

Construction Management Plan

pro forma

69 Kentish Town Road, NW1 8NY

Planning ref: 2016/2424/P

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Revisions & additional material

Please list all iterations here:

Date	Version	Produced by
06/07/2020	V1	Site Sage
14/10/2020	V2	Site Sage
18/11/2020	V3	Site Sage

Additional sheets

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

Date	Version	Produced by
06/07/2020	Appendix A – Site Plan	Site Sage
06/07/2020	Appendix B – Construction Programme	Site Sage
06/07/2020	Appendix C – Construction Phase Plan	Site Sage
14/10/2020	Appendix D – Consultation letter to local residents and councillors	Maplehill Properties Ltd – 06/08/2020
14/10/2020	Appendix E – Registration of Considerate Construction Scheme	S.E.T Builders Ltd – 28/09/2020
14/10/2020	Appendix F – Amendment Record	Site Sage
18/11/2020	Appendix G - Environmental Health Addendum	London Borough of Camden and signed by Costas Mouyiaris of Maplehill Properties Ltd

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.

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.

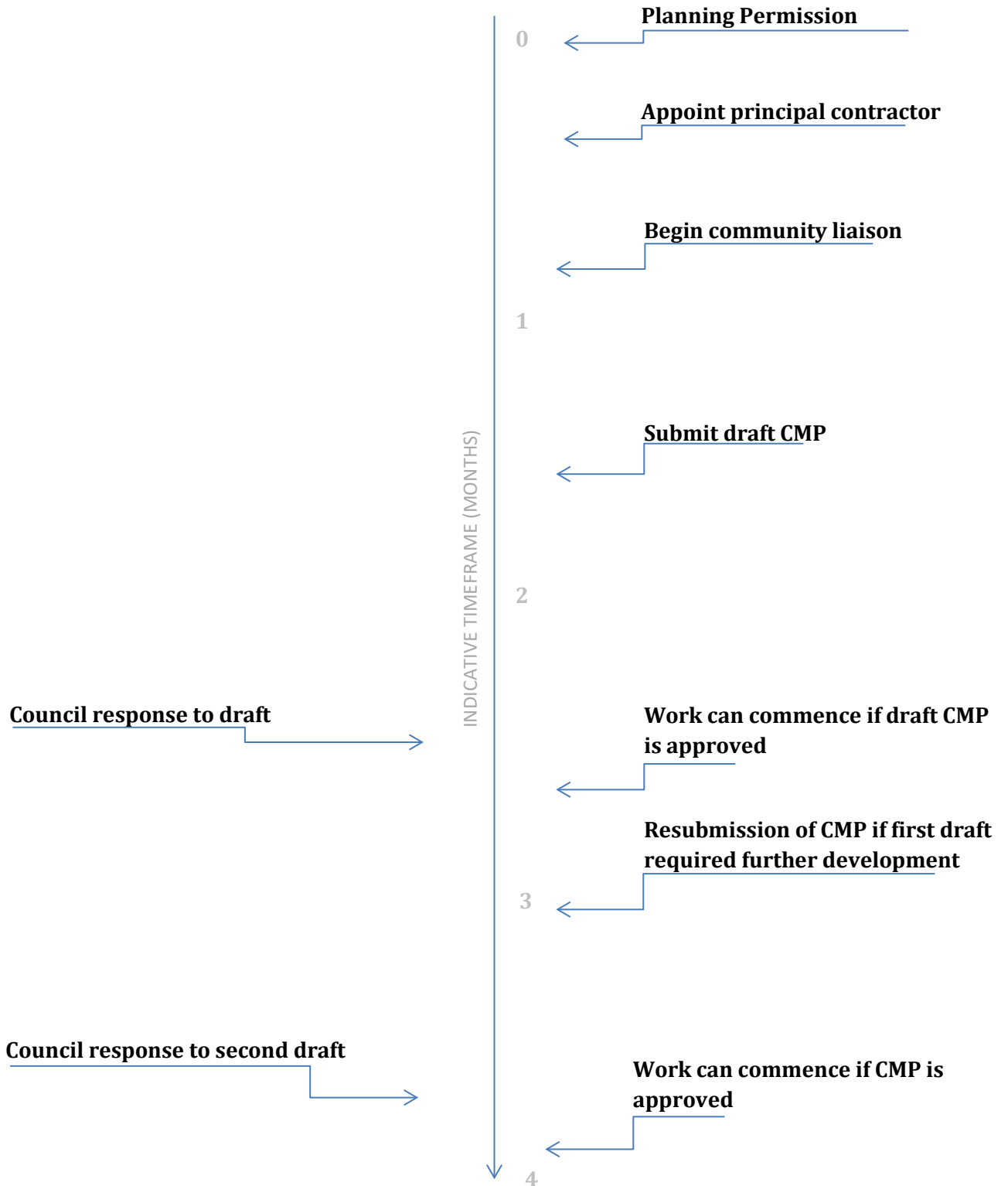
(Note the term 'vehicles' used in this document refers to all vehicles associated with the implementation of the development, e.g. demolition, site clearance, delivery of plant & materials, construction etc.)

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: 69 Kentish Town Road, London, NW1 8NY

Planning reference number to which the CMP applies: 2016/24224/P

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

Name: Dennis Brett of Site Sage as Principle Designer for the project

Address: 19 Stonards Hill, Loughton, Essex, IG10 3EH

Email: dennisbrett@sitesage.co.uk

Phone: 020 8279 1527

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: Costas Mouyiaris of Maple Hill Properties Limited

Address: 41 High Street, Southgate, London, N14 6LD

Email: info@maplehillproperties.co.uk

Phone: 020 8882 7372

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: Costas Mouyiaris of Maple Hill Properties Limited

Address: 41 High Street, Southgate, London, N14 6LD

Email: info@maplehillproperties.co.uk

Phone: 020 8882 7372

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: Sof Theo of SET Builders Ltd

Address: 71a Trent Gardens, London, N14 4QB

Email: sof.theo@set-build.com

Phone: 07732 887 204

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 property is located on the Kentish Town Road, A400, near the junction with Hawley Road and Camden Street.

69 Kentish Town Road, is a commercial unit to the ground floor with accommodation above spaced over 2 levels and a basement. It is in a mid-terrace location, with an unused commercial unit to the left hand side at number 67 and Eddy's Barber Shop to the right hand side at number 71.

The surround area is mixed residential and commercial. To the site location side of Kentish Town Road, there is a Public House at number 65 and other properties are commercial units to the ground floor and accommodation above. On the opposite side of Kentish Town Road there is a terraced row of residential houses with gardens to the front elevation.

Proposals included in the project:

- The extending the rear of the first floor to construct a bedroom
- Building a 2 storey separate dwelling in the rear garden of the existing property. Incorporating a new basement and ground floor level with a patio to the rear of the basement level and linking courtyard at the ground floor level to the existing property.

Please find attached Appendix A as a site location plan

7. Please provide a very brief description of the construction works including the size and nature of the development and details of the main issues and challenges (e.g. narrow streets, close proximity to residential dwellings etc).

Description of project:

The project consists extending the rear of the first floor to construct a bedroom and building a 2 storey separate dwelling in the rear garden of the existing property. Incorporating a new basement and ground floor level with a patio to the rear of the basement level and linking courtyard at the ground floor level to the existing property.

Main issues:

- Narrow site with limited access for materials to the front elevation
- Materials and waste to be transported across the public pathway to the front elevation
- Excavation works to a site where the Northline runs below
- Under pinning to adjoining owners

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).

Appendix B - Construction programme

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

Yes

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.

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.).

Adjoining owners in the residential upper floors at 67 & 71 Kentish Town Road.
No. 71 does have a Barber's shop to the ground floor commercial unit so customers and staff could be effects.
No. 69 in current vacant to the ground floor.
No. 65 is a public house called Quinn's with outdoor seating to the front elevation
To the rear elevation of the property is a small access road, accessed from Hawley Road, dust, noise and vibration may effect users of the space.

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.

Party Wall notices sent to the adjoining owners at numbers 67 & 71 Kentish Town Road. Both neighbours have appointed their own surveyors.

A consultation letter regarding the project was sent out to local residents and Camden councillors on 6th August 2020 see Appendix D. As of the 17th November 2020 there have been no responses to this letter from the local community.

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.

The site has been registered we are awaiting the registration number.

S.E.T Builders Ltd registered the site for the Considerate Constructors Scheme on 28th September 2020, reference SRO16912, see Appendix E

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 only have 1 construction site at 69 Kentish Town Road

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 for further advice or guidance on any aspect of this section.

CLOCS Contractual Considerations

15. Name of Principal contractor:

SET Builders Ltd

Sof Theo

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](#)).

We will endeavour to only use companies that are CLOS registered.

All drivers of vehicles over 3.5t will have undertaken Safe Urban Driver training.

All vehicles over 3.5t will be fitted with blind spot minimisation equipment (Fresnel lens/CCTV) and audible left turn alerts.

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:

Costas Mouyiaris of Maple Hill Properties Ltd – agrees

Sof Theo of SET Builders - agrees

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.

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.

See appendix A for main delivery route along the A400, Kentish Town Road.

In the local vicinity there is a 15ft rail bridge to other side of the cross roads on Kentish Town Road and a fire access road only to Jefferys Street on the junction of the cross roads

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.

The contractor will communicate with all material deliveries and waste collection prior to arrival ensuring availability of space to the front elevation for stopping.

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 this project we intend to use the following vehicles and delivery plan:

20 grab lorries for the first 4 weeks,

3.5t van: 2 deliveries per day for duration,

Artic lorry with crane:

3 deliveries per week for duration, skips:

1 delivery per week after the first 4 weeks for the duration.

NB: No tippers are to be used during the project.

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.

N/A

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

N/A

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.

Deliveries will be coordinated via a 'Just In Time' phasing to minimise disruption to the local residents.

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.

N/A

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).

We will ask all delivery vehicles to turn off their engines during loading and unloading where possible.

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.

N/A as no vehicles are entering the site.

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.

N/A

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.

N/A

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.

N/A

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.

All material deliveries and waste collection will be co-ordinate via the front elevation of the property directly into 'wait & load' vehicles.

The spoil heap will be kept within the demise of the building owner's property behind a hoarding to the front elevation and a grab lorry used for collection.

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.

Banksman will be in attendance to the front elevation of the property during all material deliveries, waste collections and spoil removal, to ensure minimum disruption and safe passage to local residents.

Pedestrian priority will be maintained at all times wherever possible, and deliveries will pause to allow passage to pedestrians where possible.

The public walk way will be regularly swept.

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.

See Appendix A – There is also a street light outside of the site location.

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](#).

We have not applied for any parking restriction suspensions. Loading is allowed to the front elevation between Mon-Fr 10am-4pm and 7pm-7am and All Day Saturday & Sunday.

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.

N/A

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.

N/A

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.

N/A

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 is no requirement for hoarding or scaffolding to the front elevation. The shop shutter will be used to secure the site out of hours.

Banksman will be in attendance during all material deliveries, waste collections and spoil removal to ensure minimum disruption and safe passage to local residents.

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.

N/A

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.

The temporary supply will be taken from the existing services.

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.

Mini diggers and breakers to be used during the demolition and excavation phase of the project.

29. Please confirm when the most recent noise survey was carried out (before any works were carried out) and provide a copy. If a noise survey has not taken place please indicate the date (before any works are being carried out) that the noise survey will be taking place, and agree to provide a copy.

A noise survey has not been carried out, one will be un-taken 1 week prior to works commencing by the principle contractor as part of their preliminary works.

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

Low to medium up to 7db.

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.

NOISE:

- 1) Equipment will be muffled where possible and works of an especially noisy nature will be restricted to working hours of between 8am to 6pm mid-week and 10am to 1pm on Saturdays, no working on Sundays or Bank Holiday Weekends.
- 2) If complaints are received during the construction phase a noise monitoring regime will be put in place.

VIBRATION:

To protect occupants, users and building structures from harm and damage, the following levels of vibration from all sources, during demolition and construction are not to be exceeded. 3mm/s PPV (3 millimetres per second peak particle velocity) for residential accommodation, listed buildings, offices in A2 use and those properties in a poor state of repair 5 PPV (millimetres per second peak particle velocity) for non-vibration-sensitive buildings.

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

Please refer to the Principle Contractors Construction Phase Plan (Appendix C) a record of site training and Toolbox Talks will be held on file within the site office.

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

- 1) Where required, dust suppression will be implemented (i.e. light water spray)
- 2) Use damping down sprays in dry weather
- 3) Use of screening and hoardings cover skips and loaded lorries
- 4) Use of rubble chutes and handle materials carefully to avoid generating dust
- 5) Scaffold fans to be used

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.

- 1) Boarding to be installed to minimise muck getting onto the road.
- 2) Regular inspections of road surface to be made.
- 3) Clean road surface regularly with brush.

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

NOISE: When we are planning our construction work we will carry out a background noise survey before we begins on the site. This will identify surrounding residential properties and the nearest property where construction noise could cause a problem> Average noise levels will be measured over 1 hour and 10 hours between 8am and 6pm. If the predicted values are higher than the measured corresponding background values by 5dB(A) and 10dB(A) or less, we will consider that the effect of construction noise as acceptable, but would still try to reduce it. If the predicted values are higher than 10dB(A) above background, the effect is significant and we will review the equipment and methods propose

- There following reports/investigations have been undertaken:
- Geotechnical investigation was carried out: November 201
- Basement Impact Audit has been carried out: 28/02/2017
- Heave Assessment has been carried out: February 2017
- Monitoring Schedule for adjacent properties has been produced: January 2017
- Control of ground movement and building monitoring has been carried out: 22/05/2017
- Flood risk assessment was carried out: May 2017

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.

Low risk small domestic development the risks have been identified by the principle contractor as per their appended Construction Phase Plan, appendix C

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](#).

N/A

- 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.

N/A

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).

Pest control measures to be undertaken prior to commencing works on site, carried out by a licensed professional.

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

An asbestos survey has not been carried out.

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 complaints will be taken seriously and passed to the community liaison officer.

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

From 1st September 2015

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

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

From 1st September 2020

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

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

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

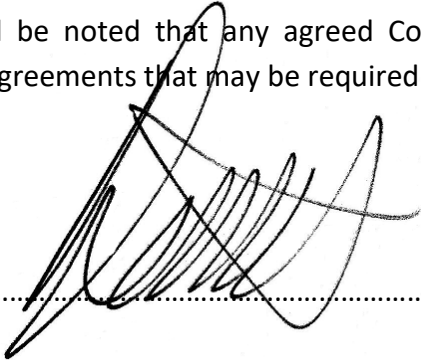
- a) Construction time period (mm/yy - mm/yy):
- b) Is the development within the CAZ? (Y/N):
- c) Will the NRMM with net power between 37kW and 560kW meet the standards outlined above? (Y/N):
- d) Please provide evidence to demonstrate that all relevant machinery will be registered on the NRMM Register,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

 SYMBOL IS FOR INTERNAL USE

Agreement

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

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

Signed: 

Date: 07/07/2020

Print Name: Dennis Brett

Position: Principle Designer

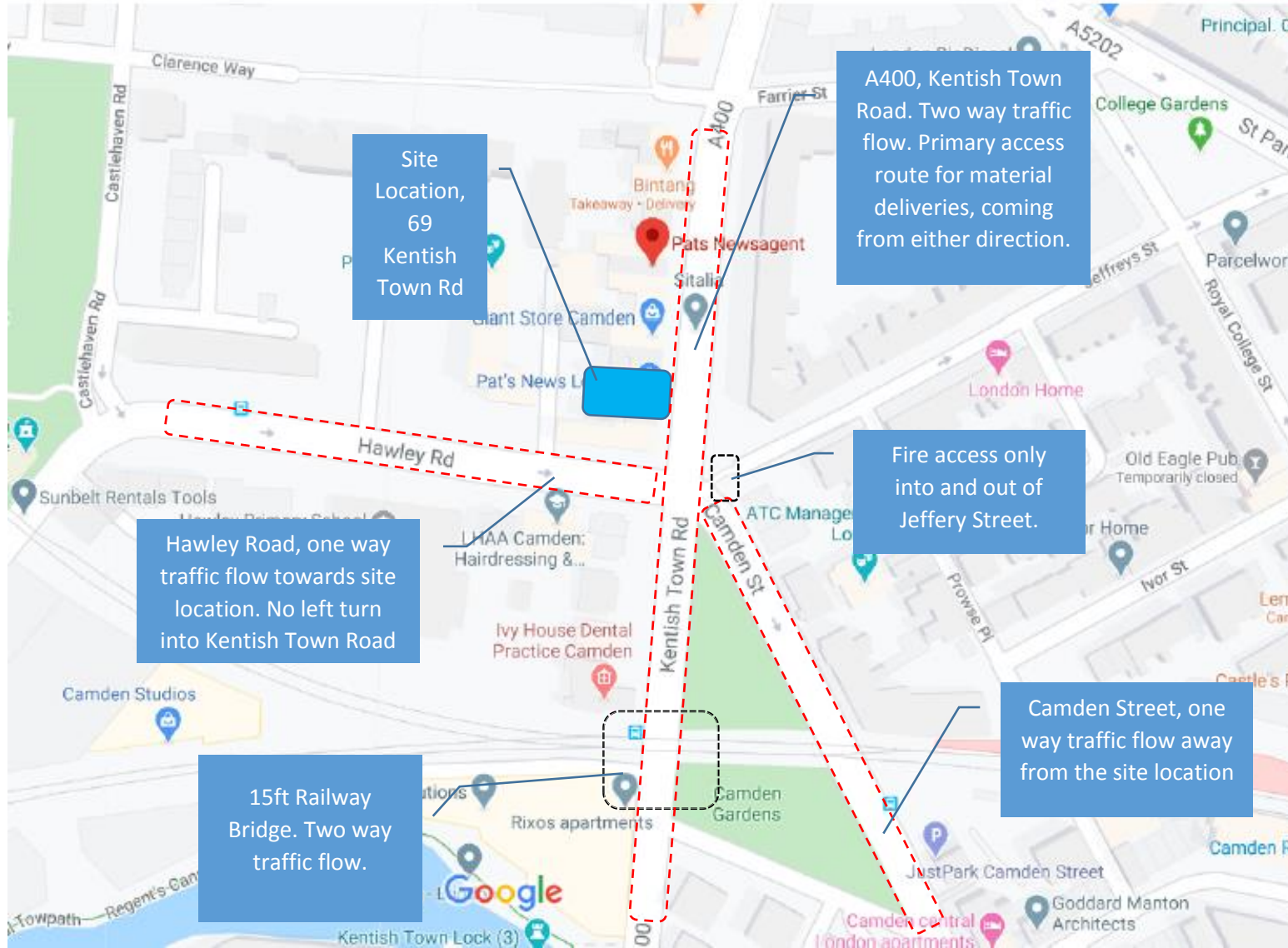
Please submit to: planningobligations@camden.gov.uk

End of form.

APPENDICIES

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APPENDIX A - SITE LOCATION & DELIEVERY ROUTE MAP



Appendix B - Construction Programme

**Kentish Town Road
Outline Construction Programme**

Construction Phase	Month/Week											
	1	2	3	4	5	6	7	8	9	10	11	12
Mobilisation	█											
Services cap off	█	█										
Strip out and demolition		█	█									
Excavate and underpin		█	█	█	█	█	█	█	█	█	█	█
Basement works and new foundations			█	█	█	█	█	█	█	█	█	█
Drainage works			█	█		█	█		█	█		
Above ground brickwork					█	█	█	█	█	█		
New floors 1st fix carpentry						█	█	█	█	█		
Internal flat modifications		█	█	█			█	█	█	█		
Roofs								█	█	█		
1st fix Electrical			█	█								
1st fix plumbing			█	█				█	█			
2nd fix carpentry									█	█	█	
2nd fix electrical									█	█	█	
2nd fix plumbing									█	█	█	
Green roof										█	█	
Complete drainage										█	█	█
Kitchens										█	█	█
Plastering									█	█	█	█
Decoration											█	█
External works											█	█
Handover												█

This programme has been discussed with a contractor and is believed to be a reasonable timescale in which to undertake the works.

This programme does not include pre-start on site works such as the Party Wall Agreements which will be put in place prior to works commencing.

With reference to start date, it is not known at present whether this work will start immediately or not, there are questions of finance to be resolved when planning is approved, and existing tenancies to be taken into consideration. If/when planning is approved these decisions will be made by our client. All we can say at this stage, as indicated on the programme, is that it is anticipated due to the nature of the works that the contract period will be in the region of 12 months.



S.E.T Builders Ltd

Construction (Design and Management) Regulations 2015

Construction Phase Plan

- For -

**69 Kentish Town Road
Camden
London
NW1 8NY**

July 2020

Reference: 001

Issue: 1

S.E.T Builders Limited, 71a Trent Gardens, London, N14 4QB
TEL: 07732 887 204 EMAIL: sof.theo@set-build.com COMPANY REG NO 8634140 VAT: 180142538

C.D.M. STATEMENT OF INTENT

S.E.T Builders Ltd recognises that any effective implementation of the Construction (Design and Management) Regulations 2017 will be dependent on good management and the need for training and education of all employees. When necessary all S.E.T Builders Ltd personnel and Contractors, working under their control will comply fully with the requirements in respect of the said Regulations. They will as specified in the regulations also co-operate fully prior to commencement and during all work activities works with all the relevant parties involved in the construction process.

During the period of construction, the Construction Phase Plan and File will be developed and updated on site to contain all records relevant to the works being undertaken.

The company will ensure that all levels of line Management and all site employees under their control will have sufficient competence to carry out their duties in a safe manner.

Throughout the duration of the contract, the company will ensure that where unforeseen hazards arise they will be fully assessed with the information being made available in writing to all relevant parties.

The following personnel will have responsibility for the implementation of our above commitment to CDM: -

Managing Director

Operational Directors

Contracts Managers

Project and Construction Managers

Procurement Department

Design, Estimating & Planning Personnel

Supervisors

All employees

The duties outlined in relation to all employees are to be read in conjunction with and in addition to the individual responsibilities as specified within the S.E.T Builders Ltd Safety Procedures manual.

CONTENTS

1. Description of project **Pages 5 - 7**

- 1.1 Project description
- 1.2 Programme details and key dates
- 1.3 Details of client and project team
- 1.4 Extent and location of existing records and plans

2. Management of the work **Pages 8 - 16**

- 2.1 Management structure and responsibilities
- 2.2 Health & Safety Goals, monitoring & review of safety performance
- 2.3 Arrangements for
 - 2.3.1 Regular liaison between parties on site
 - 2.3.2 Consultation with the work force
 - 2.3.3 The exchange of design information
 - 2.3.4 Handling design changes during the project
 - 2.3.5 The selection and control of contractors
 - 2.3.6 The exchange health & safety information between contractors
 - 2.3.7 Site security
 - 2.3.8 Site induction
 - 2.3.9 On-site training
 - 2.3.10 Welfare facilities and first aid
 - 2.3.11 The reporting and investigation of accidents and incidents
 - 2.3.12 The production and approval of risk assessments & method statements
 - 2.3.13 Site rules including drug and alcohol policy
 - 2.3.14 Fire and emergency procedures
 - 2.3.15 Covid-19

3. Arrangements for controlling significant site risks **Pages 17 – 27**

Safety risks including:

- 3.1 Delivery and removal of materials, including waste & equipment
- 3.2 Dealing with services, including temporary electrical installations
- 3.3 Accommodating adjacent land use
- 3.4 Dealing with existing unstable structures
- 3.5 Preventing falls
- 3.6 Control of lifting operations
- 3.7 The maintenance of plant and equipment
- 3.8 Work on excavations and poor ground conditions
- 3.9 Work on wells, underground earthworks and tunnels
- 3.10 Work on or near water where there is risk of drowning
- 3.11 Work involving diving
- 3.12 Work in caisson or compressed air working
- 3.13 Work involving explosives
- 3.14 Traffic routes and segregation of vehicles and pedestrians
- 3.15 Storage of materials and work equipment
- 3.16 Any other significant risks

Health Risks including:

- 3.17 The removal of asbestos
- 3.18 Dealing with contaminated land
- 3.19 Manual handling
- 3.20 Use of hazardous substances
- 3.21 Reducing noise and vibration
- 3.22 Work with ionising radiation
- 3.23 Exposure to UV radiation (from sun)
- 3.24 Any other significant health risks

4. The health and safety file

Pages 28 - 29

- 4.1 Layout and format
- 4.2 Arrangements for the collection and gathering of information
- 4.3 Storage of information

1. Description of project

1.1 Project description

The property is located in the London Borough of Camden, in the popular mixed retail and residential area of Kentish Town Road. The A200 (Kentish Town Road) is a busy main thoroughfare. The property is located near a major cross road junction. Number 69 is a retail until to the ground floor level with accommodation above over 2 levels and a basement.

The project consists extending the rear of the first floor to construct a bedroom and building a 2 storey separate dwelling in the rear garden of the existing property. Incorporating a new basement and ground floor level with a patio to the rear of the basement level and linking courtyard at the ground floor level to the existing property.

1.2 Programme details and key dates

Programme details

Appointment of contractor	April 2020
Mobilisation period to set up site and welfare facilities.	One week
Planned start	August 2020
Planned finish	August 2021

1.3 Details of client and project team

<p>CLIENT:</p>	<p>Costas Mouyiaris Maplehill Properties Limited 41 High Street, Southgate, London, N14 6LD 020 8882 7372 / 07973 622 046 info@maplehillproperties.co.uk</p>
<p>PRINCIPAL CONTRACTOR:</p>	<p>Sof Theodoulou S.E.T Builders Ltd 71a Trent Gardens, London, N14 4QB 07732 887 204 Sof.theo@set-build.com</p>
<p>ARCHITECT:</p>	<p>Karen Cowan Studio 136 Architects Ltd 6 The Broadway, Wembley, Middlesex, HA9 8JT 020 3418 0995 / 020 8907 7131 admin@studio136.co.uk</p>
<p>STRCUTURAL ENGINEER:</p>	<p>As per Architect details</p>
<p>PRINCIPAL DESIGNER:</p>	<p>Mr. Dennis Brett Site Sage Chartered Building Consultancy 19 Stonards Hill, Loughton, Essex, IG10 3EH 020 82791527 info@sitesage.co.uk</p>

Other useful contact information

Emergency Telephone Numbers

Fire: 999
Ambulance: 999
Police: 999

Key Staff Emergency Contact Numbers

Title	Name:	Telephone No.
Safety Manager	Sof Theodoulou	07732 887 204
Safety Supervisor	Mentor Krozi	

Nearest A&E Hospital Location and contact details

Royal Free Hospital

(1.2 miles)

Pond Street, London, NW3 2QG

Tel: 020 7794 0500

1.4 Extent and location of existing records and plans

We have received the information listed below that was incorporated within the Pre Construction Health & Safety document.

- Health & Safety Executive Notification Form F10
- Project drawings
- Existing site photos
- Proposed stripping out works

2. Management of the work

2.1 Management structure and responsibilities

Safety Managers Responsibilities

Are to

- Be responsible for the activities of the safety consultants employed by S.E.T Builders Ltd
- Identify and implement the safety training requirements within the company.
- Liaise with the H.S.E. and other professional organisations to maintain the company's progressive safety standards and requirements.
- Investigate and report on all Major Injuries and Dangerous Occurrences.
- Inspect construction sites and other work locations within the Company.
- Regularly monitor the Company safety policy to ensure identified weaknesses are eliminated.
- Assist in the development of safety related documents.
- Provide when necessary all statutory documents to any new project within the Company.

Safety Supervisor

Must ensure:

- All relevant statutory documentation is obtained and where necessary displayed.
- The Project Construction Phase Plan is developed before commencement of works.
- Fire and/or Emergency procedures are developed and displayed.
- Certification in relation to CITB/CTA or similar schemes are obtained and recorded.
- Maintain the S.E.T Builders Ltd COSHH file.
- Undertake and record formal weekly site inspections.
- Both risk assessments and method statements are developed, checked and implemented prior to commencement of specific work operations.
- Accident recording and reporting procedures are followed.
- A weekly inspection is undertaken.
- A system for the provision and maintenance of firefighting equipment is established.
- Implement when necessary a hot work permit system on site utilising

Site Safety Procedures

It shall be the responsibility of Sof Theodoulou to review the operation of the Construction Phase Plan and act as necessary.

Safety Manager

The Safety Manager responsible for the Project is Sof Theodoulou

Safety Consultant

The following safety consultant maybe called upon from time to time as and when required to give advice or visit site.

Dennis Brett
Site Sage
020 8279 1527

Site Safety Supervisor

It shall be the responsibility of Mentor Krozi to act as Site Safety Supervisor.

Accident and Emergency Reporting

In the event of an emergency, the appointed Supervisor shall take action in the event of an accident. This procedure complies fully with RIDDOR Regulations 1995.

The Site Safety Supervisor shall be responsible for following the accident and investigation procedure. The Safety Manager shall be kept informed of progress.

2.2 Health & Safety Goals, monitoring & review of safety performance

Goals

The principle Contractor shall co-ordinate all Health & Safety matters of all organisations and persons on the site.

The following shall be included as a minimum requirement:

- * Formulation and enforcement of site-specific safety rules.
- * Provision of information to all operatives
- * Nominated safety supervisor appointments
- * Provisions of adequate personal protective equipment

Safety Supervisor's Inspections

S.E.T Builders Ltd Safety Supervisor shall conduct site safety inspections on a weekly basis.

Subcontractor Safety Performance

It shall be the responsibility of Sof Theodoulou to review Subcontractor Safety Performance for each contractor during and after the works.

Subcontractor Safety Planning

S.E.T Builders Ltd require each Subcontractor to produce a Safety policy statement, Safety method statement(s), Risk Assessments and any other Safety documentation relevant to their work activities prior to commencement of work.

Subcontractors will, at the discretion of S.E.T Builders Ltd line Management, attend specific safety meetings or talks to discuss pro-active measures to ensure safe systems of work are established and implemented.

SAFETY WARNING NOTICES

In the event the Subcontractor's working methods do not comply with safe practice S.E.T Builders Ltd line management shall issue a Safety Prohibition/Improvement Notice.

Details of all safety-warning notices issued shall be immediately forwarded to the Safety Manager.

Progress Meetings

At progress meetings, safety shall be reviewed as an item on the agenda. A standard agenda regarding safety matters to be developed at the initial stages of the project.

Items on the agenda may include:

- 1 Accidents
- 2 Emergency Procedures
- 3 Welfare Facilities
- 4 First Aid Facilities
- 5 Access (general)
- 6 Housekeeping
- 7 Training
- 8 Hazard Identification
- 9 Interface working between Subcontractors
- 10 Permit to work systems
- 11 Plant and machinery

Project Safety Review

Where appropriate regular safety meetings chaired by the Site Safety Supervisor will be held with Subcontractors to review safety matters.

The Project Manager and Safety Supervisor shall ensure that all staff are familiar with the safety procedures relevant to them. In particular, all staff should be familiar with the accident and emergency procedures.

2.3 Arrangements for

2.3.1 Regular liaison between parties on site

Communication and Co-operation

The Site Safety Supervisor will be responsible for passing to and obtaining information from all Subcontractors employed on site.

All Subcontractors are required to co-operate fully with the main contractor and other Subcontractors to ensure that Health and Safety on site will not be compromised. The Project Manager will be responsible for ensuring that co-operation is achieved.

Our Aim

Constant review of the construction phase plan and regular site safety meetings are key to encouraging communication between parties on site. As principle contractor, we will allow the Principal Designer access to review meetings in order to demonstrate that both parties are fulfilling their duties to communicate and co-operate.

2.3.2 Consultation with the work force

If any person wishes to express a view concerning Health and Safety on site, he may approach the Site Manager, who will consider the view put forward and take the appropriate action. This facility must be explained to the workforce during the induction process.

Safety Representatives and Safety Delegates will be afforded the same rights and where necessary will be allowed time by the S.E.T Builders Ltd to undertake their duties.

2.3.3 The exchange of design information

The Principal Designer is to be advised of any unforeseen hazards or design changes arising during the works and details of any health and safety implications are to be submitted immediately.

2.3.4 Handling design changes during the project

Any design changes shall be communicated to the project team. Design changes shall be carried out until reviewed by the Principal Designer and until and contract instruction is issued to the Principle Contractor.

2.3.5 The selection and control of contractors

Subcontractor Selection and Assessment

Subcontractors shall be selected in accordance with S.E.T Builders Ltd project procurement procedures. These include the S.E.T Builders Ltd CDM questionnaire and information contained within the post contract Sub-contractor safety performance reports.

A subcontractor's safety record and attitude / knowledge of safety shall be a factor in the selection process.

Company detail report(s) shall be obtained from head office for each subcontractor short-listed.

2.3.6 The exchange health & safety information between contractors

The S.E.T Builders Ltd require each Subcontractor to produce a Safety policy statement, Safety method statement(s), Risk Assessments and any other Safety documentation relevant to their work activities prior to commencement of work.

Subcontractors will, at the discretion of The S.E.T Builders Ltd line management, attend specific safety meetings or talks to discuss pro-active measures to ensure safe systems of work are established and implemented.

2.3.7 Site security

The rear of the property backs onto garden walls of adjoining owner's properties, therefore access is limited to the front of the property.

2.3.8 Site induction

Prior to starting work on site both S.E.T Builders Ltd and their Subcontractor's employees will be required to attend a safety induction meeting. S.E.T Builders Ltd line management who are responsible for developing the project specific induction procedure will implement this.

2.3.9 On-site training

Where considered necessary, both S.E.T Builders Ltd and/or their Subcontractors shall organise and undertake toolbox talks utilising the CITB GT 700 Tool Box Talks Manual. Attendance at these talks will be recorded in the S.E.T Builders Ltd Tool Box Talks Register and kept in the site office.

The London Borough of Camden have several specific requirement that will be covered within the Tool Box talks including:

- Considerate Constructors Scheme
- CLOCS Standard
- BS 5228:2009

2.3.10 Welfare facilities and first aid

It is anticipated that the peak work force is 10. The site safety supervisor is appointed by The S.E.T Builders Ltd to,

- Take charge when someone is injured or falls ill. This includes calling for an ambulance if required.
- Look after the first aid equipment, for example keeping the first aid box replenished; and
- Keep records of treatments.

Anticipated breakfast /lunch breaks and times of sitting are 10 – 10.30 for breakfast and 1.00 – 1.30 for lunch.

The canteens, toilets and drying room will be cleaned on a daily basis. A temporary toilet will be located within the site boundary together with a designated welfare/drying room.

First Aid facilities will be kept in the designated welfare area located on ground floor.

PROTECTIVE SAFETY CLOTHING AND EQUIPMENT

Arrangements should be made (where applicable) for the ordering, storage, issue, cleaning, and replenishment of the following

- * Safety Helmets.
- * Eye Protection.
- * Gloves.
- * Safety Footwear.
- * Safety Harnesses
- * High Visibility Clothing.
- * Ear Defenders.
- * Dust masks, respirators or breathing apparatus.

Site Notice Boards

Documentation to be displayed on site notice boards by Principle Contractor

- * F10 REV (HSE Project Notification Form)
- * Current Insurance Certification
- * HSE Health and Safety Law at Work Poster
- * Site Rules Notice

2.3.11 The reporting and investigation of accidents and incidents

It shall be the responsibility of Mentor Krozi (to be an appointed S.E.T Builders Ltd employee) to ensure that the companies accident and investigation reporting procedures are followed.

In the event of an emergency, the appointed S.E.T Builders Ltd employee on the project will fully with RIDDOR Regulations 1995.

2.3.12 The production and approval of risk assessments & method statements

During the pre-commencement stages of the project, risk assessment will be developed that will be made available to Subcontractors and directly employed operatives.

It will be the responsibility of the Subcontractor to implement and monitor any requirements and procedures identified in these assessments and when necessary provide the appropriate training for both their line managers and site operatives.

Method Statements will be developed and kept on record for review if required. This will apply to both S.E.T Builders Ltd and their Subcontractors

Where Method Statements have been developed for High Risk activities, their contents must be conveyed to the workforce.

The following Method Statements for the project are to be developed:

- Excavation works
- Stripping out and demolition works
- Erection of scaffolding to rear elevation
- Temporary propping
- Placement of steel beams

2.3.13 Site rules including drug and alcohol policy

The S.E.T Builders Ltd generic site rules below are not site specific. The nature of the project will dictate whether additional site rules need to be developed and implemented.

Please refer to site rules on next page

GENERAL SAFETY RULES

- * Safety Helmets and Safety Footwear. Unless otherwise stipulated the wearing of safety helmets and safety footwear is compulsory.
- * All accidents however minor must be reported and entered in the accident book. (Kept on site).
- * Tidiness is essential. Rubbish and other debris must be cleared away as work proceeds.
- * Established access and fire routes must be maintained and kept clear of obstacles at all times.
- * Welfare facilities provided must not be abused. You have a responsibility to co-operate in keeping them clean and tidy.
- * When necessary personal protection equipment will be provided - you have a duty to wear it.
- * Only authorised personnel (competent people) are allowed to remove guardrails, machine guarding or other protective devices.
- * The use of improvised or damaged access equipment is forbidden, i.e. ladders, mobile towers, etc.
- * Damaged or defective plant and machinery must be reported to your supervisor immediately.
- * Fire fighting equipment, i.e. extinguishers, hoses etc. must not be abused or tampered with.
- * Only authorised persons will operate / drive plant and machinery i.e. Lorries, Dumpers, Cranes, hoists, disc cutters, cartridge tools, etc.
- * Only authorised personnel are allowed to repair electrical equipment.
- * It is out policy to disallow the use of alcohol and drugs on site. Anyone suspected of being under the influence of alcohol or drugs will be immediately dismissed from site.

Individuals who persistently ignore safety matters or who choose not to comply with the safety procedures as prescribed within the Company Safety Procedures Manual will be disciplined and, when appropriate, dismissed.

Initially sub-contractors, while working for S.E.T Builders Ltd, who fail to implement safe working procedures or safe systems of work will be issued with a Safety Prohibition/Improvement Notice instructing them to cease work with immediate effect until necessary actions to rectify the situation have been implemented. Further non-compliance would result in termination of their sub-contract.

2.3.14 Fire and emergency procedures

To be read in conjunction with fire plan to be displayed on site

The appointed safety supervisor will undertake routine checks to ensure all relevant firefighting equipment is operational and correctly located. The frequency of these checks will be carried out weekly.

Fire Fighting Equipment

A list of available firefighting equipment is shown below

Location	Alarm bell	Powder	CO ₂	Water
Inside of plant vehicles where practical		√		
Welfare Area and each floor level	√	√		
Site Office		√		

2.3.15 Covid 19

Due to current worldwide Corona virus pandemic, social distancing should be observed where possible and face masks worn when working internally to protect against Covid-19.

If any site personnel display symptoms they should be sent home and a test requested.

All further government guidelines should then be followed.

3. Arrangements for controlling significant site risks

Safety risks including:

3.1 Delivery and removal of materials, including waste & equipment

The S.E.T Builders Ltd will need to manage delivery arrangements to limit disruption as well as liaising with the local authority regarding parking and delivery restrictions. A Construction Management Plan has been submitted to the London Borough of Camden.

3.2 Dealing with services, including temporary electrical installations

Existing services, inclusive of gas, water and electric are to be isolated prior to stripping out works.

3.3 Accommodating adjacent land use

A busy retail location with high pedestrian and vehicle traffic. The surrounding and adjacent buildings are mainly mixed retail with offices or residential flats above.

Environmental considerations must be listed below:

1. Noise Control
2. Dust Control
3. Protection of visitors, staff and public
4. Risk of injury when erecting, working on and dismantling scaffolding
5. Working on live services
6. Vibration control

3.4 Dealing with existing unstable structures

Where the project involves high-risk work, for example alterations that could result in structural collapse or dealing with unstable structures, specialist advice will be sought.

3.5 Preventing falls

Falls from height remain the biggest single cause of workplace deaths.

The Work at Height regulations consolidate and replace previous legislation covering working at height and emphasize the responsibility of The S.E.T Builders Ltd line management to avoid work at height. Where work at height cannot be avoided, a hierarchy of measures will be applied to reduce risk and to ensure the maximum level of protection is provided.

The regulations apply to all industry including construction and to all work at height where a fall could cause personal injury.

The legal duty is on 'employers, the self employed and any person that controls the work of others to the extent of their control.

Planning

The S.E.T Builders Ltd line management will do everything that is reasonably practicable to prevent persons falling. The emphasis will be on the continual application of risk assessment, forward planning and effective management and control by competent people.

The hierarchy for managing and selecting suitable equipment for working at height is to:

- Whenever possible Avoid work at height
- Where work is necessary, a safe place of work with the provision of suitable fully protected working platforms such as scaffolds, mobile towers, podium steps, MEWPs) or similar equipment will be made available.
- Where the distance and consequences or risk of a fall cannot be eliminated, by using work equipment or other measures the use of passive restraint such as nets and airbags may be considered to minimise the potential for harm.
- The use of Personal Fall Protection Equipment (PFPE) will be considered as a Last resort.

Responsibilities

It is the responsibility of The S.E.T Builders Ltd line management to ensure:

- All work at height will be properly planned and organized
- All persons involved in work at height activity are qualified and competent.
- Risks will assessed, with appropriate work equipment selected and used
- Risks from fragile surfaces are properly controlled
- Equipment for work at height is properly inspected and maintained
- All objects will be prevented from falling (e.g. edge protection, tools with wrist lanyards)

- When required suitable provision for emergencies and rescue will be in place.

Points of detail within the (WAHR) that have to be considered.

The 2 metre rule

The '2metre rule', which was previously applied to scaffolding in the Construction (Health, Safety and Welfare) Regulations, is now withdrawn

However, on all The S.E.T Builders Ltd contracts which have scaffolds with working platforms in excess of 2 metres, in height the required use of double guardrails and toe boards will remain.

Any arrangement for edge protection below this height will be considered through risk assessment by a competent person.

Weather

During inclement weather conditions The S.E.T Builders Ltd line management will ensure that any work at height operations being undertaken do not put persons involved at risk of injury.

Competence

The S.E.T Builders Ltd line management will ensure that no person engages in any activity, including organizing, planning, training and supervising, in relation to working at height or work equipment for use in working at height unless they are competent to do so.

Avoidance of Working at Height

The S.E.T Builders Ltd line management will assess all work activities to ensure that work is not carried out at height when it is reasonably practicable for the work to be carried out safely otherwise than at height.

Fragile Surfaces

The S.E.T Builders Ltd line management will ensure that no person passes across or near, or works on, from or near a fragile surface where it is reasonably practicable to carry out work safely and under appropriate ergonomic conditions without his doing so.

Checking of the Workplace

The S.E.T Builders Ltd line management will so far as is reasonably practicable ensure that the surface and every parapet, permanent rail or other such fall protection measure of every place of work at height are checked on each occasion before the place is used.

Height of Guardrails

The S.E.T Builders Ltd line management will ensure that the top guardrail or other similar means of protection shall be at least 950mm or in the case of existing

protection already fixed can continue to be used as long as it is at least 910mm high. Above an edge from which a person can fall with the gaps between guardrails or toe boards and guards rails not in excess of 470 millimetres.

Note that edge protection not forming part of a scaffold must be 1m high.

PERSONAL FALL PROTECTION EQUIPMENT (PFPE)

The use of (PFPE) will only be used on The S.E.T Builders Ltd contracts as a last resort where no realistic practical alternative can be identified. Collective measures for preventing falls must always be the preferred option. When (PFPE) is the only option emphasis will be placed on the use of fall protection, (fall restraint) rather than fall arrest.

Only competent and qualified The S.E.T Builders Ltd or Subcontractor personnel will undertake specific risk assessments to establish the need for (PFPE) and if so the type of equipment required.

- Consideration for inclusion in the risk assessment will be:
- The justification for the use of (PFPE).
- The nature, duration and location of the work and be undertaken with full consideration being given to possible weather conditions and required rescue procedures.
- The use of safer collective alternatives for minimising the effects of a fall include use of nets, crash decks, air bags and bean bags
- The preferred use of fall restraint in preference to fall arrest.
- The provision of anchor points (preferably above head height if using fall restraint) to ensure the (PFPE) can be used in a safe manner.
- The provision of suitable anchor points (Usually rated at a minimum of 2 Tonnes) if rescue procedures are required. These should only be determined by a competent person, usually a site engineer
- The method statement for the work task must be briefed to the workforce and must describe the areas and conditions under which PFPE can or cannot be used.
- Persons will never be permitted to work alone, while using (PFPE)

Only qualified, competent and persons trained for work at height and the correct use of (PFPE) will be allowed to undertake this type of operation.

All Work at Height and (PFPE) training will only be given by a qualified CITB approved training providers.

Suspension Trauma

- A person suspended in a harness will immediately be in Suspension Trauma as a result of the Femoral Arteries being restricted which could have serious effects on the body, such as:
- The body will automatically go into shock, the degree of which will depend on the circumstances and any injuries suffered as a result of the fall.
- Low oxygen levels to the brain could cause the person to faint, putting further pressure on the Femoral Arteries and possibility shutting off the blood supply to the legs.
- Suspension in the unconscious state can lead a lowering of the Blood Pressure
- Suspension Trauma could lead to Venus pooling and build up of Toxins in the legs within 10-15 minutes leading to Cardiac Arrest, Toxic Shock or renal failure if treated incorrectly.
- The suspended person must receive immediate medical attention no matter how long they have been suspended.
- Persons that have been rescued should be seated with their knees (legs) pulled up to their chest and kept in this position for 20 – 30 minutes or until the emergency services arrive. This must be stated in the emergency rescue procedures and briefed to the first aid team.

The Emergency Services MUST be called immediately.

Rescue / Evacuation Procedures / Plan

The need for a rapid response is essential, help must be available promptly. The survival of an injured person often depends on the speed of recovery and the level of care subsequently provided. Being suspended for any length of time after a fall can be as described above cause suspension trauma.

A generic rescue procedure/ plan cannot be drafted for work at height as the many types of work undertaken, the location of any work activity and the different equipment available for rescue is extremely variable. Initially a distinction may be made between the terms "rescue" and "evacuation". Rescue typically involves the recovery of a casualty by another person either remotely or directly. Evacuation is typically carried out by a stranded user to escape from a remote situation.

In addition, discussions may be required with the principal contractors or others regarding availability or provision of crange, man riding devices, or other similar equipment which could be used for rescue.

A competent and qualified The S.E.T Builders Ltd or Subcontractor line manager will when drafting a risk assessment for a specific work at height operation access

the need for rescue procedures and the requirements to be adopted for a rescue plan.

Listed below for possible inclusion in the rescue plan by the competent person are examples of different situations or fall protection systems from which a casualty may need to be recovered and for which suitable provision should be made. Some situations may create special difficulties, for example attaching to a remote casualty who is suspended out of reach.

- Steel wire fall arrest block
- Textile fall arrest block
- Vertical anchor line - textile
- Vertical anchor line - wire
- Vertical rail
- Horizontal wire anchor line
- Horizontal textile anchor line
- Energy absorbing lanyard
- Hooped ladders
- Tower Crane

Should a procedures or plan be required the rescue planning and implementation should address the following issues:

- The safety of the persons carrying out or assisting with the rescue.
- The suitability of equipment (anchors, harnesses, attachments and connectors) that has already arrested the fall of the casualty for use during the rescue.
- The specific equipment required to undertake a rescue.
- The anchor points required for the rescue equipment to allow the rescue to take place in a safe manner.
- The appointed of individuals who have been given specific training on rescue procedures and techniques.
- The appointed of individuals who have been given specific trauma related first aid training.
- Who will be responsible for the maintenance and storage of any specialist rescue equipment that may be used.
- Who will be responsible for ensuring the equipment and the rescue team are at the specific work location they may be needed.
- The method that will be used to attach the casualty to the rescue system.
- The direction that the casualty needs to be moved to get them to the point of safety. (raising, lowering or lateral)

- The possible needs of the casualty following the rescue

The person being rescued may be conscious or unconscious and the rescue plan must allow for this. It is important that during the rescue the casualty is not moved into a potentially dangerous situation. Ideally, the rescuer should be able to communicate with the casualty at all times or see the casualty at all times or be able to communicate with someone who can see the casualty at all times.

Below are points the competent person developing the rescue plan should consider for the recovery of a casualty.

- Assess the situation fully before commencing a rescue operation.
- Request medical assistance.
- Identify proper position from which to carry out the operation.
- Identify proper anchorage points.
- Identify a point of safety to move the casualty to.
- Make sure all involved are aware of the procedure to be carried out and their role within it.
- Ensure personnel have been trained in rescue procedures are competent to carry out their role.
- Carry out the rescue steadily and in a controlled manner.
- Make sure communication is maintained at all times.
- Monitor the casualty's condition at all times and where possible provide the necessary first aid.
- Conduct a review of the whole situation identifying areas of improvement for the future.

3.6 Control of lifting operations

Lifting plans

Before commencement of Crane lifting activities/operations on a The S.E.T Builders Ltd contract a lifting plan will be developed and approved by a qualified and competent Crane Appointed person.

Where a Contract lift is arranged on a The S.E.T Builders Ltd contract the Lifting Plan and required Method Statements will be obtained by site line management from the relevant parties before work takes place.

3.7 The maintenance of plant and equipment

The selection of plant and machinery will be the responsibility of the Project Manager after consultation with Subcontractors and where necessary, the Safety Department.

- * Items of plant or work equipment which fall within the CITB/CTA or similar schemes will only be operated by persons holding the relevant valid certification.
- * All other plant or machinery will only be operated by competent persons who have received suitable information instruction and training.
- * Only reputable suppliers of plant and equipment will be used.
- * The Project Manager or his designee will keep records of all plant operators and items of plant brought on to site.
- * Common user plant and equipment will be properly selected, used and maintained.
- * All operators of plant or equipment will on a daily basis undertake routine checks of their machinery and will report any defects found to their immediate Line Manager.
- * In addition, all operators of plant or equipment will on a weekly basis undertake a thorough inspection of their machinery.
- * Line Managers on receipt of any information regarding defective plant or equipment will ensure defects are repaired with immediate effect.

3.8 Work on excavations and poor ground conditions

A basement is to be excavated to the rear of the property.

3.9 Work on wells, underground earthworks, and tunnels

The Northern London Underground Line, runs below the site and has been considered within the project planning and Pre Construction Information document.

3.10 Work on or near water where there is risk of drowning

None

3.11 Work involving diving

None

3.12 Work in caisson or compressed air working

None

3.13 Work involving explosives

None

3.14 Traffic routes and segregation of vehicles and pedestrians

All access to the site is via the front elevation of the property on Kentish Town Road, through the ground floor vacant shop which will be used for material storage. Mini diggers and breakers can access the site here. All material deliveries, waste collections and spoil removal will be co-ordinated by banksman to wait & load vehicles.

3.15 Storage of materials and work equipment

To be agreed as works proceed. All areas are to be located within the working area.

3.16 Any other significant risks

Health Risks including:

3.17 The removal of asbestos

There is no known asbestos on site.

The S.E.T Builders Ltd are committed to ensure that its employees and those not directly in their employ are not exposed to significant concentrations of asbestos fibre.

The S.E.T Builders Ltd will comply with all elements of The Control of Asbestos Regulations 2006 and associated Approved Code of Practice ACOP L143 Work with Materials Containing Asbestos, The Health and Safety at Work Act 1974, associated health and safety legislation and any other HSE.

3.18 Dealing with contaminated land

None

3.19 Manual handling

The site manager will ensure that:

1. All materials are handled, as far as possible, by machine. Where the use of a machine is impracticable sufficient labour is available to handle any heavy or awkward load.
2. Instructions are issued to operatives in the methods to be employed in handling loads manually.
3. Training has been provided to operatives and supervision prior to commencement of the work.

3.20 Use of hazardous substances

C.O.S.H.H.

The Site Safety Supervisor will ensure that within the Project COSHH file all assessments are site specific with the necessary precautions relevant to these assessments being enforced and continually monitored. When necessary, Subcontractors will produce COSHH assessments relevant to substances hazardous to health, which they propose to use on site.

Copies of all COSHH assessments shall also be retained adjacent to or within the 'first aid' facility for reference to treatment, if required.

COSHH related materials identified for use on the project:

1. Diesel
2. Cement & Lime
3. Concrete
4. MDF
5. Rock Wool Cavity Bats

3.21 Reducing noise and vibration

Where complex noise related situations arise, noise assessments to establish the correct implementation of noise control measures will be carried out by the Company Safety Manager.

3.22 Work with ionising radiation

There is no work with ionising radiation on this site

Ionising radiations occurs as either electromagnetic rays (such as X-rays and gamma rays) or particles (such as alpha and beta particles). It occurs naturally (e.g. from the radioactive decay of natural radioactive substances such as radon

gas and its decay products) but can also be produced artificially. People can be exposed externally, to radiation from a radioactive material or a generator such as an X-ray set, or internally, by inhaling or ingesting radioactive substances. Wounds that become contaminated by radioactive material can also cause radioactive exposure.

Everyone receives some exposure to natural background radiation and much of the population also has the occasional medical or dental X-ray. HSE is concerned with the control of exposure to radiation arising from the use of radioactive materials and radiation generators in work activities in the nuclear industry; medical and dental practice; manufacturing; construction; engineering; paper; offshore drilling; education (colleges, schools) and non-destructive testing.

3.23 Exposure to UV radiation (from sun)

Sun block barrier cream shall be made available where necessary

Too much sunlight is harmful to your skin. A tan is a sign that the skin has been damaged. The damage is caused by ultraviolet (UV) rays in sunlight.

It is not intended for site operative to be exposed to sun light for a long time on this project.

The S.E.T Builders Ltd will take the following precautions if at any time during the workers could be at risk

- Protective clothing such as long sleeved tops shall be worn.
- A hard hat with a brim or a flap that covers the ears and the back of the neck.
- To work in the shade whenever possible, during breaks and especially at lunchtime.
- Use a high factor sunscreen of at least SPF15 on any exposed skin.
- Provide plenty of drinking water to avoid dehydration.
- Check skin regularly for any unusual moles or spots. Refer operatives to a doctor if we find anything that is changing in shape, size or colour, itching or bleeding.

3.24 Any other significant health risks

None

4. The health and safety file

4.1 Layout and format

CONTENTS

Introduction

Nature and Description of Project

Tender – As Built Drawings

Commissioning Certificates

Statutory and Other Approvals

Guarantees - Warranties

Project Directory

Energy Performance Certificate

Relevant Surveys

Amendment Record Sheet

4.2 Arrangements for the collection and gathering of information

When applicable the Health and Safety file will be developed throughout the construction phase of the project. This will be the responsibility of the Project Manager or his designee.

Information which is to be considered for inclusion in the Health and Safety file will be dictated by the nature of the project. This information if requested may be made available to the CDM Co-ordinator throughout the Construction Phase or at completion of project.

Information as recommended by the HSE which could be included as follows:

“Record” or “as-built drawings and plans used and produced throughout the construction process

The design criteria

General details of the construction methods and materials used

Details of the equipment and maintenance facilities within the structure

Maintenance procedures and requirements for the structure

Manuals produced by specialist contractors and suppliers which outline operating and maintenance procedures and schedules for plant and equipment installed as part of the structure; and

Details of the location and nature of utilities and services including emergency and fire-fighting systems

4.3 Storage of information

Retention of records relating to safety matters shall be maintained on site by the Site Safety Supervisor / Project Manager.

It shall be the responsibility of the Project Manager to ensure that Safety related information is issues to Site Sage on completion of the contract.

Records relating to safety activities shall be maintained.

All statutory forms, registers and notices shall be kept or displayed as necessary.

Records of all test certificates and other certificates shall be kept and maintained by the Site Safety Supervisor.

Documentation relating to ‘common user’ plant and scaffold shall be maintained by S.E.T Builders Ltd Line Management and made available to Subcontractors on request

APPENDIX D - Consultation Letter

Consultation letter sent out

Posted 1st class On 06/08/2020

Addresses as follows

Bradfield court

Jeffreys street

- 1 A/B/C/D/E

Kentish town road

- 67/A
- 71 A/B
- 73 A/B
- 75 /A
- 50 /A/B/C
- 48 (ALL)
- 46

COUNCILLORS

Richard cotton

Lazarro pietragnoli

Patricia callaghan



Richard Cotton
Camden Council

(By Email)

6th August 2020

Dear Councillor

Consultation for works at the rear of 69 Kentish Town Road Nw1 8NY Planning Ref 2016/2424/P

We write to introduce ourselves as the owners of the above rear project consisting of building a new 2 storey dwelling in the rear garden of the existing property and constructing a room above this new dwelling. The new dwelling will consist of a basement and a ground floor level with a patio to the rear of the basement level and linking courtyard at the ground floor level to the existing property.

Please note, the proposed works will take place within the rear boundary of the site and the construction of the shell of the building will take approximately 7 months and the project will be completed within 12 months.

It is intended to carry out the works during normal working hours of 8.00am to 6.00pm Monday to Friday. Some works will be carried out on Saturdays between the hours of 8.00 am and 1.00pm and there will be no working on Sundays or public holidays.

Waste material will be stored on site within the compound and cleared by wait and load van at weekly intervals as the works proceed. Waste will not be allowed to accumulate on site. If you have any concerns about the project you can view the Construction Management Plan and Construction Phase Plan along with other documents on the following link:

https://drive.google.com/drive/folders/1u_Os8S5yDzubti1Y6KEIZoIHTkqSiwAh

If you require us to e-mail the link to this file please send an email to info@maplehillproperties.co.uk

Furthermore, we would also like to add that we have appointed a contractor that is a member of the Considerate Contractors Scheme.

Yours Sincerely

Costas Mouyiaris



Lazzaro Pietragnoli
Camden Council

(By Email)

6th August 2020

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Yours Sincerely

Costas Mouyiaris



Patricia Callaghan
Camden Council

(By Email)

6th August 2020

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Furthermore, we would also like to add that we have appointed a contractor that is a member of the Considerate Contractors Scheme.

Yours Sincerely

Costas Mouyiaris

APPENDIX E - Considerate Construction Scheme

Our Ref Order ID: **SRO16912**

VAT No. : 807 1629 35

Your Ref / PO number :

Your VAT REG. No.:



Administration Office:

Considerate Constructors Scheme
PO Box 75, Ware, SG12 0YX

Tel: 01920 485669
enquiries@ccscheme.org.uk
www.ccscheme.org.uk

Tax point date: 28 September 2020

S.E.T. Builders Ltd
71a Trent Gardens
London
N14 4QB

Proforma Invoice - SRO16912

QTY.	Product	Price	Totals
Kentish town road			
1	Site Registration fee including signage	£104.00	£104.00
			NETT £104.00
			VAT £20.80
			TOTAL £124.80

Your order will not be processed until payment has been received

BACS payments to:

HSBC BANK plc
Sort code: 40-23-10
A/c no: 51599267
A/c name: Considerate Constructors Scheme

BACS Reference: SRO16912

Cheques should be made payable to:

'Considerate Constructors Scheme'

Please write 'SRO16912' on the back of your cheque to help us to identify your payment

To make a credit/debit card payment, please call the CCS office on 0800 783 1423 quoting reference 'Online Order SRO16912'

Registered Office:

Considerate Constructors Scheme Limited
26 Store Street, London, WC1E 7BT

Company Registration Number: 3465121 England



Royal Charter Award for
Excellence in Construction
Awarded by the Worshipful
Company of Constructors



INVESTORS
IN PEOPLE | Bronze



FS 543981

APPENDIX F - Amendment Record of CMP for 69 Kentish Town Road, NW1 8NY

Comments received on CMP Issue: V1 dated 06/07/2020	Comment By:	Amendment to CMP Issue: V2 dated 14/10/2020	Amendment Date	File Section	Amended By:
Section 11 – details of consultation of project		A consultation letter regarding the project was sent out to local residents and Camden councillors on 6 th August 2020 see Appendix D	14/10/2020	Section 11, pg 12	Nicola Kuczma of Site Sage
Section 13 – Considerate Constructors Scheme registration		S.E.T Builders Ltd registered the site for the Considerate Constructors Scheme on 28 th September 2020, reference SRO16912, see Appendix E	14/10/2020	Section 13, pg 13	Nicola Kuczma of Site Sage
Section 36		S.E.T Builders Ltd, Construction Phase Plan appendix C updated re COVID-19	14/10/2020	Appendix C	
Section 11 – Please confirm whether there were any responses to local engagement	Jagdish Akhaja – London Borough of Camden, Planning Obligations Officer	No there have been no response from the local community	17/11/20220	Section 11, pg 12	Costas Mouyiaris of Maplehill Properties Ltd
Section 16 - Please include detail that relates specifically to the requirement that all drivers of vehicles over 3.5t will have undertaken Safe Urban Driver training, and that all vehicles over 3.5t will be fitted with blindspot minimisation equipment (Fresnel lens/CCTV) and audible left turn alerts.	Jagdish Akhaja – London Borough of Camden, Planning Obligations Officer	All drivers of vehicles over 3.5t will have undertaken Safe Urban Driver training. All vehicles over 3.5t will be fitted with blind spot minimisation equipment (Fresnel lens/CCTV) and audible left turn alerts.	18/11/2020	Section 16, pg 15	Nicola Kuczma of Site Sage
Section 19 c - No response required here. This is to do with tracking drawings for HGVs, not sweeping the footways.	Jagdish Akhaja – London Borough of Camden, Planning Obligations	N/A (as indicated by the comments from Jagdish Akhaja)	18/11/2020	Section 19 c, pg 18	Nicola Kuczma of Site Sage

APPENDIX F - Amendment Record of CMP for 69 Kentish Town Road, NW1 8NY

	Officer				
Section 20 a - No detail needed here if vehicles are not entering the site.	Jagdish Akhaja – London Borough of Camden, Planning Obligations Officer	N/A as no vehicles are entering the site.	18/11/2020	Section 20 a, pg 19	Nicola Kuczma of Site Sage
Section 21 a - Response to part 19 states that tippers are to be used. Please provide detail as to how material will be transferred from the site into tippers. Please also state that loading will only take place during permitted times.	Jagdish Akhaja – London Borough of Camden, Planning Obligations Officer	Removal of CMP template example from Section 19 which referenced tippers and added comment stating no tippers will be used on the project as requested by Jagdish Akhaja when I spoke to him on the 18/11/2020 The spoil heap will be kept within the demise of the building owner’s property behind a hoarding to the front elevation and a grab lorry used for collection.	18/11/2020	Section 19, pg 17 Section 21 a, pg 21	Nicola Kuczma of Site Sage
Section 21 b - Please add that pedestrian priority will be maintained at all times wherever possible, and that deliveries will pause to allow passage to pedestrians where possible.	Jagdish Akhaja – London Borough of Camden, Planning Obligations Officer	Pedestrian priority will be maintained at all times wherever possible, and deliveries will pause to allow passage to pedestrians where possible.	18/11/2020	Section 21 b, pg 21	Nicola Kuczma of Site Sage
Environmental Health – CMR-addendum need to be sign	Environmental Health	Addendum added as Appendix G Signed by Costa Mouyiaris of Maplehill Properties Ltd	18/11/2020	Appendix G	Signed by Costas Mouyiaris of Maplehill Properties Ltd

LBC LEGAL DUTIES and EXPECTATIONS REGARDING BUILDING CONSTRUCTION/DE-CONSTRUCTION SITES**Addendum to CMR - CMP WORKING FRAMEWORK****Site: 69 Kentish Town Road London NW1 8NY****Planning number: 2016/2424/P****Date: 03/11/2020****Revision:1**

This document is part of a site specific CMP framework, in which the developer and the principal contractor agree to ensure that environmental impacts from the construction of the proposed impacts do not give rise to significant adverse effects on health and quality of life.

The Developer and the Main Contractor agree to provide the council the necessary information to demonstrate the implementation of best practice and compliance with the relevant legal and contractual requirements.

1. TIME FOR NOISY OPERATIONS

Construction activities and ancillary works which are audible at the site boundary shall normally be carried out between the following hours:

- Mondays to Fridays 08.00 – 18.00
- Saturdays 08.00 – 13.00

Where noise or vibration from the construction of the proposed development exceed the significant observed adverse effect levels or at the reasonable request of the council, works shall take place on a 2 hours on/off basis. For example:

- ON - Monday to Friday 08:00 - 10:00, 12:00 - 14:00 & 16:00 - 18:00
- ON - Saturdays 11:00 - 13:00.

2. NOISE AND VIBRATION CONTROL

The contractor shall undertake a detailed construction noise assessment and produce a comprehensive noise and vibration strategy, which shall include the following:

- (ii) baseline noise and vibration surveys (where required)
- (iii) construction method statement identifying the rationale for the work
- (iv) worksite layout plans
- (v) methodology used to predict construction noise
- (vi) Equipment schedule showing the number, type and make of Equipment used for each stage of the construction
- (vii) Assessment of significance in line with BS5228:2009+A1:2014
- (viii) On-site and off-site mitigation measures

- (ix) Structure borne noise risk assessment (if applicable). This assessment shall include details of proposed on-site noise and off-site mitigation measures and proposals to provide some form of respite to residential and non-residential receptors.
- (x) Noise and vibration monitoring proposal
- (xi) A noise and vibration trigger action plan setting out the steps to be taken in the event that predicted and proposed trigger action levels, are exceeded.
- (xii) Noise reports should be sent to Camden’s pollution team at pollutionduty@camden.gov.uk

3. CONTROL OF VISIBLE DUST AND ITS MONITORING

- Prevention
- Suppression
- Containment

4. MEETING AIR QUALITY CRITERIA (NON VISIBLE DUST) AND ITS MONITORING

Air Quality Requirements

- Contractors are required to monitor and manage air quality in accordance with current best practice guidance (Mayor of London Control of Dust and Emissions During Construction and Demolition SPG), measuring for PM10 using real-time analysers which have MCERTS ‘indicative’ or an equivalent certification for accuracy/precision.
- If the site’s air quality assessment finds dust risk level to be ‘medium’, two monitors are required. If the risk level is ‘high’, four monitors are required.
- If the risk level is ‘high’, four monitors are required.
- Monitoring should start at least three months prior to commencement of works on site, and must continue until practical completion, i.e. real-time dust monitoring is required for all phases of development, therefore the developer must ensure that dust monitoring is passed between demolition and construction contractors etc.
- Monitoring locations/positions and the justification for these must be checked with and approved by Camden’s air quality team: AirQuality@camden.gov.uk.
- Real-time monitoring should be supplemented with visual and qualitative monitoring of construction dust.

Trigger values	Amber Alert 15 mins Average	Red Alert 15 mins Average
	150µg/m ³	250µg/m ³

- **AMBER ALERT.** ‘amber’ trigger level (at which point the cause of the dust should be immediately investigated and remedial action taken to mitigate it)
- **RED ALERT.** If this level is reached, works on site must be stopped until conditions improve.

YOUR ATTENTION IS DRAWN TO THE FOLLOWING:

- (i) Taking into account the baseline monitoring conditions, repeated exceedances of the upper trigger level may lead ultimately to the Council moving to halt works on site.
- (ii) Monthly AQ summary reports should be sent to Camden's air quality team at AirQuality@camden.gov.uk, and these should note (at the very least) the current positions of the monitors (including photographs), the number of trigger level exceedances, data coverage, and narrative on site works and remedial dust mitigation measures applied.
- (iii) The AQ reports should also be made publicly available, either by hosting online or by posting the data summaries on the site hoarding.
- (iv) Automated trigger level exceedance alert emails should also go to the above email address as well as to the developer/contractor on-site representative/s for managing air quality. Failure to provide data or to manage air quality may lead to an injunction.

5. RODENT CONTROL

- Before any works ascertain the presence of rats and mice and how they will be destroyed if found on site.
- Monitoring programme

GENERAL AGREED UNDERSTANDINGS.

- (a) London Borough of Camden under the Control of Pollution Act 1974, Environmental Protection Act 1990 and Prevention of Damage by Pest Act 1949, has the legal duty to protect from the effects of noise (including vibration), statutory nuisances and pest prevention from rodents to those who are living in the proximity of the proposed works.

The Council expect to receive no valid complaints during the entire duration of the proposed works to be undertaken at, **69 Kentish Town Road London NW1 8NY.**

- (b) The CMP shall be a living document to be reviewed/modified as soon as problems arise or at the reasonable request of the council.
- (c) A proactive approach towards the management of environmental impacts will be incorporated and enforced throughout the duration of the project.

Noise and Vibration

- (d) All reasonable steps shall be implemented in the design and construction of the proposed development so that noise and vibration from the construction do not give rise to significant adverse effects on health and quality of life.
- (e) Where noise or vibration from construction exceeds the defined significant observed adverse effect levels or at the reasonable request of the council, some form of respite shall be offered.
- (f) Best practicable means (BPM), as defined in Section 72 of the Control of Pollution Act 1974 and Section 79 of the Environmental Protection Act 1990, shall be applied during all

construction works to minimise noise (including vibration) at neighbouring residential properties and other sensitive receptors.

- (g) Consideration will be given to the recommendations contained within BS5228:2009+A1:2014, approved by the Secretary of State as the Code of Practice for noise and vibration control on construction and open sites.

Dust

- (h) No demolition works shall be commenced without an adequate water supply to cover the working areas.

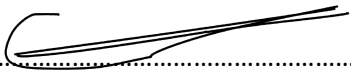
Pests

- (i) At all times the site shall be kept free, so far as is reasonable practicable, from rats and mice. (Prevention of Damage by Pests Act 1949, part 'H' of the Building Regulations (Drainage & Waste Disposal)).

Community liaison

- (j) A programme of community liaison will be carried out, including regular engagement meetings, notification of works and details of the complaints process.

Applicant: NB By signing this form you are confirming you are a person whose signature is recognised by your company.

Signed: 

Date: 25th November 2020

Print Name: Costas Mouyiaris

Position: Director

Note: This agreement shall be binding on, and ensure to the benefit of, the parties to this agreement and their respective personal representatives, successors and permitted assigns, and references to any party shall include that party's personal representatives, successors and permitted assigns.