing its impact on any the occupiers of neighbouring properties / premises;

• ensure all plant is fit for its purpose and adequately maintained so that noise generation is within the manufacturer's stated maximum noise level;

• give particular consideration to activity on site at the start of the day to minimise disturbance of the neighbours. Any particularly noisy operations (e.g: use of hydraulic breakers) will be programmed to minimise disturbance

• monitor the condition of the public highway when waste away vehicles are delivering & removing skips from site, deliveries will be programmed between 10.00 am & 3.00pm to avoid school runs and will be strictly on a wait & load basis to minimise disruption to neighbouring properties as well as oter road users so far as is reasonably practicable.

2 WELFARE ACCOMMODATION

2.1 Welfare facilities will be provided by 800 Group Ltd to a standard that satisfies the HSE. On site visitor parking will be minimal adjacent the welfare facilities.

2.2 The actual location of the welfare facilities for the demolition phase will be identified on site setup plans as within rear garden area

2.3 The Provision of site accommodation will be compliant with respect to the Construction (Design & Management) Regulations 2007 (Regulations 9(1)(b), 13(7), 22(1)(c)) and Schedule 2 of the Construction (Design & Management) Regulations 2007 Approved Code of Practice'.

3 WORKING HOURS

8.00 am - 17.00pm Monday-Friday 8.00am - 13.00pm Saturday

Duration of works 14 days

4 SERVICES

4.1 800 Group Ltd is making all arrangements for the location, isolation, disconnection of the services to the site.

4.2 800 Group Ltd is making all arrangements for the installation of temporary electrical & water supplies

4.3 A CAT detector will be used by the site supervisor to test for live underground electric cables prior to any slabs / foundations being removed if required.

5 SAFETY

5.1 All necessary registers, accident books, diary, time book, test certificates, method statement, risk assessment, health and safety plan etc will be kept on site under the control of the Site Supervisor and can be inspected at any time. All accidents are to be reported to and entered in the site accident book.

5.2 A supply of spare hard hats, overalls, gloves, goggles, masks, welders gloves, face visors (when burning equipment is used) etc will be stored on Site.

5.3 At all times Staff of 800 Group Ltd will ensure a high standard of Health and Safety is carried out at all times on site.

5.4 All operatives on site must wear full PPE in accordance with HSE requirements including safety boots, hard hats and a high visibility vets or coat and LEP (Light Eye Protection) as standard.

5.5 The 800 Group Ltd 'no smoking on site' policy will be adhered to at all times, smoking will only take place in the site designated area.

5.7 The site will be audited on by H&S Manager and such an audit will be issued to the Clients Agent together with the Progress Report on a fortnightly basis.

6 OPERATION NO 1: SITE ESTABLISHMENT

6.1 The perimeter Front & Rear gardens of 15 Lyndhurst Terrace will be secured with Heras type fencing panels

6.2 Scaffolding will be required to the sides of the protection to erve both access and fall prevention of persons and materials into adjacent propoerties. Brick gards and monoflex sheeting will be established to the scaffold structure. Exclusion zones will be set up within the property.

6.3 Warning signs (as described below) will be displayed at the appropriate points around the perimeter of the site:

- 1. Danger Demolition in Progress
- 2. Danger Demolition Keep Out
- 3. Personal Protective Equipment requirements
- 4. Warning to Children

6.4 All visitors to our site will be asked to sign in within the site office. They will be inducted into the activities being carried out that day and at all times whilst they are on site they will wear the required PPE and they will also be escorted by a member of 800 Group Ltd.

7 OPERATION NO 2: CABLE STRIPPING

7.1 From areas which are free of asbestos (As detailed in asbestos survey), all electrical cabling will be removed for recycling prior to soft stripping and the demolition of the structure.

7.2 No cable-stripping work will commence until the electrical supplies to the site have been irreversibly isolated at the main distribution board by a suitably qualified electrician, an isolation certificate will be required and will be displayed within the site office.

7.3 Demolition operatives using hand tools will cut into manageable sections all exposed electrical cabling and any which are easily extracted but which are not exposed. Operatives are to exercise their judgement and experience when handling cut sections of cable to minimise the risks associated with manual handling.

7.4 Cabling in trays/ containment or otherwise present above floor level will be accessed of a scaffold tower as appropriate. An exclusion zone will be created beneath the cable being cut-down using barrier tape to avoid the potential for anyone below the cable to be struck as it is allowed to fall to the floor.

7.5 All waste generated by the cable-stripping is to be disposed of appropriately, i.e. sheathing is to be placed in a general waste skip.

7.6 Under no circumstances is the sheathing to any cabling to be removed by burning.

8 OPERATION NO 3: SOFT STRIPPING

8.1 An internal soft strip of the extension will be carried out by demolition operatives to remove as much of the waste materials from the building ahead of the demolition works.

8.2 Materials that are to be removed by the internal soft strip can include doors, door frames, fixed and non fixed furniture, carpets and floor coverings.

8.3 Operatives will strip out all doors, frames, windows, timber of any description such as non load bearing stud walls, ceiling plaster board (not timber joists of roof covering appertaining to the roof or main structure) toilets, pipe work, ducting, electrical items and the roof light

ground floor accessed from aluminium towers and industrial type step ladders.

8.4 Any clean, unpainted constructional timber will be segregated from the general waste. Where this material is free of nails, screws, hinges etc it will be segregated for recycling. Any materials deemed as not suitable for recycling will be removed from site in skips as controlled waste to an appropriately licensed landfill site.

8.5 Materials will be bagged and transported (waste transit route to be protected) to the front garden ready to be loaded by hand method into wait & load skips then removed from the site. Where access to the skips is not available the materials will be segregated and stored within the front garden where they will be removed at a later stage.

8.6 All soft stripped materials will be processed and segregated into individual waste/recycling streams. All materials deemed suitable for recycling will be loaded into suitable skips and transferred from the site to a suitable recycling venue.

8.7 All waste materials unsuitable for recycling will be transported from the site where it will be taken to landfill facilities.

9 OPERATION NO 4: WORKING AT HEIGHT GENERALLY

9.1 Internally working at height will be under taken from aluminium towers & industrial type step ladders, operations will include the removal of ceiling finishes, electrical equipment & the roof light during the soft strip. During the demolition of the extension roof joist and the roof coving will be removed internally using aluminium towers.

9.2 The main area where working at height will be carried out will be the demolition of the 2nd storey and 1st storey extension super structure.

For this purpose an independently tied tube and fitting scaffold will be installed to rear elevation of the extension with edge protection above the parapet wall, also incorporating edge protection return on the return parapet wall to the main property.

10 OPERATION NO 5: DEMOLITION OF BUILDING GENERALLY

10.1 Prior to any structural demolitions taking place, the site supervisor and plant operatives will walk the building to confirm whether or not there are any voids, for example cellars/basements present, to prevent any form of unplanned collapse.

10.2 The site will be enclosed by use of Heras type fencing forming an exclusion zone. Warning signs will also be displayed at the site boundary in clear and visible positions

10.3 The building that are to be demolished will be soft stripped as described in **Section 8** above.

10.4 Should third parties wish to gain access onto site then they must first report to the Site Manager. The site manager will then escort the third party onto site and remain with him/her for the duration of the visit.

10.5 Remove the 2nd storey flat roof, internally from aluminium towers, hand tools and reciprocating saws will be used

10.6 Demolition of 1st storey flat roof, accessed from ground floor utilising aluminium towers, Hilti TE 500, medium breakers will be used.

10.7 Noise attenuation, if necessary noise attenuation screening will be secured to front rear and return elevations as required and level to a height of a Heras fencing panel (**photo appendix 1**).

10.8 Demolition arisings will be removed from the 1st storey roof level via a shoot secured to the scaffold & discharged into front/rear waste loading areas as applicable and where possible directly into skip where dust containing measures will once again be implemented via dust suppression/water jets. Dust screening will utilise existing masonry party walls, the waste will be transported by hand to the front garden and stored in skips pending licensed removal from site.

10.9 Upon removal of the 2nd storey extension, the noise attenuation screens will be removed, remove the 1st storey flat roof, internally from aluminium towers, hand tools and reciprocating saws will be used, waist removed as above.

10.10 Demolition of 1st storey lower level extension, accessed externally from the tube & fitting scaffold & internally from aluminium tower scaffolds, Hilti TE 500 medium breakers will be used.

10.11 Noise attenuated and dust screening by means of utilising existing boundary walls plus additons as required of attenuation screens.

10.12 Removal of demolition arisings as above.

11 OPERATION NO 6: ASBESTOS REMOVAL

11.1 The Pre Demolition and Refurbishment asbestos survey will produce a copy to be available on site.

11.2 800 Group Ltd We will appoint an approved licensed Asbestos Removal Contractor to carry out the removal of all asbestos containing products as required.

11.3 The HSE will be notified under the statutory ASB5 form on the Health and Safety Executive website www.hse.gov.uk of the intended asbestos removals that are to be executed on site and a copy of the notification will be displayed

11.4 All method statements, Risk assessments and transit plans will be available on site.

11.5 No follow on activities will be carried out until we have received air clearance certificates/certificates of re-occupation from the asbestos removal supervisor to confirm that the areas are safe to enter.

12 OPERATION NO 7: PREVENTION OF POLLUTANTS ENTERING SURFACE WATER COURSE

12.1 Prior to the removal of the main structure we are proposing to implement the following measures to all drains surrounding the perimeter of the structure:

12.2 All drainage/ surface water gullies to be packed with straw.

12.3 Should any rain/dust suppression required during the demolition activities wash such materials towards the drainage network the measures detailed above would prevent sand particles from being discharged at elevated levels off site. On a regular basis the accumulated sand around the filtration system will be removed and the site surface swept clean.

12.4 The site drainage covers will be lifted on a regular basis to ensure the filtration system is working effectively.

12.5 Should there be a significant difference in the water quality currently being discharged once the demolition works has commenced then we will review our control measures.

Appendix 1

Acoustic screen noise attenuation control



Appendix 2

Asbestos Refurbishment & Demolition Survey

Appendix 2

Risk Assessments

(15 Lyndhurst Terrace_CTMP_270217)