Construction Management Plan

pro forma v2.2

Camden

Contents

Revisions & additional material

Please list all iterations here:

Date	Version	Produced by
15/05/2018	Draft	David Lewis
08/11/2018	Final	David Lewis

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."

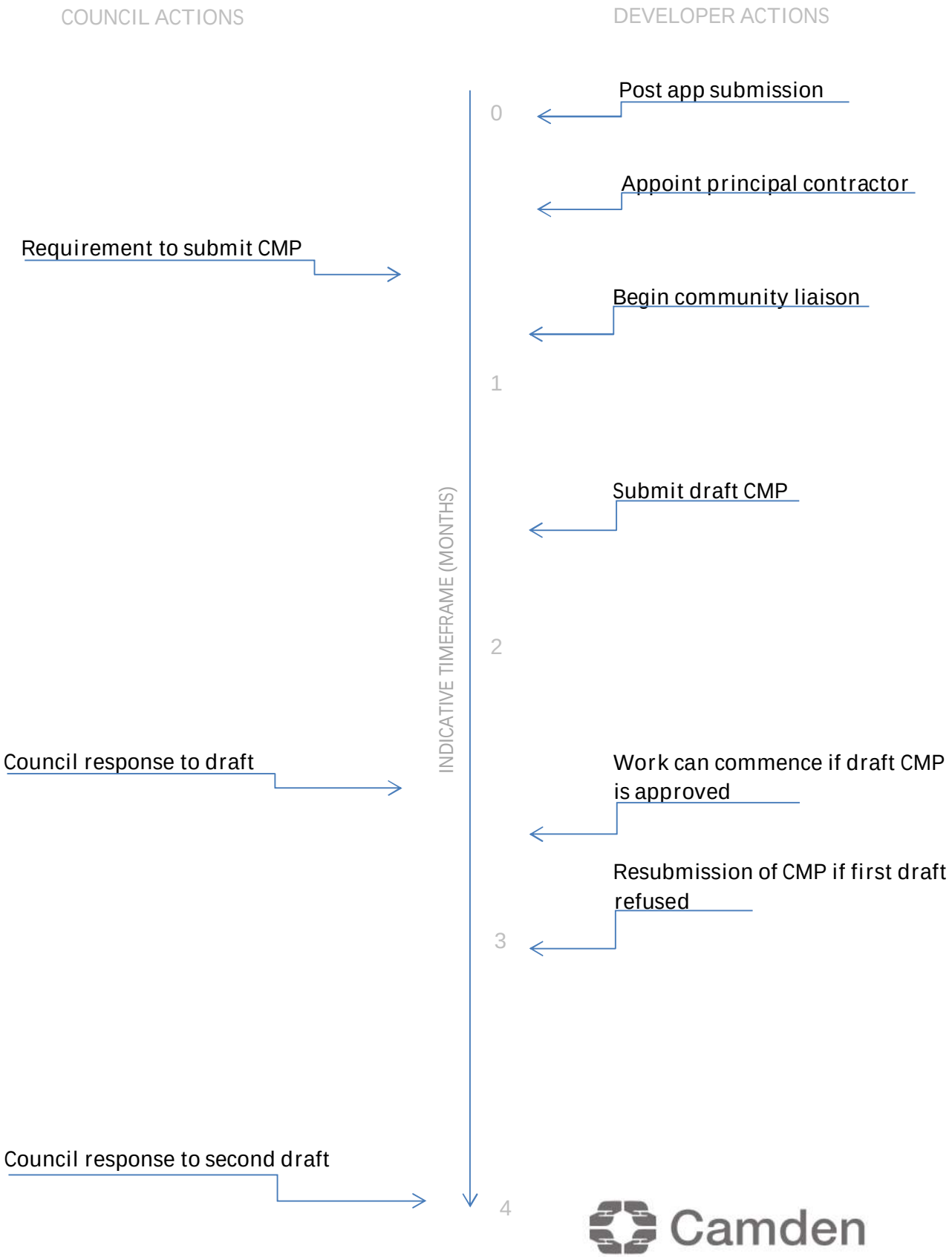
Please complete the questions below with additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary. It is preferable if this document, and all additional documents, are completed electronically 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


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

Contact

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

Address: Bull & Last, 168 Highgate Road, Highgate, London, NW5 1QS

Planning reference number to which the CMP applies: Planning Application 2015/4094/P

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

Name: David Lewis

Address: Motion, 8 Duncannon Street, London, WC2N 4JF

Email: dlewis@motion.co.uk

Phone: 020 7031 8141

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: Mr Neil Corbett

Address: Suite 105, Olympia Mews, London W2 3SA

Email: neil@knowles.uk.com

Phone: 0207 313 4169

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: Alan Everett

Address: Suite 105, Olympia Mews, London W2 3SA

Email: alan@knowles.uk.com

Phone: 07785 567 978

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: Alan Everett

Address: Suite 105, Olympia Mews, London W2 3SA

Email: alan@knowles.uk.com

Phone: 07785 567 978

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.

The site is located to the east of Highgate Road and north of Woodsome Road and is bound by residential properties. It is approximately 1 kilometre to the north of Kentish Town and 1.6 kilometres to the south of Highgate. The site is well located with regard to the wider road network with the A1 located to the east. The site location in relation to the surrounding area is shown in Appendix A.

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).

It is proposed to undertake works to the existing pub to provide bed and breakfast units with associated loft conversion, demolition of the existing kitchen to create a side extension with associated basement to create two flats and basement excavation to the existing pub.

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 receptors will be the adjoining properties on Highgate Road to the north of the site and 2a Woodsome.

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.

Drawing 1805007-01, attached at Appendix B, shows the existing highway arrangement 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).

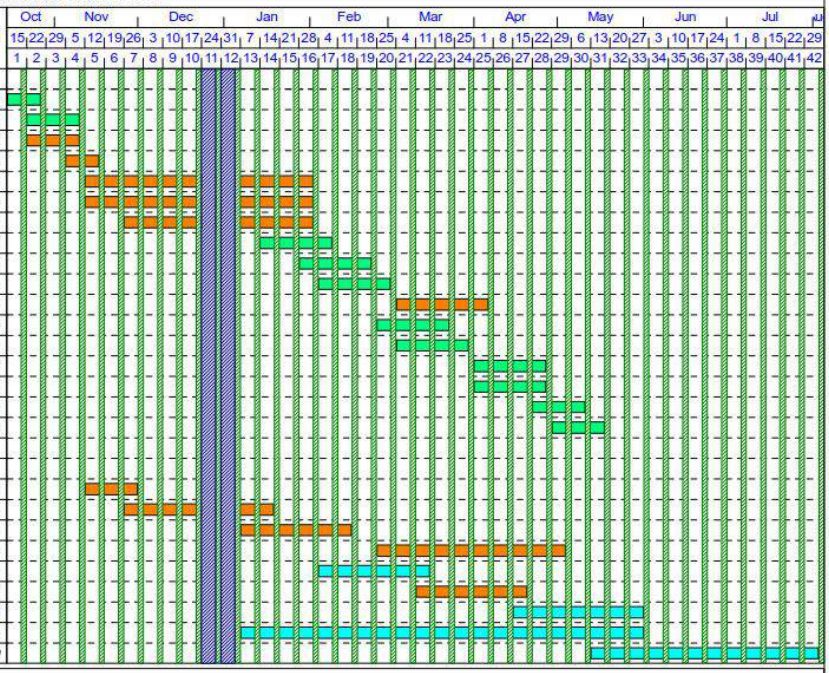
The proposed programme is set out below and started on 22 October 2018 and is expected to complete in September 2019.

Knowles

The Bull and Last PH - Proposed Programme, Revision 1 - Noisy Works

IT IS ASSUMED THAT WE TAKE OVER PUB VACANT WITH EXISTING BASEMENT STRIPPED OUT

ID	Name	Start	Duration	Finish
	LOWER WORKS:			
1	SITE SET UP	15/10/18	2w	26/10/18
2	EXTERNAL SCAFFOLD	22/10/18	3w	09/11/18
3	DEMOLISH EXISTING	22/10/18	3w	09/11/18
4	BREAK OUT EXISTING CELLAR SLAB	05/11/18	2w	16/11/18
5	UNDERPINNING TO 1 HILLSIDE	12/11/18	50d	01/02/19
6	UNDERPIN EXISTING CELLAR	12/11/18	10w	01/02/19
7	UNDERPIN NO.2 WOODSOME RD.	26/11/18	8w	01/02/19
8	DRAINAGE	14/01/19	4w	08/02/19
9	BASE SLAB FOR EXTENSION	28/01/19	4w	22/02/19
10	BASE SLAB CELLAR	04/02/19	4w	01/03/19
11	NEW STEELS GROUND FLOOR	04/03/19	5w	05/04/19
12	BRICK/BLOCK SIDE EXTENSION	25/02/19	4w	22/03/19
13	NEW GROUND FLOOR	04/03/19	4w	29/03/19
14	WATERPROOFING	01/04/19	4w	26/04/19
15	PUMP INSTALL	01/04/19	4w	26/04/19
16	NEW SERVICE POSITIONS	22/04/19	3w	10/05/19
17	CELLAR/KITCHEN SHELL HANDOVER	29/04/19	3w	17/05/19
	UPPER WORKS:			
18	STRIP EXISITNG ROOF	12/11/18	3w	30/11/18
19	THIRD FLOOR STEELS	26/11/18	6w	18/01/19
20	JOISTS & PLY	07/01/19	6w	15/02/19
21	EXTENSION GRD TO ROOF	25/02/19	10w	03/05/19
22	ROOF STEELS	04/02/19	6w	15/03/19
23	ROOF TIMBER STRUCTURE	11/03/19	6w	19/04/19
24	ROOF COVERINGS	15/04/19	7w	31/05/19
25	FACADE WORKS	07/01/19	21w	31/05/19
26	FIT OUT ACCOMODATION	13/05/19	12w	02/08/19



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

It is acknowledged that there are schools located in close proximity to the site and therefore vehicle movements to the site will only take place between 0930 and 1500 hours Monday to Friday during school terms and between 0930 and 1630 on Monday to Friday outside school terms and between 0800 and 1300 on Saturdays.

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.

Appendix G, attached, provides details of BT Openreach cabling diversion.

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.

A consultation meeting with neighbours living in Woodsome Rd, Grove Terrace and Highgate Road has been undertaken to consult and advise in regard to the proposed works. At this meeting the draft CMP will be reviewed to establish proposed traffic routes, methodology of spoil extraction and construction schedule. Key site personnel will introduce themselves to those residents in attendance. Any comments arising and amendments will be added to the final submission.

A copy of the meeting of various meetings and responses from the developer are attached at Appendix F.

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.

Knowles will write a 'Dear Neighbour' letter, two weeks prior to commencement, to the proximate 40 neighbours to the project informing them of the timing and duration of the works as well as the nature of the undertaking. This letter also advises the names and contact details of all key personnel associated with the site. Every four weeks we then post a newsletter in A1 size on the hoarding to advise the community as to which stage works have got to and what is likely to happen next. All key site personnel details are posted on the hoarding, along with Considerate Constructors credentials.

In addition, a Project dropbox folder has been created for residents which includes details of the project and the CMP. The link to the folder has been provided to residents and is: https://www.dropbox.com/sh/g6q9h1uwo6d56v5/AAAtkxCJzb9OeYFwWW_rDP3Xa?dl=0

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".

Knowles are members of the Considerate Constructors Scheme #816 and were recipients of two National Site Awards this year for projects in London. We will follow the Guide for Contractors Working in Camden as a matter of course. The site will be registered with the Considerate Construction Scheme prior to commencement.

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.

At the current time there are no outstanding applications or foreseeable projects in the locale where we can anticipate any cumulative impact. This is a relatively short project where heavy use of trucks is limited to a 6-week period at most. Nearer the time of commencement, the contractor will check again for any sign of new projects or likely clashes with nearby construction activity and prepare accordingly with notification to Camden.

Main Contractor to liaise with the contractors carrying out works to William Ellis School opposite, in relation to the Traffic Management Plan

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:

Knowles & Associates Ltd, Suite 105, Olympia Mews, Queensway, W2 3SA

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).

CLOCS will be contract requirement and Knowles will use a CLOCS compliant system.

Sub-contractors and Suppliers

Sub-contracts and orders will incorporate the following in respect of deliveries;

FORS Bronze accreditation is required as a minimum, with FORS Silver and Gold accreditation where possible. Where FORS Bronze operators are appointed, written assurances will be required from sub-contractors and/or suppliers that all vehicles over 3.5 are equipped with additional safety equipment, and that all drivers servicing the site will have undertaken approved additional training (e.g. SUD, elearning, Van Smart, on-cycle training etc.) and compliance is mandatory.

Desktop Checks

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

Site Checks

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

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.

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:

Confirmed… A D Everett

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.

Vehicles will approach the site from Highgate Road southbound and reverse onto Woodsome Road. Construction vehicles would utilise the stretch of single yellow line along the southern frontage of the site to stop and undertake deliveries.

All vehicles will leave the site in a forward gear and turn onto Highgate Road. From here vehicles can access the wider road network including the A1. Vehicle movements at the site, including the reverse movement from Highgate Road to Woodsome Road, would be managed by traffic marshals. Two traffic marshals will be permanently on-site to manage all deliveries and other site related traffic.

A vehicle routeing plan is attached at Appendix C whilst the proposed site setup is shown in drawing 1805007-02, attached at 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.

All contractors, delivery companies and visitors will be advised of and required to adhere to the specified route and all other measures detailed in this plan prior to journeys being undertaken. All contractors and visitors to the site will be advised to undertake travel to the site by public transport, foot or cycle. The Construction Project Manager will provide all site personnel with details of local public transport services.

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.

An indicative programme list of likely vehicle sizes and number of vehicle movements will be confirmed and revised if necessary by the contractor and Construction Project Manager (CPM).

- 3 axle tipper
  These vehicles are approximately 8 metres in length with a width of 2.5 metres. They will be used to remove demolition material and spoil from the site during the demolition and excavation phases of the project. The maximum dwell time of the vehicle will be 40 minutes and approximately 3 vehicles per day could be expected to visit the site during the demolition and excavation phases.
- Flatbed truck
  These vehicles are typically 8 metres in length with a width of 2.4 metres. Flatbed vehicles will be used to deliver various materials including scaffolding, steelwork, timber, reinforcement, brick and block work, plaster etc. Deliveries are likely to be expected on average once per day during site setup and structural work phases of the programme with a maximum dwell time of 40 minutes.
- Concrete Mixer
  This will be a vehicle with length of up to 8.4 metres and a width of 2.4 metres. It is anticipated that approximately 1-2 deliveries per day during concrete pour phases and will have a maximum dwell time of 40 minutes.

It is acknowledged that there are schools located in close proximity to the site and therefore vehicle movements to the site will only take place between 0930 and 1500 hours Monday to Friday during school terms and between 0930 and 1630 on Monday to Friday outside school terms and between 0800 and 1300 on Saturdays.

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

We are not currently aware of other developments in the area, should this change all reasonable effort will be made to minimise disruption.

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.

All deliveries are to be booked in with the Construction Project Manager (CPM) at least 24 hours before and all drivers will be informed of the vehicle route and location of the appropriate loading are prior to undertaking a journey to the site. All drivers will be required to phone 20 minutes prior to arriving on site to confirm that the single yellow line space is available. If the single yellow line loading space is not available, the vehicle shall not proceed to the site and will be given an alternative delivery time. Vehicles will not be permitted to wait, stack or circulate on the roads within the borough.

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.

Not applicable

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).

No further measures necessary, this is not a significant site by size or duration.

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

As there is no suitable vehicle access to the site, it is proposed that construction vehicles would utilise the single yellow line adjacent to the property to stop and unload. Materials will be transferred over the footway utilising a gantry and covered walkway such that the pedestrian footway is available at all times.

Please see attached drawings

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

All vehicle movements to and from the single yellow line space adjacent to the site will be supervised by a minimum of 2 trained banksmen in order to manage the interaction between pedestrians, cyclists and other road users.

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).

Drawing 1805007-TK01, attached at Appendix E, comprises swept path analysis of the anticipated vehicles accessing the single yellow line space adjacent to the site.

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.

Vehicles will not access the site and as such wheel washing facilities will not be required. Any material transferred to the footway will be cleared immediately.

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.

As no vehicular access to the site is provided, it is considered that all loading activity will need to take place on street. Construction vehicles would utilise the single yellow line adjacent to the property to stop and undertake deliveries.

Please see attached appendix for layout.

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 bay suspensions are required to facilitate the works. Construction vehicles would utilise the single yellow line space adjacent to the site to stop and undertake deliveries.

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).

No highway work will be required.

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

The hoarding will be painted timer, in a similar style to that below. Knowles Site Safety Signage & Rules will be affixed to the hoarding and include the site notice board per Q15.

Chapter 8 barriers will be erected during unloading/loading operations to delineate these works from vehicles, pedestrians and cyclists.

Signage will be placed ahead of the corners of Woodsome Road and Highgate Road to inform the public of construction work ahead.

Anti-graffiti paint will be used on the solid section of the hoarding, and any graffiti that is applied to the site façade will be removed promptly if defaced.

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).

The contractor is liaising with BT Openreach in relation to relocation of cable works. The proposed plan is attached at Appendix G.

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.

A gantry with covered pedestrian footway will be provided on the Woodsome Road frontage of the site to allow materials to be transferred between a waiting vehicle and the site, and vice versa. A pedestrian route on Woodsome Road past the site will therefore be maintained and no pedestrian or cycle diversion is considered necessary.

A secure and lockable hoarding will be in place around the site boundary. All vehicle movements will be supervised by a minimum of 2 trained banksmen.

The traffic marshal will be on hand to safeguard pedestrians and cyclists when vehicles approach and leave the site and during loading/unloading operations

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.

A lockable site hoarding will be installed along the frontage of the site, all relevant licences will be applied for by the Construction Project Manager. A gantry will pass overhead of the covered walkway in order to convey waste material to attendant vehicles.

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.

Potential worst-case noise generation scenarios have been investigated by reviewing the demolition and construction activities for each phase of the works as summarised in the following tables. Green colouring is used where there is not considered likely to be a significant noise impact, yellow where some impact may occur and orange where the greatest potential for noise impact exists. This is based on the type of plant and duration of the works.

Times of noise generation works will be limited to site working hours with best practice and mitigation measures implemented so the impact of any noisy operations is minimised to local residents.

Demolition Noise Generation Activity Table

Demolition Activities	
Demolition of Existing House/Garage	Small 360 mini tracked excavators with munchers – short duration
Load and remove demolition rubble (crushing and screening to be undertaken off-site)	Small 360 mini tracked excavators, two axle flatbed – short duration

Construction Noise Generation Activity Table

Construction Activities	
Groundworks	Excavations for underpinning. Excavations for drainage and services Concrete pour for floor slab Lorries and excavators in use daily Compressors, breakers and hand power tools

Construction Noise Generation Activity Table

Masonry Works	Laying bricks and blocks by hand Materials lifted and moved around site by small hoist Mortar mixed by portable 'on site mixer' Occasional use of petrol masonry saw
Scaffolding	Traditional scaffold to be erected and struck by hand
Roofing	Materials movement by hoist
External Works	Mini Excavator and small plant
Internal Trades	Cutting tools, skill saws, drills

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.

The noise survey has been undertaken by Venta Acoustics and is attached at Appendix H.

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

Activity	Plant type	LAeq at 10m	Dist.	Adjustments			Resultant Laeq	Dur'n of activity	Dur'n as %	Correction to $L_{Aeq(10)}$	Activity $L_{Aeq(10)}$	Total $L_{Aeq(10)}$
				Dist	Screen	Refl'n						
		dB	m	m	dB	dB	dB	h	%	dB	dB	dB
Enabling Works & Demoltion	Mini excavator	75		0	-10	3	68	4	40%	-4	64	71
	Concrete breaking (electric percusssion)	82		0	-15	3	70	2	20%	-7	63	
	Mini excavator	75		0	-15	3	63	2	20%	-7	56	
	Skid steer loader	75		0	-10	3	68	4	40%	-4	64	
	Lorry	80		0	-5	3	78	1	10%	-10	68	
	Boarding up / Demolition - hand hammer	84		0	-15	3	72	3	25%	-6	66	
Underpinning	Mini excavator	75		0	-10	3	68	4	40%	-4	64	69
	Skid Steer loader	75		0	-10	3	68	2	20%	-7	61	
	Cement mixer (electric)	65		0	-10	3	58	8	80%	-1	57	
	Lorry	80		0	-5	3	78	1	10%	-10	68	
Bulk Excavation	Mini excavator	75		0	-10	3	68	4	40%	-4	64	69
	Skid Steer loader	75		0	-10	3	68	4	40%	-4	64	
	Cement mixer (electric)	65		0	-10	3	58	3	30%	-5	53	
	Lorry	80		0	-5	3	78	1	10%	-10	68	
Concrete works	Cement mixer (electric)	65		0	-10		55	8	80%	-1	54	69
	Skid Steer loader	75		0	-10		65	4	40%	-4	61	
	Poker vibrators x 2	81		0	-15		66	1	10%	-10	56	
	Compressor	72		0	-10	3	65	4	40%	-4	61	
	Lorry	80		0	-5	3	78	1	10%	-10	68	
General Construction	Elec circular saw	77		0	-15	3	65	8	80%	-1	64	69
	Skid Steer loader	75		0	-10	3	68	3	30%	-5	63	
	Boarding windows - hand hammer	84		0	-15	3	72	3	30%	-5	67	
	Lorry	80		0	-5		75	1	10%	-10	65	
Note Screen attenuation based on BS5228, + 5to 10db for proprietary acoustic blankets, 3dB reflection addition to allow for façade enhancement												

The noise mitigation measures are described in more detail in Q31 below, and include the use of an acoustic enhanced site hoarding using Echo Barrier H3 panels fixed to normal hoarding and mobile sound attenuation booths to screen specific items of plant.

The calculations show that the noise levels will not exceed the define limits in any of these conditions for the durations of the works.

It should be noted that the 'actual' conditions will be monitored in real time by the noise measuring equipment at the receptor locations.

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.

Site management - The general control of noise will be managed by the Principal Contractor. Close liaison will be maintained with LBC Environmental Health Department. The Site Agent will keep a site diary which will record any noise / vibration nuisances and correlate these with the activities taking place at this time.

Other specific measures which will be adopted will include selection of 'silenced' plant, the pre-cutting of materials off site, prefabrication of plant or service containment and prefabrication and pre-cutting of 1st and 2nd fix materials and elements. The site manager will be provided with hand held noise measuring equipment and will be trained in the operation of this equipment to ensure that the operation of plant remains within the predicted levels.

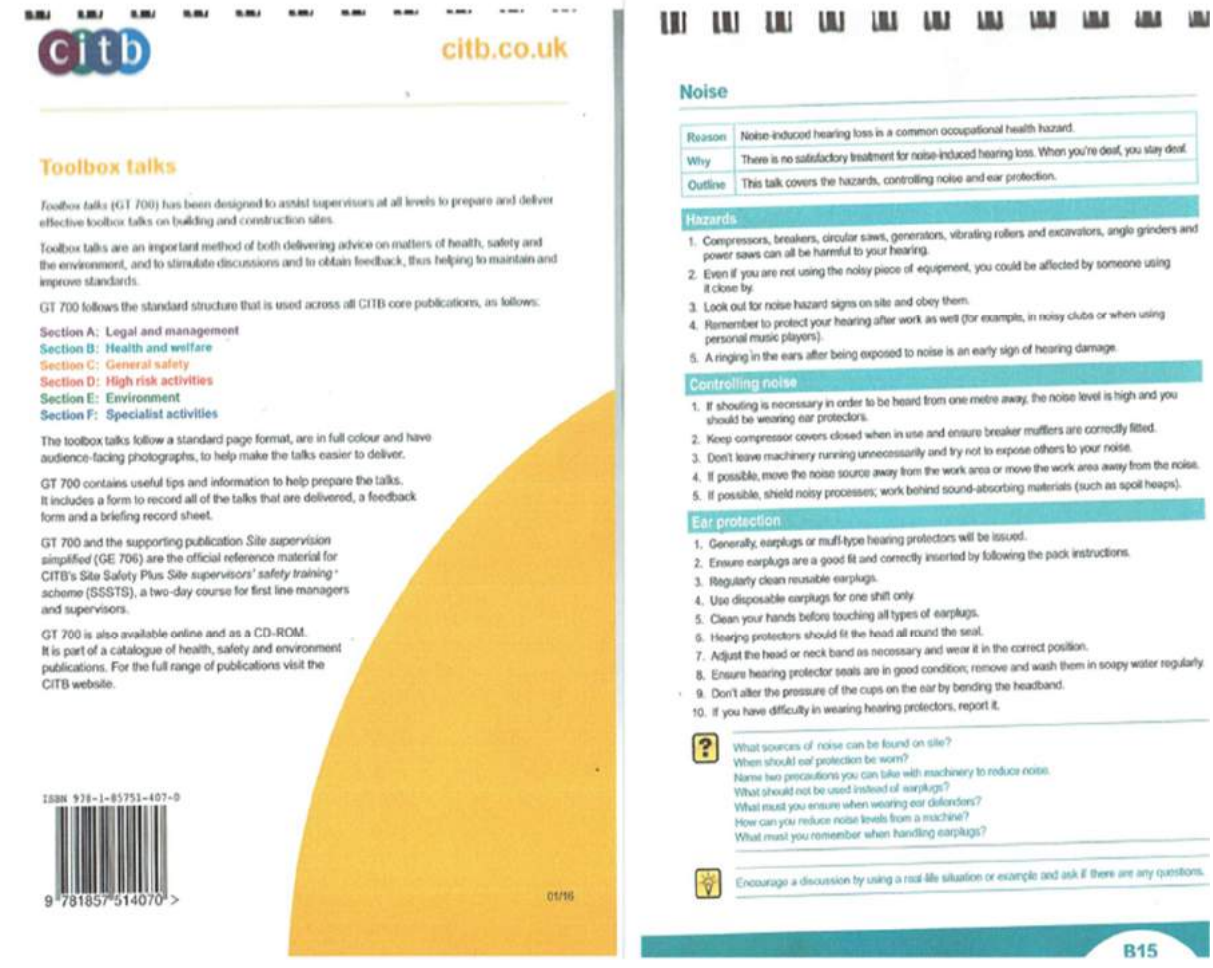
i. Non- standard works (to include any piling, pneumatic drilling and excavation by machinery will take place between 09.30 and 16.30 Monday to Friday There will be no working on Saturdays, Sundays or Public Holidays.
ii. The perimeter hoarding at the front and rear elevations is considered to provide a sufficient acoustic barrier, however noise levels will be continuously monitored and if the ply hoarding is found to be ineffective at reducing noise to tolerable levels for local residents then an enhanced acoustic barrier (Echo Barrier H3), will be fixed to the inside face of the hoarding. This will significantly improve the attenuation provided by the site boundary.
iii. For demolition works, preference shall be given to equipment that breaks concrete by munching or pulling rather than by percussive methods;
iv. All access gates will be controlled to minimise flanking noise;
v. All hand held and portable equipment, where practicable, will be electrically powered;
vi. All plant and equipment should be maintained in good working order
vii. Plant, when in operation intermittently, will be switched off during periods of inactivity
viii. . Stationary equipment and plant will be placed so as to provide screening to other items of plant and located to provide minimum noise emissions in the direction of Noise Sensitive Locations (NSLs);
ix. Care will be taken when loading and unloading materials to limit impact noise
x. Vehicles will not be permitted to queue on the road or pavement outside the site access;
xi. Activities which can produce significant levels of noise will be arranged for times which are less likely to cause disturbance e.g. avoiding summer weekends and early mornings.
xii. Where any complaint is received, the Contractor (Knowles) will incorporate 2hr on/off respite periods subject to the agreement of the receptor party.
xiii. In addition, the proximate receptors/neighbours will be advised at each stage of construction if any particular action is likely to incur noise, dust or vibration nuisance of any kind.

xiv. Knowles will measure noise levels with a Class 1 decibel meter, taking readings on site and building up a log of readings throughout the project duration. Knowles will aim to achieve a daily limit of 70dB (LAeq, 10hr) at the nearest sensitive façade (83 Camden Mews) and 73dB (LAeq, 5 minutes) at the first action level trigger.

For unattended long term noise monitoring, Knowles shall ensure the installation of two semi-permanent Class 1 sound level meters at appropriate site boundary locations, continuously monitoring a range of noise metrics. The provision of alerts via SMS or email can be provided to notify high levels of noise. Furthermore, Knowles can provide monthly noise reports to the council, on request, detailing daily noise emissions and discussing any noise trigger levels by text or email alert.

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

All operatives are trained with CITB training beyond BS 5228:2009 and revised standard 2015



citb

citb.co.uk

Toolbox talks

Toolbox talks (GT 700) has been designed to assist supervisors at all levels to prepare and deliver effective toolbox talks on building and construction sites.

Toolbox talks are an important method of both delivering advice on matters of health, safety and the environment, and to stimulate discussions and to obtain feedback, thus helping to maintain and improve standards.

GT 700 follows the standard structure that is used across all CITB core publications, as follows:

Section A: Legal and management
Section B: Health and welfare
Section C: General safety
Section D: High risk activities
Section E: Environment
Section F: Specialist activities

The toolbox talks follow a standard page format, are in full colour and have audience-facing photographs, to help make the talks easier to deliver.

GT 700 contains useful tips and information to help prepare the talks. It includes a form to record all of the talks that are delivered, a feedback form and a briefing record sheet.

GT 700 and the supporting publication *Site supervision simplified* (GE 706) are the official reference material for CITB's *Site Safety Plus Site supervisors' safety training* scheme (SSSTS), a two-day course for first line managers and supervisors.

GT 700 is also available online and as a CD-ROM. It is part of a catalogue of health, safety and environment publications. For the full range of publications visit the CITB website.

ISBN 978-1-85751-407-0

01/16

Noise

Reason	Noise-induced hearing loss is a common occupational health hazard.
Why	There is no satisfactory treatment for noise-induced hearing loss. When you're deaf, you stay deaf.
Outline	This talk covers the hazards, controlling noise and ear protection.

Hazards

1. Compressors, breakers, circular saws, generators, vibrating rollers and excavators, angle grinders and power saws can all be harmful to your hearing.
2. Even if you are not using the noisy piece of equipment, you could be affected by someone using it close by.
3. Look out for noise hazard signs on site and obey them.
4. Remember to protect your hearing after work as well (for example, in noisy clubs or when using personal music players).
5. A ringing in the ears after being exposed to noise is an early sign of hearing damage.

Controlling noise

1. If shouting is necessary in order to be heard from one metre away, the noise level is high and you should be wearing ear protectors.
2. Keep compressor covers closed when in use and ensure breaker mufflers are correctly fitted.
3. Don't leave machinery running unnecessarily and try not to expose others to your noise.
4. If possible, move the noise source away from the work area or move the work area away from the noise.
5. If possible, shield noisy processes; work behind sound-absorbing materials (such as spoil heaps).

Ear protection

1. Generally, earplugs or muff-type hearing protectors will be issued.
2. Ensure earplugs are a good fit and correctly inserted by following the pack instructions.
3. Regularly clean reusable earplugs.
4. Use disposable earplugs for one shift only.
5. Clean your hands before touching all types of earplugs.
6. Hearing protectors should fit the head all round the seal.
7. Adjust the head or neck band as necessary and wear it in the correct position.
8. Ensure hearing protector seals are in good condition; remove and wash them in soapy water regularly.
9. Don't alter the pressure of the cups on the ear by bending the headband.
10. If you have difficulty in wearing hearing protectors, report it.

? What sources of noise can be found on site?
When should ear protection be worn?
Name two precautions you can take with machinery to reduce noise.
What should not be used instead of earplugs?
What must you ensure when wearing ear defenders?
How can you reduce noise levels from a machine?
What must you remember when handling earplugs?

Encourage a discussion by using a real-life situation or example and ask if there are any questions.

B15

33. Please provide details on how dust nuisance arising from dusty activities, on site, will be prevented. Dust mitigation measures are set out and below.

With regard to construction:

- Construction of a 2.4 m high timber hoarding around the perimeter of each site prior to commencement of construction, if not already in place;
- Before any demolition works take place the structure will be enclosed in monarflex or similar reinforce polythene sheeting to prevent as far as possible dust from escaping form the demolished areas to neighbouring premises
- Keep site fencing, barriers and scaffolding clean using wet methods;
- Site personnel shall be trained in dust mitigation and a manager shall be present for managing dust on site;
- Use of low emission plant fitted with catalysts, diesel particulate filters or similar devices;
- Plant shall be well maintained, with routine servicing of plant and non-road mobile machinery (NRMM) to be completed in accordance with the manufacturers recommendations;
- Plant and vehicles to be located away from the closest receptor or house in closed environments wherever possible;
- Damp down site during working day and again at the end of the day to reduce the amount of re-suspended dust;
- Ensuring that all plant equipped with dust suppression equipment is checked on first use at site, to ensure that this equipment is functional and is being used;
- Avoidance of diesel or petrol-powered generators using mains electricity or battery powered equipment wherever possible; and
- Use of water sprays or poured water to suppress dust during cutting, angle-grinding or other dust-generating activities;
- Store materials with dust producing potential away from site boundaries and sheet, seal or damp down stockpiles of excavated materials held on site;

With regard to vehicle movements on and off the site:

- All delivery vehicles will be switched off when making deliveries or waiting to be loaded and delivery instructions will include a requirement that vehicle engine idling is not permitted.
- Any mechanical plant used on site will switched off when not in use and engines will not be left idling.
- Covering of all loads to and from site;
- Ensuring that road and construction vehicles comply with or exceed the requirements for the Low Emission Zone (LEZ): currently Euro IV as of 3 January 2012.

Continued on next page...

- Wet cleaning of public road at least weekly, with more frequent cleaning when found to be necessary under the measures specified in the next section
- Provision of jet-washing facilities if any spoil affects the footpath.

With regard to reducing CO_2 emissions for construction vehicles:

- Use of low carbon vehicles wherever practicable such as hybrid electric, electric and bio-methane;
- Switch off vehicles when not in use rather than continuously idling;

Driver training such as SAFED accreditation run by the DfT.

The Contractor recognises dust is a major cause of concern to those in the immediate environment of any building site, both to receptors and operatives. Particularly during dry summer periods, we ensure that all soil and mud inadvertently dropped onto the pavement or roadway are washed away into main drainage within 5 minutes of delivery or haulage.

Skips housing spoil and waste are covered and any passage via conveyor of excavated material is dampened as it heads to the housing skip/lorry for storage before despatch. In addition, where it is likely that neighbours will be affected at any time by dust we offer to wash down their cars and windows on a regular basis. Haulage vehicles carrying waste/spoil will be dampened and covered during dry and windy conditions.

Where working above ground we ensure that our scaffolding is wrapped with a polythene cover, both to reduce dust, but also noise to a certain extent.

Large open basement constructions have greatest potential to generate significant dust problems, however at the Bull & Last site the majority of excavation work will take place beneath the existing building. Site hoardings and dust-proof plastic sheeting will be erected to further minimise the release of dust from the site.

In addition, it is proposed to:

- Clean / sweep the footpath and external areas around the site every evening and or as required during the day.

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.

Please see next page

i. A tarpaulin cover will be placed on the road surface prior to the arrival of the delivery / removal vehicle to minimise debris contaminating the road surface. Any residual debris will be removed with wheel washing / jet washing equipment following the departure of the vehicle.
ii. Wet cleaning of public roads when found to be necessary under the measures specified in the next section;
iii. Covering of all loads entering or leaving site;
iv. Ensuring that road and construction vehicles comply with or exceed the requirements for the Low Emission Zone (LEZ): currently Euro IV as of 3 January 2012.

Site inspections are a minimum of twice daily by the foreman to ensure that dust and dirt are kept to a minimum. All deliveries are followed by an inspection with the street and pavement swept clean if required.

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

For all potential environmental impact, the contractor's site manager will

i. Record any exceptional incidents that cause dust and/or air emissions, either on- or off- site, and the action taken to resolve the situation in the log book.
ii. Hold regular liaison meetings with high risk construction sites within 500m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised.

Dust monitoring will be performed as GLA SPG for Medium Risk sites:

a) Throughout the Construction Phase continuous particulate matter (PM10) monitoring shall be undertaken. Two instruments will be deployed at the site boundary in a transect orientated to the prevailing wind direction, with a third monitor located at the nearest sensitive receptor. One monitor shall be co-located with an anemometer.
b) Adequate quality assurance/quality control procedures shall be in place including monitor maintenance and calibration as well and data checking. PM10 data shall be collected automatically on an hour basis.
c) A trigger action level for PM10 concentrations of 200µg.m^{-3} (15-minute average) shall be used to identify incidences of elevated dust emissions at the site boundary. The development site shall comply with the trigger action throughout the demolition and construction phases.
d) An on-site alert system (email or SMS) shall be in place to notify appropriate staff that the trigger action level has been reached. Immediate and appropriate measures can be put in place to rectify abnormal particulate emissions. A procedure shall be established to deal with abnormal dust emissions. All incidences of abnormal particulate emissions leading to breaches of the trigger action level, shall be documented in the site log book (date and time), with details of the action take to remediate dust emissions. This will be integrated with the sound level monitors described in Q 32 above – continued on next page...

e) An e-mail specifying details of any alert to be sent out to the Council's air quality officer as soon as practicable following any breach of the site trigger action level.
f) An electronic report shall be submitted to the Council's air quality officer every three months summarising the following information from each monitoring site – 24 hour average PM10 concentration, date and time of any breach of the trigger action level with the 15 minute mean concentration, prevailing wind direction and details of the cause of elevated dust emissions and mitigation measures.
g) The Council shall be notified of any changes to the location and operation of dust PM10 monitoring instrumentation.
h) Undertake daily on-site and off-site inspection, and carry out regular dust soiling checks of surfaces such as street furniture and cars with a 100m of the site.
i) When activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions increase the frequency of inspections

With regard to noise monitoring

i. All Knowles operatives are trained weekly by Toolbox talks with CITB Compliant training beyond BS 5228:2009 and revised standard 2015 – all Foremen and Project Managers are equipped with noise monitoring equipment and manage levels to maintain safe working conditions.
ii. Noise monitors will be co-located with the dust monitors positioned on the transect of the site in the direction of the prevailing wind
iii. The positioning of the monitoring equipment will be agreed with the relevant parties including LBC environmental officers, and boundary nose limits will be set to align with the target levels at the NSL
iv. A trigger action level for noise will be 73dB(LAeq 5 mins) at the noise sensitive locations and shall be used to identify incidences of elevated noise emissions at the site boundary. The development site shall comply with the trigger action throughout the demolition and construction phases.
v. An on-site alert system (email or SMS) shall be in place to notify appropriate staff that the trigger action level has been reached. Immediate and appropriate measures can be put in place to rectify abnormal particulate emissions. A procedure shall be established to deal with abnormal noise emissions. All incidences of abnormal noise emissions leading to breaches of the trigger action level, shall be documented in the site log book (date and time), with details of the action take to remediate noise emissions.

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.

A risk assessment is presented at the commencement of works. The Summary Table of Risk Impacts is set out below:

	Demolition	Earthworks	Construction	Trackout
Dust Soiling	Medium	Medium	Medium	Negligible
Human Health	Low	Low	Low	Negligible
Ecological	Negligible	Negligible	Negligible	Negligible

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.

Confirmed as per GLA mitigation measures checklist Low Risk Sites, attached.

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.

This site is assessed as a 'Low Risk, Domestic Site' according to the Camden SPG; the significant majority of work is outside the footprint of the house, and working with low dust emission, dampened spoil and waste. However, dust will be monitored on a regular basis and dust mitigation measures used as per Air Quality Control – Mitigation Measures Checklist Low Risk Sites Form, will be implemented which in most cases are measures appropriate for higher risk sites.

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).

Rodent Control - An initial investigation to establish the existence of rodents on the site will be carried out before works on site commence. A pest control report prepared by Envirotect PCS is attached at Appendix I.

The rodent control measures will be implemented prior to start of construction works, with test baiting being undertaken at least 28 days prior to the start of works.

Further investigations following demolition works will cover the capping of any old redundant drains that may exist on the site.

If there is evidence of a rodent population on the site during the works than detailed proposals on rodent control and dispersion will be agreed with Camden Environmental Health.

Knowles & Associates Ltd are an experienced residential building contractor, with every understanding of the need to maintain site and welfare hygiene for both members of the general public and workers on site. All food waste is stored in bins with closed lids and cleared on a daily basis. All drain covers will be maintained.

CITB authorised Toolbox Talks are delivered to all site personnel in this regard to ensure minimal encouragement to rodents in regard to food waste and hygiene management.

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

A Refurbishment/Demolition Asbestos Survey has been carried out to determine if there are any Asbestos Containing Materials (ACM's) before works the start of demolition. The asbestos survey is attached at Appendix J.

If ACM's are identified these will be dealt with in accordance with the survey recommendations and statutory notifications to the HSE as appropriate.

Data to be provided by the Project Manager, Neil Corbett, prior to commencement

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.

All Foremen are trained to instil strict discipline in regard to antisocial behaviour. All workers are inducted when joining the site and disciplinary measures taken where noisy or abusive behaviour is discovered. Knowles have a zero tolerance on site for alcohol or substance abuse and are members of the Considerate Constructors Scheme. We have adopted their code conduct and practice wherever possible.

As per Considerate Constructors code of practice a designated smoking area will be provided for site personnel away from the site and off the public highway.

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): October 2018 to September 2019

b) Is the development within the CAZ? (Y/N): No

c) Will the NRMM with net power between 37kW and 560kW meet the standards outlined above? (Y/N): Yes

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:

The works are to being priced by Knowles and they have reviewed the CMP and are satisfied with the contents and have committed to implement in full the measures and process set out. The CMP will be will form part of the contract specification and requirements, with which the contractor is required to comply. The contractor will provide evidence of registration prior to final submission for S106 discharge of the CMP

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:

CONFIRMED

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:

CONFIRMED

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: .....

Date: 21ST DECEMBER

Print Name: ROBIN O'TOOLE

Position: PROJECT MANAGER

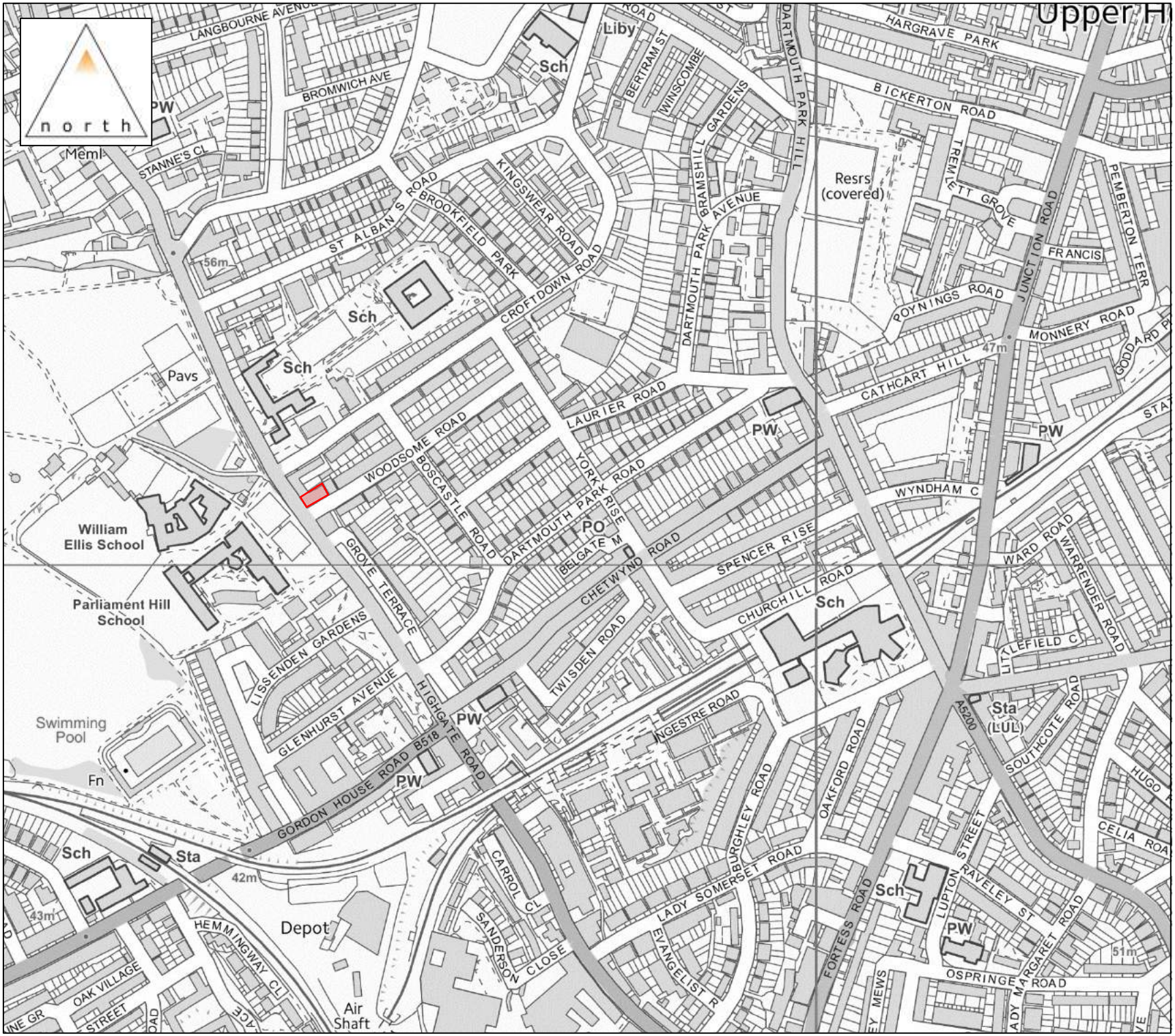
Please submit to: planningobligations@camden.gov.uk

End of form.

Camden

Appendix A

Site Location Plan



Legend:

Site Location

Bull & Last

Highgate Road

Site Location Plan

Not to Scale

motion

Appendix B

Existing Highway Arrangement

north

Legend

Site Boundary

Permit Holder Bays

84 North Street
Guildford
Surrey
GU1 4AU

T: 01483 531 300

Golden Cross House
8 Duncannon Street
London
WC2N 4JF

T: 020 7031 8141

www.motion.co.uk

Project:
Bull and Last Public House

Title:
Existing Highway Arrangement

Scale: 1:500 (@ A4)

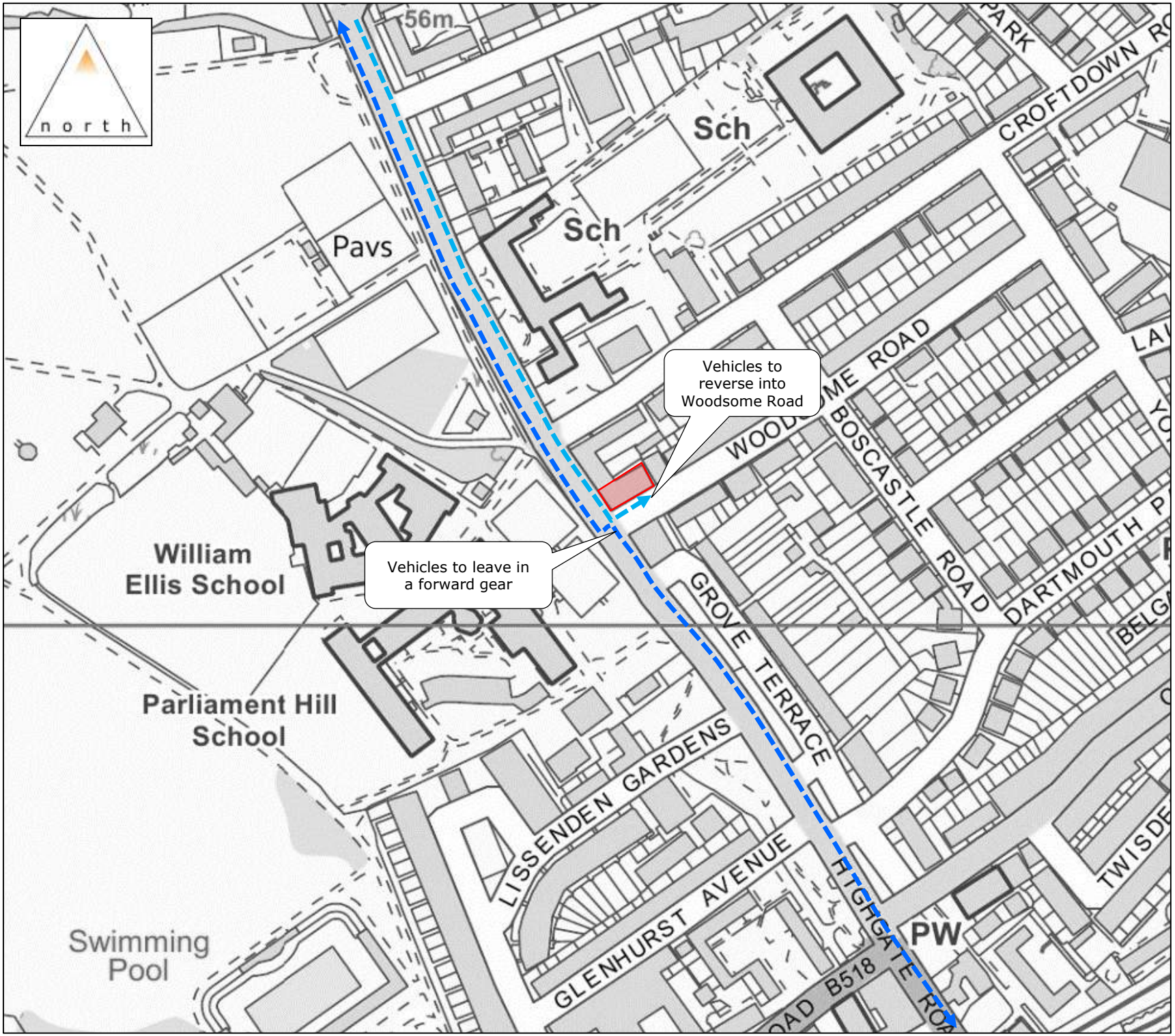
Drawing: 1805007-01

Revision: -

L:\Projects\etbull 1805007\Drawings\1805007-01.dwg

Appendix C

Vehicle Routeing Plan



Legend:

- Site Location
- Inbound Vehicles
- Outbound Vehicles

Bull & Last

Highgate Road

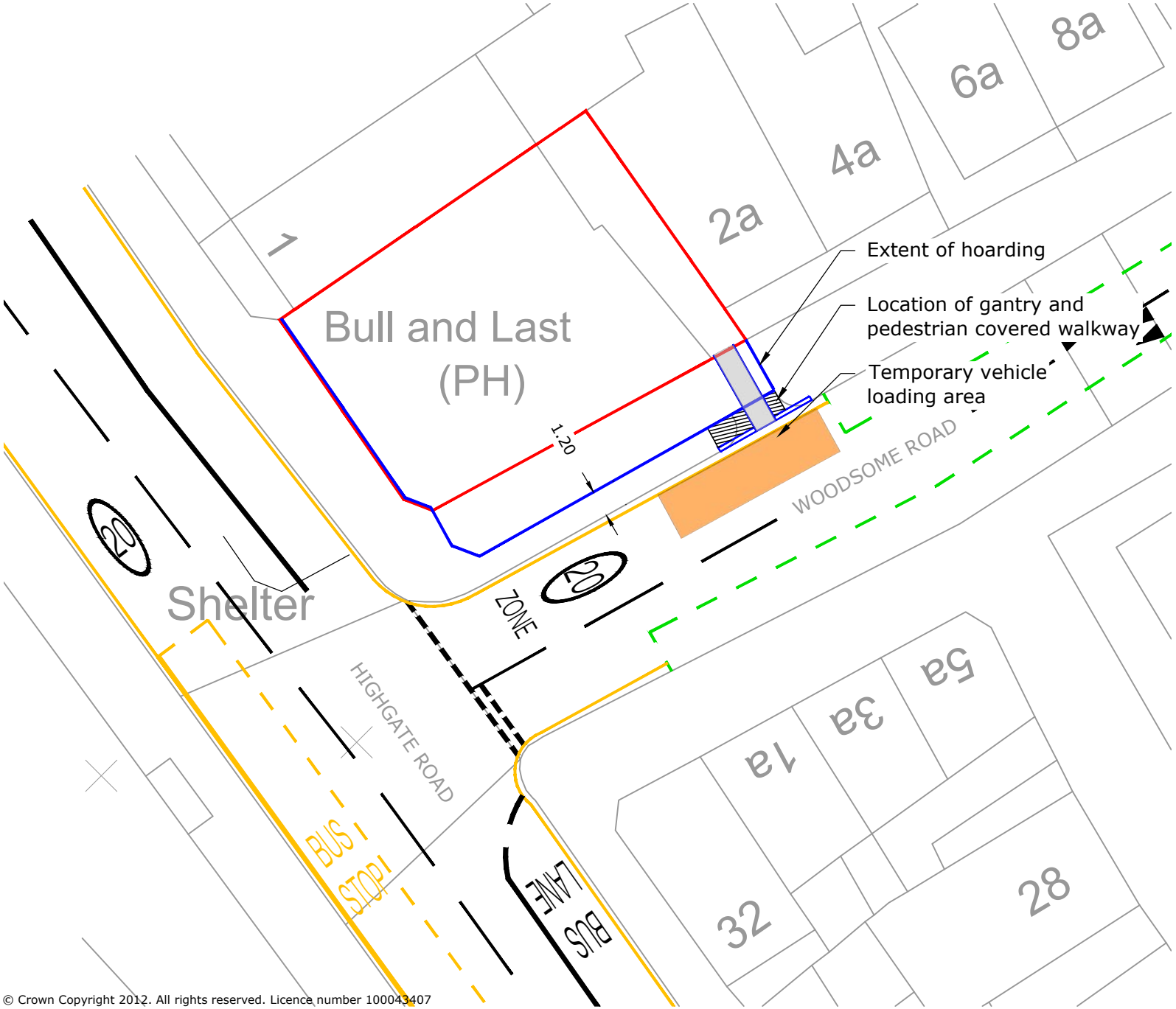
Vehicle Routeing Plan

Not to Scale

motion

Appendix D

Proposed Site Setup



north

Legend

Site Boundary

Permit Holder Bays

motion

84 North Street
Guildford
Surrey
GU1 4AU

T: 01483 531 300

Golden Cross House
8 Duncannon Street
London
WC2N 4JF

T: 020 7031 8141

www.motion.co.uk

Project:
Bull and Last Public House

Title:
Proposed Site Set-Up

Scale: 1:250 (@ A4)

Drawing: 1805007-02

Revision: A

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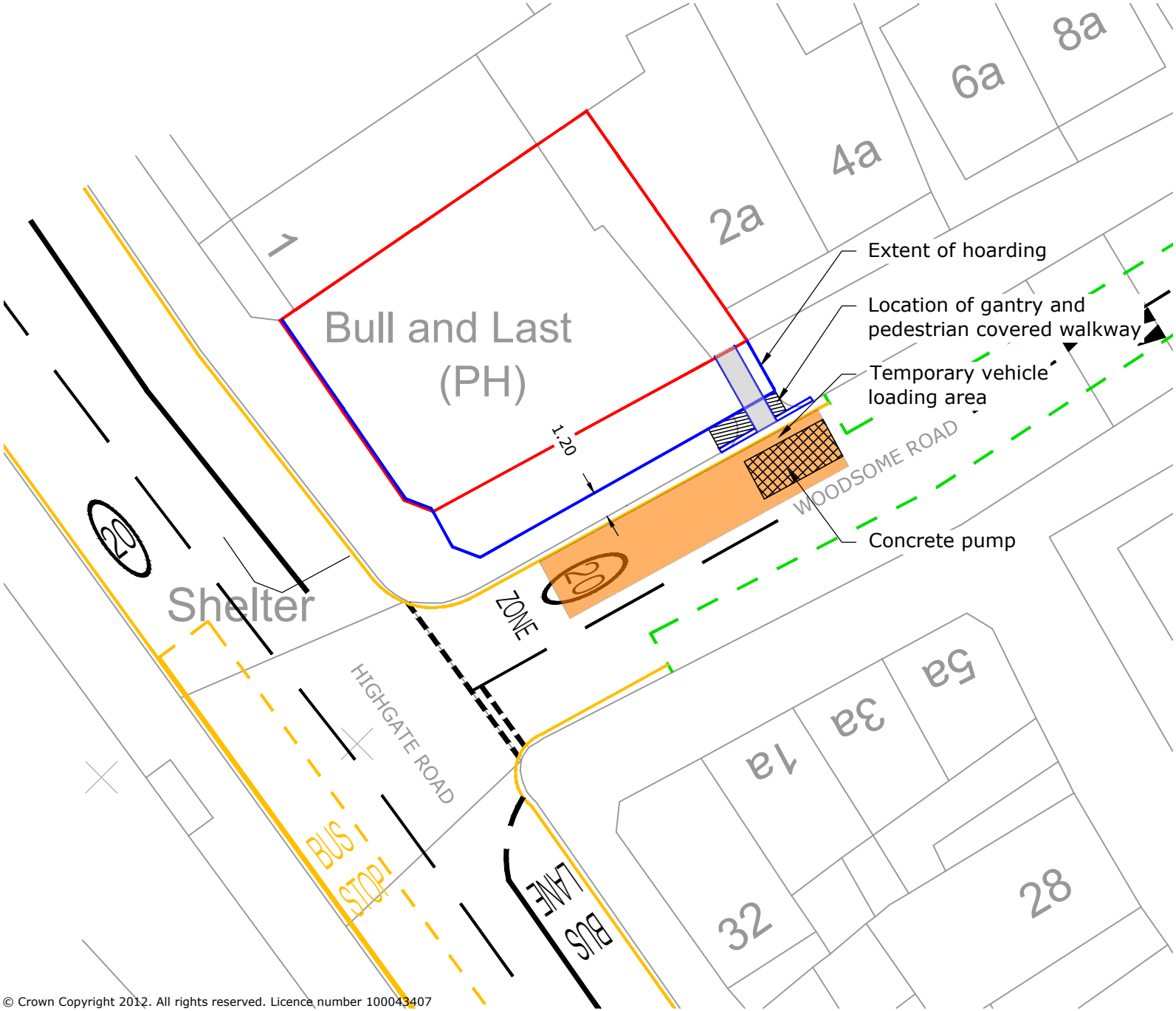

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Project:
Bull and Last Public House

Title:
Proposed Site Set-Up
Concrete Delivery

Scale: 1:250 (@ A4)

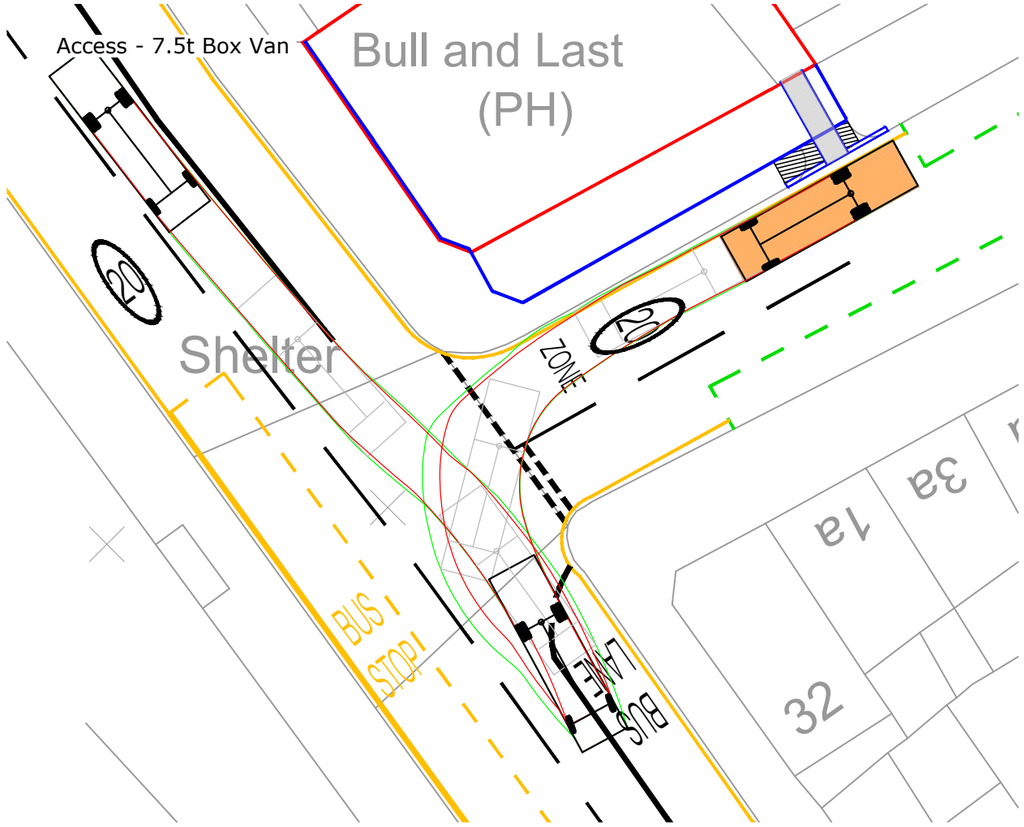
Drawing: 1805007-03

Revision: A

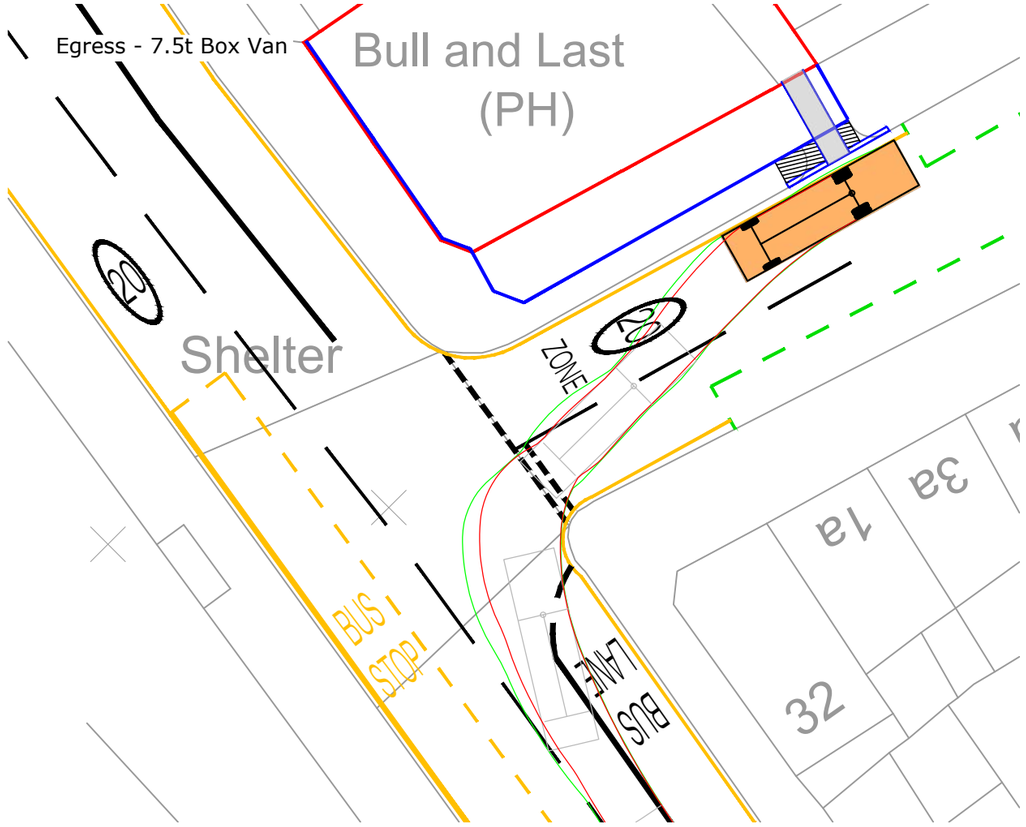
Appendix E

Swept Path Analysis

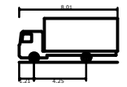
Access - 7.5t Box Van



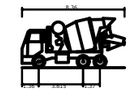
Egress - 7.5t Box Van



n o r t h

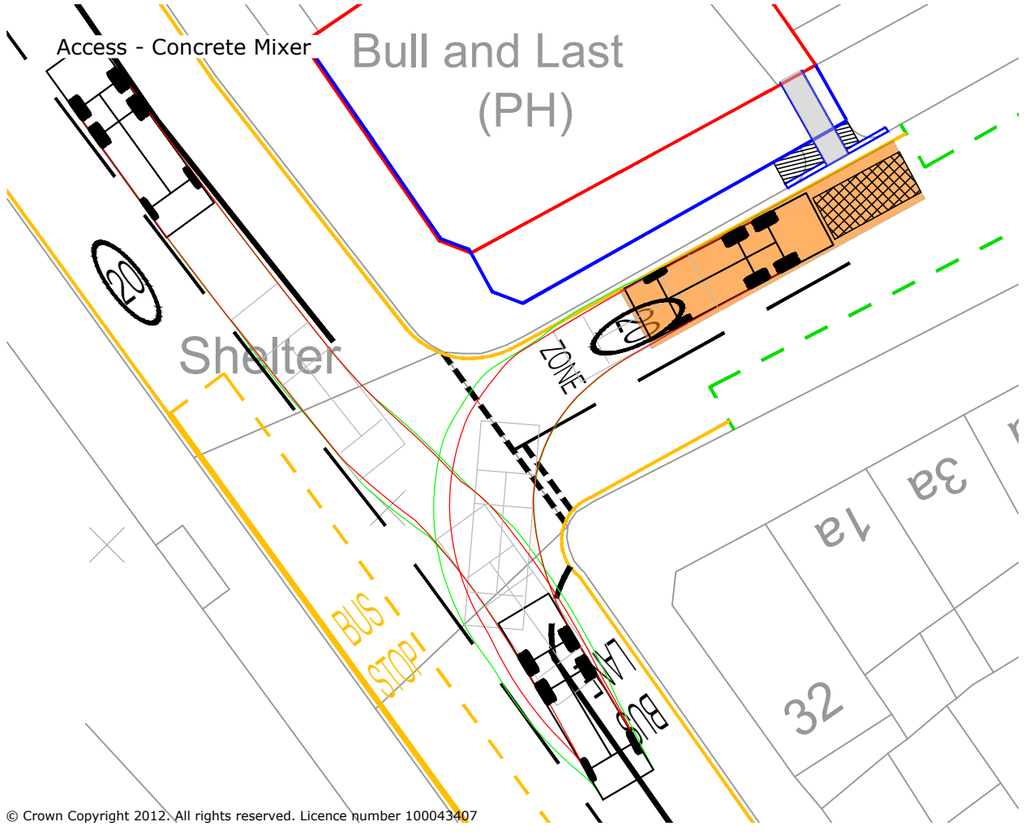


7.5t Box Van	
Overall Length	8.010m
Overall Width	2.100m
Overall Body Height	3.556m
Min Body Ground Clearance	0.351m
Track Width	2.064m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	7.400m

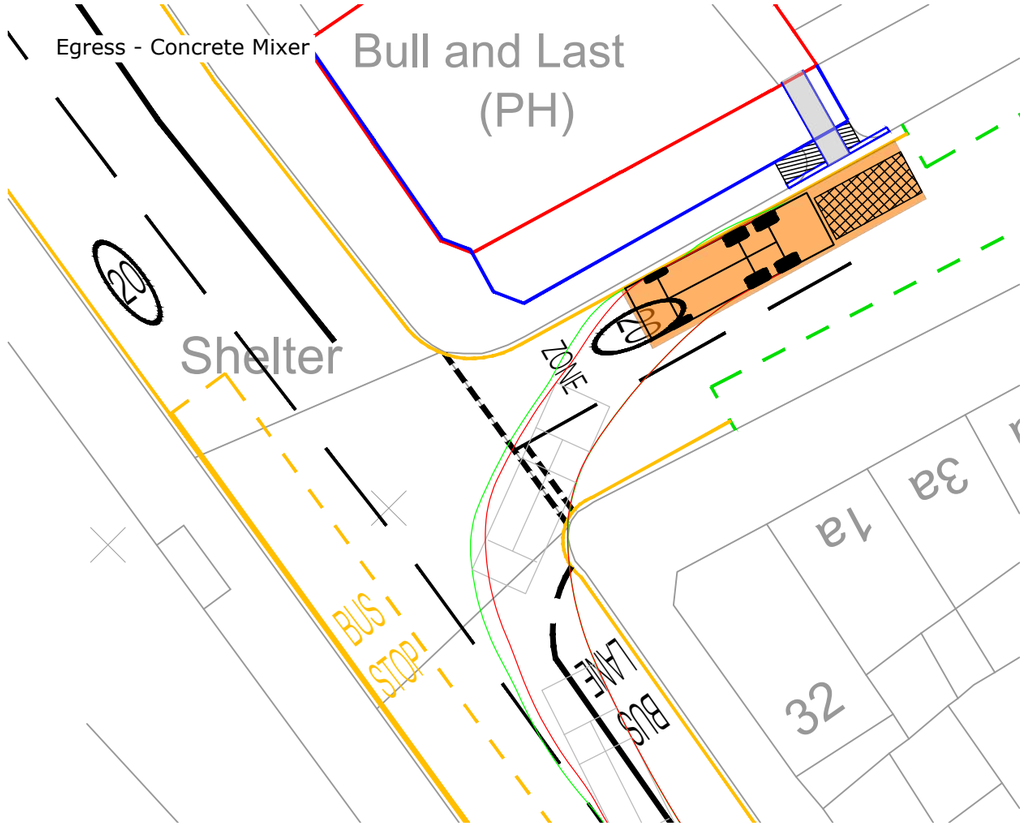


Concrete Mixer	
Overall Length	8.360m
Overall Width	2.390m
Overall Body Height	4.027m
Min Body Ground Clearance	0.358m
Max Track Width	2.413m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	8.210m

Access - Concrete Mixer



Egress - Concrete Mixer



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Project:
Bull and Last Public House

Title:
Swept Path Analysis
Construction Vehicles

Scale: 1:250 (@ A3)

Drawing: 1805007-TK01

Revision: A

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Appendix F

Consultation Responses and Meeting Minutes

The Bull and Last Public House and Dining Rooms
Residents Consultation on project CMP (Construction Management Plan)
Meeting Minutes

Date	2018.10.04
Project:	The Bull and Last Public House and Dining Rooms 168 Highgate Road, London NW5 1QS Planning Application 2015/4094/P
Location:	The Bull and Last
Attendees:	Ronan O' Brien – Rossco – Project Manager/Client Representative Neil Corbett – Knowles – Main Contractor Daniel Woolfson – D Haus – Architect David Ben-Grunberg – D Haus - Architect Prof. Robert West – 2a Woodsome Road Prof. Susan Michie – 2a Woodsome Road Vicky on behalf of Zagar and Ovett Associates – 1a Woodsome Road Ms Marion Laurie – 14 Woodsome Road Mr and Mrs Liam and Hilary Hanley – 21 Woodsome Road Ms Mimi Romilly – 1a Woodsome Road Mr and Mrs Jim Pettiward – 4a Woodsome Road
Distribution:	All present David Evans - Rossco Robin O' Toole – Knowles Ollie Pudney - Owner Joe Swiers - Owner Jonathan Collins - Owner Freddie Fleming - Owner Ward Councillor Sian Berry Ward Councillor Oliver Lewis Ward Councillor Anna Wright Shahida Sanessie LB Camden Case Officer Prof. Simon Gunn – 1 Hillside Prof. Gabriele Griffin – 1 Hillside Prof. Caroline Moser – Local resident Mr Tony Allan – 6a Woodsome

Note: Meeting minutes to be added to Project Dropbox folder for perusal by all Residents once this is set up.

THE WHITELEYS BUILDING
8 PORCHESTER GARDENS
LONDON W2 4DB

COMPANY NUMBER: 07195053
(REGISTERED IN ENGLAND AND WALES)

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ROSSCOPROPERTY.COM

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No.	Item	Action
1.0	**Agenda**	
1.1	Meeting to review the Construction Management Plan (CMP) for the Bull and Last, in line with Planning Application 2015/4094/P, with a view to reviewing and addressing any queries and concerns that the residents may have.	Note
2.0	**Minutes**	
2.1	Ms Romilly expressed concerns about the level of vibrations to her property at 1a Woodsome Road, coming from the building works currently being carried out in William Ellis School and also the passing traffic along Highgate Road and whether the works to the Bull and Last would add to this issue. The works to School have included percussion piling, which is the root cause of these vibrations. Neil Corbett assured that the works to the Bull and Last do not include any percussion or impact activities and that any digging, demolition or foundation works would be carried out using pulling and munching methods, along with hand and machine digging.	Note
2.2	Prof. West queried the duration of the proposed basement works to the B+L. Neil Corbett confirmed that the main basement works wouldn't begin for the first 4 weeks of site activity, but would then take 16 weeks once started, this will include the initial dig, followed by the construction of the concrete structural works.	Note
2.3	Vicky from Zagar and Ovett Associates made the point that the consultants at Z+O work in silence and that she had concerns about site noise and noise from delivery lorries. It was explained that there are restrictions on the timescale for deliveries to site, with deliveries only being allowed between the hours of 09.30 and 15.00, due to the close proximity of the site to the local schools, which is in line with the restrictions set out by LB Camden. There is also a limit of 40 minute waiting times outside the site for any vehicles. In addition, it was noted that site noise is to be subject to a monitoring system, which has maximum noise levels to exceed 73db. There are measures in place if this limit is exceeded, which are all included in the environmental section of the CMP.	Note
2.4	Prof. West highlighted previous issues with rodents and queried what measures are in place to prevent this. RO stated that in accordance with the CMP, recorded test baiting was already an ongoing part of the pest control contract that the B+L have in place. The CMP explains what ongoing measures will be in place during the construction process.	Note

	Ms Romilly queried the issue of privacy and overlooking from the Bull and Last over neighbouring properties. Daniel Woolfson pointed out that this had already been addressed during the planning process and that the windows to the B+L itself do not change from what is already existing and that the new extension build had privacy screens to the overlooking windows, which restrict views. The material for these screens is still in development, but the principal remains as per the approved planning documentation.	
2.5	Light right issues were also mentioned, but David Ben-Grunberg stated that this had also been dealt with at planning stage. The proposed paint finish to the pub and extension was questioned. David Ben-Grunberg pointed out that this had been reviewed and agreed with the Conservation Officer and that the approved colour was black to the lower level of the pub and extension, along with the existing brick finish to the upper levels of the pub.	Note
2.6	Prof. West questioned whether there would be access to the flank wall of 2a Woodsome Road, for future maintenance of the property. RO stated that there is access along the passageway between the B+L and 2a through a gate and that the B+L owners had expressed they were happy to give access for any proposed future works, as they had done previously when roof works were required to 2a and also when 1 Hillside had works carried out to the rear of their property.	Note
2.7	There was a query about how the numbering of the new extension apartments would be arranged. Daniel Woolfson stated that this had yet to be confirmed with the relevant authority.	Note
2.8	Mr J Pettiward raised the question of whether Saturday works would be carried out during the project. Neil Corbett confirmed that Saturday works would be in line with the hours set out in the CMP, but that no noisy works would be carried out at weekends. Neil Corbett assured that all of Knowles on site management team, were well trained and fully up to speed with noise issues related to the construction process and would be following the conditions set out in the CMP.	Note
2.9	Mr J Pettiward queried whether the project would be completed in line with the construction programme period. Neil Corbett stated that this is what Knowles would be working to achieve.	Note
2.10	Neil Corbett confirmed that skips for waste removal wouldn't be used and that wait and load trucks will be used for any site waste removal.	Note

2.11	The residents expressed that they had concerns about increased traffic congestion to Woodsome Road, caused by vehicles visiting site. RO pointed out that site traffic would not drive along Woodsome Road, but would instead arrive along Highgate Road and reverse into the end of Woodsome Road, under the direction of the site traffic marshals. These measures are set out in the traffic management plan, which is included in the CMP.	Note
2.12	The residents requested that a Dropbox folder be set up for the project. This folder would include the approved planning drawings and also the CMP. RO is to set up the Dropbox folder, the link for which would be sent out to all residents that had already responded via email. For all other residents, the weblink will be included on the main contractor ongoing newsletter, to be posted on the site hoarding every 4 weeks, as agreed at the meeting.	RO
3.0	**AOB**	
3.1	Post meeting note: Prof. Robert West emailed to add that Neil Corbett from Knowles, had agreed at the previous Woodsome Road residents meeting, to provide a Gantt chart highlighting any noise related tasks, against the current construction programme. This would then be included in the CMP.	Knowles
4.0	**Residents comment period**	
	The residents have 14 days after the meeting, in which to make comment on anything they wish to be included in the CMP. These comments will then be reviewed and any valid points included in the updated CMP, in line with LB Camden guidelines.	Note

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Ronan O'brien <ronan@rosscoproperty.com>

Comment on minutes from Woodsome Road Residents Association meeting, held 27/09/2018

4 messages

Ronan O'brien <ronan@rosscoproperty.com> Thu, Oct 4, 2018 at 3:52 PM
To: Robert West <robertwest100@gmail.com>
Cc: "Neil @ Knowles" <neil@knowles.uk.com>

Dear Robert

Please see below responses to the minutes from the Woodsome Road Residents Association meeting, held 27/09/2018.

Firstly, I have been asked by the Owners to respond to the suggestion that they have been dismissive and unneighbourly. They asked me to point out the following:
When roof works were previously undertaken to 2a Woodsome Road, they made no objection and allowed the erection of scaffolding over their courtyard area, which resulted in them have to adjust their external set up for the duration of the works.
In addition, when 1 Hillside had works carried out to the rear of their property, the Owners also allowed for access off their flat roof and again made no objection.
On the subject of pest control, the Owners took exception to the comment that they have not taken this seriously in the past and pointed out that when there was an issue will rats into 2a Woodsome Road, they organised pest control to rectify the problem immediately and covered all costs for this, which is noted in correspondence . The rats had accessed the property through a damaged grille on 2a Woodsome, which was repaired at the time and this along with the other measures put in place by the pest control company, resolved the issue.

3.2 Noise activity tables are already included in the CMP, but as agreed with Knowles in last weeks meeting, a gant chart will be produced, highlighting the likely noisy activities against the construction programme tasks.
3.3 As per LB Camden Minimum Requirements (CMR) number 239827 point 3 (j), which is implemented on the project
'Where noise exceeds noise limits for a period of 10 or more days of working in any fifteen consecutive days or for a total number of days exceeding 40 in any 6 month period, provisions for temporary respite accommodation will be offered'. Working in line with this condition and as noted in the CMP, noise monitors will be located on the site, which will alert the on site project manager to any breaches of the allowed noise limits.
3.4 As addressed above, the previous rodent problem had been dealt with at the time and additional methods put in place to manage further infestation. There has been an ongoing pest control maintenance plan in place for the Pub and this is recorded monthly. Reports of this will be submitted to LB Camden with the updated CMP in line with the request for test baiting at least 28 days prior to the start of works. The methods for pest control during the works are noted in the CMP.
3.5 As noted above, the Owners previously had no issue with a scaffold erected to the side of 2a Woodsome Road and would have no issue with this in the future.
3.6 The Traffic Management Plan has been approved by LB Camden and is covered in detail in the discharged CMP.
3.7 As agreed in the current discharged CMP, Knowles were proposing to post a 6-weekly newsletter. This can be increased to 4-weekly and in addition with the daily face to face provision on site, will allow for more frequent updates if required.

8.1 It was acknowledged that the consultation process had not previously taken place, but it was also noted that LB Camden had discharged the CMP, on the basis that a consultation meeting would be arranged.

8.2 As agreed in last weeks meeting, a copy of the current CMP would be made available to residents and this was noted on the hand delivered invitation for this evening's meeting. We included an email address to RSVP on the invitations, from which a copy of the CMP was sent to all those who responded.
8.3 Noted in point 3.5 above
8.4 Noted in point 3.6 above
8.5 All demolition works are noted in the CMP to be carried out with pulling or munching plant, as opposed to percussion methods. Methods for managing dust are also noted in the CMP.
8.6 Monitoring of neighbouring structures is covered under the Party Wall awards.
8.7 The reason for the late notice of the BT Openreach works to the pavement outside the Bull and Last, was that they only confirmed the requirement for the works earlier in the week and there is still no set date for these works to be carried out.

Please let me know if you have any queries on the above

Kind regards

Ronan

Ronan O' Brien
Project Manager

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Ronan O'brien <ronan@rosscoproperty.com> Thu, Oct 4, 2018 at 4:03 PM
To: oliver pudney <olliepudney@hotmail.com>, Joe Swiers <joeswiers@hotmail.com>, Jonathan Collins <e7owls@gmail.com>, David Evans <devans@rosscoproperty.com>, "Neil @ Knowles" <neil@knowles.uk.com>, Robin OToole <RobOT@knowles.uk.com>, Daniel Woolfson

<daniel.woolfson@thedhaus.com>, David Ben-Grunberg <david.grunberg@thedhaus.com>, James Woolcott <j.woolcott@lclark.com>, freddie fleming <freddieflem@hotmail.co.uk>

Hi All

For your information, please see below response to the meeting minutes from last weeks Woodsome Road Residents meeting. I've also attached the minutes for reference.
We are holding the consultation meeting tonight with the other residents, so hopefully this will then be resolved after their 14 day response period. The Case Officer said we are ok to erect the scaffold and do soft strip out works in the meantime.

Kind regards

Ronan

Ronan O' Brien
Project Manager

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3 attachments

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Woodsome Road Residents Association meeting 27th September 2018.docx
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Robert West <robertwest100@gmail.com> Fri, Oct 5, 2018 at 2:49 PM
To: ronan@rosscoproperty.com
Cc: neil@knowles.uk.com, Robert West <robertwest100@googlemail.com>

Dear Ronan

Thanks very much to you and Neil for the meeting yesterday. I think the local residents are gradually becoming more reassured as they learn more about the plans. It was also good meet up with the architects.

Thanks for your notes on the meeting. Please reassure the pub owners that it was specifically in the matter of their lack of engagement with neighbours and local residents on this project where concerns have arisen and we certainly appreciated their co-operation with the scaffolding. And to be fair, they were very prompt at paying for the pest control and blocking up the grill. Anyway, please let them know Susan and I very happy to put all that behind us make sure everything goes as smoothly as possible going forward.

All best wishes

Robert

Professor Robert West
Department of Behavioural Science and Health
University College London
Website: www.rjwest.co.uk
Email: robertwest100@gmail.com
Telephone: 07813916681
Twitter: robertjwest

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Ronan O'brien <ronan@rosscoproperty.com> Sun, Oct 7, 2018 at 10:09 PM
To: Robert West <robertwest100@gmail.com>
Cc: "Neil @ Knowles" <neil@knowles.uk.com>, Robert West <robertwest100@googlemail.com>

Dear Robert

Many thanks for you email, it was good to meet with you both and the other residents again on Thursday. I will certainly inform the owners of your comments, which I'm sure will be much appreciated.
It's also good to know that the residents are now feeling more reassured about the works.
Just so you are aware, I will be setting up the project Dropbox folder to include the plans of the scheme, over the next couple of days.

Kind regards

Ronan

Ronan O' Brien
Project Manager

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Ronan O'brien <ronan@rosscoproperty.com>

Response to consultation: Bull and Last

Ronan O'brien <ronan@rosscoproperty.com> Mon, Oct 15, 2018 at 5:48 PM
To: sg201@leicester.ac.uk
Cc: gary.bakall@camden.gov.uk, Robert West <robertwest100@gmail.com>, Anna.wright@camden.gov.uk, gabriele.griffin@gender.uu.se, "Neil @ Knowles" <neil@knowles.uk.com>, David Lewis <dlewis@motion.co.uk>, sian.berry@camden.gov.uk, oliver.lewis@camden.gov.uk, Robin OToole <RobOT@knowles.uk.com>, Shahida.Sanessie@camden.gov.uk

Dear Professor Gunn

Many thanks for your comments

Please see my responses below in blue.

Point 10, p.10 - The table gives no indication of when the underpinning of 1 Hillside is meant to take place. There has been no party wall agreement.
As referenced in point 3.1 of the consultation meeting minutes of 04/10/2018, Knowles are to provide a Gantt Chart, highlighting any noise related tasks against the construction programme. This will include the underpinning and digging works. This will then be included in the updated CMP.
With regards to the party wall agreement, Darren Bekhor, the owners party wall surveyor has pointed out the contents of the award on 1 Hillside are now in agreement, with the engineer/checking engineer in discussions regarding one final point, relating to the removal of the piers.

Point 11, p.10 - The contractors should note that Saturday mornings are rest time from work for us as for other neighbouring residents in what is an almost purely residential area.
As noted in point 2.8 of the consultation meeting minutes; 'Neil Corbett confirmed that Saturday works would be in line with the hours set out in the CMP, but that no noisy works would be carried out at weekends.' Working hours will be in accordance with LB Camden guidelines and conditions.

Point 12, p.11 - It is maintained here that there will be no change to utilities, but we were told at the meeting called by Woodsome Residents Association on 27 Sept that BT would be undertaking work in relation to the pub the following week.
These unexpected works by BT Openreach were unknown at the time the CMP was first filled in. They will be included in the updated CMP.

Page 12 - It should be noted that consultation did not take place in the lead-up to the submission of the CMP. Camden's instructions regarding the neighbourhood consultation process were ignored. Moreover, the Council appears to have approved the CMP without consultation, thus directly contravening its own requirements laid out here.
Noted. The CMP made reference that the consultation meeting was yet to take place and was discharged by LB Camden on this basis.

Point 13, pp.11-12 - Through use of the future tense ('will') the CMP acknowledges that consultation had not taken place at the time of submission. The 'Dear Neighbour' letter dated 1 October states that the meeting arranged with local residents was to review the APPROVED CMP, not the draft as required by Camden. This is an indicator of the failure to follow due process.
At the point of the newsletter dated 01/10/2018, the CMP had been discharged by LB Camden on the basis of the information included within. The CMP is a live document that is updated throughout the duration of the project, it is now being updated accordingly in line with LB Camden guidelines, to address and include any valid concerns the residents may have.

Point 14, p.13 - We note that work on the property will not start until two weeks after the delivery of the 'Dear Neighbour' letter indicating the duration of works. We have not yet received that letter so assume the works will not now start till November.
The 'Dear Neighbour' newsletters were delivered by hand on 14/09/2019 to the following properties:
Both sides of Woodsome Road, up to the junction of Boscastle Road
Highgate Road, including Hillside
Grove Terrace.
The soft strip out and site set works have begun today 15/10/2018, in line with what was agreed with the Case Officer for LB Camden.

Point 16, p.14 - The comments on existing or anticipated construction sites ignore the extensive and long-term works occurring immediately opposite the pub at William Ellis school.
This will be addressed in the updated CMP.

Point 21, p.19 - The CMP ignores the fact of the school immediately opposite and the consequences for delivery times.
Due to the close proximity of the site to local schools, deliveries are restricted to between the hours of 09.30am and 3pm, as referenced in point 21. of the CMP.

Point 29, p.29 - There is no indication that the noise survey undertaken in 2017 has been submitted to Camden.
The noise survey was carried out 23/05/2018 and will be included in the updated CMP.

Point 30, p.29 - The comments refer to noise measuring equipment at the receptor locations. As the most directly affected receptor we require information about this equipment and when we are to receive it.
Along with a hand held Class 1 decibel meter, 2 no. semi permanent Class 1 sound level meters will be located at appropriate site boundary locations. This is proposed to be on the site scaffolding.

Point 40, p.37 - Has the asbestos survey been carried out? What were the findings?
An asbestos survey was carried out 05/10/2018 and no asbestos was discovered. This report will be included in the updated CMP.

Point 42, p.38 - The construction time is stated as January2018-December 2018. We are now in October 2018.
The confirmed construction programme dates will be included in the updated CMP.

Appendix E, Swept Path Analysis
We do not understand what 'access and egress Box Van and Concrete Mixer' means but it appears to be at the point where our house adjoins the Bull and Last on Highgate Road. We seek clarification as to the meaning and impact of this.
The Swept Path Analysis, access and egress diagrams indicate vehicles reversing into Woodsome Road, to the dedicated loading bay outside the Bull and Last. These vehicles will be directed by trained traffic marshals at all times. No vehicles are proposed to stop outside Hillside.

Please do not hesitate to contact me if you have any further queries

Kind regards

Ronan O' Brien
Project Manager

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Woodsome Road Residents Association meeting

27 September 2018

6-7pm

at 2a Woodsome Road, NW5 1RY

Special meeting to raise issues concerning the Bull & Last development

Present: Robert West (Chair: robertwest100@gmail.com), Susan Michie (Vice Chair), Eileen Willmott (Secretary), Simon Gunn (resident), Gabriele Griffin (resident), Louise Mason (resident), Tony Allen (resident), Michael Brown (resident), Barry Elliott (resident), Ronan O'Brian (Client Liaison), Neil Corbett (Knowles, main contractor)

Meeting notes

1. Statement of purpose of the meeting	After introductions, RW explained that this was not a consultation meeting on the Construction Management Plan (CMP) but a meeting of the WRRA to which B&L developer representatives had been invited at the WRRA request to raise issues around the development.
2. Review of process to date	RW described the history of the development proposal to date, noting that the B&L owners had failed to engage with neighbours and residents and that this dismissive and unneighbourly attitude had created a great deal of mistrust and concern. This had extended all the way back to the planning application process and had continued to the present. It was pointed out that, contrary to the guidance for developments of this kind there had been no consultation at all on the draft CMP and that the resident had only, in the day before the meeting, been able to get a copy of a version of this document through extensive enquiries on their behalf from their Councillor, Anna Wright. It was further noted that the version of the CMP that appeared to have been signed off by the Council had given an undertaking to consult on the CMP but no attempt had been made to implement this by the developers and it had required the WRRA to set up this meeting through their only point of contact, the surveyor acting for the developers in relation to the party wall agreements. On learning of this, thanks to Cllr Wright, the Council had opened a case on this matter. This case is ongoing.
3. Issues that WR residents wish to raise at this stage	WRRA members at the meeting had had very little chance to review the CMP but raised a number of issues that would need to be addressed during the consultation. There would likely be others but the ones identified thus far were be: 1. The CMP had not taken account of the other building work going in the immediate locality, and had stated that there was none, when there was major building work just across Highgate Road on the site of William Ellis School. This work

	was already causing noise and an increase in traffic movements down Woodsome Road. 2. The CMP did not appear to have made sufficient provision for alerting neighbours to times when noise and disruption would be most severe and when noise limited were being exceeded. 3. More consideration would need to be given as to when and how the process of re-accommodating neighbours would take place if conditions became intolerable. 4. The CMP did not appear to make sufficient provision for addressing rodent infestation. The neighbours noted that they had experienced in the previous months a highly distressing infestation of black sewer rats emanating from the B&L apparently arising from lax vermin control and unrepaired structured designed to prevent vermin getting into neighbour properties. Understandably they would need to see that this matter was being taken far more seriously than the B&L owners appear to have taken it previously. 5. The neighbours at 2a Woodsome Road raised a point of clarification with regard to access to the area to the side of the maisonettes so that scaffolding could be erected after the construction had been completed for the purposes of maintaining the side wall of 2a Woodsome and associated guttering etc. 6. There was concern over traffic congestion in Woodsome Road arising from large parked vehicles at the junction with Highgate Road. It is already the case that traffic gets backed up at peak times with engines running causing a lot of pollution, and for most of the road there is not sufficient room for two cars to pass. 7. It would be important to have more frequent and detailed information for neighbours and local residents than was currently planned by the developers; a brief 6-weekly newsletter would not be sufficient.
8. Response from developer representatives	1. It was acknowledged that the consultation process had not been undertaken as required; it would necessary to initiate the required consultation process as soon as possible. No work could begin until this process was completed satisfactorily. 2. It appeared that the CMP version we had seen was not the most up to date one. We would be sent an updated one together with all associated documents. 3. With regard to access for maintaining the side wall of 2a Woodsome Road and associated structures, the developers representatives confirmed that there would be a gate providing the required access and that the planned building work would not prevent future maintenance from, being undertaken. 4. The traffic movement would in all cases involve vehicles reversing from Highgate Road into a temporary parking space outside the site on Woodsome Road. It would not extend to

	2a Woodsome Road. Vehicles would leave by going directly out on to Highgate Road. 5. There would be no pile driving or similar ground works causing major vibration. Noise levels on the site would not exceed the limit set out in the CMP and this would be monitored constantly, as would dust. It was very unlikely that there would be a major dust issue because of the steps being taken to mitigate this. 6. There would be constant monitoring of neighbouring structures for movement and a mobile phone number to contact someone at any time in case of concerns. 7. The owners had already got BT in to undertake work on the phone and internet connection but this was a separate contractor and out of the control of the builder. (The neighbours at the meeting expressed concern that the B&L owners had unfortunately failed even to notify them about this.)
8. Action points	1. The contractors to a) initiate the process of consultation on the CMP, b) email RW the current version of the CMP and all associated documents

Appendix G

Service Diversion Plan

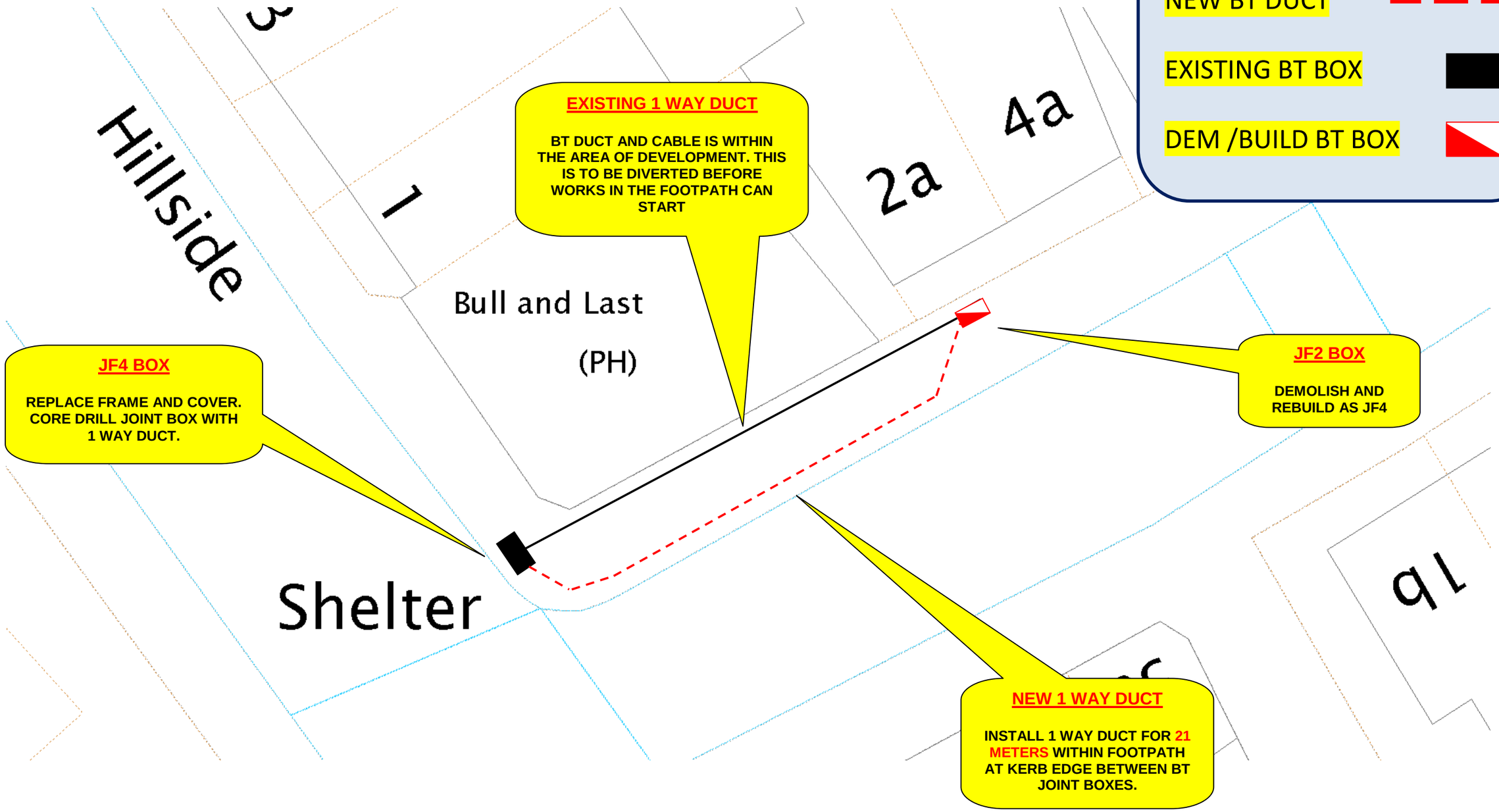
BT PLANNER = NEIL SCOTT 07764 237384

EXISTING BT DUCT

NEW BT DUCT

EXISTING BT BOX

DEM /BUILD BT BOX



EXISTING 1 WAY DUCT

BT DUCT AND CABLE IS WITHIN THE AREA OF DEVELOPMENT. THIS IS TO BE DIVERTED BEFORE WORKS IN THE FOOTPATH CAN START

JF4 BOX

REPLACE FRAME AND COVER. CORE DRILL JOINT BOX WITH 1 WAY DUCT.

JF2 BOX

DEMOLISH AND REBUILD AS JF4

NEW 1 WAY DUCT

INSTALL 1 WAY DUCT FOR 21 METERS WITHIN FOOTPATH AT KERB EDGE BETWEEN BT JOINT BOXES.

DRN: **NS**	LOCATION OF WORKS: **OUTSIDE BULL & LAST PUB**
DATE: **08/09/18**	EXCHANGE: **KENTISH TOWN**

DESCRIPTION OF WORKS: **DIVERTING BT NETWORK DUE TO DEVELOPMENT AT THE BULL & LAST PUB ON THE CORNER OF HIGHGATE ROAD AND WOODSOME ROAD, LONDON, NW5.**

Appendix H

Noise Survey

Report VA2247.180820.ENS

168 Highgate Road, Camden

Environmental Noise Survey

20 August 2018

Knowles
105 Olympia Mews
London
W2 3SA

Venta Acoustics

01962 461016
0203 8650332
mail@ventaacoustics.com

registered company no. 10139494

Contents

Attachments

VA2247/SP1	Indicative Site Plan
VA2247/TH1 – TH3	Environmental Noise Time Histories
Appendix A	Acoustic Terminology

1. Introduction

It is proposed to undertake works to form a new basement at 168 Highgate Road, London.

Venta Acoustics has been commissioned by Knowles to undertake an environmental noise survey to determine the pre-existing noise climate in the locality. This is to accompany the Construction Management Plan, as required by Camden Council.

2. Site Description

As illustrated on attached site plan VA2247/SP1, the site is situated on the corner of Highgate and Woodsome Roads and currently operates as a public house. The site is in an established residential area with small businesses and a school opposite on Highgate Road.

3. Environmental Noise Survey

3.1 Survey Procedure & Equipment

In order to establish the existing background noise levels at the site, a noise survey was carried out between Wednesday 4th and Friday 6th July 2018 at the location shown in site plan VA2199/SP1. This location was chosen to be representative of the background noise level at the most affected noise sensitive receivers.

Continuous 5-minute samples of the L_{Aeq}, L_{Amax}, L_{A10} and L_{A90} sound pressure levels were undertaken at the measurement location.

The weather during the survey period was generally dry with light winds. The measured noise data is not considered to have been compromised by these conditions.

Measurements were made generally in accordance with ISO 1996 2:2017 *Acoustics - Description, measurement and assessment of environmental noise – Part 2: Determination of sound pressure levels*.

The following equipment was used in the course of the survey:

Manufacturer	Model Type	Serial No	Calibration	
			Certificate No.	Date
Svantek Class 1 Integrating SLM	958A	59177	Not numbered	10/1/17
Larson Davis calibrator	CAL200	13049	UCRT18/1431	20/4/18

Table 3.1 – Equipment used for the tests

The calibration of the sound level meter was verified before and after use with no significant calibration drift observed.

4. Results

The measured sound levels are shown as time-history plots on the attached charts VA2247/TH1-3.

Noise levels are generally determined by traffic on the surrounding roads.

The typical noise levels measured were:

Monitoring Period	Typical $L_{A90,5min}$	Average L_{Aeq}
07:00 – 23:00 hours	53 dB	67 dB
23:00 – 07:00 hours	49 dB	60 dB
Camden Weekday Construction hours (08:00 – 18:00 hours)	56 dB	68 dB

Table 4.1 – Typical background and average ambient noise levels

5. Conclusion

A baseline noise survey has been undertaken by Venta Acoustics to establish the pre-existing noise climate in the locality 168 Highgate Road, London to accompany a Construction Management Plan for a basement extension as required by Camden Council.

The results of the noise survey have been recorded for further reference if required.

Jamie Duncan MIOA

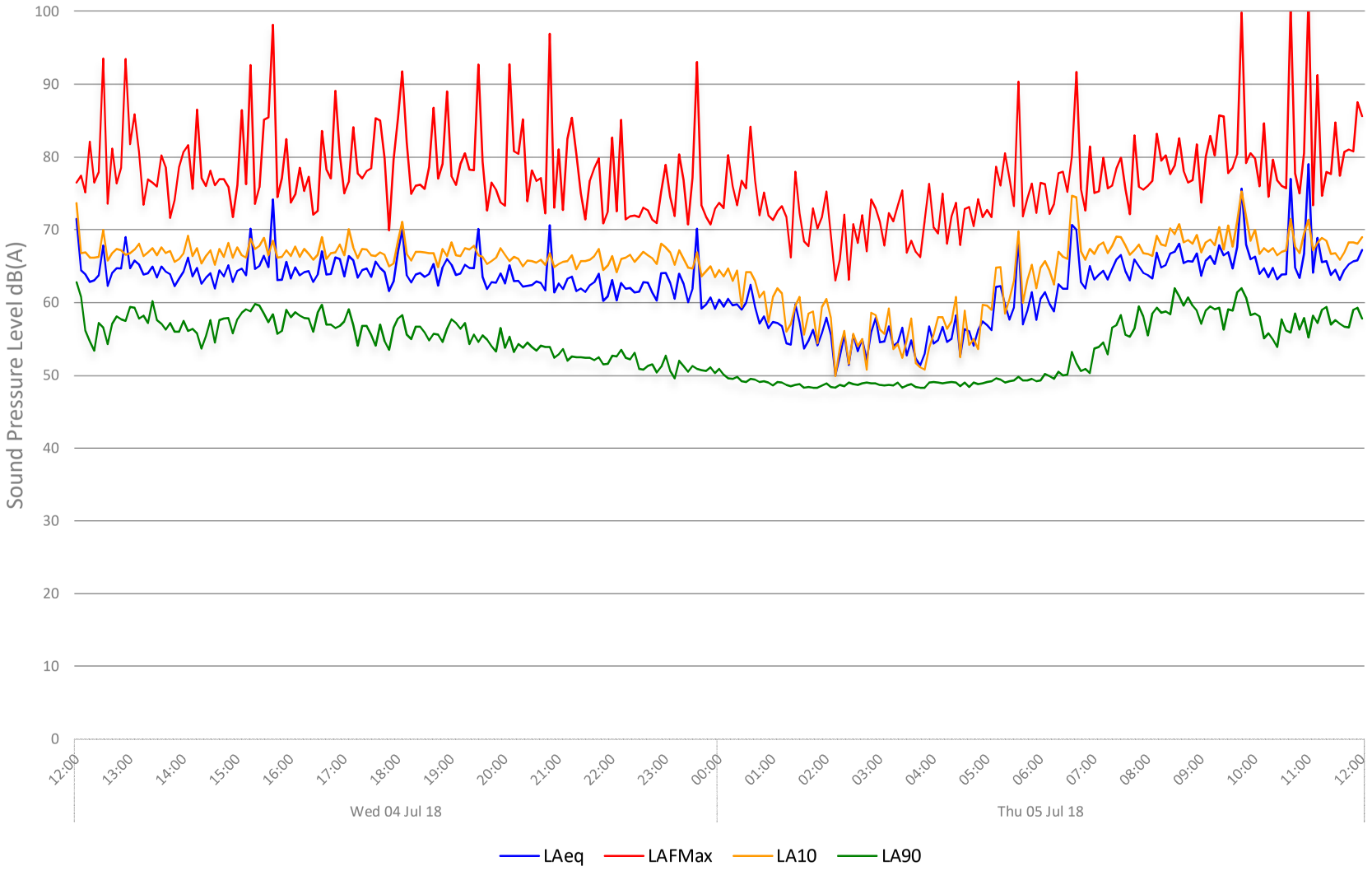

Noise monitoring location
© 2018 Google
Google Earth

168 Highgate Road, Camden

Environmental Noise Time History: 1

Venta Acoustics

Figure VA2247/TH1

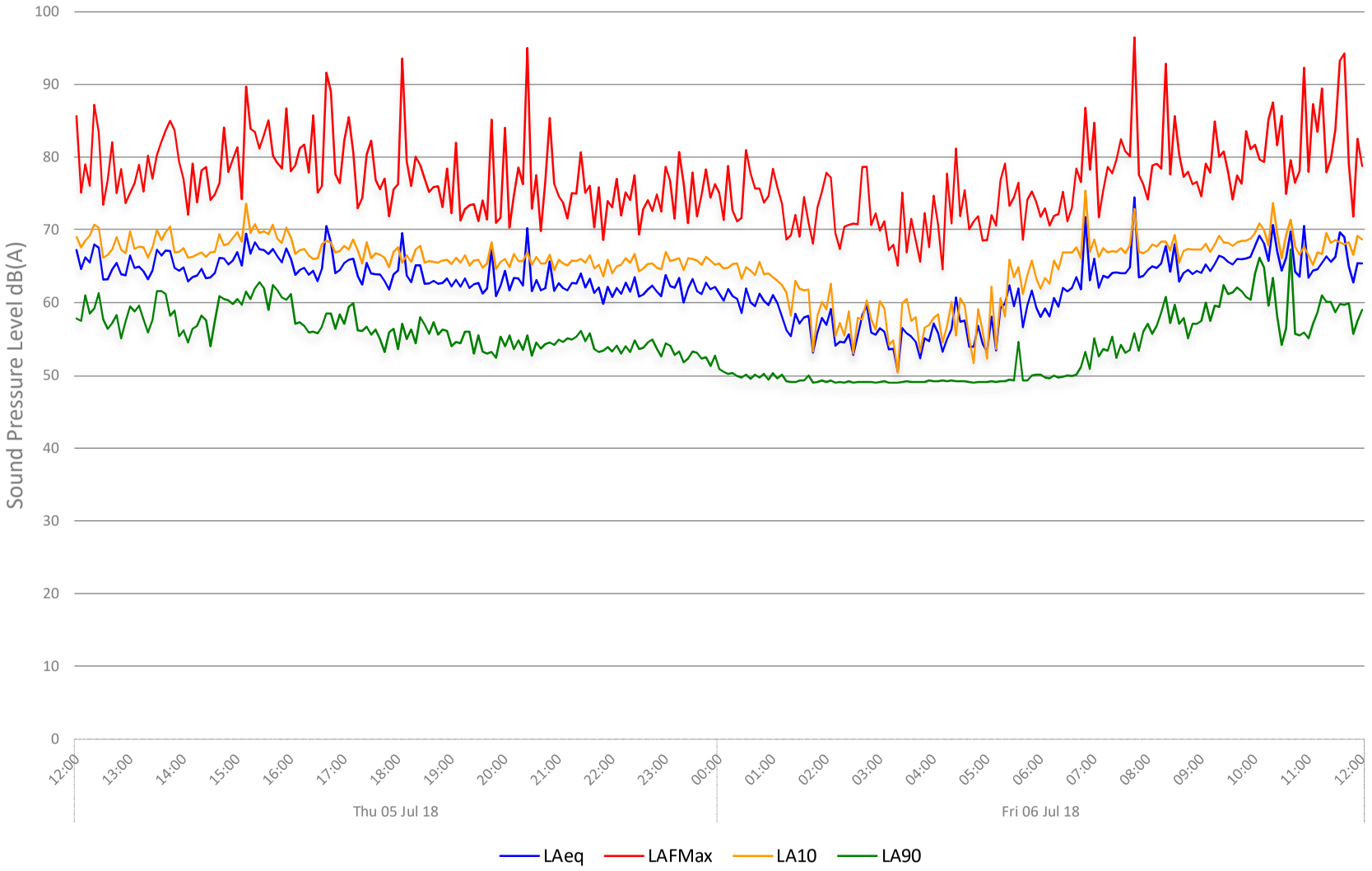


168 Highgate Road, Camden

Environmental Noise Time History: 2

Venta Acoustics

Figure VA2247/TH2

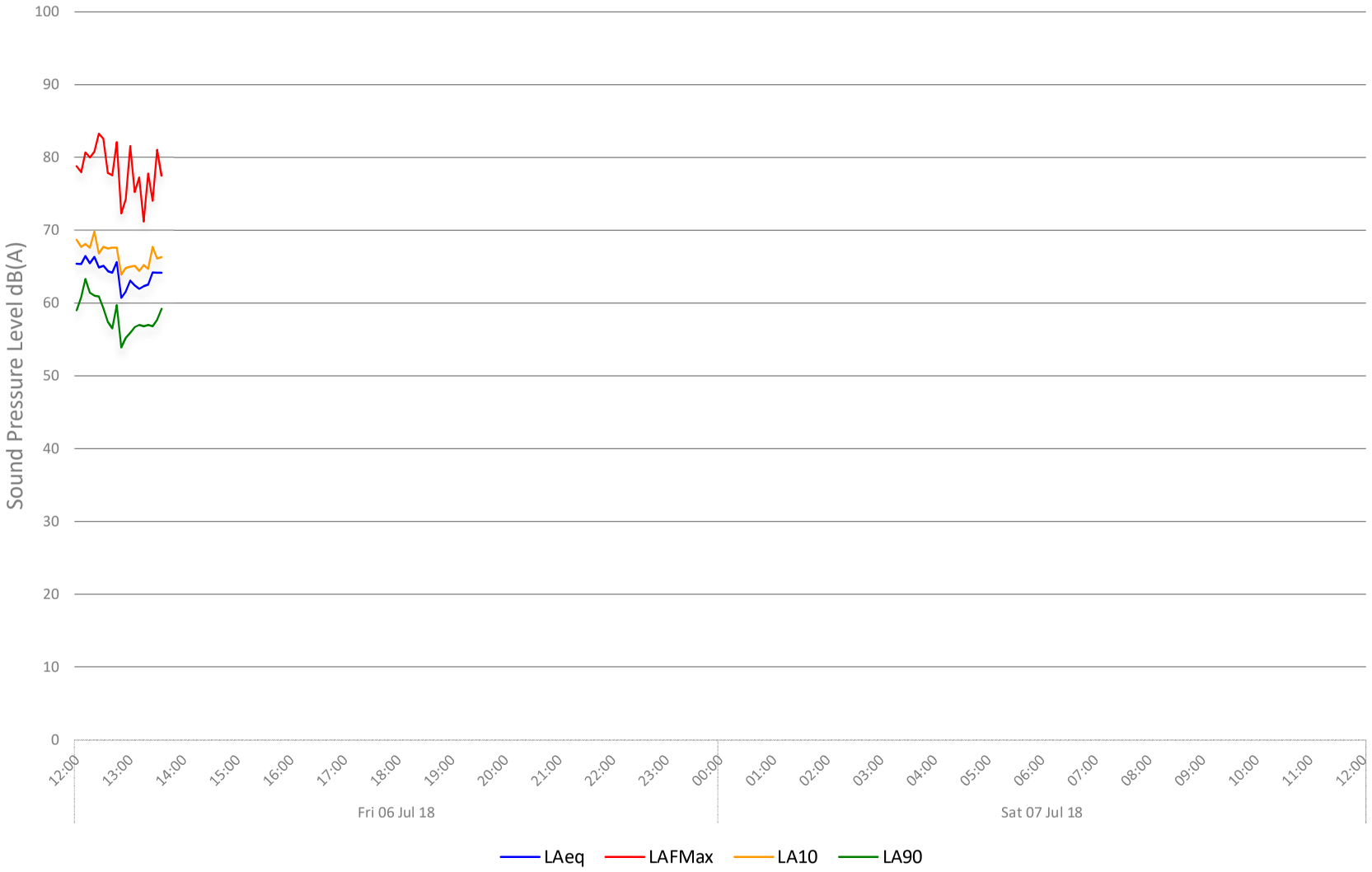


168 Highgate Road, Camden

Environmental Noise Time History: 3

Venta Acoustics

Figure VA2247/TH3



APPENDIX A

Venta Acoustics

Acoustic Terminology & Human Response to Broadband Sound

1.1 Acoustic Terminology

The human impact of sounds is dependent upon many complex interrelated factors such as 'loudness', its frequency (or pitch) and variation in level. In order to have some objective measure of the annoyance, scales have been derived to allow for these subjective factors.

Sound	Vibrations propagating through a medium (air, water, etc.) that are detectable by the auditory system.
Noise	Sound that is unwanted by or disturbing to the perceiver.
Frequency	The rate per second of vibration constituting a wave, measured in Hertz (Hz), where 1Hz = 1 vibration cycle per second. The human hearing can generally detect sound having frequencies in the range 20Hz to 20kHz. Frequency corresponds to the perception of 'pitch', with low frequencies producing low 'notes' and higher frequencies producing high 'notes'.
dB(A):	Human hearing is more susceptible to mid-frequency sounds than those at high and low frequencies. To take account of this in measurements and predictions, the 'A' weighting scale is used so that the level of sound corresponds roughly to the level as it is typically discerned by humans. The measured or calculated 'A' weighted sound level is designated as dB(A) or L_A.
L_{eq} :	A notional steady sound level which, over a stated period of time, would contain the same amount of acoustical energy as the actual, fluctuating sound measured over that period (e.g. 8 hour, 1 hour, etc). The concept of L_{eq} (equivalent continuous sound level) has primarily been used in assessing noise from industry, although its use is becoming more widespread in defining many other types of sounds, such as from amplified music and environmental sources such as aircraft and construction. Because L_{eq} is effectively a summation of a number of events, it does not in itself limit the magnitude of any individual event, and this is frequently used in conjunction with an absolute sound limit.
L_{10} & L_{90} :	Statistical L_n indices are used to describe the level and the degree of fluctuation of non-steady sound. The term refers to the level exceeded for n% of the time. Hence, L_{10} is the level exceeded for 10% of the time and as such can be regarded as a typical maximum level. Similarly, L_{90} is the typical minimum level and is often used to describe background noise. It is common practice to use the L_{10} index to describe noise from traffic as, being a high average, it takes into account the increased annoyance that results from the non-steady nature of traffic flow.
L_{max} :	The maximum sound pressure level recorded over a given period. L_{max} is sometimes used in assessing environmental noise, where occasional loud events occur which might not be adequately represented by a time-averaged L_{eq} value.

1.2 Octave Band Frequencies

In order to determine the way in which the energy of sound is distributed across the frequency range, the International Standards Organisation has agreed on "preferred" bands of frequency for sound measurement and analysis. The widest and most commonly used band for frequency measurement and analysis is the Octave Band. In these bands, the upper frequency limit is twice the lower frequency limit, with the band being described by its "centre frequency" which is the average (geometric mean) of the upper and lower limits, e.g. 250 Hz octave band extends from 176 Hz to 353 Hz. The most commonly used octave bands are:

Octave Band Centre Frequency Hz	63	125	250	500	1000	2000	4000	8000

1.3 Human Perception of Broadband Noise

Because of the logarithmic nature of the decibel scale, it should be borne in mind that sound levels in dB(A) do not have a simple linear relationship. For example, 100dB(A) sound level is not twice as loud as 50dB(A). It has been found experimentally that changes in the average level of fluctuating sound, such as from traffic, need to be of the order of 3dB before becoming definitely perceptible to the human ear. Data from other experiments have indicated that a change in sound level of 10dB is perceived by the average listener as a doubling or halving of loudness. Using this information, a guide to the subjective interpretation of changes in environmental sound level can be given.

Change in Sound Level dB	Subjective Impression	Human Response
0 to 2	Imperceptible change in loudness	Marginal
3 to 5	Perceptible change in loudness	Noticeable
6 to 10	Up to a doubling or halving of loudness	Significant
11 to 15	More than a doubling or halving of loudness	Substantial
16 to 20	Up to a quadrupling or quartering of loudness	Substantial
21 or more	More than a quadrupling or quartering of loudness	Very Substantial

1.4 Earth Bunds and Barriers - Effective Screen Height

When considering the reduction in sound level of a source provided by a barrier, it is necessary to establish the "effective screen height". For example if a tall barrier exists between a sound source and a listener, with the barrier close to the listener, the listener will perceive the sound as being louder if he climbs up a ladder (and is closer to the top of the barrier) than if he were standing at ground level. Equally if he sat on the ground the sound would seem quieter than if he were standing. This is explained by the fact that the "effective screen height" is changing with the three cases above. In general, the greater the effective screen height, the greater the perceived reduction in sound level.

Similarly, the attenuation provided by a barrier will be greater where it is aligned close to either the source or the listener than where the barrier is midway between the two.

Appendix I

Pest Control Report

Envirotect PCS Report Sheet

Client-	Ball + Last
Address-	Highgate Road
	London
	Postcode- NW5

Call Type Please Tick	Routine	Follow-Up	Call Out	Inspection	Other
	×				

Pests Found (if any)	Mice	Rats	Insects	Birds	Other Species
	×	×			

Date	28.6.18	Call Number		Card Number	F	Technician	Alex

Report :- Routine inspection carried out + completed.	See Advice Sheet No.
Inspection today has revealed evidence of mice with bait take + droppings noted throughout the cellar/basement areas, 1st floor seating + bar. Small gap to wall + floor junction behind the ground floor bar has been sealed to restrict pest access/movement.	
Rat droppings were seen to the back yard area beneath shelving + wheelie bin.	
All accessible pest monitoring points have been serviced + maintained.	

Preparations	Quantity	Units
Sakarat D	70	Grams
Steel Gauze		

Signed for Client
A Symonds
Name (Block Capitals)
A. SYMONDS.
Position

Appendix J

Asbestos Report

TR SURVEYS

6 Royal oak Cottages
Main Road Crockham Hill, Kent TN8 6RD

Refurbishment & Demolition Survey

At The Bull and Last Public House Highgate

ASBESTOS MATERIALS WERE NOT IDENTIFIED DURING THIS SURVEY

Asbestos Report has been prepared by	Terry Read
Asbestos Surveyor	Terry Read 6 Royal Oak Cottages Crockham Hill Kent TN8 6RD +44 7939 333 932 terryread@rocketmail.com
Refurbishment & Demolition Survey For	KNOWLES
Survey undertaken at	The Bull And Last Public House Highgate Rd London
Date of the survey	05/10/18
Date of the report	10/10/18
Report reference	KNOO1

This report is confidential for Knowles and Clients.

Table of Contents

Summary of Recommendations

COMMENTS	**Asbestos Materials Were Not Identified During The Survey**
No asbestos containing materials found.	**NO**
Asbestos containing material found.	**NO**
Retain copy of this survey on site.	**YES**
Insert this survey into the existing Asbestos Register retained on site.	**NO**
Ensure contractors are aware of the presence of asbestos, where applicable in their area of work.	**NO**
Undertake urgent remedial works	**NO**
Ensure that suitable assessments are undertaken and recorded in writing for all the asbestos removal activities on site.	**NO**
Prepare a written management plan based on the findings of this report to manage the ACM's that remain in the premises as listed.	**NO**

Summation

Robin of Knowles requested an R & D Survey of the Property at the following address:

The Bull and Last Public House Highgate London

TERRY READ carried out the requested a Management survey to assist Knowles to determine whether asbestos or asbestos containing materials were contained in the Property and to identify the nature of these through sampling and visual inspections, and make recommendations as appropriate.

In accordance with The Control of Asbestos Regulations 2012, ACM's which have been visually identified (i.e. not sampled, or not referenced to a specific sample) should be presumed to contain amphibole asbestos, unless sampled to prove otherwise.

The report and accompanying site plans (where provided) should be consulted before any building or installation work is carried out in the building. All building users should be made aware of the contents of the report. It should not be solely used for the purposes of costing asbestos removal work. No responsibility will be accepted should the information contained herein be used in this way. Any person(s) using the report in this way MUST satisfy themselves as to the extent of the asbestos within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the asbestos within these areas.

The survey was carried out on the 05/10/18 by a qualified surveyor – Terry Read

This report may not be reproduced other than in full.

How To Use This Asbestos Report And Register

This register is designed to enable the commissioning client to fulfil part of their legal duty of care under The Control of Asbestos Regulations 2012 as amended, by demonstrating that they have taken reasonable steps to determine the location and condition of asbestos containing materials (ACM's) in the buildings to which this report relates. This report and register also serves as the basis for risk assessment and for the formulation of management action plans to deal with any risks identified.

IMPORTANT NOTE: To continue to fulfil the duty of care, this register must be kept up to date and any alteration in the condition or removal of any ACM's monitored, noted and the register updated. Moreover all employees, contractors or any other person who may come into contact with any of the ACM's detailed in this report and register should be shown this register to ensure that they do not disturb that material unintentionally or that they use personal protective equipment while working in the area.

All sampling and recording techniques used throughout the document are in accordance with HSG 264 "Surveying, Sampling and Assessment of Asbestos Containing Materials in Premises for Management

Plans" produced by the Health & Safety Executive (HSE). All surveying & sampling was carried out by a qualified competent asbestos surveyor (as named on the front of this register) and. undertaken in accordance with the relevant legislation including The Control of Asbestos Regulations 2012 as amended, and the Health and Safety at Work Act 1974.

A recommendations chart gives an 'at a glance' view of the main recommendations, followed by the full report and register.

Sections 1 & 2: Outlines methodology, analysis techniques and Quality assurance in accordance with HSG 264

Section 3: Describes the areas surveyed and any areas that were not inspected during the survey.

Section 4: Outlines the risk assessment methodology.

Section 5: Contains more detailed information on the sample points and the ACM's that may have been found, with photographs. The location of all confirmed ACM's are described and indicated on plans - where these have been provided or prepared.

Appendices

Appendix 1: Asbestos register tables

Appendix 2: Certificates of Analysis

Appendix 3: Site Plan Sample Locations

1. Survey Methodology

1.1. Survey Types

The type of survey undertaken will depend on the purpose for which the register is intended to be used and purpose for which it is to be used. Surveys before demolition and refurbishment will continue to be required under CAR 2012 and the CDM regulations 2007. However, it is anticipated that most surveys will be undertaken initially to comply with the duty to manage asbestos in premises. In these cases, the aim of an asbestos survey is, as far as reasonably practicable, to locate and assess all the ACM's present in the building and its purpose is to present the information collected in a way which allows the employer to manage the risk. The Health and Safety Executives Guidance Note HSG 264 defines three separate types of survey.

Management survey – Standard sampling, identification and assessment survey (Sampling Survey)

The purpose and procedures used in this survey are that representative samples are collected and analysed for the presence of asbestos. Samples from each type of suspected ACM found are collected and analysed to confirm of refute the surveyors judgement. If the material sampled is confirmed to contain asbestos, other similar homogeneous objects in the building can strongly be presumed to

contain asbestos. Less homogeneous materials will require a greater number of samples. The number of samples taken should be sufficient for the surveyor to make an adequate decision on whether asbestos is or is not present. This survey will not require inspection by destructive means. Due to the nature of occupation of some buildings e.g. Schools, hospitals, some surveys will be non-intrusive and all areas where access was not gained should be clearly defined.

Refurbishment / Demolition– Full access sampling and identification survey (Pre-demolition/major refurbishment surveys)

This type of survey is used to locate and describe as far as reasonably practicable, all ACM's in the building and may involve destructive inspection, as necessary to gain access to all areas, including those deemed difficult to reach by the surveyor. A full sampling programme is undertaken to identify possible ACM's and estimate their volume and surface area. The survey is designed to be used as a basis for tendering the removal of ACM's from the building prior to demolition or major refurbishment so the survey does not therefore assess the condition of any asbestos found, other than note areas of damage or where additional debris may expected to be found.

1.2. General Procedure

Definitions and nomenclature

'Asbestos' is a term used for the fibrous forms of several naturally occurring silicate minerals which have been exploited for their useful properties of flexibility, high tensile strength, incombustibility, low thermal conductivity, and resistance to chemical attack. For regulatory purposes in Britain, the Control of Asbestos Regulations CAR 2012 define asbestos as any of the minerals Chrysotile Crocidolite, Amosite, fibrous anthophyllite, fibrous actinolite or fibrous tremolite (see Table below), or any mixture of them.

'Asbestos-Containing Material' is a term used to describe a material which contains any of these regulated fibrous minerals.
Mineralogy of asbestos

Silicate minerals are classified by the number and arrangement of silicate tetrahedra in the repeating units of the crystal lattice. Chrysotile is classed as a sheet silicate and is a member of the serpentine group. The other types of asbestos are chain silicates in the amphibole group of minerals. Rocks containing serpentine and amphiboles occur widely on the earth's surface, but only in rare circumstances have conditions favoured the formation of asbestos which occurs in veins. When veins are present in significant quantities (above about 1% of the host rock) commercial extraction of the fibres may be practicable. It is not uncommon for relatively low percentages of asbestos to be present in other mined products (such as talc and iron ore). The table below gives the asbestos and the nonasbestos varieties of the serpentine and the amphibole minerals together with nominal compositions. Variations in cation composition not only define the amphibole types, but are also responsible for the observed differences in optical properties within each type.

Health effects and regulations

The regulated asbestos minerals have been associated with various diseases as a result of inhalation, including asbestosis, lung cancer and mesothelioma. For further information on medical effects please refer to HSE Medical Series Guidance Notes.

Varieties of asbestos, their non-asbestiform mineral analogues, and nominal compositions

Asbestos Variety	***Non-asbestos*** Mineral Analogue	***Nominal Composition***
Serpentine group of minerals		
Chrysotile	Lizardite, Antigorite	Mg3(Si2O5)(OH)4
Amphibole group of minerals		
Crocidolite	Riebeckite	Na2Fe3 2+Fe23+(Si8O22)(OH)2
Amosite	Grunerite	(Fe2+,Mg)7 (Si8O22)(OH)2
Fibrous Anthophyllite	Anthophyllite	Mg,Fe2+)7 (Si8O22)(OH)2
Fibrous Actinolite	Actinolite	Ca2(Fe2+,Mg)5 (Si8O22)(OH)2
Fibrous tremolite	Tremolite	Ca2Mg5(Si8O22)(OH)2

A suitably, qualified and experienced surveyor. (Min BOHS - P402 module) Familiar with the range of asbestos products, undertaking and inspecting the building(s) as defined in this report. Where necessary, samples were taken for subsequent laboratory analysis, in order to determine whether they contained asbestos. Copies of the analysis documentation will be included within the survey report. Sampling points are repaired during the course of management surveys to ensure no potential fibre release in the event of the sample being found to contain asbestos material. Sample points are not repaired during the course of refurbishment / demolition surveys.

Repairs to sample points made during surveys (management surveys only) are only to ensure safety and are not designed to make 'good' the sample point area to its original condition and should not be deemed as such.

Sample points will be photographed and will be included in the register report. In addition sample points will be marked on the buildings' plans where these are provided or have been prepared separately.

All surveys meet the requirements defined in Draft Guidance Note HSG 264 Asbestos: The Survey Guide (29TH January 2010). Sampling of all suspected asbestos containing materials is always undertaken in accordance with the requirements of the following documentation:
'Asbestos and man-made mineral fibres in buildings', published by the Department of the

Environment, Transport and the Regions. The Health and Safety at Work Act 1974. The Asbestos (Licensing) Regulations, 1998, as amended. The Control of Asbestos Regulations 2012, as amended, and the approved Codes of practice issued for work in conjunction with the regulations. The Asbestos (Prohibitions) Regulations, 1992, as amended. Guidance Notes issued by the Health and Safety Executive: Guidance Note EH10 'Asbestos: Exposure Limits and measurement of airborne dust Concentrations. Guidance Note EH50 'Training Operatives and supervisors for work with asbestos insulation and coating. Guidance Note HSG 189/2 'Working with Asbestos Cement'. Draft Guidance Note HSG 264 Asbestos: The Survey Guide (29th January 2010).

1.3. Extent of Survey and Exclusions

IMPORTANT: Duty holders and all persons reading this report and register for the purposes of managing asbestos or carrying out works must note and be familiar with the extent of the relevant survey.

A survey will be limited to those areas, which are accessible at the time of the survey. Areas which could not be inspected are listed in section 3 of this report.

Management surveys do not, as a matter of course, include the inspection of flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools; or which would have caused damage to decoration, fixtures or the structure. Due to this, we are unable to report on any asbestos as may be present in these areas as part of management surveys. This does not apply to refurbishment / demolition surveys due to the different nature of the survey. This type of survey is used to locate and describe as far as reasonably practicable, all ACM's in the building and may involve destructive inspection, as necessary to gain access to all areas, including those deemed difficult to reach by the surveyor.

Lift shafts, plant rooms or similar which require the attendance of a specialist engineer are not inspected for any type of survey, unless there has been a specialist engineer present to ensure compliance with Health and Safety guidelines and ensure the integrity of the equipment.

Management surveys do not as a matter of course; include the inspection of areas or surfaces that would require the removal or relocation or carpets, furniture, blinds, curtains, fixtures or fittings. In the course of refurbishment / demolition surveys the aforementioned areas are included and come within the specifications of a refurbishment / demolition survey.

Areas of buildings that require specialist access equipment other than stepladders will be noted within the body of the report and the extent of inspection noted.

Management surveys do not report on concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey. Refurbishment / demolition surveys wherever possible will report voids within the fabric of the building where the extent and presence of these is clearly evident and are accessible without endangering the survey team or other personnel. Refurbishment / demolition surveys do not report or comment on cavity wall voids or concealed spaces in the fabric of the building where the presence or extent of these spaces is not evident at the time of the inspection. Management survey and refurbishment / demolition surveys do not extend to searching for concealed asbestos where removal of materials suspected of containing asbestos would be required for the inspection.

No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation.
It is recommended that bulk samples be taken, at the required density, from all materials that upon visual inspection appear likely to contain asbestos. However sampling density may have reduced where the client has imposed technical or financial restraints (e.g. fixed price fee) and the report annotated accordingly.

Samples will not be taken where prohibited or prevented by the client, tenant or their representative or other persons authorised or unauthorised. Whilst every effort is always made to identify the true nature and extent of the material present in the building under survey, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density. Bulk samples have been taken from all materials which upon visual inspection appeared likely to contain asbestos with the exception of items of bitumen, plastic, resin or rubber which contain asbestos, the thermal and acoustic properties of which are identical to their main purpose which falls outside the scope of the approved Code of Practice for Work with Asbestos Insulation, Asbestos Coating, and Asbestos Insulating Board (Third Edition) 1999.
During the course of Management surveys inspection of pipe work will be restricted primarily to the insulation visible. The presence of debris to pipework, which is not readily visible or would require the removal and replacement of overlying non-asbestos insulation, is considered outside the scope of a Management survey. In the course of refurbishment / demolition surveys only a limited inspection will be carried out of pipework concealed by overlying non-asbestos insulation, Limited samples will be taken and deemed as 'representative'.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out unless stated otherwise.

1.4. Variations And / Or Deviations from Standard Survey Methodology As Defined By HSG 264

This survey did not vary from the standard survey methodology as defined by HSG 264.

2. Analysis Of Samples

Bulk Samples – laboratory analysis

Samples are returned to a known fully accredited UKAS laboratory for analysis. Asbestos is identified by a combination of techniques, principally:

(i) An initial visual inspection,(ii)A stereomicroscopic examination,(iii) Polarised light microscopy,(iv) Dispersion staining.
No single test is definitive and the analyst will have taken all evidence into account.

Analysis procedure HSG248 describes analytical techniques which have been shown to give reliable and reproducible results. Alternative methods can be used if equivalence in terms of detection and identification can be demonstrated. All procedures are designed to avoid cross contamination between

samples. Identification of the asbestos fibres should be based on the following analytical sequence. A preliminary visual examination of the whole of the bulk sample is made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample may be taken at this stage; Sample treatment is undertaken (if required) to release or isolate fibres; A detailed and thorough search under the stereo microscope is made to classify the fibre types present; Representative fibres are mounted in appropriate RI liquids on microscope slides; The different fibrous components are identified using PLM. If no asbestos is identified by these procedures, additional searches for small asbestos fibres on random sub-samples of a few milligrams are undertaken using PLM .The full method is defined in HSG248 'Asbestos: The analysts guide for sampling, analysis and clearance procedures', published by the Health and Safety Executive and is employed by all Laboratories used in the sampling process in accordance with their schedule of UKAS accreditation. Certificates of analysis for the samples taken are presented in Appendix 1, included on the certificate is the address of the laboratory, the Analysts name and the laboratories UKAS accreditation number. Certificates of analysis, for the samples taken during this survey are presented in appendix 2.

2.1. Quality Assurance And Accreditation

T R SURVEYS operate quality control procedures while carrying out surveys and sampling and our nominated UKAS accredited laboratory meets the requirements of ISO/IEC 17025: 1999 (EN45001: 1989), “General criteria for the operation of testing laboratories”.

2.2. Observations

OBSERVATIONS MADE BY THE SURVEY.

Asbestos materials were not Identified during this survey and samples were taken.The property was a Public House.There was no evidence of any asbestos materials in the property.

3. Description Of Areas Inspected And Not Inspected

A Description of areas included in the survey
All

A description of areas not inspected in the course of this survey.	

NOTE: WHILST EVERY EFFORT IS ALWAYS MADE TO ACCESS EVERY AREA OF A BUILDING, SOME AREAS SUCH AS SLOPING ROOF TOPS, ANY LIVE ELECTRICS OR AREAS OF POOR VISABILITY (SUCH AS DUCTING AND SHAFTS) AND AREAS DEEMED DANGEROUS BY THE SURVEYOR WILL ONLY BE INSPECTED VISUALLY TO THE BEST OF THE SURVEYORS ABILITY WITHOUT RISK TO THAT PERSON OR OTHER PERSONS. CONCRETE SLAB THAT CAN NOT BE INSPECTED WOULD NEED SPECIALIZED EQUIPMENT IS OUTSIDE THE SCOPE OF WORKS.

UNDER THE CONTROL OF ASBESTOS REGULATIONS 2012, (CAR 2012) THE CLIENT SHOULD PRESUME THAT THESE AREAS CONTAIN ASBESTOS FROM THE AMPHIBOLE GROUP UNTIL PROVEN OTHERWISE.

ANY MATERIAL THAT IN THE OPINION OF THE SURVEYOR COULD BE PRESUMED TO CONTAIN ASBESTOS BUT COULD NOT BE SAMPLED WILL BE NOTED. IN ACCORDANCE WITH THE CONTROL OF ASBESTOS REGULATIONS 2012, ACM'S WHICH HAVE BEEN VISUALLY IDENTIFIED (I.E. NOT SAMPLED, OR NOT REFERENCED TO A SPECIFIC SAMPLE) SHOULD BE PRESUMED TO CONTAIN AMPHIBOLE ASBESTOS.

4. Risk Assessment

The production of a written plan, specifying the measures to be taken to control and manage the risk from identified and presumed asbestos containing materials is a requirement of the new duty to manage under the Control of Asbestos Regulations 2012.

The method of risk assessment, which has been adopted, is based on both material assessment and priority assessment algorithm as defined by HSG264. An algorithm sets out the factors, which are most relevant in assessment of the potential release of fibres from a suspect material. The material assessment identifies the materials that will most readily release airborne fibres if disturbed. It does not automatically follow that those materials should give priority for remedial action. Management priority must be determined by carrying out a risk assessment that will take into account factors such as:

- The location of material
- Its extent
- The use to which the location is put
- The Occupancy of an area, Activities carried out in the area, Frequency of activity.

This is referred to as Priority risk scoring. These two factors provide an overall risk score which will then be used to define potential management actions.

Under the Control of Asbestos Regulations 2012, the duty holder is required to make the risk assessments themselves, using the information given in the survey and their knowledge of the activities carried out within the premises. This report and register assists in that process by providing scores and suggested management actions, however the duty to verify these assessments and to define management actions as set out in any management plan remains with the duty holder.

4.1. Material Assessment

The four main parameters, which are used in order to determine the amount of fibre release from an asbestos- containing product when subject to standard disturbance, are: Asbestos type, Product Type, Extent of damage or deterioration, Surface treatment. Material Assessment, Algorithm. Each parameter is given a score; High (3), Medium (2), Low (1), Very Low (0). The value assigned is totalled to give a score of between 2 and 12.

Materials, which achieve scores of ten or more, are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and those between 5 and 6 are regarded as having a low potential. Materials with a score of fewer than 4 have a very low potential of fibre release. Non-asbestos materials are not scored. The material assessment score is calculated and recorded as part of the survey.

High>10	**Medium 7-9**	**Low 4-6**	**Very low <4**

It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action.

4.2 Priority Assessment

Management priority must be determined by carrying out a risk assessment, which is able to take into account factors such as:

The location of the material, Its Extent, The use to which the location is put, the occupancy of the area, the activities carried out in the area, Maintenance activities and frequency. Scores are awarded in the same way as the material assessment. For example an area where an asbestos product is accessible, used by many people throughout the day and is disturbed by the activity occurring, will score higher than an asbestos product located in an inaccessible area where people rarely frequent.

Very High Priority	> 15
High Priority	11 – 15
Medium priority	6 – 10
Low Priority	< 6

5. Recommendations

to the surveyor at the time of survey. However it should be noted that these recommendations are not definitive and are only based on the information available at the time of survey to T R Surveyors other material facts and circumstances unknown may mean To T R SURVEYS other options may be as equally suitable. These need to be discussed and decided upon before producing a final strategic management plan. The recommendations contained within this report do not constitute a full management plan and only serve as the basis for the preparation of one.

5.1. Recommended Action - An Overview

Recommended action will normally involve removal, encapsulation or management as described below:

In addition we would make the following general recommendations: **The asbestos survey and Management reports contained in this report and register should not be interpreted as a definitive description of all ACM's within the building. This report is made available for all staff / those working on site to see. That this report is made available for all contractors and maintenance workers working on site and that a signed record of them having read and understood the report is kept. This report may not be reproduced other than in full. The report should be read in its entirety. Questions arising from the survey report should be directed to the surveyor who has carried out the survey report,**

who will be pleased to clarify any technical issues raised. That the emergency services, specifically the Fire Service are made aware that such a report exists and that it is made available to them should they so wish. (The following is for guidance only and the material facts based on CAR 2012 and ACOPS-HSG264 contained therein was known to be correct at the time of publishment. However the regulations may change at any time; therefore the duty holder or person or persons using this report and register for any purpose relating to its contents must first verify that the information contained herein is still materially correct).

Low priority materials

The low priority ACM's can remain in-situ provided they are labelled as asbestos, encapsulated or sealed (where recommended) and inspected by a competent person. They should be regularly reinspected at the stipulated intervals by a competent person. The results of the re-inspection should be recorded in writing.

Should the condition of the ACM's deteriorate, or accessibility change then remedial action should be taken. If there are any planned refurbishment works for the future in these areas that would disturb any ACM's noted, then consideration must be given to removal of ACM's prior to these works taking place.

Good practice dictates that all ACM's not used in installations should be disposed of as soon as reasonably practicable as asbestos waste.

Medium Priority and above materials

Management is the preferred option when asbestos products are in good condition. This usually involves re- inspecting the products on a regular basis and recording the findings.

Enclosure or encapsulation together with making good materials when they are in poor condition or vulnerable to damage or deterioration is good practice.

However removal is the only practicable option for ACM's that are vulnerable to constant damage or in an extremely deteriorated condition or where refurbishment or demolition works are planned.

5.2 Definition Of Terms

Enclosure:

Provision of a physical barrier to provide protection of the ACM so as to prevent it being disturbed or damaged.

Encapsulation:

Provision of a PVA based coating to effect a continuous seal to the surface of the material, preventing fibre release.

Labelling:

Fixing of standard 'red A' label as described in HSG 264 or location to warn of the asbestos hazard present.

Periodic Inspection:

Inspection of the material at regular (defined) intervals to verify its condition or the general usage of the area has not changed in any way. All findings must be dated, recorded and kept with this register.

Repair:
If the material suffers from minor damage which may result in further damage over time e.g. loose tiles, panels or covers these must be corrected using safe methods of work in conjunction with the licensing regulations (Amendment) 1998.

Removal:
Complete removal of the material and resultant debris under controlled conditions and in conjunction with the licensing regulations (Amendment) 1998.

6 Limitations of recommendations

The recommendations generated within this report are overridden if the building is subject to major structural alteration or refurbishment.

Strictly within the scope and limitations of the refurbishment / demolition survey methods employed on this particular survey coupled with the laboratory sample analysis TR SURVEYS make the following recommendations (see overleaf – individual records contain recommendation;

Asbestos Sample Record -SOO1

ASBESTOS MATERIALS WERE NOT PRESENT IN THIS SURVEY

Inspection Date	**05/10/18**	**Reference No.**	
Surveyor	**TREAD**	**Survey Inspection**	**R & D**
Component	**Gaskets**	**Assessment Score**	0
Asbestos	**NADIS**		
Asbestos Type	**NADIS**		

Asbestos Materials were not Identified During This survey

Condition	**0**	**Accessibility**	0
friability	0	**Exposure**	**0**
Surface	0	**Amount**	
Position	**0**	**Risk**	NONE

Asbestos Sample Record -SOO2

ASBESTOS MATERIALS WERE NOT PRESENT IN THIS SURVEY

Inspection Date	**05/10/18**	**Reference No.**	
Surveyor	**TREAD**	**Survey Inspection**	**R & D**
Component	**Window Putty**	**Assessment Score**	0
Asbestos	**NADIS**		
Asbestos Type	**NADIS**		

Asbestos Materials were not Identified During This survey

Condition	**0**	**Accessibility**	0
friability	0	**Exposure**	**0**
Surface	0	**Amount**	
Position	**0**	**Risk**	NONE

Asbestos Sample Record -SOO3

ASBESTOS MATERIALS WERE NOT PRESENT IN THIS SURVEY

Inspection Date	**05/10/18**	**Reference No.**	
Surveyor	**TREAD**	**Survey Inspection**	**R & D**
Component	**Roof Bitumen**	**Assessment Score**	0
Asbestos	**NADIS**		
Asbestos Type	**NADIS**		

Asbestos Materials were not Identified During This survey

Condition	**0**	**Accessibility**	0
friability	0	**Exposure**	**0**
Surface	0	**Amount**	
Position	**0**	**Risk**	NONE

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Certificate of Reoccupation, RICE & AIMS scheme member
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Wickford, Essex, SS11 8YT
Tel: 01268 562645 (24hrs) - Fax: 01268 570198
Email: info@airtech.org.uk
Web: www.airtech.org.uk

UKAS TESTING
0681

ASBESTOS BULK IDENTIFICATION CERTIFICATE

Report No:	J018183	**Date of Issue:**	08/10/2018	**Issue No:**	1
Client:			T R Surveys		
Client Address:			6 Royal Oak Cottages, Main Road, Crockham Hill, Edenbridge, Kent		
Client Order No:		N/A	**Contact:**	Accounts Payable	
Site:			Bull & Last, Highgate Road, London, , NW5 1QS		
Samples Taken By:		T R Surveys	**Date/s of Analysis – Start:**		08/10/2018
Date samples received:		08/10/2018	**Finish:**		08/10/2018
Number of samples received:		3			

Methodology: Analysis of all samples has been carried out to determine the presence of asbestos using Polarised Light Microscopy and dispersion staining techniques. These in-house methods are UKAS accredited and in accordance with Airtech Analysis Ltd Quality control manual Appendix XIV and HSE document HSG248 Appendix 2: Asbestos in bulk materials:

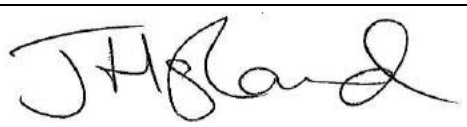
Sampling and Identification by Polarised Light Microscopy (PLM)

Disclaimers: All samples received from the client are analysed and data recorded as received. Airtech Analysis Ltd can take no responsibility for Inaccuracies, omissions, unrepresentative samples or discrepancies in samples and information received, material descriptions are the analyst's opinion & fall outside our scope of accreditation.

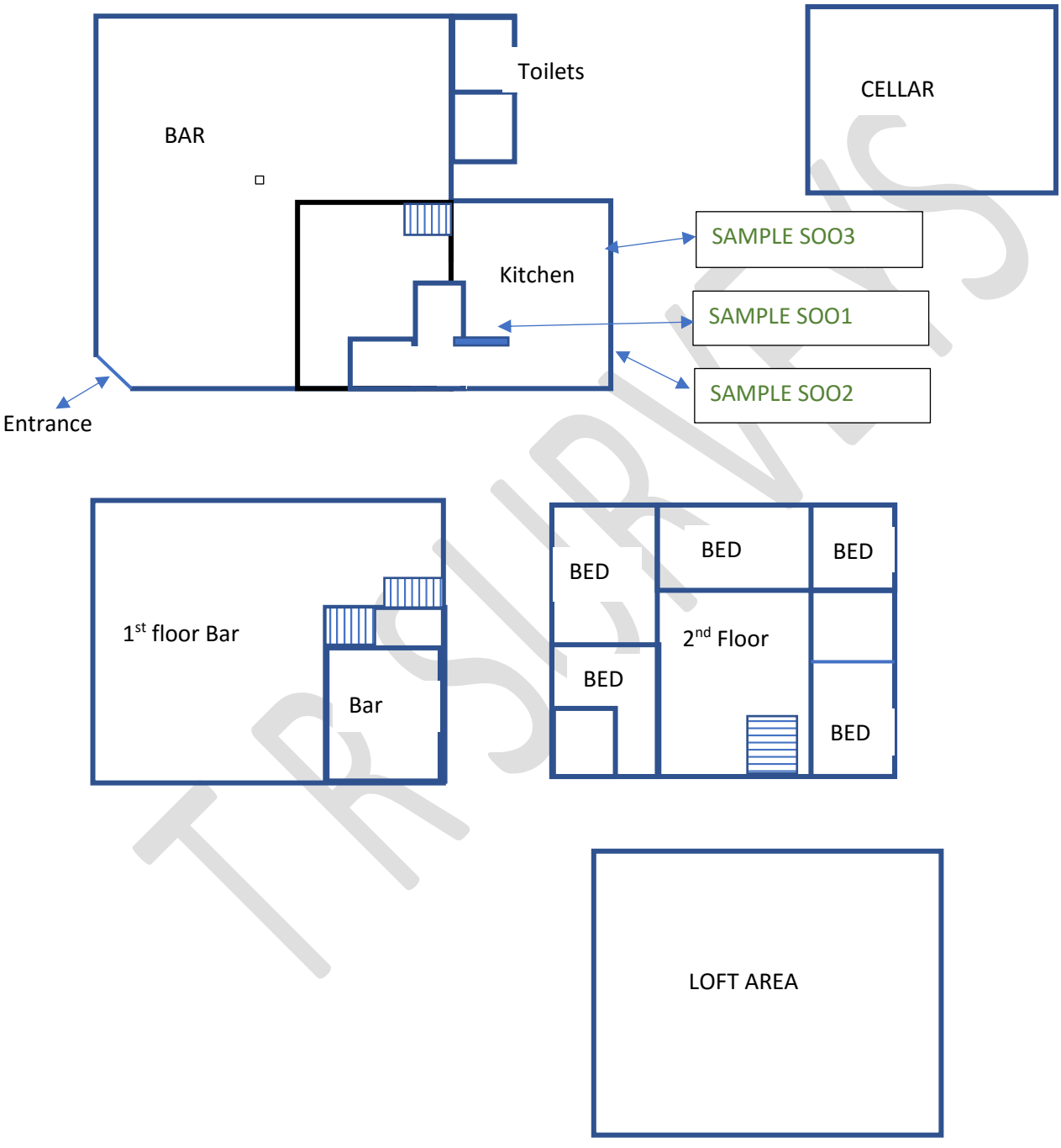
TEST RESULTS

LABORATORY SAMPLE NO	SAMPLE NO	SAMPLE LOCATION	MATERIAL DESCRIPTION	NOTES	ASBESTOS TYPE/S IDENTIFIED
BS006414	S001	Gaskets in kitchen	Reinforced Composite		N.A.D.I.S
BS006415	S002	Window putty	Well Bound Material		N.A.D.I.S
BS006416	S003	Bitumen to roof	Bitumen		N.A.D.I.S

Key: N.A.D.I.S = No asbestos detected in sample

Samples analysed by:	**Jamie Hagland**	**Signature**	

The Bull and Last Pub Diagram



THE FOLLOWING PAGES CONTAIN THE ASBESTOS REGISTER TABLES
Glossary & key to tabulated Asbestos register

N.A.D.I.S: No Asbestos Detected in Sample.

REF: Referenced to previous sample of the same number thereby indicating that the material is the same as found in that sample and is therefore the same. e.g. 'REF 12' reference this sample to sample 12.

Location and Room Locator Number: The location column refers to the room or area concerned. The room locator number is the unique reference given to that room or area during the survey. This prevents confusion if the rooms usage is changed.

B01 = the basement.
G01 = the ground floor.
0101 = the first floor.
0201 = the second floor
0301 = the third floor

Item: The item column refers to the specific item or product sampled.

Sample Number: Each sample has been given an individual number, which is clearly marked on the site plans.

Asbestos Type: This refers to the type(s) of asbestos that was found in the sample upon analysis at the contracted UKAS accredited laboratory. For further information on asbestos type please see the certificates of analysis.

Extent: The extent column will quantify how large a single asbestos product is or how many similar products are present in that location.

SAMPLE RISK/MATERIAL ASSESSMENT ASBESTOS REGISTER

The Bull and Last Pub Highgate Road London
Identification method (ID): - Presumed (P) Strongly Presumed) (SP) or Analysed (A

Area and item	Sample Number	Photo	CON	FRIA	SU	pos	Quantity	Asbestos type	Total points	ID	Recommendation
Kitchen /Gaskets	**SOO1**	**1**	0	**0**	0	0		NADIS	0	**A**	**NONE**
Kitchen Window Putty	**SOO2**	**2**	0	**0**	0	0		**NADIS**	0	A	**NONE**
Roof Bitumen	**SOO3**	**3**	0	**0**	**0**	0		**NADIS**	0	**A**	**NONE**