



McCabe

Construction Environmental Management Plan

Site name **No. 228 Belsize Road, London, NW6 4BT**

Date: **20/04/20**

Hours of Work **Monday to Friday 8.00am to 6.00pm,
Saturday 8.00am to 1.00pm.**

ALL CONTACT DETAILS WILL BE VIEWABLE FOR MEMBERS OF THE PUBLIC VIA THE NOTICE BOARD WHICH WILL BE LOCATED ON THE SITE HOARDING .

The contents of this Management Plan will be regularly reviewed. On going consultation with Camden Borough Council and the local Residents may result in slight amendments to this plan.



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1 Summary of works

Demolition of existing buildings, construction of new residential units over basement.

Enabling works

Following site studies we have seen a need to maintain as self-contained site as possible making sure we have as little impact on the surrounding community.

As the site is surrounded by Main A roads we need to access with some large deliveries over the course of the project, our main vehicular access will be from A5 onto B509. Vehicles will be marshalled onto site to avoid impact on the surrounding traffic.

Demolition, Clearance and Site remediation

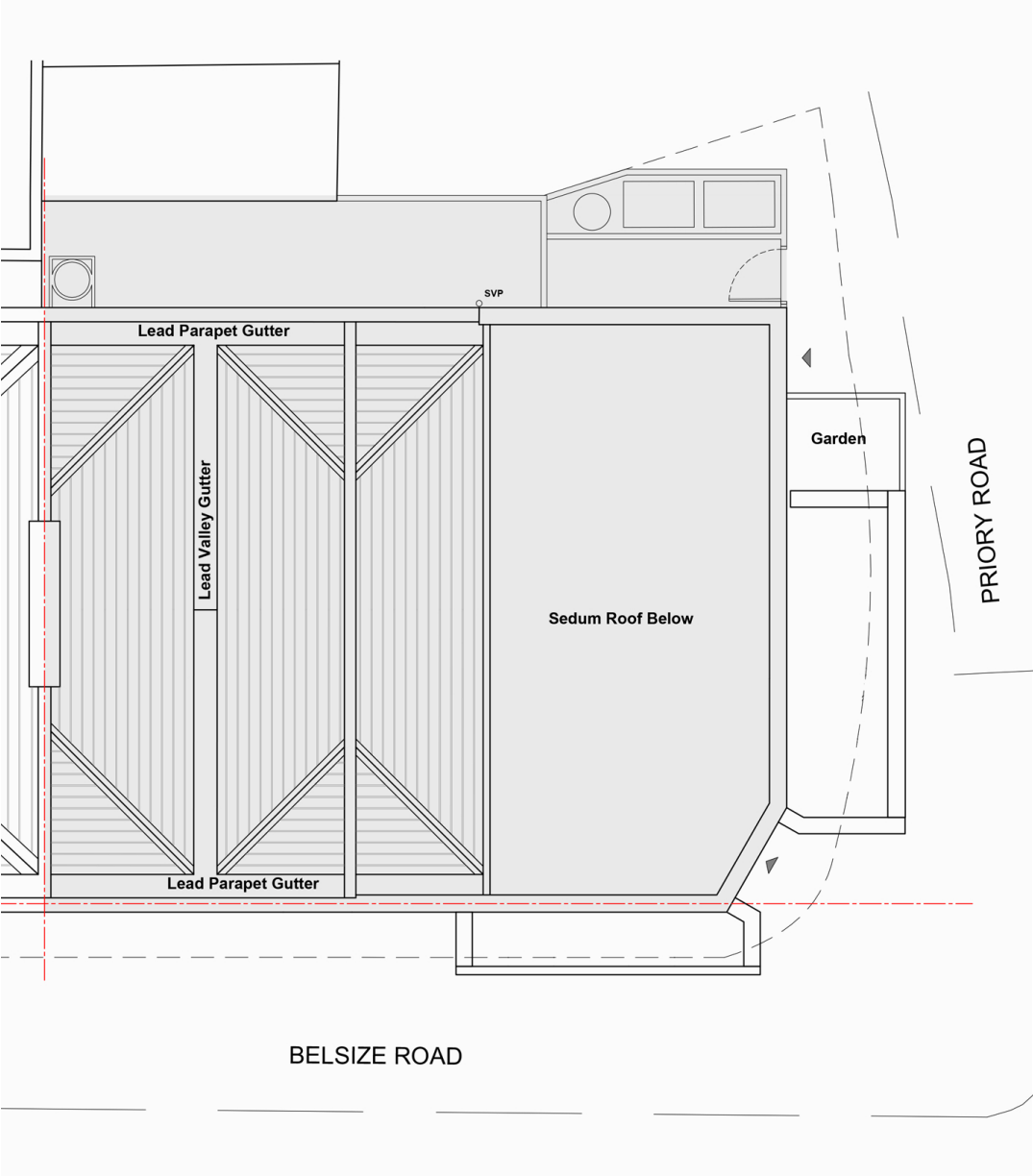
The existing buildings will be demolished by a demolition contractor within a fully secured site boundary, to agreed Method Statement and Risk Assessments.

The hoardings to the perimeter of site will be Heras Fencing 2m's high with netting fixed to the same while the building is being demolished, once completed a permanent hoarding 2.4m high in ply sheeting with capping rail to top and skirting to bottom shall be erected to the site boundary for the duration of the works. Access points will be clearly marked and signed to exclude non-authorised personnel. Hoardings will be inspected and cleaned regularly and any graffiti will be painted over immediately to maintain high standard of presentation

PROJECT DESCRIPTION

1. Demolition
2. Groundworks
3. Scaffolding
4. External finishes – brickwork
5. Roof structure and finishing
Internal services – mechanical, electrical, metal stud work, plastering
screeding, carpentry, kitchens, tiling, decorations and floor finishes.
6. Service connections
7. External Works & Landscaping

Site plan



2 Traffic management

All vehicles will access the site via A5 turning into B509 follow this down to No 228 Belsize Road and be directed to the unloading zone on Priory Road, this will not cause any congestion or safety issues for pedestrians, as the route in is via public and private highways. On leaving the site vehicles will traverse along Priory Road to B507, B510 and back on to the A5.

When appropriate delivery vehicles will drive directly onto site where possible or be reversed onto site by the vehicle Banksmen and unloaded. The vehicles will egress the site in a forward direction in and where possible drivers to turn vehicles around and leave in the forward direction.

The foot path outside and opposite the site will be marshalled by a vehicle Banksmen during working hours. There are a number of commercial activities within the vicinity and due care and attention will be given to these, this includes various delivery lorries

Pedestrian Access will be used for the welfare and offices for site with very limited need for vehicular access but when in use will be controlled by a banksman.

There is no parking on site for construction personnel and as the area is well served by public transport this will be utilised to best effect, Mc Cabe Builders will encourage vehicle sharing.

Off site plant movements will be kept to an absolute minimum, any plant moving on the public highway will be road legal, i.e., taxed and insured.

Construction traffic poses a potential risk to pedestrians and cyclists safety, particularly when entering and exiting the site. The safety of pedestrians and cyclists will be ensured by the use of trained traffic marshals during all periods of operation at the site.

The site manager will develop a system for controlling and booking-in vehicles accessing site such that their arrival and exit will be controlled by trained traffic marshals and there will not be a series of vehicles arriving at the same time. This will reduce congestion and avoid queuing of lorries on the approach roads, particularly directly across from the entrances to adjacent properties on Priory Rd.

3 Construction works

In the first instance McCabe Builders will undertake the demolition of the existing buildings.

The main structures will be traditionally built with a selection of different finishes the finishes will be installed from a scaffold working platform that will be covered in debris netting or Mona flex sheeting when adjacent to the public footpaths.

Large deliveries will consist mainly of brick Lorries, steel deliveries, concrete, plus the occasional general building supplies delivery, most other deliveries will be on smaller vehicles. Scaffold Lorries.

4 Noise

The noise generated on site will be by machinery and by operations, such as hammering, drilling and sawing.

McCabe Builders will work under the guidelines set out in the legislation below.

Public Health Act 1961

Health & Safety at Work act 1974

Control of Pollution Act 1974

Environmental Protection Act 1990

The Noise at Work regulations

British Standard 5228

McCabe Builders plan is to keep noise levels to a minimum. This will be carried out by

1. Ensuring all plant is fitted with the correct and working exhaust mufflers and noise suppression kits.
2. Changing where possible methods and processes to keep noise levels low.
3. Position plant as far away from residential property as physically possible.
4. Limit the hours worked on noisy operations.
5. Make use of acoustic screens (it is expected that the scaffold cover will aid this)

5 Best Practicable Means

Whenever possible the best practical means will be employed to mitigate the effects of noise and vibration generated by essential works programmes associated with the project.

Practical – Means reasonably practicable having regard to local conditions, the current state of technical knowledge and to financial implications.

The Means – to be employed include the design, installation, maintenance, manner and periods of operation of plant & machinery.

A balance will be made between the operational works proceeding unhindered and the need to employ reasonable care to mitigate the environmental impacts arising from the works in order to protect the interests of those in the immediate vicinity.

Method statements will be written & enforced so that the best practicable means are used to control impacts from noise and vibration. The measures within the Method Statement will then be communicated in sufficient detail to the relevant personnel.

Noise surveys will take place if necessary by a competent engineer to ensure that noise levels are kept to a minimum.

6 Dust & Fumes

Inline with GLA policy. [The Control of Dust and Emissions During Demolition and Construction 2104 \(SPG\)](#)

Controlling Dust from Transport Movements - Vehicle movements can create high levels of dust during dry and windy conditions. There are a number of control measures that can be implemented to ensure the creating of dust is kept to a minimum.

- Provision and use of a wheel and chassis washing facility this will be by Portable pressure washer.
- Fine mist water spraying on all Construction Site Haul roads.
- Sheeting of vehicles transporting materials to and from site.
- Provision of regular road sweepers
- Ensuring the compliance to site speed limits and ensuring engines are switched off when vehicles are not in use.

Controlling Dust from Excavation & Ground Works - Excavation and ground works can generate dust during digging out and also from stored and stock piled materials. During dry and windy conditions it will be necessary to keep spoil heaps damp using a water mist spray.

At all times during the Construction work provision will be made to monitor and record weather conditions such as wind speed, direction and temperatures etc. visual monitoring of dust levels on the Construction Site will be undertaken on a daily basis by the Project Construction Team.

Any dust produced on site will mainly occur at the early stages of the build.

Due to the site nearly having about 95% of building cover, any dust will be greatly reduced. Also the remaining areas will be capped in concrete/hard core to help keep the site and immediate areas clean and dust free.

Mc Cabe Builders will work under the guidelines set out under the legislation below.

Health & Safety at Work Act 1974

Control of Pollution Act 1974

The Management of health & Safety at work regulations

The Personal protective equipment at work regulations

The Control of Substances hazardous to health regulations

The Construction Design & Management Regulations 2015

McCabe Builders will, where physically possible eliminate the need to use dust producing plant. Where this is not possible dust will be kept to a minimum. This will be carried out by

1. Constant damping down with water.
2. Ensure plant has extraction equipment fitted.
3. Ensure plant is used with an adequate water supply to suppress any dust.
4. Ensure all plant is regularly maintained and is in good working order.

No burning of materials or waste will take place on site.

7 Ground contamination

Refuelling of site plant will take place using fuel held within fully compliant bunded fuel tanks and be regularly checked for any signs of spillage. A spill kit will be immediately at hand should a spill occur. The refuelling area will be pre-prepared and will have polythene sheeting laid beneath a layer of soil to prevent contamination of the soil beneath.

To prevent surface water run off, the site levels will be reduced below the surrounding foot path boundary levels to create a form of bund this will allow the ground to absorb the surface water in the normal way. There are no existing gulleys or drains on site that could be affected by silting etc.

New sewer connections will take place once the main construction works are complete this will mitigate the risk of any silting or contamination of the sewerage system beyond our boundary, any open grille gullies that are part of the final scheme will be covered to prevent migration of site material if this work is completed ahead of our external works programme duration.

8 Road Cleaning

The main requirement for road cleaning will be at the early stages of the project. It is McCabe Builders intention to put in all hard standing bases at the start of the project to eliminate dirt being taken onto the road.

McCabe Builders will work under the guidelines set out in the legislation below.

Highway Act 1980 section 174 – Signing for road works

New roads & Street works act 1991

DOT Traffic signs manual, Chapter 8 – Traffic Safety measures for Road works

DOT Safety at street works and road works – A code of practice

McCabe Builders plan is to keep road cleaning to a minimum. At the early stages of the development the following may be implemented.

1. A Road sweeper will visit the site at the end of each day if necessary & clean the road.
2. The amount of visits by the road sweeper will be dependant on the stage of the build.

All footpaths & roads will be inspected and kept clean at all times using hoses and brushes as appropriate. This will be implemented by the project Manager.

9 Waste Management

A clean site and working areas are essential when providing an environment which promotes safe working, a controlled environment and removes any potential for fire hazards. The site will operate a Site Waste Management Plan which as part of the BREEAM requirement will record and monitor the waste removed and recycled. The plan will establish the target for use of sustainable material use. The removal of waste from the work site will be carried out on a regular basis with some levels of internal storage where possible to minimise the waste removal collections from the road. The success of this is dependent upon firm site management; hence the Construction Site Manager will be responsible for managing this process. All suppliers and contractors will be charged with the responsibility of removing their waste and packaging where practicable for recycling at the point of delivery.

As part of the BREEAM requirement the project will be registered with the Considerate Contractors Scheme (CCS). The CCS scheme is a voluntary scheme and the five point codes of considerate practises are as follow:

Care about Appearance Respect the Community Protect the Environment Secure everyone's Safety Value their Workforce

All waste materials will be deposited into skips held on site, each trade is responsible to clear their own rubbish. All site waste will be collected by a licensed waste carrier and will be taken to a registered waste transfer station for sorting and recycling and re use.

This is monitored and recorded as part of our Waste obligations and Duty of Care.

10 Avoidance of fire on site

All McCabe Builders developments will be guided by and implement best practice as laid down in "The Joint Code of Practice on the Protection from Fire on Construction Sites and Buildings Undergoing Renovation' 7th edition".

Regular inspection and audits will take place of the fire and emergency plan on site and updated as the site develops over time. There will be fire drills and several fire Marshalls appointed to police the site during construction.

11 Implementation of this document

It is the Construction Manager's sole responsibility to regularly review and amend where appropriate the information held within this document and to ensure appropriate consultation and agreement has taken place before changes are implemented.

The Site Manager will convey the information, once approved, to all relevant parties and ensure that the control measures as set out in this document are followed and

<u>Site Activity</u>	<u>Noise</u>	<u>Dust & fumes</u>	<u>Pollution Risk</u>	<u>Mitigation</u>
<u>Masonry works</u> Laying blocks by hand,	low	low	Very low	Good Site husbandry
Placing steel by crane. Lorry deliveries	low	Vehicle engine fumes	Very low	Only run engines whilst in use, place drip trays under sumps
Mortar mixed by silos.	low	low	low	Self-contained unit filled by hose from lorry, no dust or waste.
Materials lifted and moved around site by hand	low	low	medium/low	Regular servicing, bunded refueling tanks and spill kits and mats used
Occasional use of petrol masonry saw	medium	medium	Low/medium	Dust suppression used
<u>Scaffolding</u> Proprietary scaffold system will be used, Materials lifted and moved around site by hand	Low	None	None	None necessary

implemented as envisaged.

<u>Roofing</u> Materials lifted and moved around site by hand	Low	Low	Insulation panel blowing off the roof	Panels kept weighted down at all time
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<u>External Hard Landscaping</u> Block paving Excavator and small plant	Low to medium	Brick cutting	low	Water suppression used on all cutting equipment.
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