

**197 KENTISH TOWN ROAD, LONDON  
NW5 2JU**



**CONSTRUCTION MANAGEMENT AND  
LOGISTICS PLAN**

**FEBRUARY 2020**

This Construction Management and Logistics Plan has been produced by CLPM Ltd on behalf of the Client, to accompany a planning application for a development at 197 Kentish Town Road, London NW5 2JU.

This Construction Management and Logistics Plan has been compiled using the standard proforma produced by Camden Council.

As no detailed construction proposals have been completed and the main contractor has not yet been appointed, this document provides as much information as is possible at this stage.

Therefore, it should be noted that this version forms the basis of an ongoing 'live' document which will be further developed in liaison with Camden Council as more details become available.

# Construction Management Plan

pro forma

# Contents

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# Revisions & additional material

Please list all iterations here:

Date	Version	Produced by
28 October 2019	1	CLPM
3 December 2019	2	CLPM
5 February 2020	3	CLPM

## Additional sheets

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

Date		Description
13 November 2019		Consultation Letter
		Consultation Addresses

# Introduction

The purpose of the **Construction Management Plan (CMP)** is to help developers to minimise construction impacts, and relates to all construction activity both on and off site that impacts on the wider environment.

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 nature 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 the [Construction Logistics and Community Safety \(CLOCS\)](#) Standard and the [Guide for Contractors Working in Camden](#).

Camden charges a [fee](#) for the review and ongoing monitoring of CMPs. This is calculated on an individual basis according to the predicted officer time required to manage this process for a given site.

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The approved contents of this CMP must be complied with unless otherwise agreed with the Council in writing. The project manager shall work with the Council to review this CMP if problems arise during construction. 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 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 only provide the information requested that is relevant to a particular section.

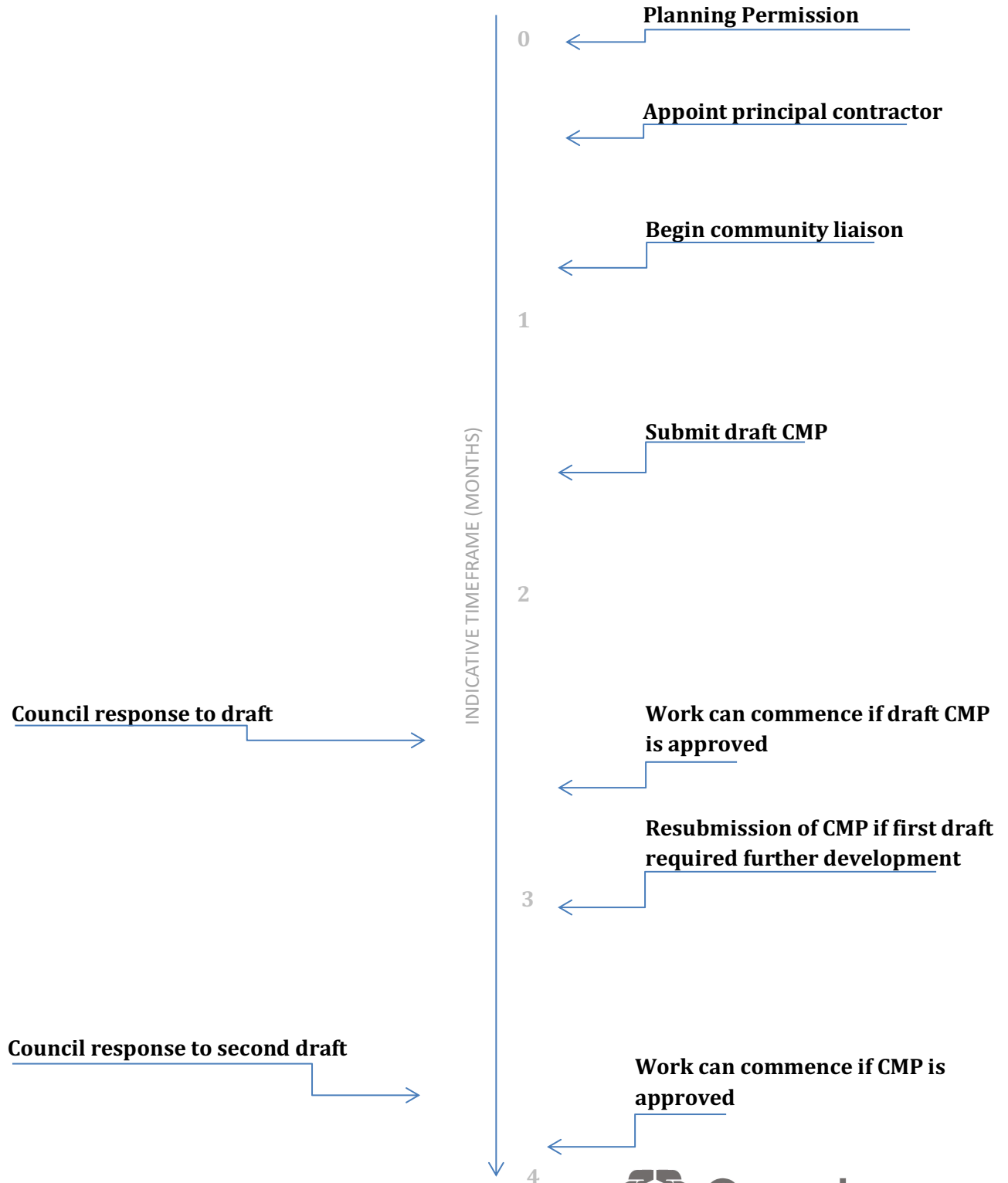
(Note the term 'vehicles' used in this document refers to all vehicles associated with the implementation of the development, e.g. demolition, site clearance, delivery of plant & materials, construction etc.)

Revisions to this document may take place periodically.

# Timeframe

## COUNCIL ACTIONS

## DEVELOPER ACTIONS





# Contact

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

Address: 197 Kentish Town Road, London NW5 2JU

Planning reference number to which the CMP applies: To be confirmed once the planning application has been registered

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

Name: Maddox Associates

Address: Second Home Spitalfields, 68 Hanbury Street, London E1 5JL

Email: [tara@maddoxassociates.com](mailto:tara@maddoxassociates.com)

Phone: 0845 121 1706

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: The site project manager responsible for day-to-day management of the works is unknown at this stage - TBC

Address: TBC

Email: TBC

Phone: TBC

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: The site project manager will be responsible for community liaison and dealing with any complaints from local residents. The site project manager is unknown at this stage - TBC

Address: TBC

Email: TBC

Phone: TBC

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: The main contractor is unknown at this stage - TBC

Address: TBC

Email: TBC

Phone: TBC

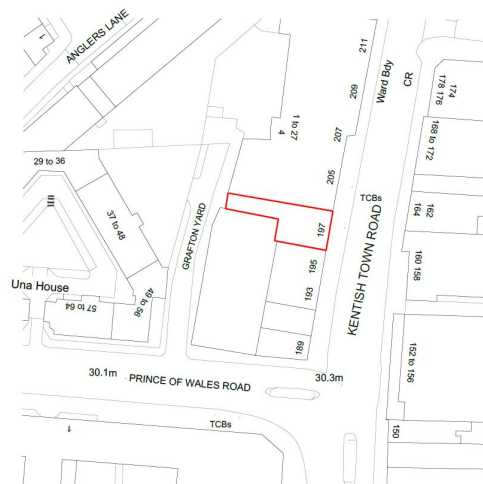
# Site

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 situated at 197 Kentish Town Road, London NW5 2JU

The L-shaped site fronts on to Kentish Town Road, a busy road with two-way traffic

The site is accessible from both Kentish Town Road at the front and from Grafton Yard via a narrow rear frontage



LOCATION PLAN  
1:1250 @ A3



The site is approximately 0.43km from Kentish Town station and 0.36km from Kentish Town West station – please refer to the below site location map

The existing building consists of a ground, mezzanine and second floor and a roof parapet built up in line with the parapets of the neighbouring building thus giving the appearance of an additional storey

The proposed development consists of external alterations including a two-storey roof extension as well as internal alterations to create 4 residential units at first to fourth floors

The proposal retains the existing Class A2 use to the ground floor and first floor commercial unit



Site Location Map



Kentish Town Road with the site outlined

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).

The existing building is to be retained, altered and extended to accommodate commercial space at ground and part first floor (retained existing Class A2 use) and 4 residential units at first to fourth floors

Issues: proximity to residential dwellings / Kentish Town Road is a busy road with two-way traffic / controlled parking zone and restrictions on Kentish Town Road and Grafton Yard / restricted site

8. 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 exact programme is unknown at this stage – TBC

9. 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

The site hours will be:

8.00am to 6.00pm on Monday to Friday

8.00am to 1.00pm on Saturdays

No working on Sundays or Public Holidays

Should a situation arise where it is necessary to carry out noisy operations outside of Camden's standard hours, then prior written approval will be sought from the Local Authority

# 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.

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## 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.**

## 10. Sensitive/affected receptors

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.).

Dwellings and businesses along Kentish Town Road

Dwellings along Grafton Yard

## 11. 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.

We have consulted neighbouring residents, businesses and organisations (that maybe affected by the construction of the development) on the draft CMP and list events as follows:

Dates	Events
13/11/19	Consultation letter door dropped to neighbouring residents, businesses and organisations that maybe affected by the construction of the development
13/11/19	Consultation letter emailed to the 3 Ward Councillors
27/11/19	Deadline for receiving comments (14 days from date of letter)



### How The Consultation Was Conducted?

A consultation letter was sent to neighbouring residents, businesses and organisations that maybe affected by the construction of the development

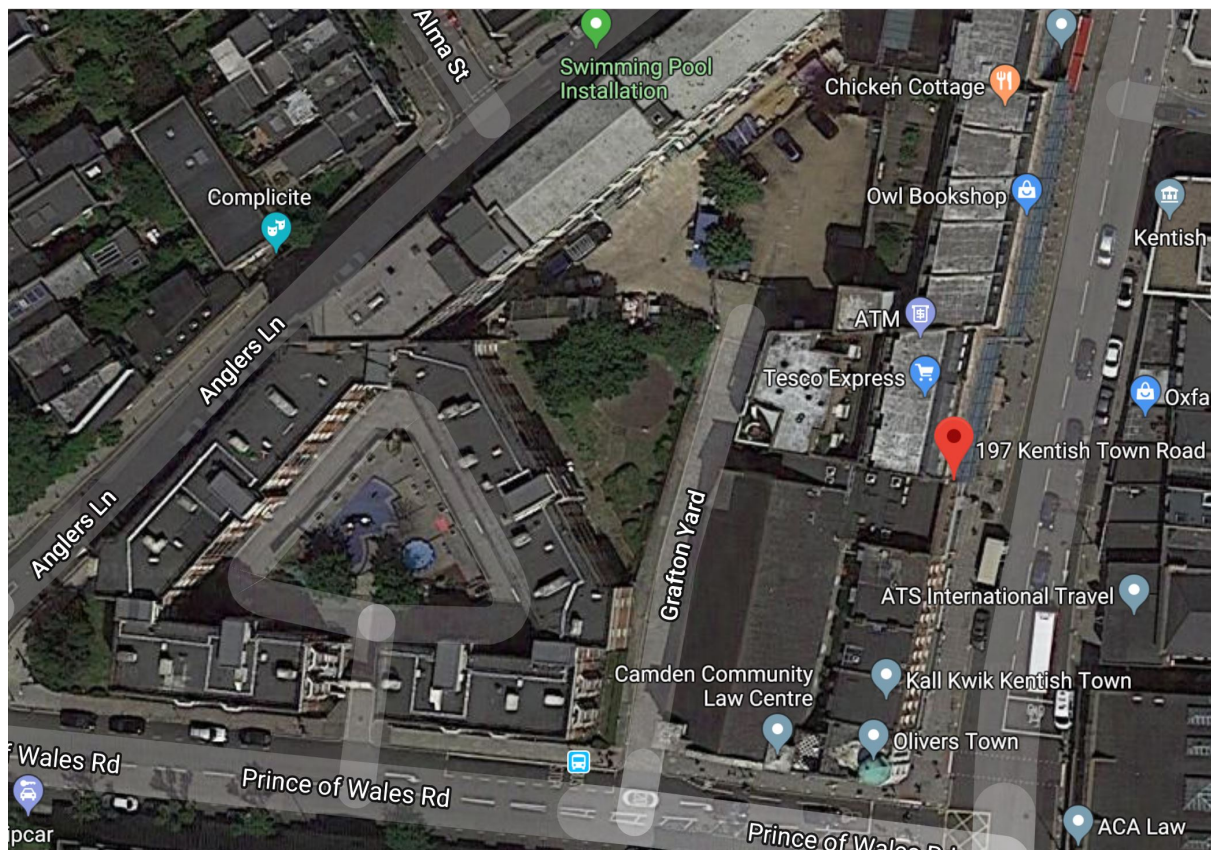
In the letter, recipients were directed to a website to view the draft Construction Management Plan and to leave a comment

Other key documents included on the website to aid the consultation process were the proposed plans and the Design and Access Statement

A copy of the consultation letter is appended to this document

### Who Was Consulted?

A list of addresses of neighbouring residents, businesses and organisations consulted is appended to this document. The three Ward Councillors were also consulted



Neighbouring residents and businesses that maybe affected by the construction of the development



### **Summary Of The Comments Received**

Only one comment was received in response to the consultation. This was from the representative of the residents of 4 Grafton Yard:

***"I represent the 26 leasehold flats at 4 Grafton Yard which neighbours the proposed development.***

***Looking through the documents downloaded from this site they show different proposals which affect our property in different ways. Please can you send me the set of plans with which you are seeking planning permission."***

Although a set of plans was included as part of the process, the consultation was about the draft Construction Management Plan. When the planning application has been submitted the neighbouring residents would have an opportunity to review the proposals included in the application

## 12. Construction Working Group

For particularly sensitive/contentious sites, or sites located in areas where there are high levels of construction activity, it may be necessary to set up a construction working group.

If so, please provide details of the group that will be set up, the contact details of the person responsible for community liaison and how this 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.

N/A

## 13. Schemes

Please provide details of your Considerate Constructors Scheme (CCS) registration. Please note that Camden requires [enhanced CCS registration](#) that includes CLOCS monitoring. Please provide a CCS registration number that is specific to the above site.

Contractors will also be required to follow the [Guide for Contractors Working in Camden](#). Please confirm that you have read and understood this, and that you agree to abide by it.

It is proposed to follow a 'Considerate Constructors Scheme (CCS)'. Further details will be provided once the main contractor has been appointed

## 14. 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.

We will liaise with the Council to determine the location of existing and anticipated construction sites within the local area. Contractors of other sites in the vicinity will be contacted to help define how mitigation of the cumulative impacts of construction can be achieved

# 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 CCS monitors as part of your enhanced CCS site registration, and possibly council officers, to ensure compliance. Please refer to the CLOCS Standard when completing this section.

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

## CLOCS Contractual Considerations

15. Name of Principal contractor:

Principal Contractor not yet assigned - TBC

16. 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](#)).

TBC

17. 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.

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

TBC

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

## Site Traffic

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

**18. 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, stations, public buildings, museums etc.

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.

Please show vehicle approach and departure routes between the site and the Transport for London Road Network (TLRN). Please note that routes may differ for articulated and rigid HGVs.

Routes should be shown clearly on a map, with approach and departure routes clearly marked. If this is attached, use the following space to reference its location in the appendices.

To be provided with the detailed CMP once a main contractor has been appointed

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

All deliveries will be coordinated with the site management and a delivery procedure plan will be implemented

The site project manager is to communicate details of the delivery procedure plan with the sub-contractors, suppliers / delivery companies and visitors to ensure that all are aware of the route to and from the site and of any on-site restrictions, prior to undertake journeys

**19. 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 should be restricted to the hours of 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 the hours of 9.30am and 3pm on weekdays during term time.

Vehicles may be permitted to arrive at site at 8.00am if they can be accommodated on site. Where this is the case they must then wait with their engines switched off.

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.

Please provide details of the types of vehicles required to service the site and the approximate number of deliveries per day for each vehicle type during the various phases of the project.

For Example:

32t Tipper: 10 deliveries/day during first 4 weeks

Skip loader: 2 deliveries/week during first 10 weeks

Artic: plant and tower crane delivery at start of project, 1 delivery/day during main construction phase project

18t flatbed: 2 deliveries/week for duration of project

3.5t van: 2 deliveries/day for duration of project

Once the main contractor is appointed, a detailed breakdown of anticipated numbers and scheduling of delivery vehicles will be provided with the detailed CMP

b. Cumulative affects of construction traffic servicing multiple sites should be minimised where possible. Please provide details of other developments in the local area or on the route that might require deliveries coordination between two or more sites. This is particularly relevant for sites in very constrained locations.

Further discussions with the Council will be required

c. Please provide swept path analyses for constrained manoeuvres along the proposed route.

To be provided at a later stage, once a main contractor has been appointed

d. Consideration should be given to the location of any necessary holding areas/waiting points for sites that can only accommodate one vehicle at a time/sites that are expected to receive large numbers of deliveries. Vehicles must not queue 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.

Please identify the locations of any off-site holding areas or waiting points. This can be a section of single yellow line that will allow the vehicle to wait to phone the site to check that the delivery can be accommodated.

Please refer to question 24 if any parking bay suspensions will be required to provide a holding area.

The locations of any off-site holding areas have not yet been identified

e. Delivery numbers should be minimised where possible. Please investigate the use of construction material consolidation centres, and/or delivery by water/rail if appropriate.

It is not anticipated, at this stage, that there will be a requirement for construction material consolidation centres

f. Emissions from engine idling should be minimised where possible. Please provide details of measures that will be taken to reduce delivery vehicle engine idling, both on and off site (this does not apply to concrete mixers).

To be provided at a later stage, once a main contractor has been appointed

**20. 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)*

This section is only relevant where vehicles will be entering the site. Where vehicles are to load from the highway, please skip this section and refer to Q23.

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 site access and egress points on a map or diagram. If this is attached, use the following space to reference its location in the appendices.



Access for site staff will be either via Kentish Town Road entrance or Grafton Yard entrance – TBC

No site access for vehicles

b. Please describe how the access and egress arrangements for construction vehicles in and out of the site will be managed, including the number and location of traffic marshals where applicable. If this is shown in an attached drawing, use the following space to reference its location in the appendices.

No site access for vehicles

c. Please provide swept path drawings for vehicles accessing/egressing the site if necessary. If these are attached, use the following space to reference their location in the appendices.

To be provided at a later stage, once a main contractor has been appointed

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. Please note that wheel washing should only be used where strictly necessary, and that a clean, stable surface for loading should be used where possible.

If necessary, details to be provided at a later stage once a main contractor has been appointed

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

This section is only relevant if loading/unloading is due to take place off-site on the public highway. If loading is taking place on site, please skip this section.

a. 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 this is attached, use the following space to reference its location in the appendices. Please outline in question 24 if any parking bay suspensions will be required.

The parking and loading arrangements for construction vehicles with regard to servicing and deliveries associated with the site is currently not known. A scaled site plan showing all points of access and where materials, skips and plant will be stored will be shared with the council at a later stage

b. Where necessary, 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 detail of the way in which marshals will assist with this process, if this differs from detail provided in Q20 b.

All deliveries will be co-ordinated with site management and managed on a ‘just-in-time’ delivery basis to alleviate pressure on the road network

All site deliveries will be monitored and controlled by a traffic marshal to ensure pedestrian safety and minimise any potential disruption to other road traffic users

The site project manager is to communicate details of the delivery procedure plan with the sub-contractors, suppliers / delivery companies and visitors to ensure that all are aware of the route to and from the site and of any on-site restrictions, prior to undertake journeys

# Street Works

Full justification must be provided for proposed use of the public highway to facilitate works. Camden expects all options to minimise the impact on the public highway to have been fully considered prior to the submission of any proposal to occupy the highway for vehicle pit lanes, materials unloading/crane pick points, site welfare etc.

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.

Please note that there is a two week period required for the statutory consultation process to take place as part of a TTO.

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.

If the site conflicts with a bus lane or bus stop, please provide details of preliminary discussions with Transport for London in the relevant sections below.

## 22. Site set-up

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, relevant street furniture, and proposed site access locations. If these are attached, use the following space to reference their location in the appendices.

A scaled plan detailing the local highway network layout in the vicinity of the site including details of on-street parking bay locations, cycle lanes, footway extents, relevant street furniture etc will be shared with the Council at a later stage

## 23. Parking bay suspensions and temporary traffic orders

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

Please provide details of any proposed parking bay suspensions and/or TTO's which would be required to facilitate the construction - include details of the expected duration in

months/weeks. Building materials and equipment must not cause obstructions on the highway as per your CCS obligations unless the requisite permissions are secured.

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

If required, details of TTO's will be shared with the Council at a later stage

## **24. Occupation of the public highway**

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. 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 justification of proposed occupation of the public highway.

If occupation of the public highway is necessary, justification will be provided at a later stage once a main contractor has been appointed

b. Please provide accurate scaled drawings of any highway works necessary to enable construction to take place (e.g. construction of temporary vehicular accesses, removal of street furniture etc). If these are attached, use the following space to reference their location in the appendices.

Details of any highway works necessary to enable construction to take place will be provided at a later stage once a main contractor has been appointed

## **25. Motor vehicle and/or cyclist diversions**

Where applicable, please supply details of any diversion, disruption or other anticipated use of the public highway during the construction period. Please show locations of diversion

signs on drawings or diagrams. If these are attached, use the following space to reference their location in the appendices.

If applicable, details to be provided at a later stage once a main contractor has been appointed

## **26. Scaffolding, hoarding, and associated pedestrian diversions**

Pedestrians 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 ramps 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, and hoarding should not restrict access to adjoining properties, including fire escape routes. 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. Where applicable, please provide details of any hoarding and/or scaffolding that intrudes onto the public highway, describing how pedestrian safety will be maintained through the diversion, including any proposed alternative routes. Please provide detailed, scale drawings that show hoarding lines, gantries, crane locations, scaffolding, pedestrian routes, parking bay suspensions, remaining road width for vehicle movements, temporary vehicular accesses, ramps, barriers, signage, lighting etc. If these are attached, use the following space to reference their location in the appendices.

There will be a requirement for scaffolding and the necessary licences will be obtained

Scaffolding will be erected in such a way as to provide a safe covered walkway at ground level adjacent to the site. The scaffolding will be fully enclosed to contain dust and debris and to minimise any nuisance to the neighbouring properties, pedestrians and road users

Appropriate lighting and signage will also be implemented

Detailed, scale drawings that show hoarding lines, scaffolding, pedestrian routes, signage, lighting etc. will be shared with the Council at a later stage

b. Please provide details of any other temporary structures which would overhang/oversail the public highway (e.g. scaffolding, gantries, cranes etc.) If these are attached, use the following space to reference their location in the appendices.

As noted above

## 27. Services

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.

Proposals for services currently not known and will be shared with the Council at a later stage

# 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.

All necessary noisy operations will not take place outside of the working hours as noted previously:

8.00am to 6.00pm on Monday to Friday

8.00am to 1.00pm on Saturdays

No working on Sundays or Public Holidays

Should a situation arise where it is necessary to carry out noisy operations outside of Camden's standard hours, then prior written approval will be sought from the Local Authority

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.

We agree to provide a copy of the noise survey that will take place before any works are being carried out

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

Predicted levels for noise and vibration are not currently known

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.

Once predicted levels for noise and vibration have been established, mitigation measures can be defined and implemented as necessary to minimise noise and vibration produced by the site operations

Where noise and vibration levels exceed the predicted levels, corrective actions will also be defined

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

All staff will be trained on BS 5228:2009

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

Activities with the potential to generate dust will be visually monitored by the site team and appropriate methods of working will be selected to minimise dust and air pollution

Dust nuisance arising from dusty activities on site will be prevented using dust suppression measures such as water spray and screening of activities likely to generate dust

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.

To prevent any significant amounts of dirt or dust being spread onto the public highway, regular inspections of the site boundaries and adjacent pavement and highway will be carried out and a daily cleaning regime implemented where the access, adjacent pavement and highway are washed down and kept debris free

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



Arrangements for monitoring of noise, vibration and dust levels are not currently known. These will be shared with the Council at a later stage

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 will be undertaken at planning application stage in line with the GLA's Control of Dust and Emissions Supplementary Planning Guidance

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](#).

The dust mitigation measures checklist, as prepared by the GLA, will be reviewed during the risk assessment process

- 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.

If applicable, following the risk assessment, the location, number and specification of the monitors (in line with the SPG) will be confirmed and installed 3 months prior to the commencement of works

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).

Prior to commencement of the works on site, a survey will be commissioned to check for the presence of rodents, including rats. We will provide information and results of the site inspections to the Council. If there is evidence of rodents, following the survey, a procedure will be put in place to prevent the rodents from spreading out from the site

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

An asbestos survey will be carried out prior to commencement of the works on site and the report will be shared with the Council. If there is evidence of asbestos, it will be removed by specialists

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.

The contractor will be required to operate site rules communicated through toolbox talks and monitored regularly. Zero tolerance on anti-social behaviour will be encouraged

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 1<sup>st</sup> 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 1<sup>st</sup> September 2020**

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

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

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

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

Details about use of NRMM on site are not currently known and will be shared with the Council at a later stage

# Agreement

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

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

**Signed:** .....

**Date:** .....

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

**Position:** .....

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

End of form.

13 November 2019

To: The Owner / Occupier

**Consultation On The Construction Management Plan For A Development At 197 Kentish Town Road, London NW5 2JU**

We are writing to you about the proposed development at 197 Kentish Town Road, London NW5 2JU.

The building at 197 Kentish Town Road is currently vacant and its last known use was as a 'community law centre and housing aid centre'.

It is proposed that the existing building is to be retained, altered and extended to accommodate more desirable commercial space at ground and part first floor and 5 residential units at first to fourth floors.

We are consulting neighbouring residents, businesses and organisations that maybe affected by the construction of the development. The Kentish Town Ward Councillors are also included in this consultation.

Do note that this consultation is limited to the **draft Construction Management Plan** which has been produced to accompany the planning application for the above-mentioned development.

It should be noted that draft Construction Management Plan document provides as much information as is possible at this stage and forms the basis of an ongoing 'live' document which will be further developed in liaison with Camden Council as more details become available.

We have considered the way in which any impacts associated with the proposed works are likely to affect the neighbouring residents, businesses and organisations and measures to mitigate and manage these impacts will be addressed in the Construction Management Plan.

It should also be noted that there will be an ongoing engagement with neighbouring residents, businesses and organisations during the course of the works.

We would very much like to get your views on the draft Construction Management Plan prior to submitting the planning application.

To view the draft Construction Management Plan and to leave a comment, please visit [www.ktconstructionplan.co.uk](http://www.ktconstructionplan.co.uk)

Please bear in mind that the deadline for receiving your comments is **27 November 2019**, 14 days from the date of this letter.

If you encounter any problems viewing the documents or leaving a comment, please contact CLPM on 01923 896550.

## 197 KENTISH TOWN ROAD , CONSULTATION ADDRESSES

NAME	ADDRESS 1	ADDRESS 2	ADDRESS 3	POSTCODE
The Occupier	193a	Kentish Town Road	London	NW5 2JU
The Occupier	221b	Kentish Town Road	London	NW5 2JU
The Occupier	193b	Kentish Town Road	London	NW5 2JU
The Occupier	193c	Kentish Town Road	London	NW5 2JU
The Occupier	193d	Kentish Town Road	London	NW5 2JU
The Occupier	191a	Kentish Town Road	London	NW5 2JU
The Occupier	189c	Kentish Town Road	London	NW5 2JU
The Occupier	189b	Kentish Town Road	London	NW5 2JU
The Occupier	189a	Kentish Town Road	London	NW5 2JU
The Occupier	193c	Kentish Town Road	London	NW5 2JU
The Occupier	193d	Kentish Town Road	London	NW5 2JU
The Occupier	193b	Kentish Town Road	London	NW5 2JU
The Occupier	Flat1, 191a	Kentish Town Road	London	NW5 2JU
The Occupier	Flat 2, 191a	Kentish Town Road	London	NW5 2JU
The Occupier	Flat 3, 189	Kentish Town Road	London	NW5 2JU
The Occupier	Olivers Estate Agent, 189	Kentish Town Road	London	NW5 2JU
The Occupier	Kall Kwik Printers, 191	Kentish Town Road	London	NW5 2JU
The Occupier	Flat B, 193	Kentish Town Road	London	NW5 2JU
The Occupier	Flat A, 193	Kentish Town Road	London	NW5 2JU
The Occupier	The Wine Cellar, 193	Kentish Town Road	London	NW5 2JU
The Occupier	The Property Maint. Shop, 195	Kentish Town Road	London	NW5 2JU
The Occupier	Hereditary Breast Cancer Res. 205	Kentish Town Road	London	NW5 2JU
The Occupier	Ladbrokes, 211	Kentish Town Road	London	NW5 2JU
The Occupier	227	Kentish Town Road	London	NW5 2JU
The Occupier	First Floor Flat, 227	Kentish Town Road	London	NW5 2JU
The Occupier	Second Floor Flat, 227	Kentish Town Road	London	NW5 2JU
The Manager	Nandos, 227	Kentish Town Road	London	NW5 2JU
The Manager	Chicken Cottage, 211a	Kentish Town Road	London	NW5 2JU
The Manager	LIDL GmbH, 207-209	Kentish Town Road	London	NW5 2JU
The Manager	Owl Bookshop, 207-209	Kentish Town Road	London	NW5 2JU
The Manager	Tesco Express 199-203	Kentish Town Road	London	NW5 2JU
The Owner	Chesterton's Estate Agents, 225	Kentish Town Road	London	NW5 2JU
The Owner	AceDental, 158	Kentish Town Road	London	NW5 2JU
The Owner	Oxfam, 160	Kentish Town Road	London	NW5 2JU
The Owner	Oskar Pink, 162	Kentish Town Road	London	NW5 2JU
The Owner	164	Kentish Town Road	London	NW5 2JU
The Owner	ACA Law, 170-172	Kentish Town Road	London	NW5 2JU
The Owner	Job Centre Plus, 178	Kentish Town Road	London	NW5 2JU
The Occupier	No. 2	Grafton Yard	London	NW5 2NF
The Occupier	Flat 22, 4	Grafton Yard	London	NW5 2NF

## 197 KENTISH TOWN ROAD , CONSULTATION ADDRESSES

NAME	ADDRESS 1	ADDRESS 2	ADDRESS 3	POSTCODE
The Occupier	Flat 27, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 9, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 8, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 7, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 6, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 5, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 4, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 3, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 26 , 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 25, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 24, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 23, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 1, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 21, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 20, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 2, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 19, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 18, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 17, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 16, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 15, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 14, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 12, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 11, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 10, 4	Grafton Yard	London	NW5 2NF
The Occupier	Flat 54, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 40, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 41, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 42, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 43, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 44, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 45, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 46, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 47, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 48, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 49, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 5, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 50, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 51, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 52, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 53, Una House	Prince of Wales Rd	London	NW5 3LA

## 197 KENTISH TOWN ROAD , CONSULTATION ADDRESSES

NAME	ADDRESS 1	ADDRESS 2	ADDRESS 3	POSTCODE
The Occupier	Flat 47, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 4, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 55, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 56, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 57, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 58, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 59, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 6, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 60, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 61 Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 62, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 63, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 64, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 7, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 8, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 26, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 10, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 11, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 12, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 13, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 14, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 15, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 16, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 17, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 19, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 20, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 22, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 23, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 24, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 25, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 1, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 27, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 28, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 29, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 3, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 30, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 31, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 32, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 33, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 34, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 35, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 36, Una House	Prince of Wales Rd	London	NW5 3LA



## 197 KENTISH TOWN ROAD , CONSULTATION ADDRESSES

NAME	ADDRESS 1	ADDRESS 2	ADDRESS 3	POSTCODE
The Occupier	Flat 37, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 38, Una House	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat 39, Una House	Prince of Wales Rd	London	NW5 3LA
The Owner	Community Law Centre, 2	Prince of Wales Rd	London	NW5 3LA
The Occupier	Flat G01, 6	Anglers Lane	London	NW5 3DG
The Occupier	Flat G01, 6	Anglers Lane	London	NW5 3DG
The Occupier	Flat 101, 6	Anglers Lane	London	NW5 3DG
The Occupier	Flat 102, 6	Anglers Lane	London	NW5 3DG
The Occupier	Flat 201, 6	Anglers Lane	London	NW5 3DG
The Occupier	Flat 202, 6	Anglers Lane	London	NW5 3DG
The Occupier	LG01, 8	Anglers Lane	London	NW5 3DG
The Occupier	LG02, 8	Anglers Lane	London	NW5 3DG
The Occupier	G01, 8	Anglers Lane	London	NW5 3DG
The Occupier	G02, 8	Anglers Lane	London	NW5 3DG
The Occupier	G03, 8	Anglers Lane	London	NW5 3DG
The Occupier	G04, 8	Anglers Lane	London	NW5 3DG
The Occupier	101, 8	Anglers Lane	London	NW5 3DG
The Occupier	102, 8	Anglers Lane	London	NW5 3DG
The Occupier	103, 8	Anglers Lane	London	NW5 3DG
The Occupier	104, 8	Anglers Lane	London	NW5 3DG
The Occupier	201, 8	Anglers Lane	London	NW5 3DG
The Occupier	202, 8	Anglers Lane	London	NW5 3DG
The Occupier	203, 8	Anglers Lane	London	NW5 3DG
The Occupier	204, 8	Anglers Lane	London	NW5 3DG
The Occupier	301, 8	Anglers Lane	London	NW5 3DG
The Occupier	302, 8	Anglers Lane	London	NW5 3DG
The Occupier	303, 8	Anglers Lane	London	NW5 3DG
The Occupier	304, 8	Anglers Lane	London	NW5 3DG