

Construction Management Plan

pro forma v2.2

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Revisions & additional material

Please list all iterations here:

Date	Version	Produced by
25 th May 2017	1	K Backhouse

Additional sheets

Please note – the review process will be quicker if these are submitted as Word documents or searchable PDFs.

Date	Version	Produced by

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 Community Safety](#) (**CLOCS**) scheme) and [Camden's Minimum Requirements for Building Construction](#) (**CMRBC**).

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

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

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

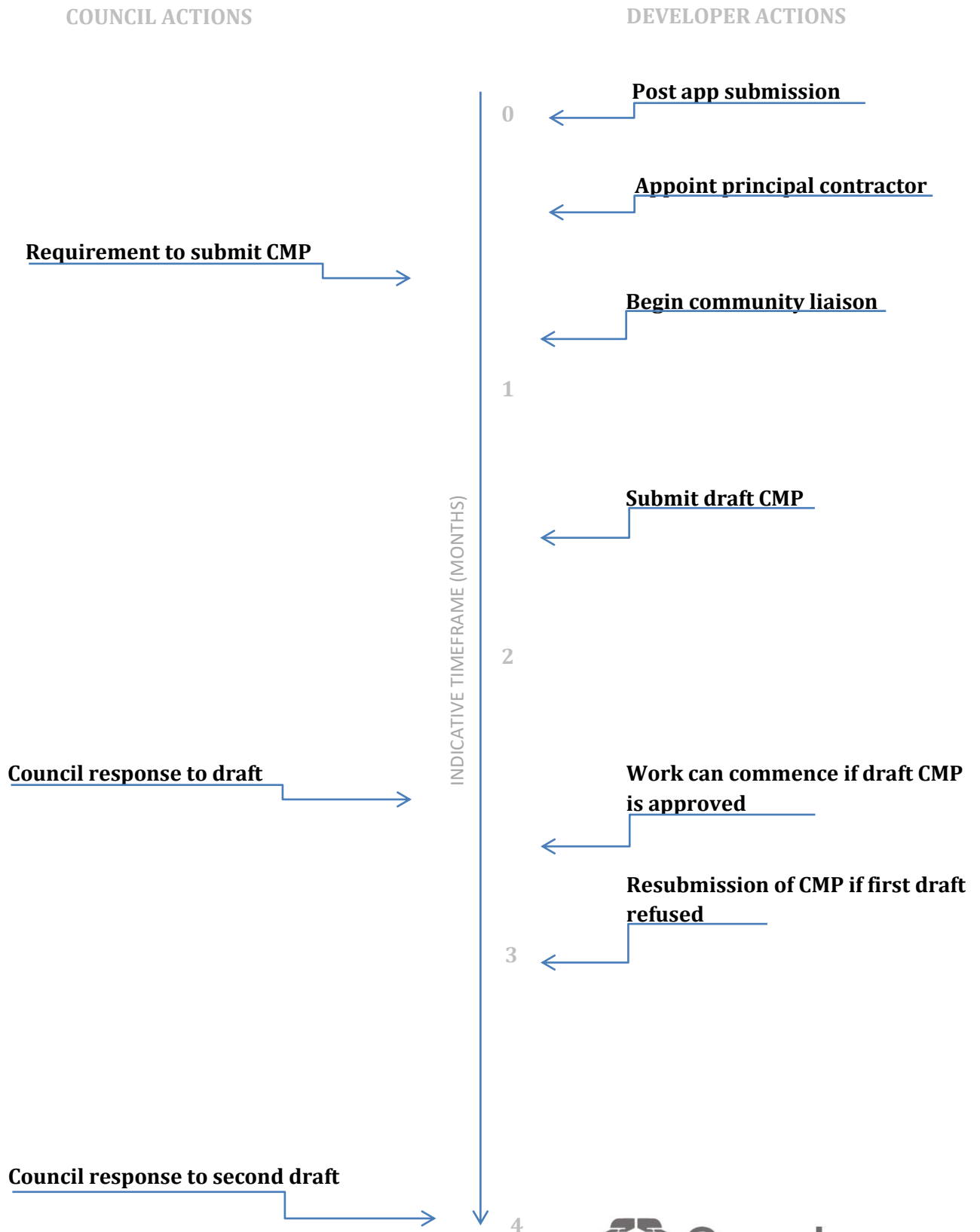
Please complete the questions below with additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary. **It is preferable if this document, and all additional documents, are completed electronically and submitted as Word files to allow comments to be easily documented. These should be clearly referenced/linked to from the CMP.**

Please notify that council when you intend to start work on site. Please also notify the council when works are approximately **3 months from completion**.

(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: 6 Stukeley Street, London, WC2B 5LQ

Planning reference number to which the CMP applies: TBC when planning application registered.

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

Name: Kathryn Backhouse

Address: YES Engineering Group Limited

Email: kbackhouse@yeseng.co.uk

Phone: 020 7566 0060

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: To be provided by Contractor on appointment

Address: Not Available at this stage.

Email:

Phone:

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. In the case of [Community Investment Programme \(CIP\)](#), please provide contact details of the Camden officer responsible.

Name: To be provided by Contractor on appointment

Address: Not Available at this stage.

Email:

Phone:

5. 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: To be provided by Contractor on appointment

Address: Not Available at this stage.

Email:

Phone:

Site

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

As shown in **Appendix A** it can be seen that the site is situated on the southern side of Stukeley Street, which has a pedestrian link only to Drury Lane a vehicular link with Smarts Place.

Stukeley Street is a cul-de-sac with a mixture of residential and commercial uses. There is a road sign at the start of Stukeley Street immediately on turning right from Smarts Place which states that loading only is permitted beyond this point. There is a turning head at the western end of Stukeley Street to enable a service vehicle to enter and leave Stukeley Street in a forward gear.

The site is in a highly sustainable area with respect to public transport accessibility being within a short walk of some 38 bus routes and three London Underground Stations (Covent Garden, Holborn, and Tottenham Court Road).

The development proposal is for a refurbishment of the existing house at 6 Stukeley Street into two flats and includes a proposed lower ground level as well as a roof extension. The proposal provides for two 2 bedroom flats; flat 1 occupies the ground and lower ground floors whilst flat 2 is accommodated on the first and second floors. **Appendix B** is the ground and lower ground floor layout plan.

7. 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 etc).

Materials

It is proposed that the existing front wall of the house is retained, stripped of paint, cleaned and then limewashed to create the effect of a gently weathered wall exposing the distinctiveness of the brick beneath the existing layers of paint.

The proposed house sits in a context of primarily brick buildings hence glass brick has been selected for the roof extension of the upper flat reinterpreting the bond pattern and grain of the existing materiality.

The proposed sedum roof is to be concealed at street level behind a parapet wall. Vegetation on the roof will provide a pleasant 'fifth elevation'. A sunken green garden is designated in the proposed west courtyard with vegetation in planters. This sunken space will provide sufficient daylight to the bedrooms adjacent to it.

Materials cont.

The proposed windows are to have minimal frame metal architectural elements, which will be powder coated or anodised in white. Most glazing is fixed with solid timber panels opening out for ventilation.

Brushed metallic panels are proposed in the courtyard to articulate the new basement level and reflect light into the interiors of the proposed building on this very small city centre site.

Enabling Works and Basement Sequencing

Appendix B of the Basement Impact Assessment included with the planning application sets out the enabling works and basement sequencing necessary for construction. A summary of the works are set out below.

Enabling Works

- Erection of hoarding on the Stukeley Street site frontage a minimum of 2.2m high to prevent unauthorised access;
- Provide protection to public where conveyor extends over footpath. Depending on the requirements of the local authority, construct a plywood bulkhead over the pavement. Hoarding to have a plywood roof covering over the footpath, night-lights and safety notices; and
- A license application for a skip to be installed on the public highway for the spoil to be removed from the site.

Basement Sequencing

- Place cantilevered walls, needle and prop the floor, and insert steels over cantilevered walls;
- Excavate first 1.2m around front opening, prop floor and erect conveyor;
- Excavate basement in sections and steelwork to support floor above installed as work progresses;
- Place drainage below basement floor level and then lay the reinforcement and pour concrete floor slab.

Scaffolding will need to be erected once the basement works are complete to facilitate construction of the upper floors. Approval will be obtained from the local highway authority by the Contractor for the installation of the both the hoarding and scaffolding, and the appropriate licences from the Council obtained.

The above will be updated by the Contractor once appointed if necessary.

8. 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 nearest potential receptors likely to be affected by the activities on site are:

- 2 to 4 Stukeley Street
- 8 to 16 Stukeley Street
- Goldsmith Court (numbers 1 to 16)
- 3 to 15 Stukeley Street

9. 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 of the local highway network is attached as **Appendix C**. There are no on-street parking bays on Stukeley Street in the vicinity of the site.

10. 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).

To be provided by Contractor on appointment.

11. Please confirm the standard working hours for the 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

Hours are confirmed.

12. 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.

To be provided by Contractor.

Community Liaison

A neighbourhood consultation process must have been undertaken prior to submission of the CMP first draft. This consultation must relate to construction impacts, and should take place following the granting of planning permission in the lead up to the submission of the CMP. A consultation process specifically relating to construction impacts must take place regardless of any prior consultations relating to planning matters. This consultation must include all of those individuals that stand to be affected by the proposed construction works. These individuals should be provided with a copy of the draft CMP, or a link to an online document. They should be given adequate time with which to respond to the draft CMP, and any subsequent amended drafts. Contact details which include a phone number and email address of the site manager should also be provided.

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

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

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

Cumulative impact

Sites located within high concentrations of construction activity that will attract large numbers of vehicle movements and/or generate significant sustained noise levels should consider establishing contact with other sites in the vicinity in order to manage these impacts.

The Council can advise on this if necessary.

13. 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 should be included. Details of meetings including minutes, lists of attendees etc. should be appended.

In response to the comments received, the CMP should then be amended where appropriate and, where not appropriate, a reason 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.

Consultation will take place by Contractor on appointment with the following:

- 2 to 4 Stukeley Street
- 8 to 16 Stukeley Street
- Goldsmith Court (numbers 1 to 16)
- 3 to 15 Stukeley Street

14. 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.

A neighbourhood consultation process will be undertaken by the Contractor prior to construction commencing on-site. This consultation will relate to construction impacts, and will take place regardless of any prior consultations relating to planning matters. This consultation will include all of those individuals that stand to be affected by the proposed construction works. These individuals will be provided with a letter, which includes a link to an online draft CMP document. They will be given adequate time with which to respond to the draft CMP, and any subsequent amended drafts. Contact details which include a phone number and email address of the Contractor will also be provided.

The CMP will also explain how the Contractor will keep in contact with organisations that have an interest in the site and how the development is progressing. These bodies, groups and individuals include planning and highways authorities, local residents, businesses and community groups.

15. Schemes

Please provide details of your 'Considerate Constructors Scheme' registration, and details of any other similar relevant schemes as appropriate. Contractors will also be required to follow the "[Guide for Contractors Working in Camden](#)" also referred to as "[Camden's Considerate Contractors Manual](#)".

To be provided by Contractor on appointment.

16. 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.

Planning approval has been granted for development, including basement works at 8 to 10 Stukeley Street (planning reference 2015/7028/P). The Contractor will liaise with the property owner of number 8 to 10 and the Council to ensure construction works and deliveries etc... are co-ordinated.

The Contractor will also liaise with the Council to determine whether any other developments in the vicinity are likely to occur.

Transport

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

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

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

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

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

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

CLOCS Contractual Considerations

17. Name of Principal contractor:

To be provided on appointment.

18. 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](#) and [Q18 example response](#)).

To be provided by Contractor on appointment.

19. 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:

To be provided by Contractor on appointment.

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

Site Traffic

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

20. 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 (i.e. those that attract high volumes of cycling traffic) installing Trixi mirrors to aid driver visibility should be considered.

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

a. Please indicate routes on a drawing or diagram showing the public highway network in the vicinity of the site including details of how vehicles will be routed to the [Transport for London Road Network](#) (TLRN) on approach and departure from the site.

The Construction Traffic Route diagram is attached as **Appendix D**.

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

The Contractor will meet, telephone or email to:

- Remind delivery drivers, visitors, staff and subcontractors about designated routes to and from the site and that no parking is available.
- Check vehicles arriving at site to make sure they meet the CMP's safety requirements.
- Manage the delivery booking and scheduling tool that records deliveries.

21. 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.

As the Contractor is not yet appointed the number and type vehicles cannot be accurately determined. However, given the size of the project it can be expected that the largest vehicles will be a 7.5tonne box van or low loader (up to 8m in length) and the majority of movements by small skip lorry. **Annex E** demonstrates that an 8m length goods vehicle can use the turning head on the carriageway of Stukeley Street and leave in a forward gear, however, a Banksman will be required to oversee the movement onto the pedestrianised area.

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

8 to 10 Stukeley Street (planning reference 2015/7028/P) has planning consent. The Contractor will liaise with the Council with respect to any further developments that need to be taken into consideration in the local area or on route.

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.

This site will operate a material delivery scheduling and booking system to ensure that congestion is avoided on the surrounding highway. Each delivery will be allocated a delivery time period and an allotted area from which to load or unload. Clear instructions will be issued to all direct suppliers and subcontractors detailing access routes. Only one delivery will be permitted to visit the site at any one time.

The Contractor will give the planning authority access to the booking data for monitoring and statistical analysis purposes.

Delivery vehicles will be controlled using a Banksman to ensure that unloading only takes place within designated times and in the correct location. All subcontractors will be required to produce a procurement schedule for their materials which will be monitored and they will be required to book a delivery slot with the Site Manager.

"Just in Time" scheduling of deliveries will be used where possible will minimise storage capacity required. Where "Just in Time" deliveries are not economic or practical, site storage of materials and plant will be very carefully controlled by restricted allocation of zones.

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 any vehicle/driver compliance checks. Please refer to question 24 if any parking bay suspensions will be required for the holding area.

Due to the scale of development it is not anticipated that an off-site holder area is required.

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](#)).

To be provided by the Contractor on appointment if applicable.

22. 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 marshals must ensure the safe passage of all traffic on the public highway, in particular pedestrians and cyclists, when vehicles are entering and leaving site, particularly if reversing.

Traffic marshals, or site staff acting as traffic marshals, should hold the relevant qualifications required for directing large vehicles when reversing. Marshals should be equipped with 'STOP – WORKS' signs (not STOP/GO signs) if control of traffic on the public highway is required. Marshals should have radio contact with one another where necessary.

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

To be provided by the Contractor on appointment if applicable.

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

This site will operate a material delivery scheduling and booking system to ensure that congestion is avoided on the surrounding highway. Each delivery will be allocated a delivery time period and an allotted area from which to load or unload. Clear instructions will be issued to all direct suppliers and subcontractors detailing access routes. Only one delivery will be permitted to visit the site at any one time.

The Contractor will give the planning authority access to the booking data for monitoring and statistical analysis purposes.

Delivery vehicles will be controlled using a Banksman to ensure that unloading only takes place within designated times and in the correct location. All subcontractors will be required to produce a procurement schedule for their materials which will be monitored and they will be required to book a delivery slot with the Site Manager.

"Just in Time" scheduling of deliveries will be used where possible will minimise storage capacity required. Where "Just in Time" deliveries are not economic or practical, site storage of materials and plant will be very carefully controlled by restricted allocation of zones.

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).

Annex E demonstrates that an 8m length goods vehicle can use the turning head on the carriageway of Stukeley Street and leave in a forward gear, however, a Banksman will be required to oversee the movement onto the pedestrianised area.

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.

To be provided by the Contractor on appointment if applicable.

The pedestrianised area and turning head on Stukeley Street will be regularly swept.

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

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

Please provide details of the parking and loading arrangements for construction vehicles with regard to servicing and deliveries associated with the site (e.g. delivery of materials and plant, removal of excavated material). This is required as a scaled site plan, showing all points of access and where materials, skips and plant will be stored, and how vehicles will access and egress the site. If loading is to take place off site, please identify where this is due to take place and outline the measures you will take to ensure that loading/unloading is carried out safely. Please outline in question 24 if any parking bay suspensions will be required.

The Contractor will be responsible for and provide details of prior to construction the following:

- Erection of hoarding on the Stukeley Street site frontage a minimum of 2.2m high to prevent unauthorised access;
- Provide protection to public where conveyor extends over footpath. Depending on the requirements of the local authority, construct a plywood bulkhead over the pavement. Hoarding to have a plywood roof covering over the footpath, night-lights and safety notices; and
- A license application for a skip to be installed on the public highway for the spoil to be removed from the site.
- Scaffolding will need to be erected once the basement works are complete to facilitate construction of the upper floors. Approval will be obtained from the local highway authority by the Contractor for the installation of the both the hoarding and scaffolding, and the appropriate licences from the Council obtained.

Highway interventions

Please note that Temporary Traffic Orders (TTOs) and hoarding/scaffolding licenses may be applied for prior to CMP submission but won't be granted until the CMP is signed-off.

If the site is on or adjacent to the TLRN, please provide details of preliminary discussions with Transport for London in the relevant sections below.

24. Parking bay suspensions and temporary traffic orders

Please note, parking bay suspensions should only be requested where absolutely necessary. Parking bay suspensions are permitted for a maximum of 6 months, requirement of exclusive access to a bay for longer than 6 months you will be required to obtain [Temporary Traffic Order \(TTO\)](#) for which there is a separate cost.

Please provide details of any proposed parking bay suspensions and TTO's which would be required to facilitate construction. **Building materials and equipment must not cause obstructions on the highway as per your Considerate Contractors obligations unless the requisite permissions are secured.**

Information regarding parking suspensions can be found [here](#).

No parking suspensions are proposed.

25. 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).

To be provided by the Contractor on appointment (see question 23).

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

To be provided by the Contractor on appointment (see question 23).

26. 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).

To be provided by the Contractor on appointment (see question 23).

27. 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 at 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.

There should be limited vehicular movement on Stukeley Street as this carriageway is only for unloading/loading purposes. As a consequence, there should be limited conflict with pedestrians.

The lorry movements per day associated with the construction process will not have a material impact. Details of the number and size of vehicles anticipated to visit the site during the construction site will be confirmed.

Other vulnerable highway users such as wheel chair users, the elderly, people with walking difficulties, parents with young children or prams, blind and partially sighted, etc will also be considered during the construction period. The site frontage will be secure and free from obstacles at all times to protect vulnerable users from harm.

Banksmen will be used when loading and unloading to ensure deliveries are handled in a safe manner and forewarn people a delivery is in progress. Stukeley Street in the vicinity of the site will also receive regular sweeping to make certain any debris is cleared from the public highway. Signage will be erected to warn any users of any potential hazards in advance of the construction site.

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.

To be provided by the Contractor on appointment (see question 23).

• SYMBOL IS FOR INTERNAL USE

Environment

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

28. Please list all [noisy operations](#) and the construction method used, and provide details of the times that each of these are due to be carried out.

A Noise and Vibration report will be prepared and submitted to the Council for approval on obtaining planning consent. Details of noisy operations during construction will be included in this report.

29. 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.

A noise survey will be carried out following receipt of planning consent but prior to construction commencing. This information will be set out in the report referred to in (28) above.

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

A Noise and Vibration report will be prepared and submitted to the Council for approval on obtaining planning consent. Details of predictions for noise and vibration levels during construction will be included in this report.

31. 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.

A Noise and Vibration report will be prepared and submitted to the Council for approval on obtaining planning consent. Details of mitigation measures to be provided during construction will be included in this report.

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

To be provided by the Contractor on appointment.

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

Hoarding 2.2m in height will be erected around the site.

34. 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.

Stukeley Street in the vicinity of the site will also receive regular sweeping to make certain any debris is cleared from the public highway.

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

A Noise and Vibration report will be prepared and submitted to the Council for approval on obtaining planning consent. Details of arrangements for monitoring of noise, vibration and dust levels will be included in this report.

36. Please confirm that a Risk Assessment has been undertaken at planning application stage in line with the GLA policy. [The Control of Dust and Emissions During Demolition and Construction 2104 \(SPG\)](#), that the risk level that has been identified, and that the appropriate measures within the GLA mitigation measures checklist have been applied. Please attach the risk assessment and mitigation checklist as an appendix.

To be provided by the Contractor on appointment.

37. Please confirm that all of the GLA's 'highly recommended' measures from the [SPG](#) document relative to the level of risk identified in question 36 have been addressed by completing the [GLA mitigation measures checklist](#).

To be provided by the Contractor on appointment.

- 38. If the site is a 'High Risk Site', 4 real time dust monitors will be required. If the site is a 'Medium Risk Site', 2 real time dust monitors will be required. The risk assessment must take account of proximity to sensitive receptors (e.g. schools, care homes etc), 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.

To be provided by the Contractor if necessary on appointment.

39. 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).

To be provided by the Contractor on appointment.

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

To be provided by the Contractor.

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

To be provided by the Contractor.

42. If you will be using non-road mobile machinery (NRMM) on site with net power between 37kW and 560kW it will be required to meet the standards set out below. The standards are applicable to both variable and constant speed engines and apply for both PM and NOx emissions.

From 1st September 2015

(i) Major Development Sites – NRMM used on the site of any major development will be required to meet Stage IIIA of EU Directive 97/68/EC

(ii) Any development site within the Central Activity Zone - NRMM used on any site within the Central Activity Zone will be required to meet Stage IIIB of EU Directive 97/68/EC

From 1st September 2020

(iii) Any development site - NRMM used on any site within Greater London will be required to meet Stage IIIB of EU Directive 97/68/EC

(iv) Any development site within the Central Activity Zone - NRMM used on any site within the Central Activity Zone will be required to meet Stage IV of EU Directive 97/68/EC

Please provide evidence demonstrating the above requirements will be met by answering the following questions:

- a) Construction time period (mm/yy - mm/yy):
- b) Is the development within the CAZ? (Y/N):
- c) Will the NRMM with net power between 37kW and 560kW meet the standards outlined above? (Y/N):
- d) Please provide evidence to demonstrate that all relevant machinery will be registered on the NRMM Register, including the site name under which it has been registered:
- e) Please confirm that an inventory of all NRMM will be kept on site and that all machinery will be regularly serviced and service logs kept on site for inspection:
- f) Please confirm that records will be kept on site which details proof of emission limits, including legible photographs of individual engine plates for all equipment, and that this documentation will be made available to local authority officers as required:

● SYMBOL IS FOR INTERNAL USE

Agreement

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

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

Please notify that council when you intend to start work on site. Please also notify the council when works are approximately 3 months from completion.

Signed:To be completed by Contractor on Appointment.....

Date:

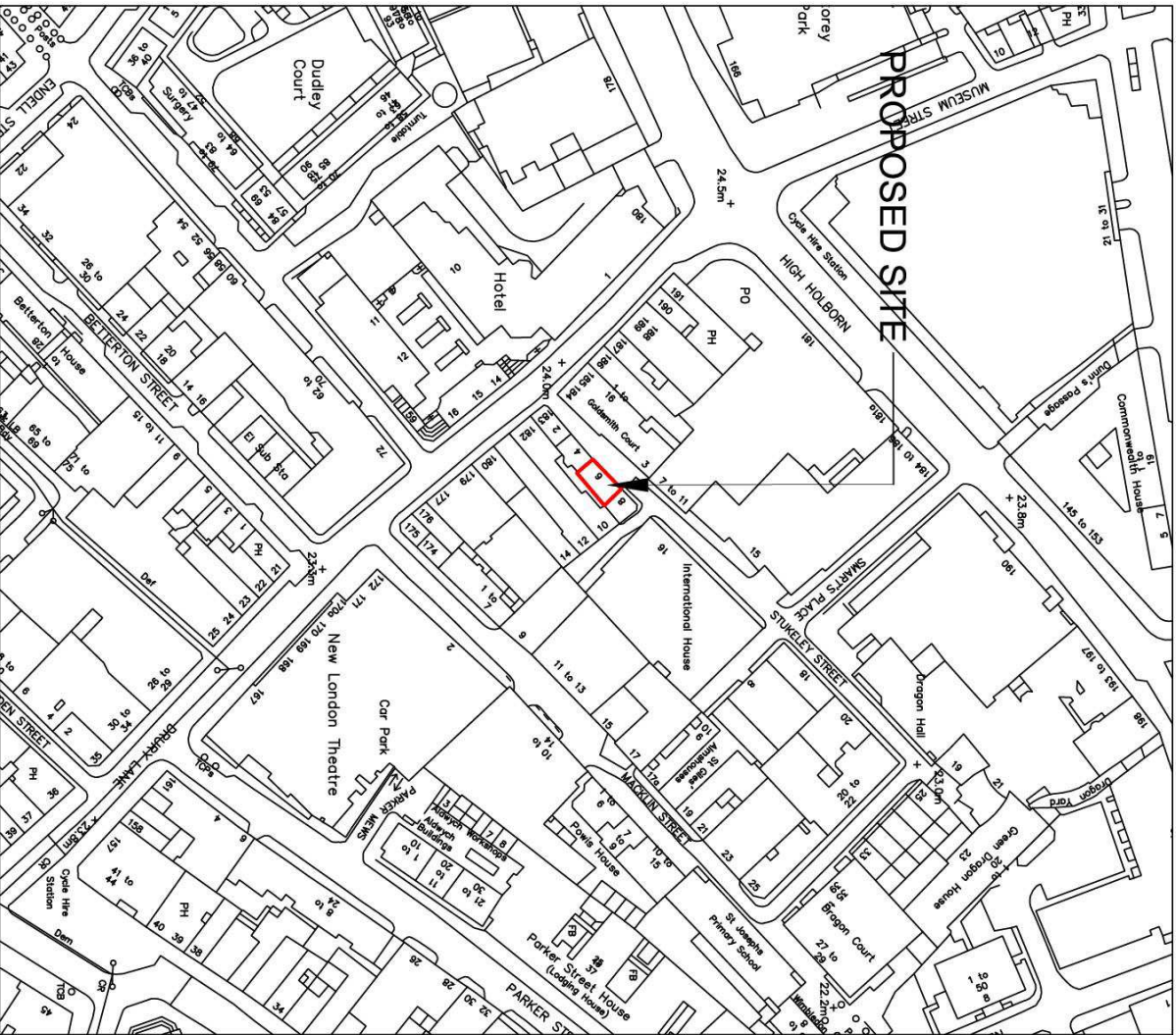
Print Name:

Position:

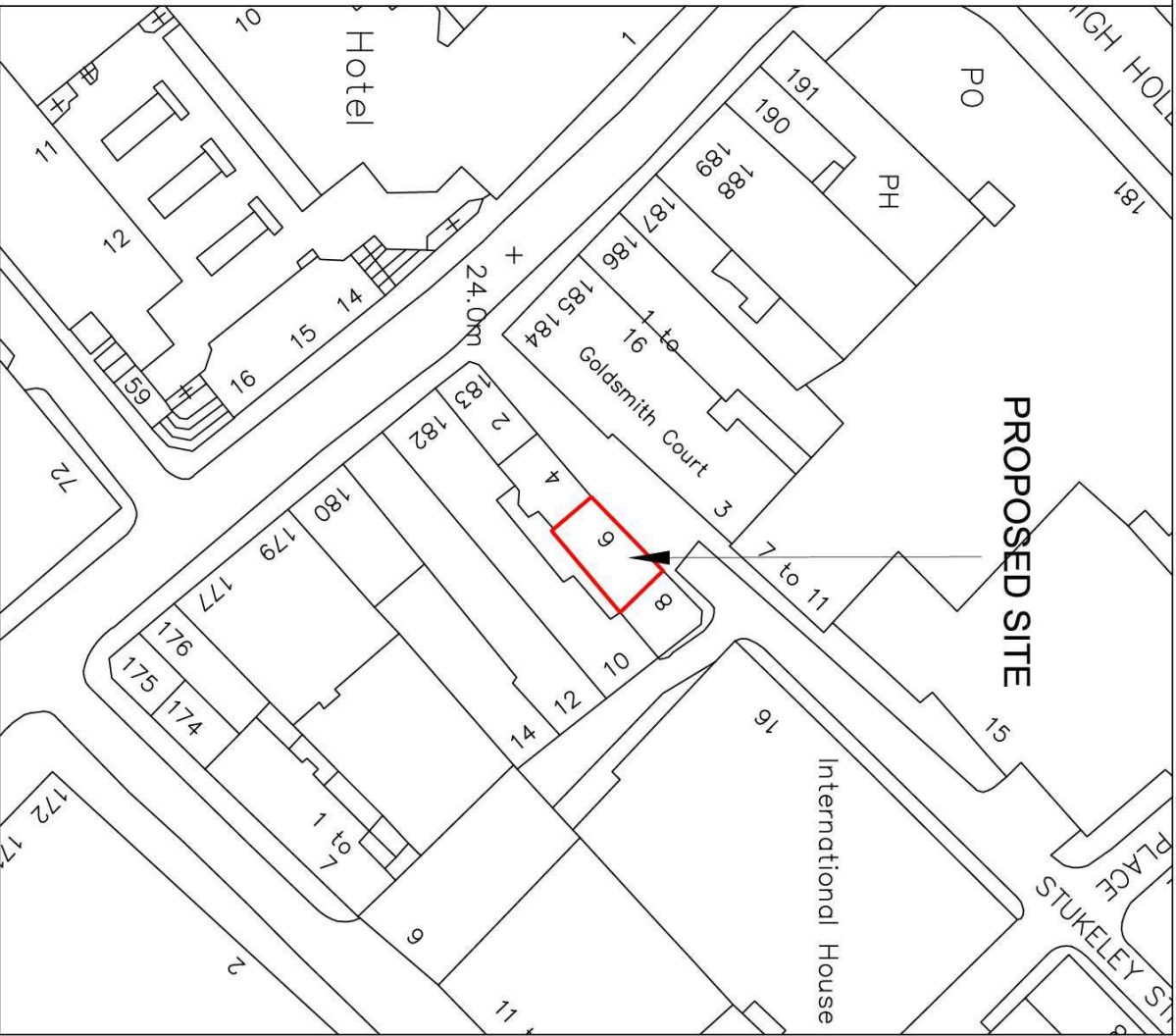
Please submit to: planningobligations@camden.gov.uk

End of form.

Appendix A – Location Plan



Existing Site Location Plan | Scale 1:1250



Existing Site Plan | Scale 1:500

NOTES: The drawings and the design hereon is the copyright of Milan Babic Architects Ltd and must not be reproduced without their written consent.

Figured dimensions only to be taken from this drawing. All dimensions to be checked on site and Milan Babic Architects Ltd informed immediately of any discrepancies.

All works to be carried out in accordance with Local Authority approval, Building Regulations and current British Standards

Indicates revisions made to this drawing.

REV DATE INITIALS DESCRIPTION

Milan Babic

Architects Ltd

Architects + Urban Designer
Bickel's Yard
1518 Bernemsey Street
London SE1 3JW
TEL: (0)203 117 0120
FAX: (0)203 117 0122
E-mail: milan@mb-architects.co.uk

PROJECT: Proposed Development for 2 Houses
6 Stukeley Street - London
WC2B 8LQ

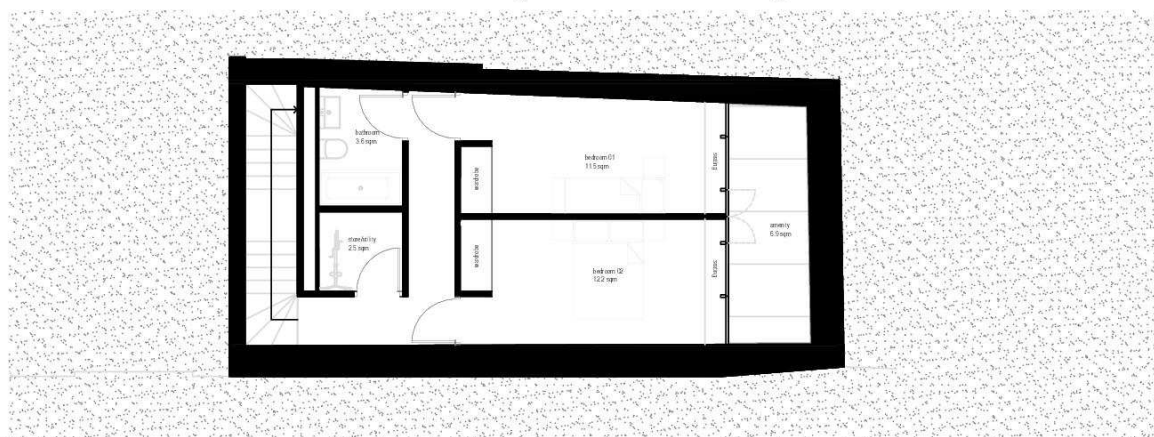
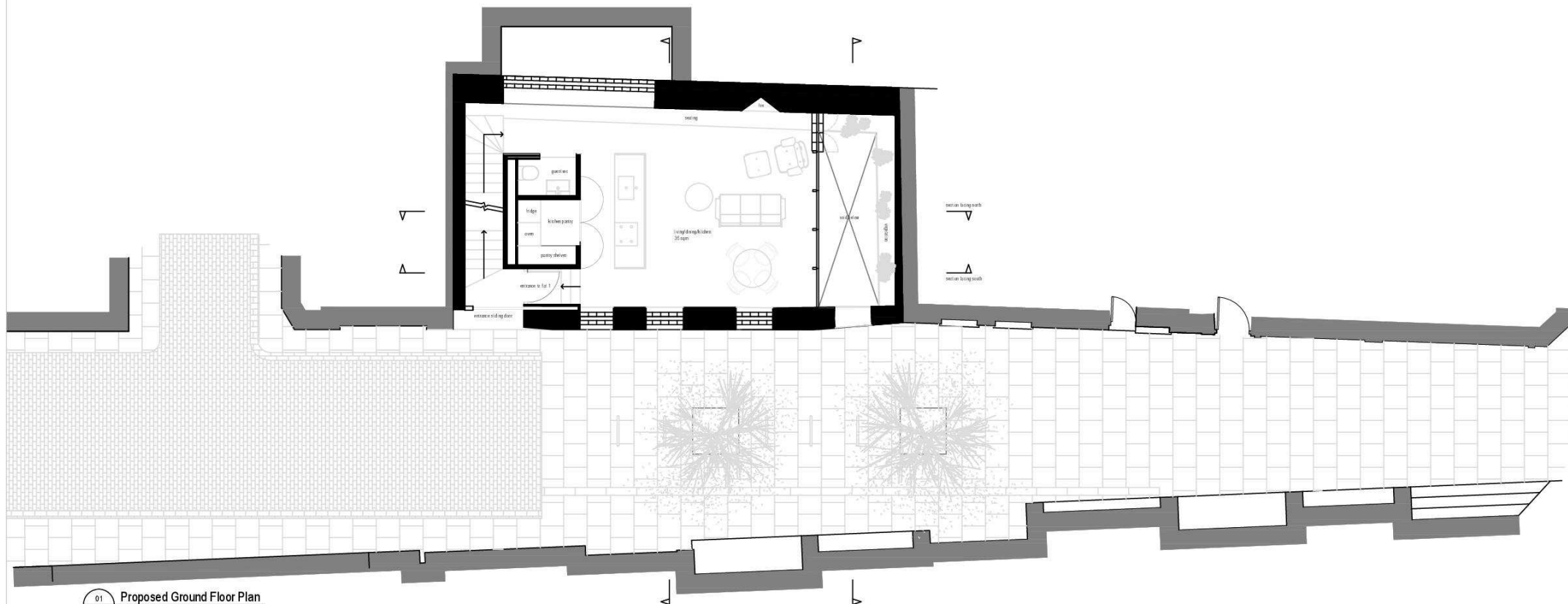
CLIENT: DEREK SAVAGE

DWG TITLE: Site Location & Block Plan

DWG NO: 841 / L01 DATE: 15.05.2015

SCALE: As Shown @ A3 DRAWN BY: RR

Appendix B – Proposed Ground and Lower Ground Floor Plan



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All works to be carried out in accordance with Local Authority approval, Building Regulations and current British Standards.

Indicates revisions made to this drawing.

REV	DATE	INITIALS	DESCRIPTION
01	03/2017	KR	FIRST ISSUE

Milan Babić
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E-mail:
milan@mb-architects.co.uk

PROJECT: PRE-PLANNING SUBMISSION
Proposed Alterations
6 STUKELEY STREET - LONDON
WC2B 6LQ

CLIENT: Derek Savage

DWG TITLE: **Proposed Ground and Lower Ground Floor Plan**

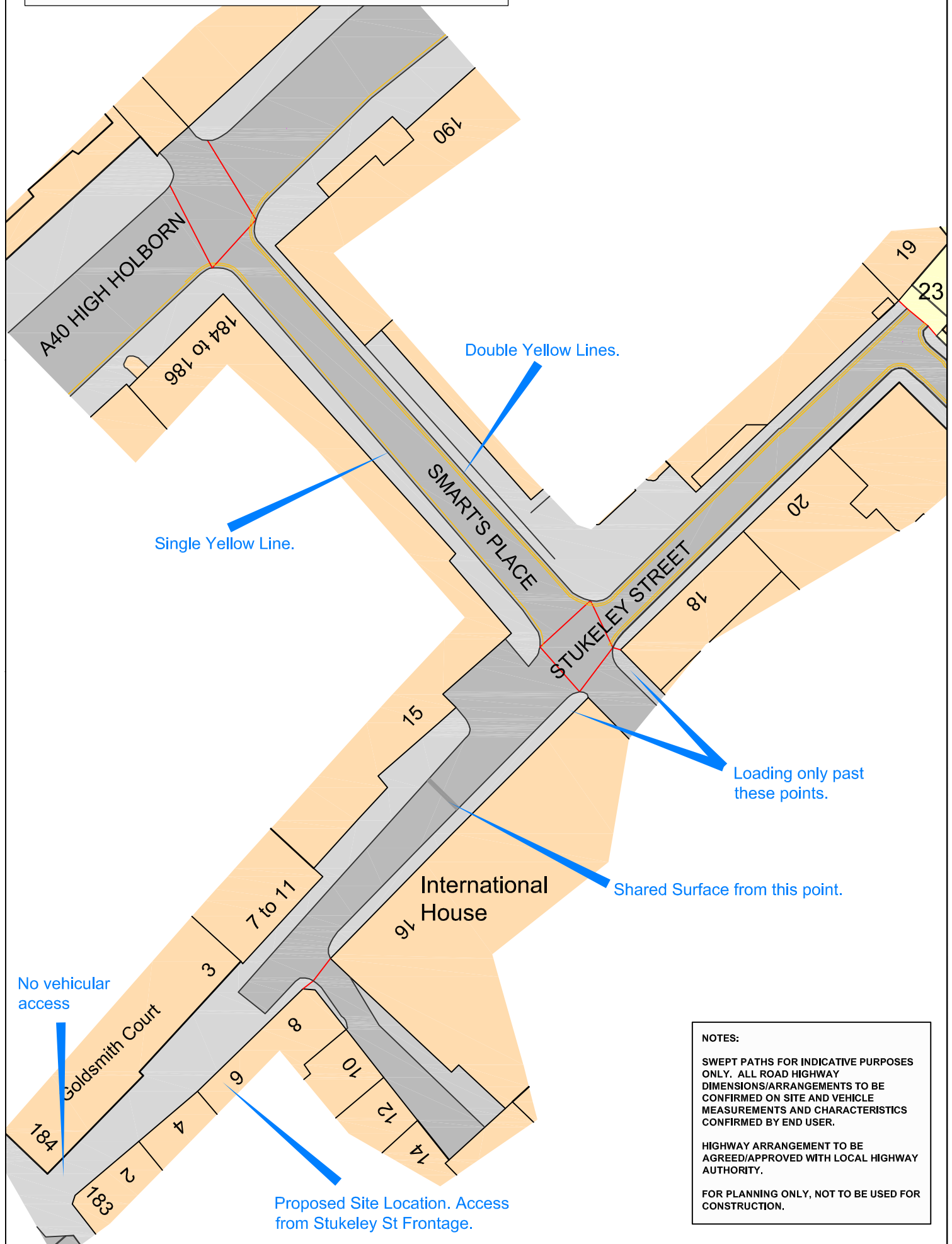
DWGNO: **PP841-MB-00-100** REV: / DATE: March 2017

SCALE: 1:100 @ A3

DRAWN BY: KR



Appendix C – Construction Route Diagram



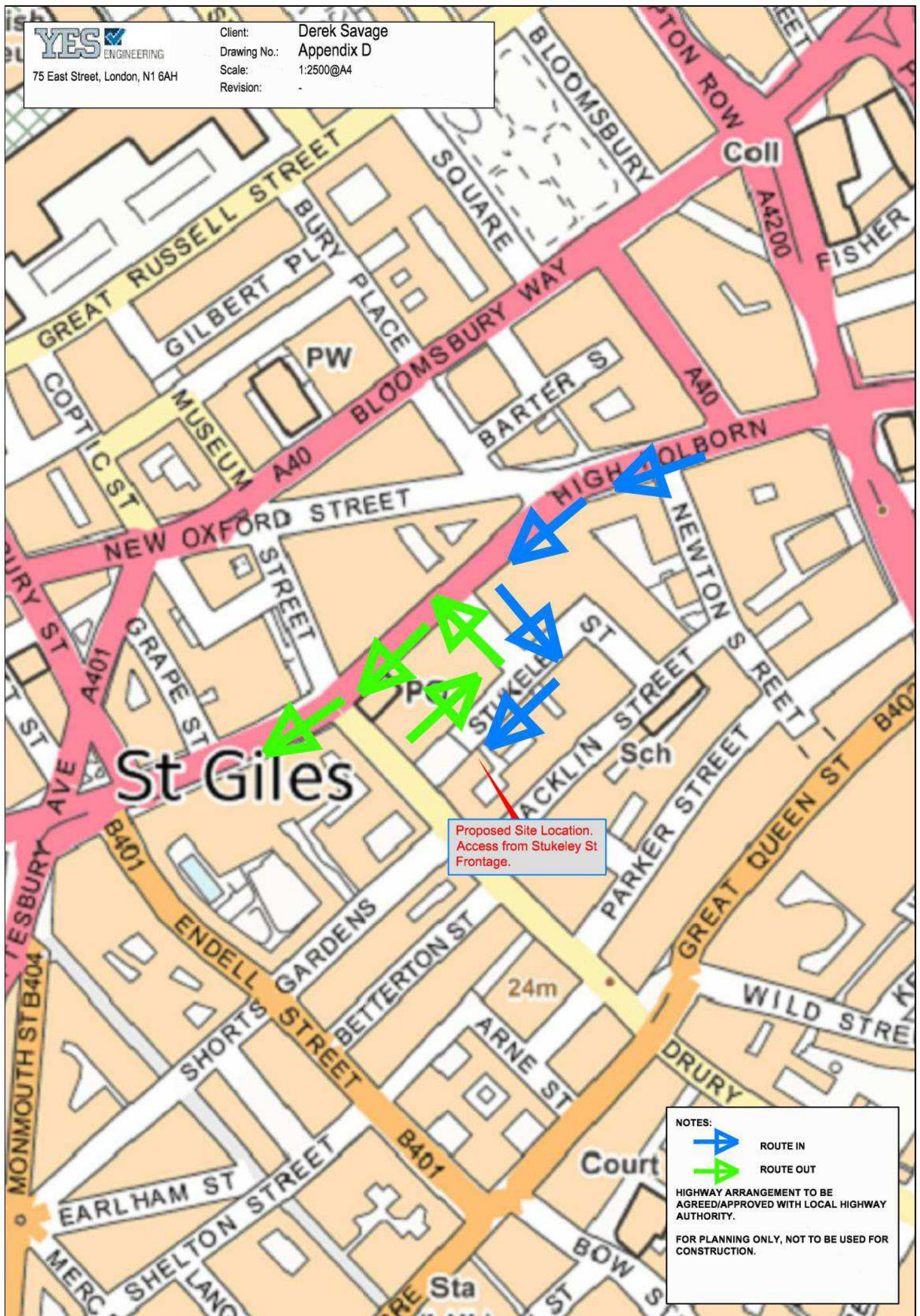
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SWEPT PATHS FOR INDICATIVE PURPOSES ONLY. ALL ROAD HIGHWAY DIMENSIONS/ARRANGEMENTS TO BE CONFIRMED ON SITE AND VEHICLE MEASUREMENTS AND CHARACTERISTICS CONFIRMED BY END USER.

HIGHWAY ARRANGEMENT TO BE AGREED/APPROVED WITH LOCAL HIGHWAY AUTHORITY.

FOR PLANNING ONLY, NOT TO BE USED FOR CONSTRUCTION.

Appendix D – Highway Network Plan



NOTES:



ROUTE IN



ROUTE OUT

HIGHWAY ARRANGEMENT TO BE AGREED/APPROVED WITH LOCAL HIGHWAY AUTHORITY.

FOR PLANNING ONLY, NOT TO BE USED FOR CONSTRUCTION.

Appendix E – Swept Path of Delivery Vehicles



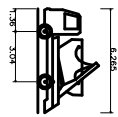
75 East Street, London, N1 6AH

Client: Derek Savage

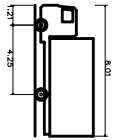
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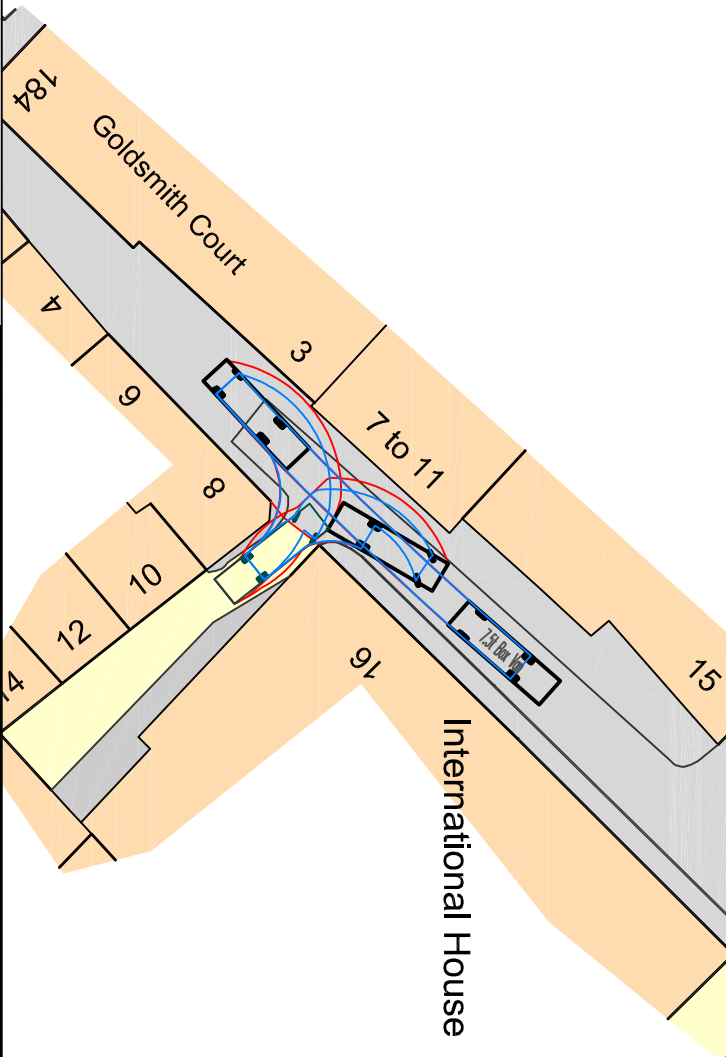
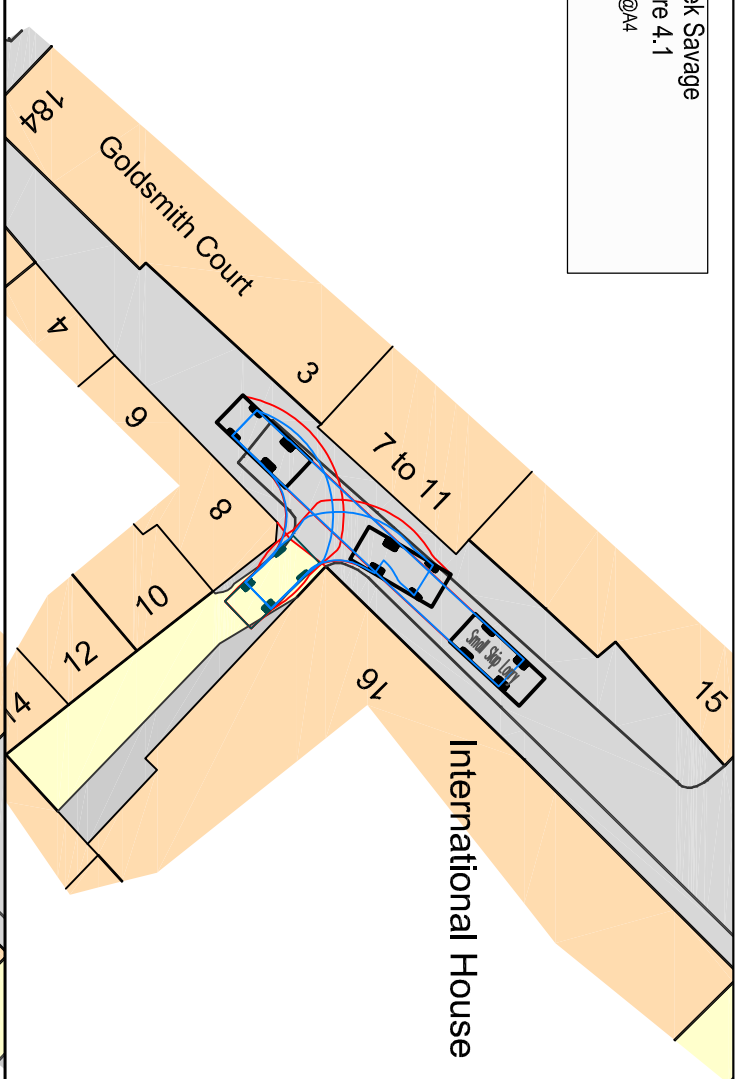
Revision: -



Small Skip Lorry
Overall Length 6.25m
Overall Width 2.25m
Overall Height 2.5m
Max Load 3.5m
Lock to Lock Time 6.00 sec
Turning Radius 7.00m



7.5t Box Van
Overall Length 6.0m
Overall Width 2.25m
Overall Height 2.5m
Max Load 3.5m
Lock to Lock Time 6.00 sec
Turning Radius 7.00m



NOTES:

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HIGHWAY ARRANGEMENT TO BE AGREED/APPROVED WITH LOCAL HIGHWAY AUTHORITY.
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