Construction/ Demolition Management Plan

pro forma

Camden

Contents

Revisions & additional material

Please list all iterations here:

Date	Version	Produced by
2nd November 2020	A	ADL Planning Ltd.
11th November 2020	B	ADL Planning Ltd.
2nd December 2020	C	ADL Planning Ltd.
7th January 2021	D	ADL Planning Ltd.

Additional sheets

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

Date	Version	Produced by
2nd November 2020	Newsletter Template - Appendix A	ADL Planning Ltd.
2nd November 2020	Dust Risk Assessment - Appendix B	ADL Planning Ltd.
20th October 2020	Programme of works - Appendix C	MH Costa Construction Ltd.
31st October 2020	Asbestos Survey - Appendix D	Reliable Insulations and Fibre Control Ltd.
2nd December	Copies public consultation – Appendix E	ADL Planning 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

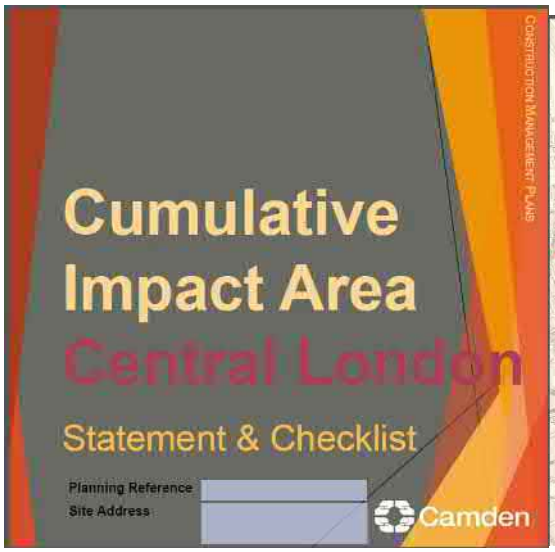
comments to be easily documented. These should be clearly referenced/linked to from the CMP. Please only provide the information requested that is relevant to a particular section.

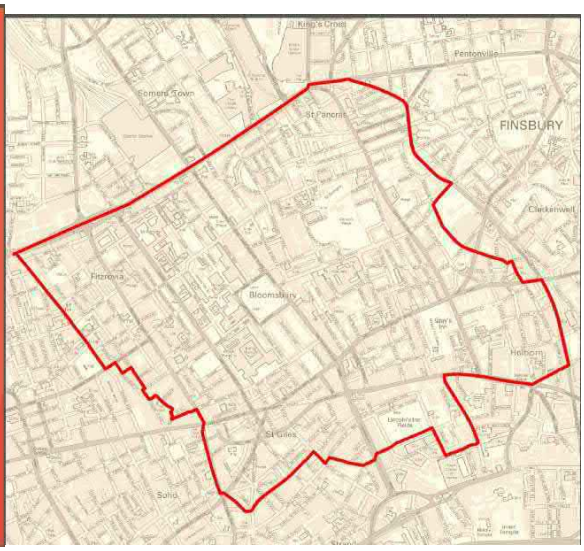
(Note the term 'vehicles' used in this document refers to all vehicles associated with the implementation of the development, e.g. demolition, site clearance, delivery of plant & materials, construction etc.)

Revisions to this document may take place periodically.

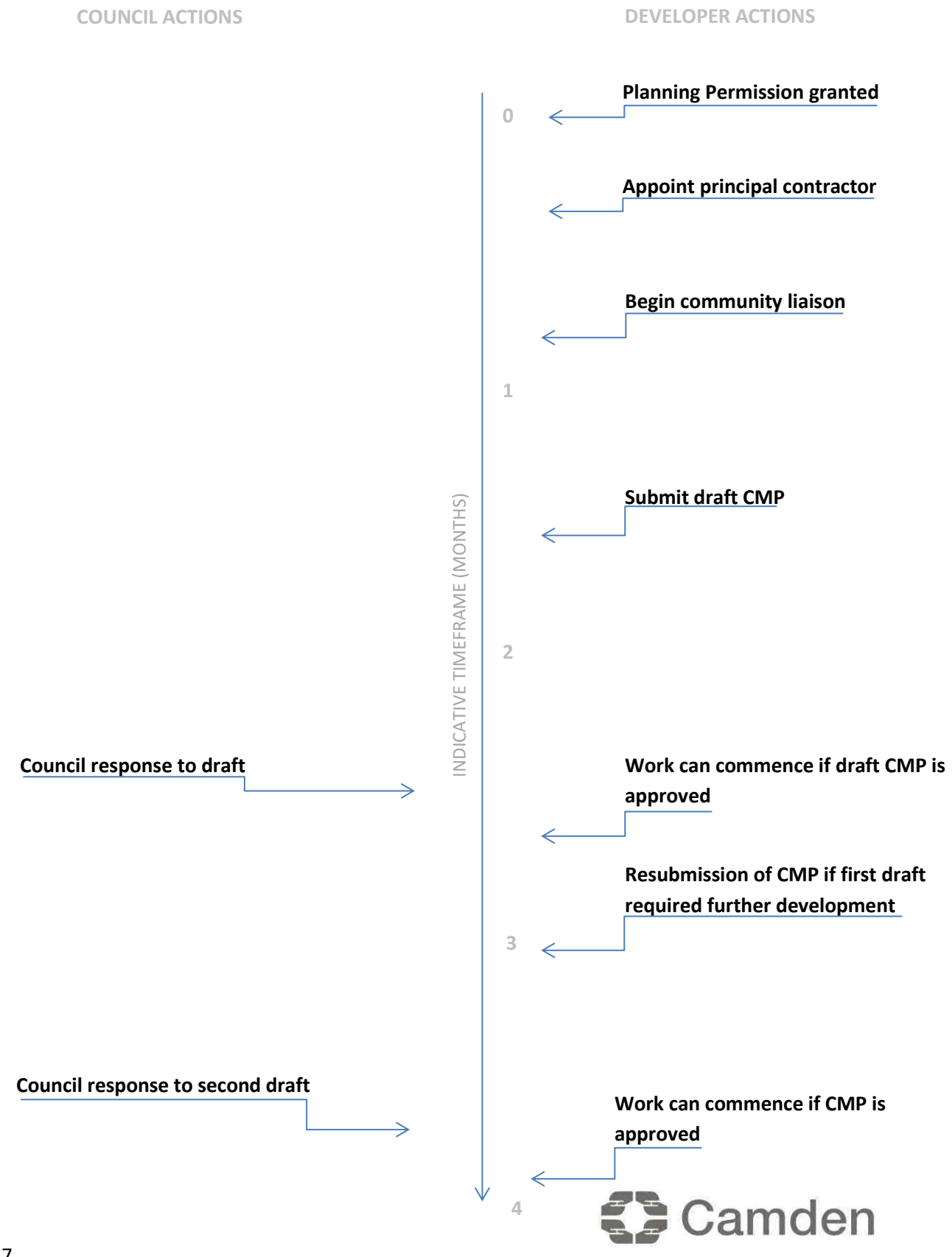
IMPORTANT NOTICE: If your site falls within a Cumulative Impact Area *(as of 03/02/2020 to 03/08/2020 there is only one established CIA for the Central London area)* you are required to complete the CIA Checklist and circulate as an appendix to the CMP and included as part of any public consultation – a CMP submission will not be accepted until evidence of this has been supplied.

The CIA Checklist can be found at https://www.camden.gov.uk/about-construction-management-plans





Timeframe


COUNCIL ACTIONS
DEVELOPER ACTIONS
Planning Permission granted
0
Appoint principal contractor
Begin community liaison
1
Submit draft CMP
INDICATIVE TIMEFRAME (MONTHS)
2
Council response to draft
Work can commence if draft CMP is approved
Resubmission of CMP if first draft required further development
3
Council response to second draft
Work can commence if CMP is approved
4

Contact

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

Address: 58a Redington Road, London, NW3 7RS

Planning reference number to which the CMP applies: 2018/5112/P

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

Name: Anna Thomson

Address: ADL Planning Ltd., 1 The Arbory, Plumpton Lane, Great Plumpton, PR4 3NH

Email: contact@adlplanning.co.uk

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: Andre Sousa, MH Costa Construction Ltd.

Address: 9 Mill Hill Industrial Estate, Flower Lane, London NW7 2HU

Email: andre@mhcosta.com

Phone: +44 (0)20 8450 7341

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.

As Question 3.

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: Andre Sousa, MH Costa Construction Ltd.

Address: 9 Mill Hill Industrial Estate, Flower Lane, London NW7 2HU

Email: andre@mhcosta.com

Phone: +44 (0)20 8450 7341

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.

Site location plan – S00

The application site is a three storey dwellinghouse located on the east side of Redington Road. It is a semi-detached property.

Consent has been granted for the demolition of the existing dwelling and the erection of a 5-bedroom property with a basement in its place.

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

The construction works fall into three broad categories; the demolition of the existing building, the excavation of the basement and then construction of the dwelling above ground.

The difference in ground levels between the front and the rear of the site and the close proximity to neighbouring dwellings present the greatest challenges.

Access to the site is good and there is available space both on the front drive and within the substantial rear garden for site works. The majority of the construction activity will be able to be confined to within the site with minimal on-street disruption arising.

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).

Please see Appendix C – Programme of works.

Works will commence December 2020 and be complete March 2022.

The programme will be 62 weeks including planned breaks at Christmas and Easter.

9. Please confirm the standard working hours for the site, noting that the standard working hours for construction sites in Camden are as follows:

- 8.00am to 6pm on Monday to Friday
- 8.00am to 1.00pm on Saturdays
- No working on Sundays or Public Holidays

The restriction of standard site working hours is accepted and Contractors, delivery companies and all known visitors will be provided with a verbal briefing and issued with a copy of the on-site restrictions and routeing requirements prior to formal engagement. Failure to adhere to these requirements may be considered a breach of contract and contracts terminated on this basis.

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.).

The application site is bounded by residential properties to its three common boundaries although the property to the rear is set a considerable distance away due to the length of the garden.

The properties most likely to be impacted by the works are:

- 58b Redington Road
- 60 Redington Road.

The construction works will minimise the disruption to these neighbouring properties wherever possible. Drawing APX/C2 details the hoarding that will surround the site. This lockable hoarding will prevent erroneous ingress into the site and minimise the potential impact on neighbours by way of dust and noise disturbance.

The hoarding will contain all relevant signage and lighting as required by highway regulations and any forthcoming licence to ensure the safety of all other road users.

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.

All properties/units within the following buildings have been notified by letter about the CMP and provided with access to a copy of the draft document.

- 56 Redington Road
- 58b Redington Road
- 60 Redington Road
- 81 Redington Road
- 83 Redington Road
- 85 Redington Road
- 85a Redington Road
- 87 Redington Road
- 87.5 Redington Road

The following Ward Councillors have also been contacted about the draft CMP and their comments sought. The amenity group for the area is also listed below. This group was contacted on receipt of their details from Cllr. Newman.

Cllr. Newman

Henry.Newman@camden.gov.uk

Cllr Spinella

Gio.Spinella@camden.gov.uk

Cllr Parkinson

Andrew.Parkinson@camden.gov.uk

Redington Frognal Neighbourhood Forum

The Neighbourhood Forum emailed a few questions in respect of the CMP as well as giving us some helpful information about existing sites. These have all be incorporated into the CMP where necessary. A copy of the correspondence is detailed in Appendix E. No further responses have been received. Should any be forthcoming during the formal process with the Council these will be passed to Officers for their consideration.

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.

It is intended that during the construction period, neighbours will be kept up to date with the progression of works. Just before the commencement of works and on a periodic basis throughout, it is proposed to prepare and circulate a newsletter detailing key upcoming elements at the site. Items that will be included are:

- a detailed programme of upcoming works
- key dates such as commencement and completion of individual phases
- times and durations of activities that may impact on the neighbours.

Contact details will be included with the newsletter so that anyone with concerns can contact the site to discuss how to mitigate any potential problems.

An example of the newsletter is provided in Appendix 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.

CCS Site Registration: 123612

The Main Contractor has reviewed the 'Guide for Contractors Working in Camden' and will comply with the requirement set out within.

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.

Drawings ADL/58RR/ED01 and ED02 detail approved and extant planning permissions in the local area of the site.

The local Neighbourhood Forum has also asked us to consider the following sites:

28 Redington Road, 35 Templewood Avenue, 41 Frognal and 29-33 Arkwright Road.

It does not appear that any of the sites listed will have a significant impact upon the day to day operation of the application site. As the majority of our works can be contained within the site with only a minimal use of the single yellow line and parking bay directly outside the site, other vehicles will be able to safely pass the site and we will be able to maintain the free-flow of vehicular traffic.

This situation will be continuously monitored and this information updated where needed.

Ongoing liaison between any identified, and possible additional sites that may come forward during the course of the application process, will take place. The Main Contractor will ensure that disruption is kept to a minimum with all possible coordination between sites taking place.

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:

M H Costa Construction Limited

9 Mill Hill Industrial Estate, Flower Lane, London NW7 2HU

T +44 (0)20 8450 7341 F +44 (0)20 8452 6314 mhcosta.com

16. Please submit the proposed method for checking operational, vehicle and driver compliance with the CLOCS Standard throughout the duration of the contract.

To ensure that the site is compliant to the CLOCS Standard throughout the construction period, the Principle Contractor has committed to undertake the following activities:

To make it a contractual requirement for all contractors and subcontractors who will undertake construction vehicle movements to have:

- FORS Bronze accreditation as a minimum. FORS Silver or Gold operators will be appointed where possible.
- Where FORS Bronze operators are appointed, written assurance will be sought from contractors that all vehicles over 3.5t are equipped with additional safety equipment, and that all drivers servicing the site will have undertaken approved additional training (eg. SUD, e-learning, Van Smart, on-cycle training etc).
- Checks of FORS ID numbers will form part of the standard site checks and will be carried out as per an appropriate risk scale.
- Random spot checks will be carried out by site staff on vehicles and drivers servicing the site at a frequency based on the aforementioned risk scale. Results from these checks will be logged and retained, and, if appropriate, enforced upon accordingly.
- Collision reporting data will be requested from operators and acted upon where necessary.

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:

This is confirmed by Andre Sousa of MH Costa Construction Ltd.

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.

Please see the route to site plan – ADL/58RR/RP/01.

Vehicles will approach the site from north via Hermitage Lane from Finchley Road to West Heath Road.

At the junction of Redington Road and West Heath Road, vehicles will turn right and proceed to site.
Vehicles will pull into the loading area through the yellow line to avoid the need for reversing.

Upon exiting the site, vehicles will continue along Redington Road to its junction with Heath Drive where they will turn right.

Vehicles will continue along Heath Drive to its junction with Finchley Road where vehicles can travel along this A road to exit the borough.

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.

Contractors, delivery companies and all known visitors will be provided with a verbal briefing and issued with a copy of the on-site restrictions and routeing requirements prior to formal engagement. Failure to adhere to the details of this document may be considered a breach of contract and contracts terminated on this basis.

19. Control of site traffic, particularly at peak hours: "*Clients shall consider other options to plan and control vehicles and reduce peak hour deliveries"* (P20, 3.4.6)

Construction vehicle movements should be restricted to the hours of 9.30am to 4.30pm on weekdays and between 8.00am and 1.00pm on Saturdays. If there is a school in the vicinity of the site or on the proposed access and/or egress routes, then deliveries must be restricted to the hours of 9.30am and 3pm on weekdays during term time.

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

A delivery plan should ensure that deliveries arrive at the correct part of site at the correct time. Instructions explaining such a plan should be sent to all suppliers and contractors**.**

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

For Example:
32t Tipper: 10 deliveries/day during first 4 weeks
Skip loader: 2 deliveries/week during first 10 weeks
Artic: plant and tower crane delivery at start of project, 1 delivery/day during main construction phase project
18t flatbed: 2 deliveries/week for duration of project
3.5t van: 2 deliveries/day for duration of project

Deliveries and collections will be restricted to between 09:30 and 15:00 on weekdays during term time (09:30-16:30 outside of term time) and 8:00 and 13:00 on Saturdays. The reduced term-time delivery hours are a reflection of the exit-route from site traveling near St. Margaret's School on Kidderpore Gardens.

The type and method of deliveries will be undertaken by the following:

Steelwork, materials, and crane delivery – Flatbed vehicle

Max size: 8.4m (l) x 2.4m (w) x (4) h

Deliveries throughout the development:

5 deliveries/day during site set up and mobilization.

2 deliveries/day during construction and fit out.

Spoil – grab lorry

Max size: 8.4m (l) x 2.4m (w) x 4m (h)

2 collections/day during the demolition and excavation periods.

2 collections/week at all other times for adhoc waste.

Spoil will be stored on site within the spoil container/skip located within the confines of the site. This spoil will be collected by a grab lorry.

The grab lorry will parked within the loading area as illustrated in APX/B3. The grab arm will extend over the pavement and remove spoil from the spoil box. As these instances will be irregular and not that often, pedestrian movements will be managed by suitably qualified Traffic Marshalls controlling movements and suspending the collections to allow safe passage to pedestrians when needed.

Advance warning signs would be set up on the approach to the site from both sides. Temporary barriers will be used to help prevent pedestrians from continuing along the pavement until it is safe to do so. Suitably qualified (Lantra or similar) Traffic Marshalls shall be present at both sides of the area to assist pedestrians.

Smaller scale materials deliveries – Transit van

Max size: 4.8m (l) x 2m (w) x 2m (h)

3 deliveries/day during the construction and fit out phases.

Concrete – ready mix concrete lorry

Max size: 8.4m (l) x 2.4m (w) x 4m (h)

2 deliveries/day when the basement box is being constructed.

Ready mixed concrete will be delivered to site by a concrete mixer. The vehicle will park in the loading area as shown in APX/B2. A concrete pump will be sited behind the concrete vehicle and a pipe will be laid across the footway to pump the concrete into site. The pipe will be covered with ramping to ensure level access for all other users of the pavement.

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.

The response to Q14 details the sites that are near to the application site. These are shown in drawing APX/58RR/ED/01 and ED02. It is not considered that any nearby sites present a cumulative impact to the safe operation of the application site.

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

The route to and from site has been tracked with the largest vehicle to attend the site. These tracking diagrams are provided in drawing APX/TR/.

d. Consideration should be given to the location of any necessary holding areas/waiting points for sites that can only accommodate one vehicle at a time/sites that are expected to receive large numbers of deliveries. Vehicles must not queue or circulate on the public highway. Whilst deliveries should be given set times to arrive, dwell and depart, no undue time pressures should be placed upon the driver at any time.

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

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

The delivery needs of the site are not significant and therefore it is not anticipated that any vehicles will need to be held.

In addition, the site supply chain will adhere to the following rules to ensure that only one vehicle is ever present at the site at one time:

- All deliveries shall be pre-booked and allocated set arrival times.
- Delivery instructions shall be sent to all suppliers and contractors including the maximum dwell times allowed.
- Suppliers shall call the site before their vehicle arrives at site to confirm that the loading area is available. If the loading area is unavailable construction vehicles shall not proceed to the site and will await confirmation from the site when it is clear to do so.
- The loading/unloading areas shall be clear of vehicles and materials before the next vehicle arrives.
- Contractors' private vehicles shall not park in any suspended parking bays.
- The engines of contractors' vehicles shall not be kept idling.

Non-compliance with the above standards will be discussed with the supply chain and consideration will be given to termination of contracts if the above requirements are not complied with.

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.

Given the location of the site, delivery by water and rail is not appropriate.

To reduce the number of vehicles visiting the site, any waste materials will be removed on vehicles that have delivered materials where possible.

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).

The Applicant and the Contractor understand the potential disruption caused by construction traffic and wish to minimise the impact of this development on the neighbours and the surrounding area.

There are additional steps, beyond the other mitigating actions already proposed in the CMP that they will implement to reduce this impact:

- All vehicle's will switch off their engines whilst waiting at the site unless they are required for operation. This reduces both the potential for noise and pollution impacts.
- All vehicles will be kept to a minimum size where practical. This decision will be balanced against increasing the number of required trips by using vehicles that are too small.
- Where possible, deliveries will be combined and where possible, larger orders of materials will be made and stored within the designated storage areas to reduce the number of trips required.

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.

Please see site set up plan – ADL/58RR/APX/B.

The front driveway and the large rear garden will be used for welfare, materials storage and waste storage as illustrated.

To the front of the site, it is proposed to utilise the existing yellow line and 5m of residents parking bay to create a loading area for vehicles to park. Consideration has been given to reversing construction vehicles onto the driveway to avoid the parking bay suspension however this has been discounted due to the potential for vehicles overhanging the pavement as well as the need to halt traffic in order to reverse vehicles into the site.

The loading area will only be used by vehicles for short periods of time when they are delivering materials to site or collecting spoil. At all other times, all construction activity will be contained within 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.

All delivery vehicles will be assisted into and out of the loading area by suitably qualified (Lantra or similar) Traffic Marshalls who shall give priority to other road users including cyclists and pedestrians before releasing a vehicle.

When the grab is collecting spoil from the site, it will park within the loading area as illustrated in APX/B3. The grab arm will extend over the pavement and remove spoil from the spoil box. During these instances, the pavement outside the application site will need to be controlled by Marshalls who will control pedestrian movement and suspend deliveries to allow pedestrian passage when it is safe to do so.

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.

Please see drawing ADL/58RR/TR02.

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.

No vehicles will be accessing the confines of the site so wheel washing facilities are not considered necessary.

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.

Please see drawing ADL/58RR/APX/B which illustrates the site set up.

The site will be serviced from the street with vehicles parking in the designated loading area illustrated in APX/B.

Spoil will be stored on site within the spoil container/skip located within the confines of the site. This spoil will be collected by a grab lorry.

The grab lorry will park within the loading area as illustrated in APX/B3. The grab arm will extend over the pavement and remove spoil from the spoil box. During these instances, the pavement outside the application site will be controlled by Traffic Marshalls who will suspend collections to allow safe pedestrian passage.

Ready mixed concrete will be delivered to site by a concrete mixer. The vehicle will park in the loading area as shown in APX/B2. A concrete pump will be sited behind the concrete vehicle and a pipe will be laid across the footway to pump the concrete into site. The pipe will be covered with ramping to ensure level access for all other users of the pavement.

Materials and welfare facilities will be placed within the rear garden. These will be in an area of the garden that will remain undeveloped and is away from the Tree Protection Fencing as outlined by the Arboriculturist.

A crane will be used to deliver materials to the rear of the site where needed. As shown on APX/B, the crane will be sited within the confines of the site and will delivered via the normal deliver vehicle and assembled on site. It does not require a specialist vehicle to arrive at the site.

There will be a clearway of at least 3m kept between the loading area and the parking bays opposite. If this proves to be too narrow for other vehicles, this will be reviewed and adjustments made if needed.

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.

Please see detail above.

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.

Please see ADL/58RR/APX/B for the site set up.

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.

The development will require the use of 5m of single yellow line directly outside the site and 5m of resident's parking bays for the duration of when vehicles are allowed at the site (09:30-15:00 during term time, 09:30-16:30 outside of term time). Outside of these times the suspension will be lifted and all areas returned to general use.

The suspensions will be needed every day during the site set up and the excavation and demolition phases as vehicles will be visiting the site every day. During the construction and fit out phases, vehicles will visit the site less often and will only be there for concrete pours and for the delivery of materials. The exact date and time of these deliveries is not known yet but will be communicated to the Council via the application for the suspensions. No request will be for a period in excess of 6 months.

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 – welfare and storage of materials will be contained within the site. Deliveries will be unloaded from the designated area outside the application site and moved immediately into the site for safe storage.

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 – the street tree and sign post outside the application will be hoarded for protection from any possible damage as a precautionary measure only.

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 – no diversions for motorists or cyclists will be required. The designated loading bay ensures that all vehicles associated with the site will be fully contained within this area which will facilitate the safe passage of other road users past the site. This will be regularly reviewed and if changes need to be made, this will be enacted.

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.

Please see drawings ADL/58RR/APX/B and APX/C2 for details of the proposed hoarding that will surround the application site.

The hoarding will be of timber construction and will have high visibility strips at the corners and edges, and be lit at night time in accordance with highways regulations.

The street tree and sign post nearby the application site will also be hoarded as a precautionary measure to ensure no damage arises.

Scaffolding will be erected around the dwelling but this will be contained wholly within the site and will not protrude onto the highway.

A crane will be used within the site to deliver items to the rear of the property and in the reconstruction of the building. This does not interfere with the highway.

When the grab lorry is at the site to collect spoil, the pavement outside the site will need to be controlled by Marshalls who will suspend collections to allow safe passage along the pavement for pedestrians.

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.

No alterations to the services will arise as a result of this development.

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.

The construction methodology will aim to keep all noise to a minimum. All machinery will be the quietest available to the contractor and will be fitted with effective exhaust silencers.

The Best Practicable Means (BPM), as defined in Section 72 of the Control of Pollution Act 1974, shall be employed at all times to reduce noise (including vibration) to a minimum, with reference to the general principles contained in British Standard BS5228: 2009 'Noise and Vibration Control on Construction and Open Sites'.

Noisy activities:

- Contiguous micro-piling
- Breakout of hard material
- Demolition of existing dwelling
- Excavation

These noisy works will only take place between the hours of:

- 8am – 6pm Monday to Friday
- 8am – 1pm Saturday

However where possible these works will take place towards the middle of these periods.

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.

Noise levels from construction during the working day will be monitored against indicative 75dB action level and in line with the recommended levels in BS 5228-1: 2009 Annex E for a residential area. The Applicant agrees to provide a copy to the Council as directed.

Apart from a micro-excavator such as the JCB 8010, it is anticipated that only handheld tools will be used. The hoarding will help prevent emissions to neighbouring properties.

Noise levels will be monitored during construction as follows:

- Noise and Vibration monitoring will be carried out regularly, as well as in response to requests/complaints or any new activities that have the potential to generate significant noise.
- Checks will be made on method statements to ensure that the best practice described in the standards is being applied in the method and site activities.

Noise attenuation screening will be used if deemed appropriate. Any mobile screens shall have sufficient mass so as to be able to resist the passage of sound across the barrier and to be free of significant holes or gaps between or under any acoustic panels or board materials as far as reasonably practical.

Occupiers in the vicinity who may be affected by noise from these works shall be notified of the nature of the works. A contact name, telephone number (including that to be used outside normal working hours), and address to which any enquiries should be directed will be provided. Such notification shall take place, where possible within, 2 weeks but, in any event, at least a week prior to the works commencing.

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

It is not anticipated that noise levels will exceed indicative 75dB action level and in line with the recommended levels in BS 5228-1: 2009 Annex E for a residential area. Monitoring will be undertaken to ensure compliance with this recommendation.

Where the measured noise levels are more than 3 dB (A) above the maximum indicative 75dB action level or in the event of a complaint of noise, an investigation shall be carried out to ascertain the cause of the exceedance or the complaint and to check that Best Practicable Means are being used to control the noise. Noise levels shall be reduced further if it is reasonably practicable to do so.

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.

The recommendations made in BS 5228-1: 2009 "Code of Practice for Noise and Vibration control on Construction and Open Sites" will be specified for adoption by the contractor, and its sub-contractors. Vibration levels shall be compared with the criteria in BS 5228: 2009 part 2 (i.e. 1mms^{1-} PPV for potential disturbance in residential areas)

The following methods of mitigation will take place:

- All hand operated tools and equipment shall be effectively silenced and will bear the manufacturers guaranteed maximum sound level generated.
- Machines in intermittent use will be shut down in the intervening periods between works or throttled down to a minimum.
- The hoarding erected around the site will also help to reduce noise transmission.
- All plant and machinery will be fitted with silencers and where hydraulic hammers are used they will be fitted with bafflers as per 855228-1: 2009.
- Sound reduced compressors will be used and/or fitted within acoustic enclosures where necessary.
- The use of and noise from, percussive tools with be limited as far as reasonably possible.
- The compressors will be positioned to reduce noise transfer to neighbouring properties.
- Pneumatic tools will be fitted with silencers or mufflers.
- Electrically powered tools will be used where possible.
- No personal audio equipment will be allowed on site e.g. radio.
- Visual assessments on dust levels will be taken on a daily basis by the works manager and recorded in the site diary.
- Should noise/vibration/dust complaints arise from the building construction/building works, these complaints must be recorded in a complaint's register and made available to the Local Authority, if requested. The complaint register shall provide information on day, time, details of complaint, details of monitoring carried out and any additional mitigation works.

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

All senior staff employed by MH Costa Construction Ltd. will be trained and be familiar with the BS 5228:2009 Code of Practice and will take all necessary steps to ensure that the works are conducted in accordance with the requirements.

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

Dust prevention is included in the method statements for all activities where dust is a risk. The method statements are reviewed on site to ensure they are effective.

The following specific actions are to be undertaken to mitigate the potential dust issues:

- Use of dust sheeting where required
- Water spray to suppress dust
- All stockpiles of materials (including waste) shall be covered when not in use to prevent them being blown from the area
- Removal of waste as soon as possible
- Well managed and maintained site
- Dust extractors or water spray to be used for cutters and saws
- Prefabricated and pre-cut materials used where possible
- Regular inspections by senior staff to embed and ensure good practice.

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.

It is not anticipated that significant amounts of dirt or dust will be transferred to the public highway given the majority of site activities will take place within the site. However, the Applicant is committed to ensuring that the site, and its surrounds are kept clean and tidy.

A clean-up, removing all debris and visible litter, will be undertaken at regular intervals throughout the day and at the end of each day in order to ensure the outside of the site and highway remain in good order.

A sweep and general tidy up of the public highway, including the pavement will be undertaken after every delivery vehicle and spoil lorry exits the site to ensure no debris is left on the highway.

35. Please provide details describing arrangements for monitoring of noise, vibration and dust levels, including instrumentation, locations of monitors and trigger levels where appropriate.

The arrangements for monitoring are given in questions 29 and 30 above.

36. Please confirm that an Air Quality Assessment and/or Dust 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 2014 (SPG), and that the summary dust impact risk level (without mitigation) has been identified. The risk assessment must take account of proximity to all human receptors and sensitive receptors (e.g. schools, care

homes etc.), as detailed in the SPG. **Please attach the risk assessment and mitigation checklist as an appendix**.

Please see Appendix B.

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

The site will implement the appropriate mitigating factors for the established risk level of the site. These measures are compliant with the GLA Policy.

38. Please confirm the number of real-time dust monitors to be used on-site.

Note: real-time dust (PM_{10}) monitoring with MCERTS 'Indicative' monitoring equipment will be required for **all sites with a high OR medium dust impact risk level**. If the site is a 'high impact' site, 4 real time dust monitors will be required. If the site is a 'medium impact' site', 2 real time dust monitors will be required.

The dust monitoring must be in accordance with the SPG and IAQM guidance, and the proposed dust monitoring regime (including number of monitors, locations, equipment specification, and trigger levels) must be submitted to the Council for approval. Dust monitoring is required for the entire duration of the development and must be in place and operational **at least three months prior to the commencement of works on-site**. Monthly dust monitoring reports must be provided to the Council detailing activities during each monthly period, dust mitigation measures in place, monitoring data coverage, graphs of measured dust (PM_{10}) concentrations, any exceedances of the trigger levels, and explanation on the causes of any and all exceedances in addition to additional mitigation measures implemented to rectify these.

Inadequate dust monitoring or reporting, or failure to limit trigger level exceedances, will be indicative of poor air quality and dust management and will lead to enforcement action.

The site is not high or medium risk, so dust monitoring as described above is not considered necessary.

This situation will be kept under review and if it changes, suitable monitoring equipment will be enacted on site and reports provided to the Council.

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).

As there is a current dwelling house on the site, there is not a rodent issue. A pest control company will be engaged to undertake rodent abatement prior to the demolition of the site. This will include a rodent prevention plan to monitor and control activity on the site on a weekly basis, 28 days prior to demolition. Regular reports on the control which will be provided to the Council if required.

Typical control measures include:

- Capping of drainage systems will be carried out where appropriate to isolate old redundant sewers /drains.
- Redundant drains and sewers will be grubbed out and the connection with the sewer effectively sealed.
- Live sewer connections will be appropriately sealed and capped while construction works are in progress to prevent rat egress from the sewers.
- To prevent rat egress from live drains and sewers to new systems, the live systems will be temporarily sealed off with expanding drainage stoppers until connection to new drainage is completed.
- Pest monitoring and baiting programmes will be instigated on construction and refurbishment sites, including a proactive surface monitoring baiting programme during the demolition / construction process. Exposure of construction staff to risks associated with a rodent infestation may contravene the Health and Safety at Work Act 1974.
- Sewers and drains will be cleared of any remaining building debris.
- While carrying out the connection of new drains to the existing system, any exposed drain shall not be left overnight without capping with a drain stopper to prevent any rodents using the drain runs.
  Site hygiene
- Contractors will ensure that the construction site is kept as clear and tidy as possible. Accumulations of surplus or damaged building materials can act as harbourage for pests, and should be removed and disposed of promptly and safely.
- Construction staff will not leave food debris within buildings under construction, as this will encourage pests to become established.

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

Please see Appendix D.

The site has been deemed a 'low risk'.

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

The site will implement effective rules which will combat antisocial behaviour.

Operatives will not be allowed to loiter around the perimeter of the site during breaktimes. There will be designated smoking areas and waste will be removed daily.

All scaffolds will be sheeted and regularly maintained and any vantage points will be shielded to prevent overlooking into neighbouring properties. MH Costa's site rules will clearly establish the code of conduct expected from site operatives. They operate a yellow and red card system for rigorously implementing the code.

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):
December 2020 – March 2022. 62 Weeks.

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

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

d) Please confirm that all relevant machinery will be registered on the NRMM Register, including the site name under which it has been registered:
Confirmed.

e) Please confirm that an inventory of all NRMM will be kept on site and that all machinery will be regularly serviced and service logs kept on site for inspection:
Confirmed.

f) Please confirm that records will be kept on site which details proof of emission limits, including legible photographs of individual engine plates for all equipment, and that this documentation will be made available to local authority officers as required:
Confirmed.

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: 11.11.20

Print Name: ANDRE SOUSA / M H COSTA CONSTRUCTION LTD

Position: SENIOR PROJECT MANAGER

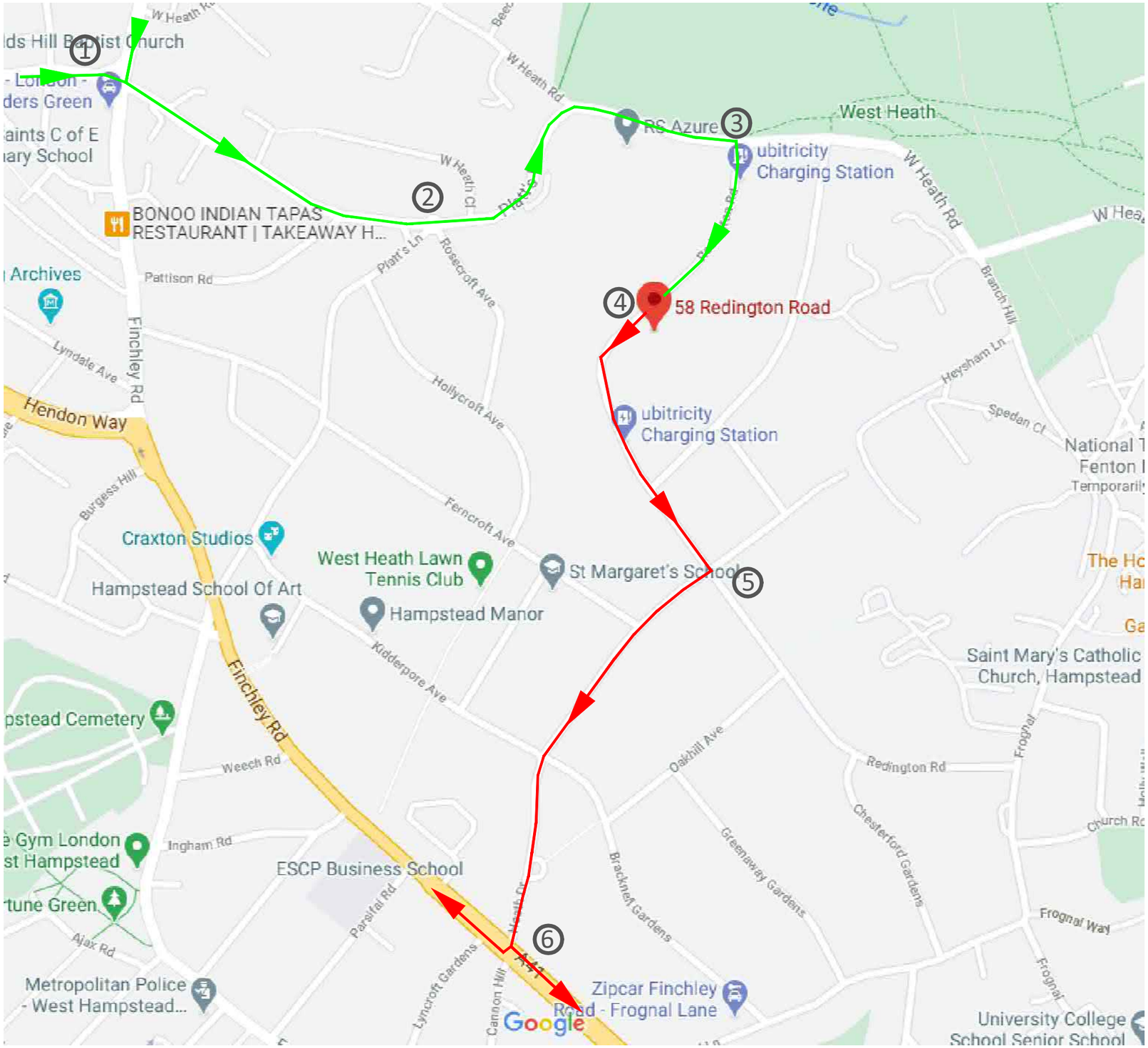
MHCOSTA

Please submit to: planningobligations@camden.gov.uk

End of form.

V2.5

Camden



(c) Google 2019

A3 ORIGINAL
NOT FOR CONSTRUCTION

Notes:

Key:

Access Route From Cricklewood Lane (A407)/Southbound Finchley Road (A598) Towards Site

Exit Route From Site Towards Finchley Road (A41)

rev	description	date
.		

ADL Planning Ltd
29 Highmarsh Crescent
Newton-le-Willows
Merseyside
WA12 9WE

Client
ADL HIGHWAYS

Project
58 REDINGTON ROAD

Title
Site Access/Egress Routing Plan

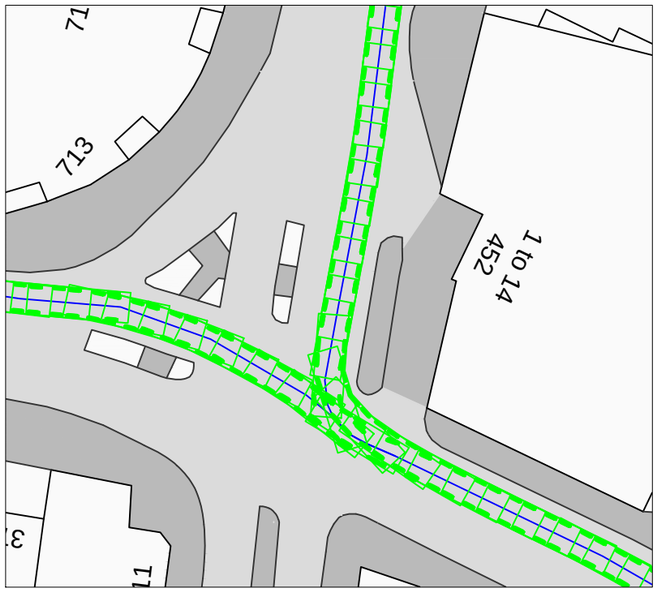
Date
NOVEMBER 2020

Scale
NTS

Filename
RP_01.dwg

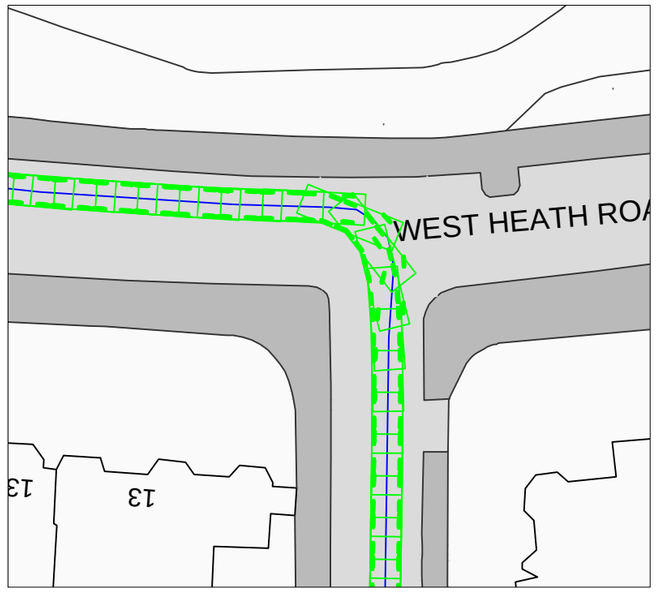
Drawing number
ADL/58RR/RP/01

Rev



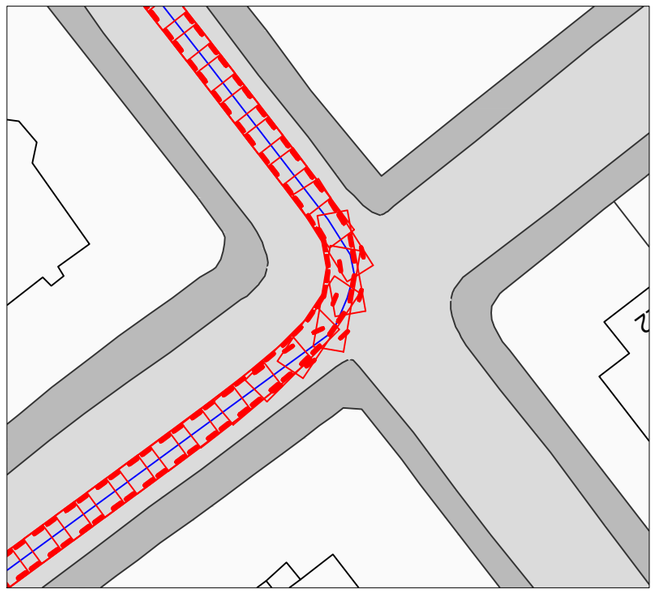
Location 1. Finchley Road (A598)\Cricklewood Lane (A407) - Hermitage Lane.

Location 2. Hermitage Lane - Platt's Lane. Over Roundabout

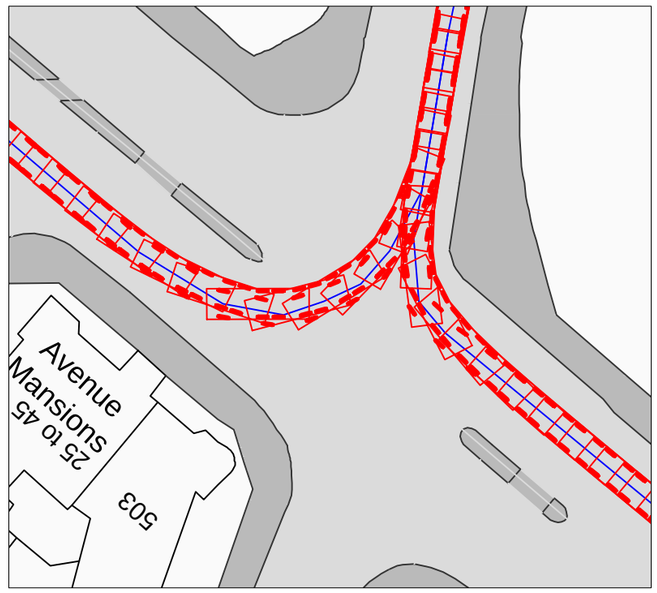


Location 3. West Heath Road - Redington Road. Turn Right.

Location 4. Parking at Site - Spoil Lorry\Concrete Mixer



Location 5. Redington Road - Heath Drive.



Location 6. Heath Drive - Finchley Road (A41).

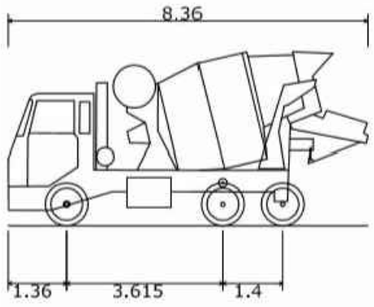
A3 ORIGINAL NOT FOR CONSTRUCTION

Notes:

Key:

Route to site from Finchley Road

Route from site to Finchley Road



Concrete Mixer	
Overall Length	8.360m
Overall Width	2.390m
Overall Body Hieght	4.027m
Min Body Ground Clearance	0.358m
Max Track Width	2.413m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	8.210m

rev	description	date
.		

ADL Planning Ltd
29 Highmarsh Crescent
Newton-le-Willows
Merseyside
WA12 9WE

Client
ADL HIGHWAYS

Project
58 REDINGTON ROAD

Title
Vehicle Swept Path Analysis
Concrete Mixer (8.4m)
Tracking to and from site.

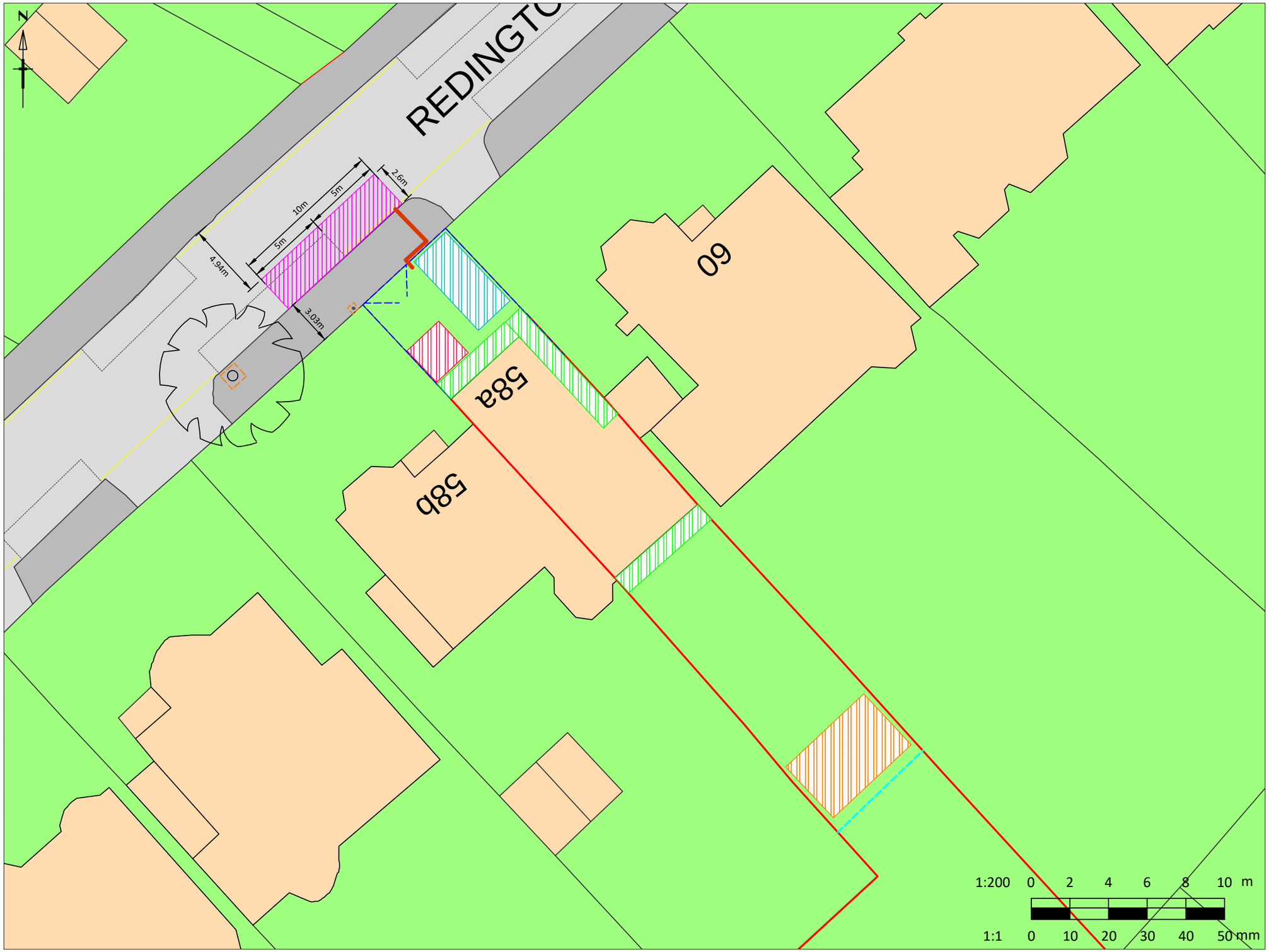
Date: NOVEMBER 2020

Scale: NTS

Filename: TR_02.dwg

Drawing number: ADL/58RR/TR/02

Rev:



A3 ORIGINAL
NOT FOR CONSTRUCTION

Notes:

Key:

- Site Boundary
- Proposed Hoarding
- Existing Yellow Line Parking restriction
- Loading / Unloading Bay
- Crane
- Spoil Storage Area
- Scaffolding
- Materials and Welfare Area
- Existing Parking Bays
- Sign Post and Tree To Be Protected From Works By Hoarding
- Indicative Tree Protection Fencing - Exact Details as Per Arb. Report. No Access Beyond Fencing.
- Concrete pipe including 1:15 gradient ramps

rev	description	date
.		

ADL Planning Ltd
29 Highmarsh Crescent
Newton-le-Willows
Merseyside
WA12 9WE

Client
ADL HIGHWAYS

Project
58 REDINGTON ROAD

Title
Site Works

Appendix B

Date
NOVEMBER 2020

Scale
1:200 @ A3

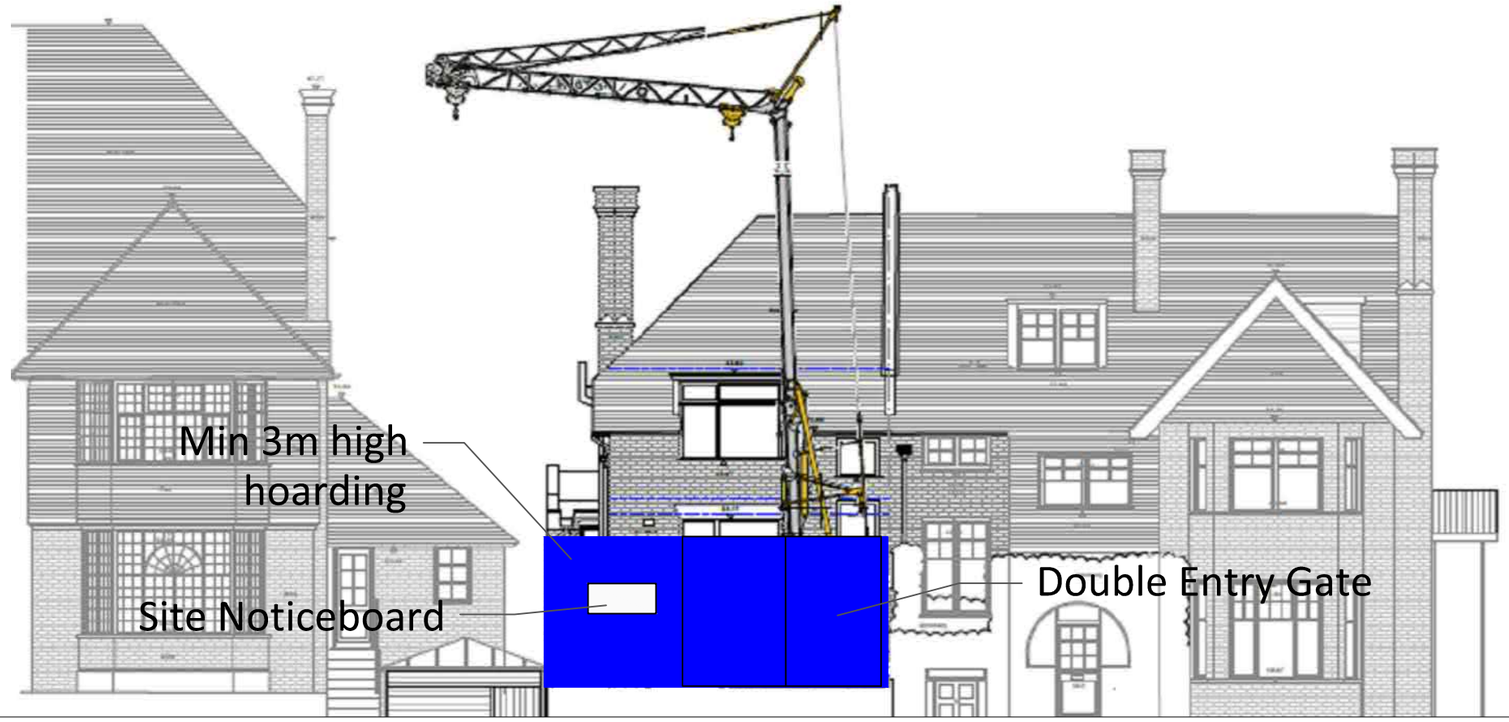
Filename
APX-B.dwg

Drawing number
ADL/58RR/APX/B

Rev

A3 ORIGINAL
NOT FOR CONSTRUCTION

Notes:



rev	description	date
.		

ADL Planning Ltd
29 Highmarsh Crescent
Newton-le-Willows
Merseyside
WA12 9WE

Client
ADL HIGHWAYS

Project
58 REDINGTON ROAD

Title
Proposed Hoarding & Over head Conveyor Installation Details
Front & Side Elevation
Appendix C2 & C3

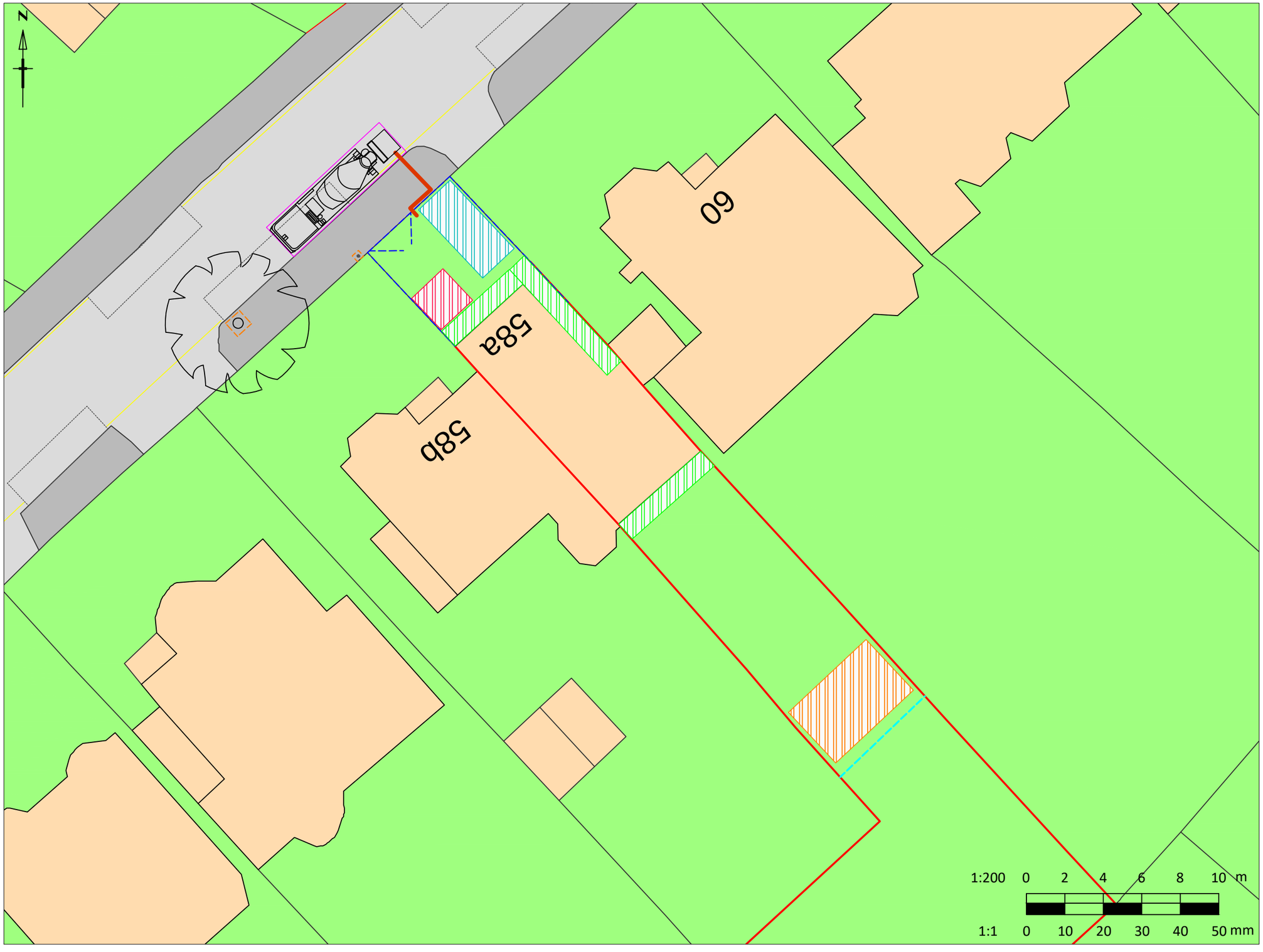
Date
NOVEMEBER 2020

Scale
NTS

Filename
APX-C2_C3.dwg

Drawing number
ADL/58RR/APX/C2C3

Rev



A3 ORIGINAL
NOT FOR CONSTRUCTION

Notes:

Key:

- Site Boundary
- Proposed Hoarding
- Existing Yellow Line Parking restriction
- Loading / Unloading Bay
- Crane
- Spoil Storage Area
- Scaffolding
- Materials and Welfare Area
- Existing Parking Bays
- Sign Post and Tree To Be Protected From Works By Hoarding
- Indicative Tree Protection Fencing - Exact Details as Per Arb. Report. No Access Beyond Fencing.
- Concrete pipe including 1:15 gradient ramps

rev	description	date
.		

ADL Planning Ltd
29 Highmarsh Crescent
Newton-le-Willows
Merseyside
WA12 9WE

Client
ADL HIGHWAYS

Project
58 REDINGTON ROAD

Title
Site Works
With Concrete Mixer and Mobile Pumping Unit
Appendix B2

Date
NOVEMBER 2020

Scale
1:200 @ A3

Filename
APX-B2.dwg

Drawing number
ADL/58RR/APX/B2

Rev

A3 ORIGINAL
NOT FOR CONSTRUCTION

Notes:

Key:

- Site Boundary
- Proposed Hoarding
- Existing Yellow Line Parking restriction
- Loading / Unloading Bay
- Crane
- Spoil Storage Area
- Scaffolding
- Materials and Welfare Area
- Existing Parking Bays
- Sign Post and Tree To Be Protected From Works By Hoarding
- Indicative Tree Protection Fencing - Exact Details as Per Arb. Report. No Access Beyond Fencing.
- TM — Pavement Traffic Marshall

rev	description	date
.		

ADL Planning Ltd
29 Highmarsh Crescent
Newton-le-Willows
Merseyside
WA12 9WE

Client
ADL HIGHWAYS

Project
58 REDINGTON ROAD

Title
Site Works
With Grab Lorry
Appendix B3

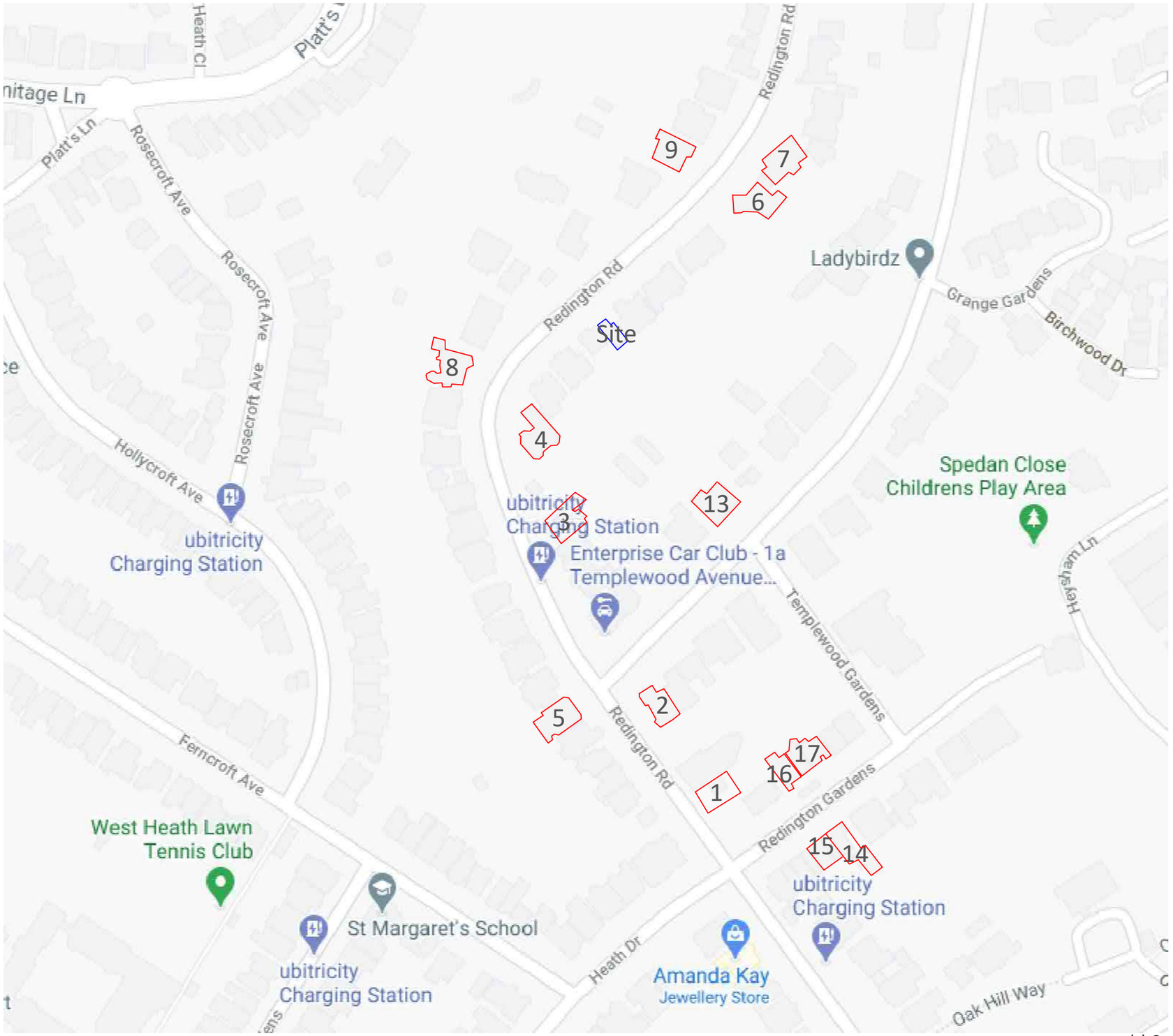
Date
JANUARY 2020

Scale
1:200 @ A3

Filename
APX-B3.dwg

Drawing number
ADL/58RR/APX/B3

Rev
A



(c) Google 2019

A3 ORIGINAL
NOT FOR CONSTRUCTION

Notes:

Key:

Redington Road

1. 36 - 2020/4520/P
2. 42a - 2018/3618/P
3. 50 - 2014/4531/P
4. 52 - 2018/6239/P
5. 59 - 2019/1908/P
6. 66 - 2019/2903/P
7. 68 - 2020/1470/P
8. 79 - 2018/1697/P
9. 91 - 2019/4548/P and 2020/3936/P

Templewood Avenue

13. 5 - 2020/3419/P

Redington Gardens

14. 16 and 17 - 2017/0245/P
15. 18 - 2020/0837/P
16. 24 - 2019/3081/P
17. 25 and 26 - 2019/3082/P

rev	description	date
.		

ADL Planning Ltd
29 Highmarsh Crescent
Newton-le-Willows
Merseyside
WA12 9WE

Client
ADL HIGHWAYS

Project
58 REDINGTON ROAD

Title
Surrounding Planning Applications

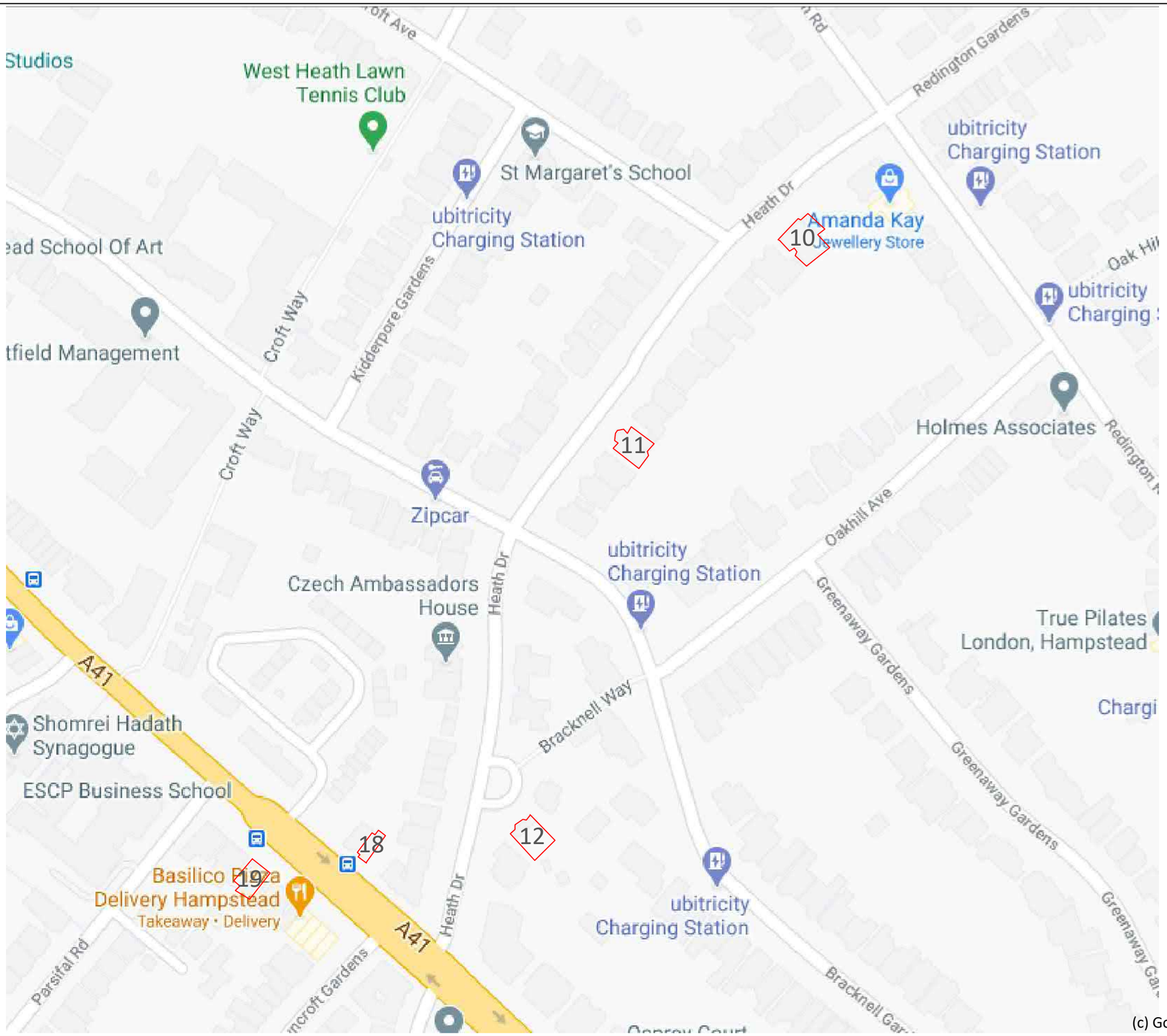
Date
NOVEMBER 2020

Scale
NTS

Filename
ED01.dwg

Drawing number
ADL/58RR/ED01

Rev



(c) Google 2019

A3 ORIGINAL
NOT FOR CONSTRUCTION

Notes:

Key:

Heath Drive

10. 22 - 2020/1858/P

11. 30 - 2019/5741/P

12. 36 - 2018/0821/P

Finchley Road

18. 282 - 2019/4111/P

19. 521 - 2019/5709/P

rev	description	date
.		

ADL Planning Ltd
29 Highmarsh Crescent
Newton-le-Willows
Merseyside
WA12 9WE

Client
ADL HIGHWAYS

Project
58 REDINGTON ROAD

Title
Surrounding Planning Applications

Date
NOVEMBER 2020

Scale
NTS

Filename
ED02.dwg

Drawing number
ADL/58RR/ED02

Rev

APPENDIX A

58a Redington Road

MH Costa Construction Limited | **DATE** | EDITION NO.

Erection of a 5xbedroom, four-storey house, including basement excavation, following demolition of the existing dwellinghouse.

Overview of works

[PROGRAMME OVERVIEW AND ANTICIPATED TIMINGS]

Upcoming Works

[Weekly or monthly look ahead]

Space for ad hoc information

Site set-up Details

[To be updated with a diagram of the latest parking suspension / site set-up Information]

CONTACT DETAILS

M H Costa Construction Limited

9 Mill Hill Industrial Estate, Flower Lane, London, NW7 2HU

T +44 (0)20 8450 7341

F +44 (0)20 8452 6314

mhcosta.com

Appendix B

Noise and Dust Risk Assessment

58a Redington Road

Step 2A - Dust Emission Magnitude

Activity	Dust Emission Magnitude
Demolition	Small (total volume demolished <20,000m3)
Earthworks	Small (total site area <2,500m2)
Construction	Small (total building volume <25,000m3)
Trackout	Small (<10HDV trips in each day)

Step 2B – Sensitivity

Summary of Sensitivity Assessment

Receptor Sensitivity	Sensitivity of the Surrounding Area			
	Demolition	Earthworks	Construction	Trackout
Dust Soiling	Medium	Medium	Medium	Medium
Human Health	Low	Low	Low	Low
Ecological	Low	Low	Low	Low

Step 2C – Define Risk

	Demolition	Earthworks	Construction	Trackout
Dust	Low	Low	Low	Low
Health	Negligible	Negligible	Negligible	Negligible
Ecological	Negligible	Negligible	Negligible	Negligible

CONSTRUCTION PROGRAMME
58a Redington Road

Issue 3 (@ A1) - 20.10.20

Working Week	W/C >
1	14/12/20
CHRISTMAS BREAK	21/12/20
	28/12/20
2	04/01/21
3	11/01/21
4	18/01/21
5	25/01/21
6	01/02/21
7	08/02/21
8	15/02/21
9	22/02/21
10	01/03/21
11	08/03/21
12	15/03/21
13	22/03/21
EASTER	29/03/21
14	05/04/21
15	12/04/21
16	19/04/21
17	26/04/21
18	03/05/21
19	10/05/21
20	17/05/21
21	24/05/21
22	31/05/21
23	07/06/21
24	14/06/21
25	21/06/21
26	28/06/21
27	05/07/21
28	12/07/21
29	19/07/21
30	26/07/21
31	02/08/21
32	09/08/21
33	16/08/21
34	23/08/21
35	30/08/21
36	06/09/21
37	13/09/21
38	20/09/21
39	27/09/21
40	04/10/21
41	11/10/21
42	18/10/21
43	25/10/21
44	01/11/21
45	08/11/21
46	15/11/21
47	22/11/21
48	29/11/21
49	06/12/21
50	13/12/21
CHRISTMAS BREAK	20/12/21
	27/12/21
51	03/01/22
52	10/01/22
53	17/01/22
54	24/01/22
55	31/01/22
56	07/02/22
57	14/02/22
58	21/02/22
59	28/02/22
60	07/03/22
61	14/03/22
62	21/03/22

ID	Name
	SITE PREPARATION, DEMOLITION & STRIPPING
1.01	Site Set-Up inc temporary hoarding
1.02	Protection works
1.03	Isolate all services and strip-out
1.04	Demolition of Main Building
1.05	Demolition of Existing Footings
1.06	Demo & Removal of External Walls
1.07	Trial Pits
1.08	Scaffolding
	DAMP PROOFING & BELOW GROUND DRAINAGE
2.01	Installation of general underground drainage
2.02	Basement Waterproofing System
2.03	Waterproof bathroom floors and walls
	STRUCTURAL WORKS
3.01	Temporary Works
3.02	Excavation for Underpinning
3.03	Mass Excavation
3.04	Footings / Foundations / Underpinning
3.05	Formation of RC Walls & RC Columns
3.06	Formation of Lower Ground Floor Slab
3.07	Formation of Basement Slab
3.08	Installation of structural steelwork
3.09	Lintel Installations
3.10	Application of screed
3.11	Concrete Stairs
	BRICKWORK & TIMBER CARCASSING
4.01	Construction of External Walls / Cavity Panels
4.02	Formation of general openings
4.03	Formation of stud-work partitions and ceiling structures
4.04	Formation of door/window openings
4.05	Formation of boxing, bulkheads and duct casings
4.06	Construction of Chimney Stack
4.07	Formation of Rear Flat Roof Structure
4.08	Formation of Main Roof Structure
4.09	Construction & Rebuild of Rear Garden Walls
4.10	Formation & Installation of access hatches
	INTERNAL CONSTRUCTION & FINISHES
5.01	Insulation between wall, floor & ceiling voids
5.02	Plasterboard to ceilings
5.03	Plasterboard to new stud partitions
5.04	Plastering and skimming works throughout
5.05	Lay floor substrate to required areas
5.06	Installation of skirtings and timber mouldings
5.07	Cornice Installations
	ROOFWORKS
6.01	Chimney Stack Finishing
6.02	Main Roof Covering - Red Tiles
6.03	Rear Flat Roof Membrane - Single Ply Membrane
6.04	Coping Stone Installation
6.05	Living Roof
	EXTERNAL GLAZING & INTERNAL / EXTERNAL DOORS
7.01	Installation of Internal Doors
7.02	Installation of Rear Patio Doors
7.03	Installation of Casement Windows
7.04	Bar Area Skylights
7.05	Spa Room Skylights
7.06	Kitchen Conservatory Unit
7.07	Glazed Sliding Doors
7.08	Installation of Sash Windows
	MECHANICAL & ELECTRICAL
8.01	1st Fix Electrical (incl. intruder and fire alarm system)
8.02	1st Fix Mechanical (Internal & External)
8.03	1st Fix Ventilation
8.04	1st Fix AV
8.05	1st Fix AC
8.06	1st Fix Sauna
8.07	2nd Fix Mechanical (Internal & External)
8.08	2nd Fix Electrical (incl. intruder and fire alarm system)
8.09	2nd Fix Ventilation
8.10	2nd Fix AV
8.11	2nd Fix AC
8.12	2nd Fix Sauna
8.13	Test & Commission
	JOINERY
9.01	Formation & Installation of Main Stair Carcass
9.02	Cladding of Main Stair
9.03	Installation of Panelling
9.04	Bespoke Cabinetry
	KITCHENS
10.01	Kitchen Installations
	WALL & FLOOR FINISHES
11.01	Installation of New Timber Floor
11.02	Installation of Wall & Floor Tiles
11.03	Installation of Polished Screed
	GENERAL
12.01	Fireplace Formations & Internal Chambers
12.02	Fireplace Installation - Surrounds
12.03	Fireplace Installations - Hearths & Slips
12.04	Ironmongery Installation - 1st Fix
12.05	Bathroom glazing
12.06	General glazing
12.07	Ironmongery Installation - 2nd Fix
	DECORATIONS
13.01	Preparation, base and mist coat (Internal)
13.02	Final Coats (Internal)
13.03	Preparation, base and mist coat (External)
13.04	Final Coats (External)
	EXTERNAL WORKS
14.01	Demolitions of Front Drive
14.02	Demolitions of Rear Garden & Side Passage
14.03	Formation of RC Slab to Front GF
14.04	Formation of RC Steps to Rear
14.05	Installation of Decorative Mouldings to Facades
14.06	Rear Terrace Substrate
14.07	Rear Terrace Tile Installation
14.08	Front Drive Substrate
14.09	Front Drive Tile Installation
14.10	Repairs to Public Walkway
14.11	Fencing Works (New & Repairs)
14.12	Installation of Guard Rails
14.13	Juliet Balcony
14.14	Living Wall
14.15	Front Patio Sliding Gates
14.16	Installation of Fire Escape
14.17	BBQ & Pizza Oven
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15.03	Clear site
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15.02	Snagging, Test & Certify
15.03	Clear site
	CONTRACT END DATE

Issue 3 🟦 ▨ Lead Time

R & D Survey Report

SITE ADDRESS: 58a Redington Road, London NW3 7RS

Reliable Survey Ref No: TA/R&D/SUR/1375

Samples Analysed	No Asbestos Identified	Very Low Risk (8 or less)	Low Risk (9 to 12)	Medium Risk (13 to 18)	High Risk (19 to 24)
8	5	2	1		

Survey carried out by
Reliable Insulations & Fibre Control Limited

Office:
59 Avenue Road
Erith
Kent
DA8 3AT

Email: details@reliableinsulations.co.uk

Website: www.reliableinsulations.com

Tel: 01322 333332

Mobile: 07836 233865

Report Contents

Summary of Report Details

This certificate is for the attention of	TAG Architects on behalf of Mr & Mrs Belov
Contract Title	TA/R&D/SUR/1375
Survey Type	Refurbishment & Demolition Survey
Site Address	8a Redington Road, Londo0n NW3 7RS
Building Surveyed	Brick Built Semi-detached House, consisting basement, lower and upper ground floors , 1st floor and loft
Surveyor (s)	Mr Paul Davies and Kris Upis
Surveyor signature (s)	
Survey Date	Friday 25th October 2019
Analyst (s)	Manos Hamboulides
Bulk Sample Certificate Number	Certificate No: J155695
UKAS Accredited Laboratory	Riverside Environmental Services Limited
Analysis Date	30th October 2019
Approved Signatory	
Report Rendered on	31st October 2019

Asbestos Register and Executive Summary

The current survey report is not intended to be used as a bill of quantities for asbestos removal activities. This survey can be used to compile a scope of work and technical specification. We can assist you in the preparation of these documents.

Summary of Asbestos Containing Materials Ordered By Building, Level and Location

Building	Level	Sample No:	Location	Item / Product Examined	Asbestos Detected	Risk Level (Material Score)	Initial Control Recommendation
58a Redington Road	Lower Ground	BS029129	Hallway	Floor Tiles	Yes - Chrysotile	4 (Very low Risk)	Removal to be carried out by competent person with relevant asbestos awareness training.
58a Redington Road	Lower Ground	BS02131	Passage to Roof	Flue Pipe	Yes - Chrysotile	4 (Very Low Risk)	removal to be carried out by competent person with relevant asbestos awareness training.
58a Redington Road	Lower Ground	BS02133	Ext. Gas & Elect Intake Cupboard	AIB Fuse Panel	Yes - Amosite	8 (Low Risk)	Removal to be carried out by a HSE Licensed Contractor under fully controlled conditions

Riverside Environmental Services Ltd
Unit 12, Whiffens Farm, Clement Street, Hextable, Kent, BR8 7PQ
Tel: 0870-950-0161 Fax: 0870-950-0162

UKAS TESTING 4087

Asbestos Bulk Identification Certificate

Date of receipt of sample(s): 28 Oct 2019	Sampled by[1]: Reliable Insulations & Fibre Control Ltd

Site Address: 58a Redington Road, London,	Client: Reliable Insulations & Fibre Control Ltd Client Address: 59 Avenue Road, Erith

Location of analysis: Unit 12 Whiffens Farm, Clement Street, Hextable, Kent, BR8 7PQ		
Job No: J155695	Certificate No: J155695	Issue No[3]: 1

Sample Nº	Date of Analysis	Sample Description	Material Description[2]	Asbestos Type
BS029128	30.10.19	First floor - Bedrooms 1 and 2 - Paper lining to carpet	Textiles/Paper	No Asbestos Detected
BS029129	30.10.19	Lower ground floor - Lower hallway - Floor tiles	Floor Tile + Bitumen Backing	Chrysotile (Asbestos in tile only)
BS029130	30.10.19	Lower ground floor - Boiler room - Ceiling panels	Insulating Board	No Asbestos Detected
BS029131	30.10.19	Lower ground floor - Passage to roof - Flue pipe	Asbestos Cement	Chrysotile

Analyst:	Manos Hamboulides	Analyst's Signature:	Manos Hamboulides	Date of Issue:	30 Oct 2019

Notes:
1. Where the sample was taken by the client Riverside Environmental Services Ltd cannot accept responsibility for the accuracy of any information supplied by the client.
2. Material description is an opinion and/or interpretation of the analyst and is therefore outside the scope of our accreditation.
3. An issue number greater than 1 indicates a re-issued certificate which supersedes and replaces any previous issue number.
Method: The method of analysis is documented in Riversides Environmental Services Ltd quality manual which is accredited by the United Kingdom Accreditation Service to ISO 17025:2017. The method is based upon that method given in HSG 248 Asbestos: The analysts guide for sampling, analysis and clearance procedures; Appendix 2: Asbestos in bulk samples: Sampling and identification by polarised light microscopy (PLM).

Riverside Environmental Services Ltd
Unit 12, Whiffens Farm, Clement Street, Hextable, Kent, BR8 7PQ
Tel: 0870-950-0161 Fax: 0870-950-0162

UKAS TESTING 4087

Location of analysis: Unit 12 Whiffens Farm, Clement Street, Hextable, Kent, BR8 7PQ		
Job No: J155695	Certificate No: J155695	Issue No[3]: 1

Sample N[o]	Date of Analysis	Sample Description	Material Description[2]	Asbestos Type
BS029132	30.10.19	Lower ground floor - Cellar pipework - Insulation	Insulation	No Asbestos Detected
BS029133	30.10.19	Lower ground floor - External gas and electrical intake cupboard - Main fuse panel	Asbestos Insulating Board	Amosite
BS029134	30.10.19	Lower ground floor - Lounge and office roofs	Reinforced Composite	No Asbestos Detected
BS029135	30.10.19	Lower ground floor - Plant pot	Cement	No Asbestos Detected

Analyst:	Manos Hamboulides	Analyst's Signature:		Date of Issue:	30 Oct 2019

Notes:
1. Where the sample was taken by the client Riverside Environmental Services Ltd cannot accept responsibility for the accuracy of any information supplied by the client.
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Introduction

This report aims to:

- Confirm the presence and extent of ACM's for planned refurbishment/demolition works
- Introduce pertinent legislation relating to the management of asbestos in non-domestic premises
- Outline the sample testing and inspection methodology employed by the surveyor
- Relate the significance of the report contents to the Control of Asbestos Regulations (2012)
- Detail survey findings compliant with HSG 264
- Serve as a reference document to assist in making further steps towards the management or removal of any asbestos containing materials in the premises
- Provide the information necessary to compile an asbestos management plan and risk assessment for removing the ACM, compliant with the Control of Asbestos Regulations (2012)
- Form an asbestos register

Regulation 4 of the Control of Asbestos Regulations (2012) states the obligations that persons defined as "duty holders" have to manage asbestos containing materials in non-domestic premises. This instrument defines a duty holder as being:

> *"Every person who has, by virtue of a contract or tenancy, an obligation of any extent in relation to the maintenance or repair of non-domestic premises or any means of access thereto or egress there from;or*
>
> *In relation to any part of non-domestic premises where there is no such contract or tenancy, every person who, to any extent, has control of that part of non-domestic premises or any means of access thereto or egress there from"* - ***CAR, 2012.***

Regulation 4 also states the following:

> *"In order to enable him [sic "dutyholder"] to manage the risk from asbestos in non-domestic premises, the dutyholder shall ensure that a suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present in the premises"*

This report satisfies this requirement, unless stated otherwise, by detailing the inspection findings reporting the presence of asbestos containing materials in those areas given in the survey inspection detail.

Health and Safety Guidance - Publication "Asbestos: The Survey Guide (HSG 264)" details the material assessment that must be carried out to determine the risk posed by asbestos containing materials in buildings. This material risk assessment has been carried out on those materials strongly presumed or proven to contain asbestos. The resulting material assessment risk ratings can (in conjunction with the management recommendation made for these materials) then be used to form the basis of an asbestos management plan.

The material and priority assessments on refurbishment & demolition are not required on these surveys, as the surveyor recommendation will be `removal only'

Where possible the surveyor has attempted to interpret the needs of the client in their refurbishment works however the reader must satisfy themselves that the report includes those areas affected by refurbishment works

The following is the link to the Control of Asbestos Regulations 2012 in pdfwww.legislation.gov.uk/uksi/2012/pdfs/uksi_20120632_en.pdf

Work on the removal of some asbestos containing materials is controlled by the Notifiable Non-Licensed Materials (NNLW) regulations.

Go to www.hse.gov.uk/asbestos/licensing/notifiable/-non-licensed-work.htm for more information

Buildings Included in Survey Scope

Site Address: *58a Redington Road, London NW3 7RS*

Surveyed Buildings*: Semi-detached Brick Built House*

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced by way of acceptance of our contract / quotation.

This survey was conducted in accordance with Health and Safety Guidance - Publication "Asbestos: The Survey Guide (HSG 264)". Reliable Insulations cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. Reliable Insulations cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to that necessary for taking of the samples.

The "areas excluded and not fully accessed during survey" section of this report gives details of those buildings, locations and items not accessed at the time of the survey (where appropriate, and if all areas were fully accessed, no items are listed). The "included buildings" list above gives details of those buildings included in the survey scope. The inspection log should be referenced for details of specific locations inspected within these buildings.

The scope of this survey relates only to building or area(s) inspected and does not include any form of investigation of the land on which the building is situated.

Where investigation of an intrusive nature (within the scope of the survey being performed) is needed to discern the presence of a material and the property is occupied during the inspection the level of intrusion may be restricted. As far as is reasonably practicable such restrictions will be indicated within the "areas excluded & not fully accessed during survey" section of this report. Scenarios leading to intrusion restriction may [by way of example] include (but are not limited to) security integrity of the building envelope, significant damage to decorative finishes, risk to the structural integrity of the building, occupation within adjacent areas. Investigations undertaken in such situations may, through circumstantial restrictions, be incomplete. Further investigation works may be required once unrestricted access can be offered.

Items or areas <u>not</u> covered by this survey that are scheduled to undergo works that may result in the release of asbestos fibres should be investigated prior to commencement of such activities

Survey Methodology

The asbestos survey findings detailed in this report were gathered using documented in house inspection and sampling procedures that implement the requirements of the Health and Safety Executive Publications HSG 264 (Asbestos: The survey guide) and HSG 248 (Asbestos: The analysts' guide for sampling, analysis and clearance procedures). All asbestos surveys aim to locate as far as is reasonable practical, the presence and extent of any ACMs in the building within the defined scope of the survey (refer HSG 264). This method complies with section 3 of Regulation 4 (CAR, 2012)

HSG 264 Asbestos: The Survey Guide

Publication HSG 264 sub-divides asbestos surveys into 2 principal types, termed: Management and Refurbishment & Demolition surveys respectively. These survey types may be summarised as follows (both have been shown to allow visualisation of the scope of the present management survey relative to the refurbishment & demolition survey specification and their suggested application/s).

Management Survey - Standard Sampling, Identification andAssessment

The underlying purpose and inspection methodology of the management survey is to locate the presence, extent and condition by way of sampling and inspection of suspect asbestos containing materials as they are encountered. Where possible, representative samples of materials suspected by the surveyor to contain asbestos are taken and analysed for the presence and type of asbestos fibre present. This survey is intended for integration into a plan for the management of asbestos containing materials under Regulation 4 of CAR (2012). The management surveys offers information allowing routine and simple maintenance works to be carried and this reflects the surveyor's level of intrusion at the time of the inspection. More extensive maintenance or repair work may require additional investigations to be undertaken; the findings of this survey should be checked with this in mind to confirm whether or not they of adequate scope.

Refurbishment Survey - Full Access, Sampling andIdentification

The refurbishment and demolition survey is fully intrusive (as far as is reasonably practicable) and is aimed at locating all asbestos containing materials within a survey area. Normally, unless otherwise specified, it involves fully invasive and possibly destructive investigation of all survey areas, in order to locate and assess all materials suspected as containing asbestos. The survey records only the location and estimated extent of asbestos containing materials. A priority rating has been assigned to asbestos containing materials encountered during the course of the inspection to aid ongoing management of these materials prior to refurbishment *(HSG 264 states a duration in excess of 3 months as requiring ongoing management of ACMs)*. Recommendations made for material management are based soley on isolated item inspection and material assessment and may be subject to change in the context of the overall refurbishment works. However the surveyor will default to "remove" as a recommendation within a refurbishment survey. This type of survey is normally recommended prior to refurbishment work commencing in the survey area. There is a specific requirement in CAR (2012) (Regulation 7) for all asbestos containing materials to be removed as far reasonably practicable before refurbishment.

Survey Methodology - Important Notes

Reasonable Skill and Care

Although all survey areas that have been examined are reported in accordance with HSG 264 and documented in house procedures (for the specified survey type) and all reasonable skill and care has been exercised by the surveyor in doing so, it must be realised that no survey can reasonably guarantee beyond doubt that all asbestos containing materials have been located. Reasons for this limitation may include health and safety issues, reasons of practicality, non-access to live equipment and dangerous or contaminated environments or risk of unsafe levels of damage being inflicted on the survey area amongst others, or the location of the material being outside the investigative scope of the survey typeundertaken.

Please note, refurbishment and demolition asbestos surveys are used to locate and describe, as far as reasonably practicable, all asbestos containing materials in the area where the refurbishment work will take place or in the whole building if demolition or refurbishment is planned. To do this, investigations will need to be of an intrusive nature and involve destructive inspection techniques. Notwithstanding the purpose of refurbishment and demolition surveys, the practical reality is that no survey should ever be used as an absolute guarantee to have identified all asbestos containing materials. Destructive inspection points will be in locations intended to represent the structure as a whole. Therefore, there remains the potential for hidden, obscured and discrete areas within the building fabric and/or structure that may contain unlocatable asbestos containing materials that may only become apparent during demolition or refurbishment activities.

Non-asbestos Materials - A Reasoned Argument

All items examined by the surveyor at the time of the survey are listed in the inspection detail of this report. This detail includes those items believed by the surveyor not to contain asbestos and an appropriate categorisation of their material composition is given. Employing this rationale the surveyor can use experience and judgment to form a reasoned argument that there is evidence to suggest that the material may not contain asbestos. Periodically "non-asbestos" building materials may be sampled by way of a method control to further support the surveyor's argument. These materials do not bear any risk assessment detail.

Materials Presumed to Contain Asbestos

If the surveyor feels that a reasoned argument against a material containing asbestos cannot be formed, the item in question may be presumed to contain asbestos. This may include, but is not restricted to, areas where access cannot be gained. This scenario attracts the designation "P" before the sample number , as indicated in Schedule of Material Samples within this report section.

Materials Strongly Presumed to Contain Asbestos

In the case of a material or materials being encountered that the surveyor suspects, following visual assessment, as containing asbestos but cannot be sampled for reasons of practicality, that material is strongly presumed to contain asbestos. An assessment (where possible) of the material's extent and condition is made. Nota bene: as no definitive assessment of asbestos fibre type contained in the material may be made, this portion of the priority score is based on a strongly presumed worst-case scenario of fibre type commonly contained in the material concerned. This scenario attracts the designation "SP", before the sample number as indicated in the Schedule of Materials samples section within this report.

Sampling of Materials

If access to the material permits, a representative sample of the material is taken according to the "sampling strategy". An assessment (where necessary or possible) of the material's extent and condition is made. As no practical sampling strategy can be assured as being entirely representative of the circumstances encountered during surveying, care should be exercised when interpreting results. That is to say that if works are planned that may cause disturbance or require the removal of asbestos containing materials, implementation of a more intense sampling regime may be desirable.

Material Cross Referencing

In the event of a suspect material being encountered with a frequency that does not permit repeated re-sampling on the grounds of practicality, the surveyor may cross reference this item with one that has already been sampled. To do this the surveyor will ensure that the material is identical in nature (through examining visual appearance
e.g. colour) to that of the material to which it is referenced. Nota bene: as no definitive assessment of asbestos fibre type contained in the material may be made, this portion of the priority score is strongly presumed as being the same as that of the material from which it is cross referenced.

Asbestos Removal

It should be noted that this report is not intended to be used as a bill of quantities for the removal of asbestos containing materials; it purely provides support. Extents and quantities recorded during the survey have been estimated to the best of the surveyor's ability, however, these shall require verification and accurate measurement prior to removal of the asbestos containing materials through production of an appropriate Technical Specification and Scope of Works. These documents can be prepared by Reliable upon request.

Operational Buildings

The inspection and testing will be conducted to minimise any disruption to the occupiers as far as practical. To this end, the building or area undergoing survey should be unoccupied in order to minimise risk to employees or members of the public on the premises. Ideally, the building or area will not be in use and all furnishings will have been removed. It should be noted that occupied or operational buildings may place certain restrictions on the scope of the survey in respect of intrusive access and sampling strategy, for example it will not be possible to inspect behind a ceiling which is a known or suspected ACM, and that it may prove impossible to adequately investigate all areas of the property at the time of the initial survey. Where this is the case it may be required to undertake additional surveys or inspections immediately prior to the proposed refurbishment or demolition works at a time and cost agreed with the client. Aspects of these additional inspections, eg penetration of known ACMs, may also require the services of a Licensed Asbestos Removal Contractor and notification of the work to the Enforcing Authority. It is the client's responsibility to ensure that the information provided in the survey is adequate and relates to their requirements.

Dust Sampling

The survey may include taking loose dust samples (a minimum of approximately one tablespoon) from areas where contamination is suspected to be present due to visible signs of damage to asbestos containing materials or signs of previous unsatisfactory asbestos removal works but does not include random speculative dust sampling where there is no apparent source of asbestos.

Stored, portable and random use

Unless specifically identified within the report, no responsibility can be accepted by Reliable for non-systematic or random use of asbestos within the property or in contrast to the products and uses as detailed in HSG264 Appendix 2, for example adhoc use of packers in cavities (wall, floor, ceiling). Not only are these items small, but their occurrence is sporadic and they may only become visible once complete sections of wall, floor or ceiling are removed during demolition or refurbishment. In addition, unless specifically identified within the report, no responsibility can be accepted by Reliable for stored or portable items of asbestos

Method of Sample analysis

The bulk asbestos fibre identification results detailed in this report and the appended certificate of bulk analysis were obtained using an independent UKAS Accredited Laboratory that implements the requirements of Health and Safety Executive Publication HSG 248, Appendix 2 (Asbestos: The analysts' guide for sampling, analysis and clearance procedures). All samples collected during the course of this survey are tested by the laboratory in accordance with this method.

HSG 248 Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures

Publication HSG 248 describes a two stage approach to the detection and subsequent identification of asbestos fibre in bulk (i.e. suspect sample) materials. Initially the microscopist will examine the material under a low power stereo light microscope. The microscopist then performs extensive optical tests using polarised light microscopy in order to confirm or refute that the material contains an asbestos mineral. This technique allows for the detection of the six common forms of asbestos fibre as follows:

Asbestos Fibre Type	Common Nomenclature
Chrysotile	White Asbestos
Amosite	Brown Asbestos
Crocidolite	Blue Asbestos
Fibrous Actinolite	N/A
Fibrous Anthophyllite	N/A
Fibrous Tremolite	N/A

The results of this test are given, where appropriate, in the inspection detail report for each sample taken and are summarised in the management recommendation report. They are also separately detailed in the bulk-analysis report appended to this report. The homogeneity of asbestos containing materials can differ depending on their type. Typically, homogeneous materials include sprayed coatings, insulating board and asbestos cement products. Other materials are typically less homogeneous including pipe lagging (due to patch repairs, hand mixing at time of application), textured coatings (due to low concentration of asbestos fibre and hand application), composites (due to low concentration of asbestos fibre and material matrix) and debris samples (due to the potentially inconsistent occurrences that have led to their presence). Whilst sampling frequencies / techniques and analysis methods attempt to address the issue of non-homogeneity it should be realised that sampling in accordance with HSG 264 and analysis in accordance with HSG 248 cannot always obviate the problems of determining asbestos fibre content in non-homogeneous materials. The results of sample analysis presented in this report therefore pertain to the samples analysed and so relate only to the time at which sampling took place and to the conditions prevailing during that time.

Sampling Strategy

Product Type	Sampling Strategy
Vinyl, composite floor coverings, surface coverings	One sample per room, or one sample per 40m^2 per product type or colour. Where large expanses of the same material have been used throughout an area, the frequency of sampling may be decreased at the discretion of the surveyor. Associated adhesives, depending on site and material conditions, will either be collected as separate samples or included with the floor covering as a single entity.
Textured Coatings	One composite sample per room or one sample per 12m^2 dependent on similarity of coating type. Where large expanses of the same material have been used throughout an area. The frequency of sampling may be increased or decreased at the discretion of the surveyor.
Gaskets, ropes, woven product, seals, mastics, papers, felts	One sample per product type, or if appropriate, per area or location.
Asbestos containing insulating board	One sample per location or per 25m^2 of continuous product run. The frequency of sampling may be increased or decreased at the discretion of the surveyor dependent on such factors as consistency of product type or occurrence of different board types. The specific nature of this material has been determined on site using the competence and experience of the surveyor. Reliable Insulations accepts no liability for any decision based on this determination and as such it should only be regarded as an opinion. Where doubt exists as to the classification of a board material HSE Approved Code of Practice L143 "Managing and working with asbestos" recommends carrying out a water absorption test. Reliable Insulations will perform this test only upon specific request.
Cement Products	One sample per product type, or if appropriate, per area or location. The specific nature of this material has been determined on site using the competence and experience of the surveyor. Reliable Insulations accepts no liability for any decision based on this determination and as such it should only be regarded as an opinion. Where doubt exists as to the classification of a board material HSE Approved Code of Practice L143 "Managing and working with asbestos" recommends carrying out a water absorption test. Reliable Insulations will perform this test only upon specific request.
Debris	One sample per location, or more at the discretion of the surveyor. Where debris exists in a location quantification can be hindered by a number of factors including paint coverings, air movement, the passage of time etc. The surveyor reports only the material discernable within the confines of the survey sufficient to show that debris exists in a location. Further focused investigation may be needed to determine the extent of debris for the purposes of decontamination.
Insulative Materials	One sample per material product type (to include change in outward appearance) and at least one sample per 10 metre pipe run. In addition, one sample per different product applied to pipe bends.
Sprayed Insulation	One sample per 30m^2 of material

Results and Findings

The item examination and inspection findings, bulk analysis results, material assessment and initial risk level assessment are reported in the form of an asbestos inspection and testing detail register. The purpose and structure of this register are explained in the proceeding sections.

Initial Risk Level Assessment

The initial risk level assessments made within this report for those items strongly presumed, or positively proven by sampling and subsequent analysis, to contain asbestos have been made on the basis of the Material Assessment Algorithm detailed within the publications HSG 264 and HSG 227.

This assessment aims to elucidate the potential for a particular material to release hazardous fibres and expose those within the specific area to asbestos dust. The following table gives the scoring strategy for the initial risk level assessment and indicates the scoring degree of those points that are considered, namely product type, condition, surface treatment and asbestos fibre typepresent.

Floor Plan Confirmation

Floor plans were provided to Reliable Insulations Surveyor by the client prior to the commencement of the survey. Plans have been drawn up on site by the surveyors, who have designated room names or numbers. These drawings may not be accurate and should not be used for scaling purposes. Reliable Insulations Surveyor cannot be held responsible for areas not surveyed due to a lack of knowledge of their presence, or for asbestos installations not identified, where the provision of suitable, accurate plans would have aided their identification.

Category Explanation

Basic Principles

Asbestos that is found to be present does not necessarily create an unacceptable risk. Asbestos is the hazard, the risk can only be defined when this hazard is assessed within the environment in which it is found. This assessment must take into account the activities carried out near or on the asbestos for the assessment to be able to present viable recommendations.

General Guidelines for an Assessment

There are two types of assessment that may be carried out: the Material Assessment and the Priority Assessment. The scores for these can then be combined to give an overall Hazard Risk Assessment Score.

The Material Assessment - this assesses the likelihood of asbestos material to release fibres into the air should it be disturbed. This assessment can be undertaken as part of the survey, as it requires no knowledge about the building use etc. The main parameters that determine the likelihood of the material to release airborne fibres and the relative hazard of the types of fibre released are;

- Product type
- Extent of damage or deterioration
- Surface treatment
- Asbestos type

The material assessment algorithm (see attached key to assessment) will give a good initial guide to the priority for a control action, as it will identify the high-risk materials. However, a high material score may not always require a high priority control action, if no one needs to enter the area, or suitable precautions to reduce the risk can be taken on the few occasions when the area is occupied.

Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of 7 to 9 are regarded as having a medium potential and of 5 to 6 a low potential. Scores of 4 or less have a very low potential to release fibres.

The Priority Assessment - this takes into account various human factors in order to modify the priority assigned by the material assessment. This can only be effectively achieved with direct input from the building occupiers / managers. Parameters, which should be considered, would include;

- The location of the material
- Its extent
- The use to which the location is put
- The level of occupancy of the area
- The activities carried on in the area, and
- The likelihood/frequency with which maintenance activities are likely to take place.

A detailed risk assessment can only be carried out with the detailed knowledge of the above parameters. Although the surveying team may be able to contribute some of the information required for the risk assessment, the duty holder under the *Control of Asbestos Regulations 2012* is required to make the risk assessment, using the information given in the survey and their detailed knowledge of the property and the activities carried out within. This risk assessment will form the basis of the management plan.

Each of the above parameters consists of a number of subheadings, which are all individually assessed. These assessments are then averaged for each main heading.

Other factors, such as planned refurbishment, may override the priority for remediation or the type of remediation.

Category Information Cont..

The potential for disturbance must also be assessed, as does the feasibility of the management system in operation. For example:

- If the asbestos is retained could it interrupt the safe maintenance/repairs required and would the services that would be affected by this be critical to the occupiers?
- If the asbestos is within a locked room can access be adequately controlled?

The two points raised above relate to instances such as; the failure of an electrical supply above a suspended asbestos ceiling. In this case the occupier would usually no longer be able to trade or a department would have to be shut. An electrical contractor would be brought in on an emergency basis. The individual - electrician - would be placed in a situation where the safety guidelines regarding the asbestos may seem of secondary importance to the needs of their client and this could subsequently lead to the hazard being ignored.

In cases such as these the asbestos should either be removed or, if retained, a procedure of dealing with emergencies must be set up to ensure that critical access points were provided and maintained.

The results from the Material assessment and the Priority assessment can then be graphed within the Risk Assessment Summary table to give a final risk assessment.

High Risk

Using the above principles, materials can be categorised. The top priority (High Risk) would be given to those materials that present an unacceptable risk and require immediate attention. It does not mean that this material must be removed; it means that steps must be taken to remove the risk from those affected by it. This could be as simple as locking a room or undertaking minor repair works or setting up a safe management procedure etc.

Further Categories

Whether a material must be removed is a Client decision. We are willing to give our advice based on our experience. In essence if there is no budget to remove asbestos then a more economical answer will be its management. In extreme cases management may mean total segregation of a room, area or building until such time as the budget can be made available. When surveying properties of any number it is important to realise that management must begin as soon as practicable to allow a programme of remedial works to proceed. It would be impossible to remove every item of asbestos overnight and there is little point in trying.

Prioritisation

The risk categories / scores allocated should be used as a means of prioritising work. When the risk has been contained it is then necessary to address the next phase, which is, what should be removed, repaired and/or managed.

Management and control actions

The priority assessment score and the material assessment score are the two outputs from the risk management assessment and can be ranked to determine the priority of the management and control actions.

Management actions may include;

- Maintain and update asbestos register
- Monitor condition
- Restrict access / isolate
- Label
- Inform
- Train
- Define and use safe systems of work
- Operate a permit to work system

Control actions may include;

- Clean up debris
- Repair
- Encapsulate
- Enclose
- Remove

Category Codes - Material Assessment

Cumulative score	Action Required
10 to 12	*This is allocated to those items requiring urgent attention as they currently, or in the foreseeable future, present an unacceptable risk. That is to say that fibre concentrations could rise above 0.01 fibres/m. High risk with a significant potential to release fibres.*
7 to 9	*These are items which as single entities have a high risk of being damaged/ disturbed or where there is an accumulation of asbestos materials in a single location that when examined as a whole have a high risk of being damaged/ disturbed. Medium risk.*
5 to 6	*These are items that have no, or very little, sign of historical damage and are usually board or panels, which are not easily accessed. Low risk.*
4 or less	*This covers asbestos cement, resins, Artex, plastics, rubber etc. containing asbestos, which do not generally present a significant risk. Very low risk.*

Sample Variable	Score	Examples of Scores
Product Type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage / deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage, significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulation board, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Total Score		

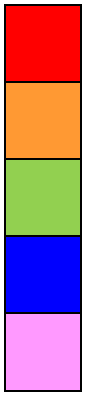
Category Codes - Priority/Assessment

Cumulative score	Action Required
10 to 12	This is allocated to those items in a position which presents an unacceptable risk to occupiers etc.
7 to 9	These are items situated in high use, readily accessible positions, which may also be located in an area accessed on a routine basis for maintenance.
5 to 6	These are items that will very rarely be disturbed through normal occupation or maintenance, or are in locations or have extents that, if disturbed, would lead to a minimal fibre release.
4 or less	This covers items which are in locations not readily accessible and are unlikely to be disturbed.

Assessment parameter	Score	Assessment	Examples of score variables
Normal occupant activity			
Main type of activity in area	0		Rare disturbance activity (e.g. little used store room)
	1		Low disturbance activities (e.g. office type activity)
	2		Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
	3		High levels of disturbance (e.g. fire door with AIB sheet in constant use)
Likelihood of Disturbance			
Accessibility	0		Usually inaccessible
	1		Occasionally likely to be disturbed
	2		Easily disturbed
	3		Routinely disturbed
Location	0		Outdoors
	1		Large Rooms or well-ventilated areas
	2		Rooms up to 100m²
	3		Confined spaces
Extent	0		Small amounts or items (e.g. strings, gaskets)
	1		<10m² or <10m
	2		≥10m² to ≤50m² or ≥10m to ≤50m
	3		>50m² or >50m
Average Score			
Human Exposure Potential			
Number of occupants	0		None
	1		1 to 3
	2		4 to 10
	3		>10
Frequency of use	0		Infrequent
	1		Monthly
	2		Weekly
	3		Daily
Average time each use	0		<1
	1		>1 to <3 hours
	2		>3 to <6 hours
	3		>6 hours
Average Score			
Maintenance Activity			
Type of maintenance activity	0		Minor disturbance (e.g. possibility of contact when gaining access)
	1		Low disturbance (e.g. changing light bulbs in AIB ceiling)
	2		Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access a valve)
	3		High levels of disturbance (e.g. removing a number of AIB ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance activity	0		ACM unlikely to be disturbed for maintenance
	1		≤1 per year
	2		>1 per year
	3		>1 per month
Average Score			
Total Score			

Example Hazard Risk Assessment Summary

	Total Score
Material Score	6
Priority Score	4
Overall Score	10 Low Risk



High Risk	(Total Score of 19 to 24)	Immediate attention required.
Medium Risk	(Total Score of 13 to 18)	Actions recommended should be carried out within 3 months.
Low Risk	(Total Score of 9 to 12)	Actions recommended should be carried out within 6 to 12 months.
Very Low Risk	(Total Score of 8 or less)	Materials should be managed on
No Asbestos Identified		

Recommendations

In addition to the risk assessment level assigned to strongly presumed and identified asbestos containing material, a management control action recommendation is also made. In the case of survey carried our prior to refurbishment or demolition works, the "normal" recommendation will be "remove" as the surveyor assumes that asbestos removal will take place prior to other works commencing (unless the surveyor has been advised otherwise in advance of the survey).

The risk level assessment is determined on the basis of information collated during the course of the survey. The risk assessment level needs to be reviewed periodically, (normally in line with a frequency defined in an asbestos management plan) to verify its validity and prior to any refurbishment work within the building/ site.

The current recommendations conventionally made by the surveyor may include the following:

Recommendation	Description	Notes
Access Restriction	Restriction of access to area / location only to personnel wearing appropriate PPE / RPE.	Suitability of RPE / PPE must be carefully assessed and procedure invoked to ensure these control measures are adhered to.
Access Prohibition	Prohibition of access to area / location to all personnel.	Area should be marked clearly as being prohibited to all personnel, possibly in conjunction with asbestos warning stickers.
Environmental Clean	A cleanup of areas following disturbance of asbestos or discovery of loose asbestos dust/debris/material.	The work is not removal (ie requiring physical force) and consists of vacuuming, wiping, picking up and bagging of debris. The work can be either licensed or unlicensed depending on the product and whether exposure is likely to exceed the 4 hour control limit or sporadic and low intensity limit. For licensed work a 4-stage clearance by a UKAS accredited laboratory is required, whilst for non-licensed work appropriate air tests are recommended.
Material Repair	Repair of the material in such a manner as to minimise the release of asbestos fibre.	Repair of materials is recommended by the Health and Safety Executive as an alternative to removal, where reasonably safe to so.
Material Encapsulation	Encapsulation of the material in a manner that ensures the complete enclosure of any remaining asbestos fibres.	Encapsulation of materials is a possible alternative to their removal, where reasonably safe to do so. Works should also be accompanied by appropriate air test performed by a UKAS accredited laboratory.
Material Removal	Removal of the material in instances where it is remaining in situ would lead to a high residual risk level. Or removal may be necessary to permit work within the location. Removal of materials may also be carried out on a preventive basis.	Removal works should be carried out in accordance with the relevant ACOP (approved code of practice), L143
 Most ACM's can be marked with an asbestos warning label, similar to that shown on the left	In may not always be prudent or practicable to label installations of asbestos, for example high level items such as roof sheets, flue cowls and soffits or items such as gasket to pipe flanges, textured coating and floor tiles.	Labelling ACM's should not be solely relied on as a control measure, however, it's one of the most effect methods of preventing exposure to building occupants (and particular maintenance worker). If for any reason, management procedures fail, it may act as an effective last barrier to uncontrolled damage to the ACM.
Any recommendations made within this report are made on the basis of findings collated at the time of survey. Recommendations should undergo careful client evaluation prior to a final management decision being made. *Reliable Insulations does not accept any responsibility for any works carried out as a result of recommendations made within this report.*		

If any remedial works need to be carried out, decide whether or not they need to be carried out by a licensed contractor. If you are unsure about this we can offer advice as to what you should do. We can assist you in the compilation of a removals specification and supporting documentation.

Recommendations Cont:

Works with licensable ACMs

Work with asbestos insulation, asbestos coating and asbestos insulation board should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012). Works should be carried out in accordance to HSG 247 - Asbestos: The licensed contractors guide.

Items of asbestos debris, residue or dust may require either a localised decontamination of the immediate area adjacent to the identified asbestos or a full decontamination of the room/area.

The exact extent of any asbestos installation or asbestos debris / residue / dust may not always be stated within the survey report. The survey report will also not state which methods of removal/decontamination should be followed and does not represent a Scope/Specification of Works.

Controlled techniques used in the removal of asbestos may or may not involve the use of asbestos enclosures depending on the Scope and Specification of Works. If used, enclosures will normally be constructed from polythene and contain:

- Filtered negative pressure units to create air-flow and to filter out air-borne asbestos particles.
- Airlocks for safe access/egress from the work area.
- Baglocks for the safe removal of bagged up asbestos waste.

The asbestos item itself may be treated by a suppressant (damping) system prior to removal, with finer amounts of generated waste being removed by HEPA-filtered H-type vacuum cleaners.

Decontamination units (DCUs) provide the means to effectively decontaminate operatives involved in the asbestos removal process. DCUs normally consist of a clean and dirty end, with a middle section providing showering. Airflow and wastewater within the unit are filtered.

Removal of non-asbestos materials, which are located close to the asbestos source and which are either fibrous or porous by their nature, such as Machine Made Mineral Fibre (MMMF) ceiling tiles or MMMF pipe insulation, may be deemed necessary during the asbestos removal, due to possible contamination before or during the works.

Four-stage clearance involving air monitoring and visual inspections of the affected work area will be required; such procedures should be carried out in accordance to *HSG 248 - Asbestos: The analyst's guide for sampling, analysis and clearance procedures.*

Where asbestos debris has been identified, access to these areas should be restricted until such remedial works have been undertaken. If access is required then a further assessment should be undertaken to ascertain the potential for exposure.

Reliable Insulations can provide specification and procurement of asbestos remediation and asbestos removal work and offer full site monitoring provided by a UKAS Accredited Laboratory, providing a full audit trail from beginning to end.

Works with Notifiable, Non-Licensable ACM

As of 6 April 2012, work with certain ACM will be classed as Notifiable, Non-Licensed Work (NNLW), depending on material type and work being carried out and the likelihood of fibre release. This work will require notification to the relevant enforcing authority (no minimum notification period); training and medical examinations for staff carrying out the work and health registers kept for this staff if the work is being carried out by non-licensed operatives.

Works on or removal of such materials should be carried out following the guidelines of the HSE within *HSG 210 Asbestos Task Manual*. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise or insurance to undertake such works properly.

Cited References and Further Reading

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3. The Hazardous Waste (England and Wales) Regulations (2005) ~ The Stationery Office. **ISBN 011072685-5**
4. Managing and working with asbestos Control of Asbestos Regulations 2012. Approved Code of Practice & guidance L143 (second edition, 2013) ~ HSE Books. **ISBN 978-0717666188**
5. A Comprehensive Guide to Managing Asbestos in Premises (2002) ~ HSE Books. **ISBN 978-0717623815**
6. Asbestos Essentials: A task manual for building, maintenance and allied trades of non-licensed asbestos work (third edition, 2012) ~ HSE Books. **ISBN 978-0717665037**
7. Asbestos Essentials Task Sheets [http://www.hse.gov.uk/asbestos/essentials/] ~ HSE. *electronic downloadable version of the above*
8. Asbestos: The licensed contractors' guide HSG247 (2006) ~ HSE Books. **ISBN 978-0717628742**
9. Asbestos: The analysts' guide for sampling, analysis and clearance procedures HSG248 (2005) ~ HSE Books. **ISBN 978-0717628759**
10. Asbestos: The Survey Guide HSG 264 (second edition, 2012) ~ HSE Books. **ISBN 978-0717665020**
11. The Management of Health and Safety at Work Regulations (1999) ~ The Stationery Office. **ISBN 011085625-2**

The Health & Safety at Work etc. Act (1974) ~ The Stationery Office

Schedule of Material Samples - Positive and Presumed

Location	Lower Ground Floor	Material Assessment	Score
Sample Number	BS029129	Product Type	1
Item Description	Floor Tile	Condition	1
Item Extent	8m²	Treatment	0
Asbestos Identified / Content	YES - CHRYSOTILE	Asbestos Type	1

Priority Assessment	Score
Normal Occupancy	0
Likelihood of Disturbance	0
Human Exposure Potential	0
Maintenance Activity	1
Risk Assessment - Total Score	4

Recommendations:
Remove if likely to be disturbed by proposed works, removal to be carried out by competent person with relevant asbestos awareness training. Dispose of materials in accordance with the Hazardous (Asbestos) Waste Regulations 2005.

Location	Lower Ground Floor	Material Assessment	Score
Sample Number	BS029131	Product Type	1
Item Description	Passage to Roof Flue Pipe	Condition	1
Item Extent	12 lin. mts	Treatment	0
Asbestos Identified / Content	YES - CHRYSOTILE	Asbestos Type	1

Priority Assessment	Score
Normal Occupancy	0
Likelihood of Disturbance	0
Human Exposure Potential	0
Maintenance Activity	1
Risk Assessment - Total Score	4

Recommendations:
Remove if likely to be disturbed by proposed works, removal to be carried out by competent person with relevant asbestos awareness training. Dispose of materials in accordance with the Hazardous (Asbestos) Waste Regulations 2005.

PLEASE NOTE: TOWER WILL BE REQUIRED TO REMOVE THIS FLUE PIPE

Location	Lower Ground Floor	Material Assessment	Score
Sample Number	BS029133	Product Type	1
Item Description	AIB Fuse Panel	Condition	1
Item Extent	400mm x 400mm	Treatment	1
Asbestos Identified / Content	YES - AMOSITE	Asbestos Type	2

Priority Assessment	Score
Normal Occupancy	0
Likelihood of Disturbance	1
Human Exposure Potential	0
Maintenance Activity	1
Risk Assessment - Total Score	8

Recommendations:
Remove if likely to be disturbed by proposed works, removal to be carried out by a licensed HSE contractor, under controlled conditions. Disposal of materials in accordance with the Hazardous (Asbestos) Waste Regulations 2005.

PLEASE NOTE: ELECTRICS MUST BE ISOLATED BEFORE REMOVAL OF AIB PANEL

Materials Sampled and Identified as Non-Asbestos

Building / Floor	1st Floor Bedroom
Location / Description	Paper Lining to Carpet
Sample Number	BS029128

Building / Floor	Lower Ground Floor - Boileroom
Location / Description	Ceiling Panels
Sample Number	BS029130

Building / Floor	Lower Ground - Cellar
Location / Description	Pipework Insulation
Sample Number	BS029132

Building / Floor	Lower Ground Floor - Lounge & office
Location / Description	Roofs
Sample Number	BS029134

Building / Floor	Lower Ground
Location / Description	Cement Plant Pot
Sample Number	BS029135

Areas Excluded and Not Fully Accessed During Survey

No access has been gained into the following locations:			
Building	**Location**	**Comments**	**Photograph**
N/A			

Limited access has been gained into the following locations:			
Building	**Location**	**Comments**	**Photograph**
N/A			

N.B Asbestos should be presumed to be present within all locations not accessed until further assessment can be undertaken.

Access Allowances

Access Allowances - Based on agreed Scope	Areas included within Scope of survey	Surveyor's Comment / Detail of any variation from Scope
Cavity walls	Yes	
Partition walls	Yes	
Glazing	Yes	
Window Surrounds **Window Frames** **Window Packing**	Yes Yes Yes	
Door frames **Door Surrounds**	Yes Yes	
Floor voids	Yes	
Below floor boards	Yes	
Floor ducts - specific details: layout required; specialist lifting equipment; covered or known.	Yes	
Slab - all levels & floors (specify depth and diameter)	Yes	Over 300mm
Concealed risers or voids - known or identified during survey. (This does not include ceiling voids).	Yes	
Confined spaces	Yes	Cellar (sample taken)
Height - access provision	Standard (3m)	
Loft spaces - Access for management surveys will only be made where safe and sufficient walkways are available	Yes	Old tanks, new plastic tanks Glass fibre insulation
Electrical switchgear	Yes	Breakers
Plant / equipment	Yes	Boilers/cylinders
Beyond suspected or known asbestos installations	Yes	

Above interlocking fixed ceiling tiles	N/A	
Roof (requiring specialist equipment)	Yes	Man made tiles
Behind internal or external cladding	N/A	
External areas to be surveyed	Yes	
Other details		
The use of forced access to locked locations identified on the day of the survey would be individually assessed and may be subject to an additional site visit which would be subject to an additional cost.		
Health and Safety – should any locations be deemed inaccessible due to health and safety reasons then these will not be accessed and will be reported at the time of the survey.		

Area Location, Building Material Observations

Site: 58a Redington Road	Location: 1st Floor	Location: Upper Ground
Item / Product Examined	**Material Description**	**Material Description**
externals	Roof Tiles (man made)	N/A
ceiling	Lath & Plaster and Plasterboard	Lath & Plaster and Plasterboard
walls	Plaster to Brick	Plaster to Brick/ Plasterboard / Wood
partition walls	Plasterboard & Brick	Plasterboard & Brick
doors	Wood	Wood
floor	Carpet / Wood	Carpet / Wood
raised floor	N/A	Wood
boxing / duct	Wood	Wood
pipework	Bare / Insulated	Bare / Insulated
pipe insulation	MMMF / Foam	MMMF / Foam

Site: 58 Redington Road	Location: Lower Ground	Location: Basement
Item / Product Examined	**Material Descritpion**	**Material Description**
externals	Flue Pipe (sampled)	Garden
ceiling	Lath & Plaster / Concrete / Timber	Concrete / Plasterboard
walls	Plaster to Brick	Plaster to Brick
partition walls	Plasterboard & Brick	Plasterboard & Brick
doors	Wood / Glazed	Wood / Glazed
floor	Carpet to Concrete / Wood / Concrete	Carpet to Concrete
boxing / duct	Wood	Wood
pipework	Bare / Insulated (sampled)	Bare / Insulated
pipe insulation	MMMF / Foam	MMMF / Foam

Asbestos Identification Information

Asbestos Identification Information

Asbestos is the term used for the fibrous form of a number of naturally occurring silicate minerals. These minerals have been exploited commercially since the early 1900's for various building related properties that they possess. The minerals have a low thermal conductivity, excellent fire protection qualities, form good acoustic insulation barriers, have a high tensile strength to weight ratio, a high degree of flexibility and have a good resistance to chemical attack.

The minerals were mined predominantly in Canada and South Africa, with imports to the UK starting around the turn of the century and reaching a peak in the early 1970's. There are six minerals included in this definition and they are split into two groups.

- Serpentine group of minerals including Chrysotile.
- Amphibole group includes Amosite, Crocidolite, Anthophyllite, Actinolite, Tremolite.

The three types of asbestos that were commonly used in this country are:

- Chrysotile (white asbestos)
- Amosite (brown asbestos)
- Crocidolite (blue asbestos)

Exposure to asbestos fibres through inhalation has been shown to cause a number of chronic, fatal diseases including:

- Asbestosis.
- Mesothelioma.
- Lung cancer.

Consequently, since this discovery a rigid legislative framework has been instituted by the government concerning all activities pertinent to asbestos containing materials. These regulations and codes of practice have been tightened and improved over recent years as our knowledge and understanding of asbestos and its related diseases has grown.

- Significant Dates:
  1970's – Industry agreed to the phasing out of asbestos in products. 1985 – Amphiboles banned by law (amosite and crocidolite etc.).
  1992 – Asbestos no longer added to bitumen. 1999 – Chrysotile banned by law.

It is estimated that the three main types of asbestos, Amosite, Chrysotile and Crocidolite have been used in the manufacture of more than three thousand products in the UK. They are commonly found in the following forms:

- Sprayed coatings
  These are a mixture of hydrated asbestos cement and about 85% asbestos fibre. It was used for anti-condensation and acoustic control in buildings, decorative finishes and as fire protection for structural steel etc. Any of the three main asbestos types may be used for sprayed coatings but amosite was the most common. Sprayed asbestos is sometimes found on ceilings e.g. in swimming pool buildings. It is a very friable material and highly likely to release fibres.

- Thermal Insulation
  This term covers a wide range of materials including pipe sections, slabs, rope, tape, paper, quilts, felts, blankets and plaster cement. Lagging may have a protective covering of cloth, tape, paper, metal or cement. Any asbestos type may be found in lagging. Quilts, mattresses and blankets may contain up to 100% asbestos. Asbestos lagging was widely used in public buildings, factories and hospitals as pipe and plant insulation. Quilts are commonly used on steam boilers. Asbestos rope was wound around pipework or used as gaskets. A small number of houses have "loose-fill" asbestos loft or duct insulation. Asbestos has also been used as insulation between floors. Pipe lagging is susceptible to damage unless well coated due to leaks from pipes or boilers and having been disturbed due to repairs and modifications to the pipes beneath. Very friable when damaged it is likely to release fibres.

Asbestos Identification Information Cont..

- Insulation board
  Asbestos insulation board has a density of approximately 700kg/cu.m and contains about 16- 40% asbestos mixed with hydrated Portland cement or calcium silicate. It is sometimes referred to by the trade name "Asbestolux". Crocidolite was used in some insulating boards but they are generally formed from amosite with a small amount of chrysotile. Asbestos boards were widely used as fire protection, thermal and acoustic insulation, they are resistant to moisture and form a good general building board. They are often found as ceiling tiles, firebreaks, infill panels, wall linings, bath panels, and external canopies, porch linings, in lift shafts and in ducts and as cladding infill panels, oven linings and suspended floor systems. Asbestos insulating board can be very friable when damaged and is likely to release fibres.

- Cement based products
  Asbestos cement has a density of approximately 1500kg/cu.m and contains about 10-15% asbestos. Crocidolite and amosite have been used in asbestos cement products, but chrysotile is by far the most common type. Asbestos cement is very common and has a wide variety of uses such as roofing, wall cladding, partitioning, decorative panels, bath panels, soffits, portable building structures, fire surrounds, cisterns and tanks, drains, sewer pipes, flue pipes, gutters, fencing, cable troughs and conduits, ventilators and ducts. It is a very hard substance and does not release respirable fibres easily, but may if abraded, drilled, sawn or if it has deteriorated or decomposed.

- Plaster based products
  Asbestos may be found in old plastered walls, ceilings and mouldings as the asbestos fibres were used as a binding agent. It should be noted that plaster has historically, although infrequently, been hand-mixed on site with other substances including asbestos therefore the continuity of the fibres in the mix will be random. Fibres will be released if the plasters surface is damaged by chasing, drilling, sanding, etc.

- Bitumen and felt products
  Asbestos fibre may be found in roofing felts, flashing tapes and damp proof courses. This is sometimes in the form of asbestos paper in the bitumen matrix. These materials may become brittle with age but during normal use they do not present a hazard. Asbestos mixed with bitumen or bitumen reinforced with asbestos paper was sometimes used as a coating for corrugated steel. It can be used as roof or wall cladding and was particularly popular for use in warehouses and factories. The asbestos is firmly bound but may be released if the bitumen is burned off.

- Flooring materials
  Asbestos may be present in certain PVC and thermoplastic floor tiles and sheet material. Also some types of PVC flooring have a backing of asbestos paper. Fibres bonded into the flooring may be released as the material wears.

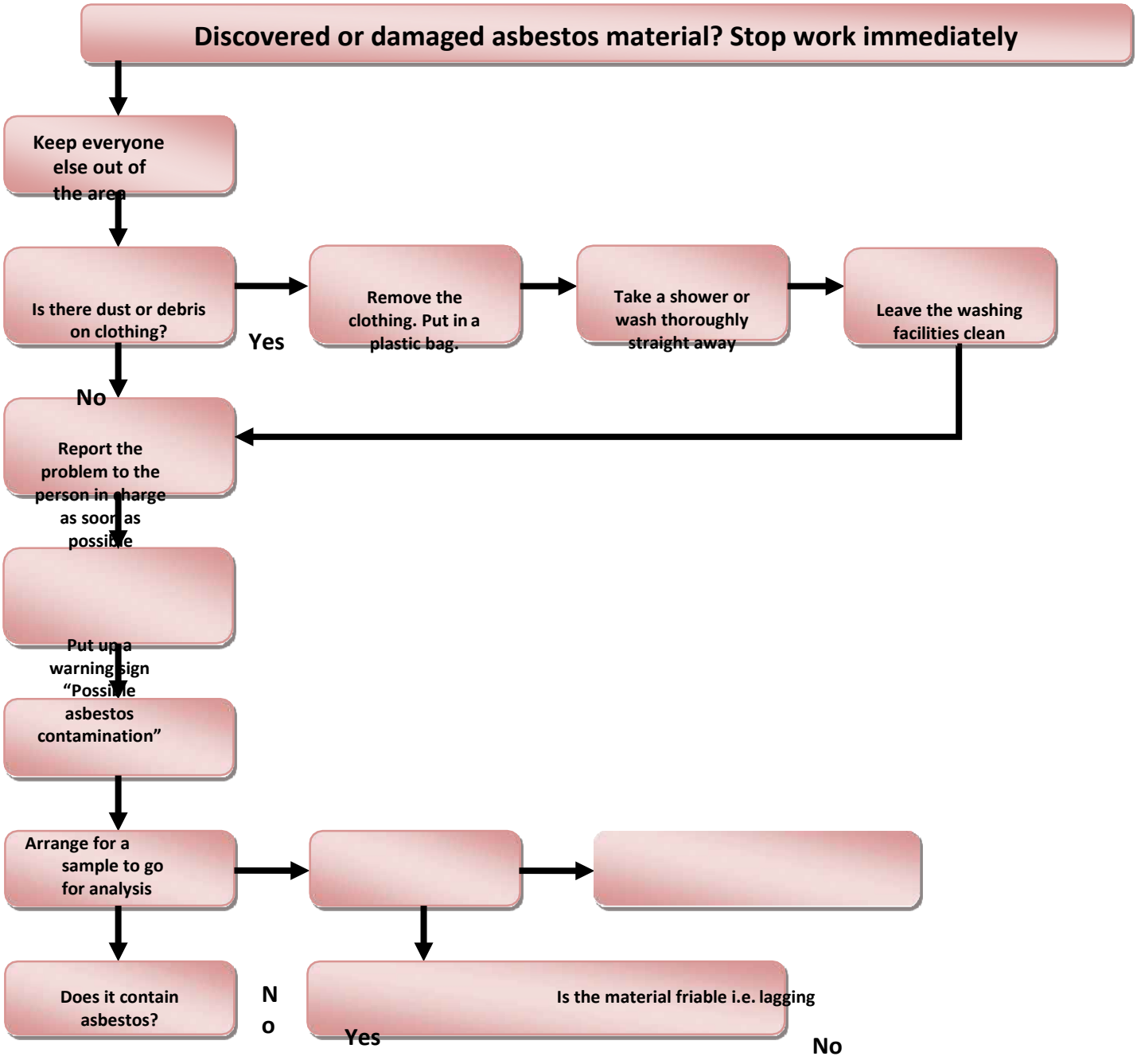
- Textured coatings and paint
  Asbestos may be present in some textured coatings or paints such as Artex. Fibres could be released if the coating is sanded or scraped dry.

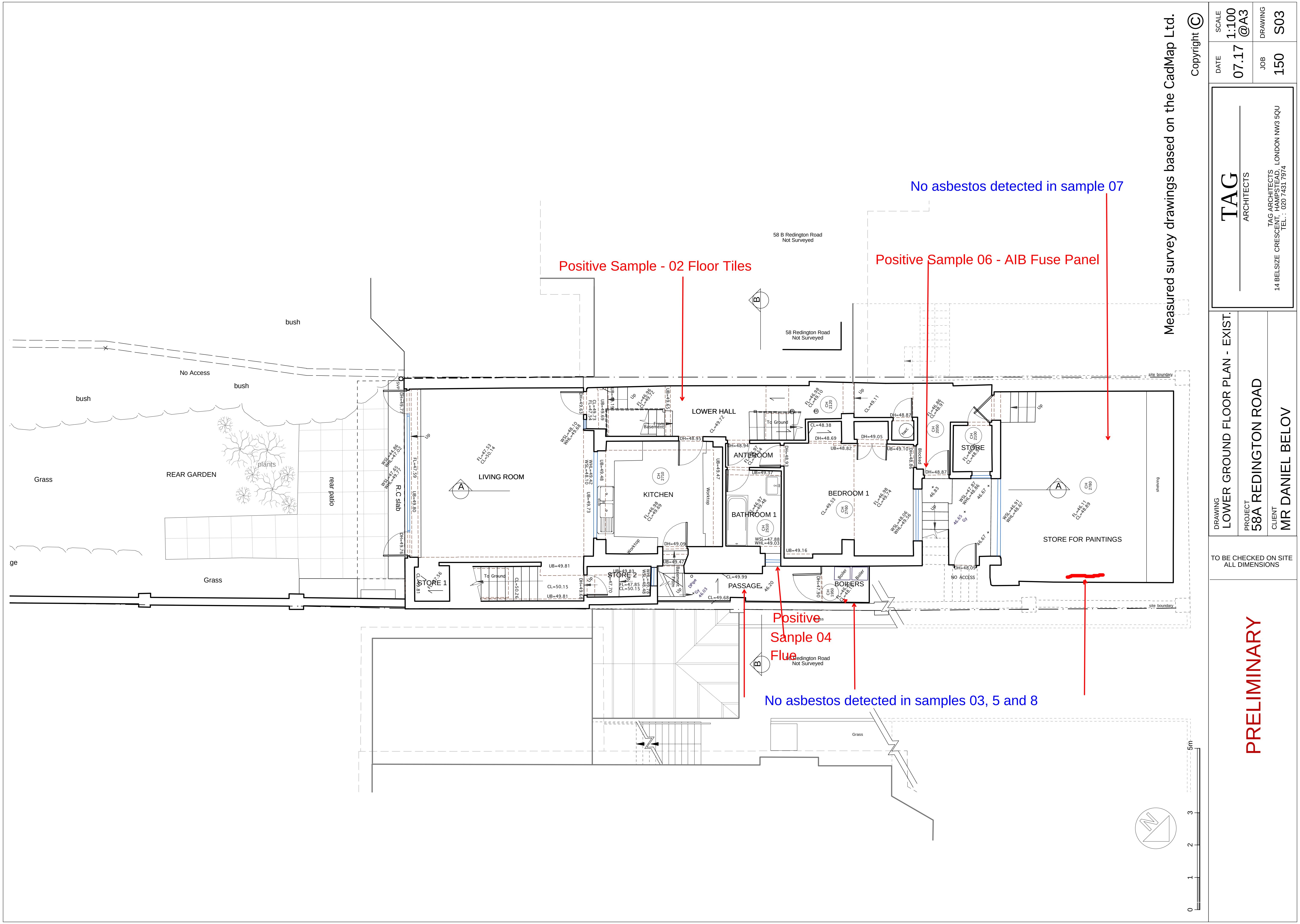
- Mastics and sealants
  Small amounts of asbestos may be present in mastics, waterproofing sealants, putties and adhesives to improve covering power and to prevent cracking or slumping.

What to do if you uncover or damage asbestos materials

Procedures

Stop work immediately.
Decide who must do the work – you may need a licensed contractor.
Minimise the spread of contamination to other areas.
Keep exposures as low as you can.
Clean up the contamination.
Follow the chart below





Positive Sample - 02 Floor Tiles
Positive Sample 06 - AIB Fuse Panel
No asbestos detected in sample 07
Positive
Sample 04
Flue
No asbestos detected in samples 03, 5 and 8
58 B Redington Road
Not Surveyed
58 Redington Road
Not Surveyed
bush
No Access
bush
bush
Grass
REAR GARDEN
plants
rear patio
R.C Slab
Grass
LIVING ROOM
LOWER HALL
KITCHEN
ANTEROOM
BATHROOM 1
BEDROOM 1
STORE
STORE FOR PAINTINGS
STORE 1
STORE 2
PASSAGE
BOILERS
To Ground
NO ACCESS
site boundary
Grass
Measured survey drawings based on the CadMap Ltd.
Copyright ©
DATE
07.17
SCALE
1:100
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150
DRAWING
S03
TAG
ARCHITECTS
TAG ARCHITECTS
14 BELSIZE CRESCENT, HAMPSTEAD, LONDON NW3 5QU
TEL.: 020 7431 7974
DRAWING
LOWER GROUND FLOOR PLAN - EXIST.
PROJECT
58A REDINGTON ROAD
CLIENT
MR DANIEL BELOV
TO BE CHECKED ON SITE
ALL DIMENSIONS
PRELIMINARY
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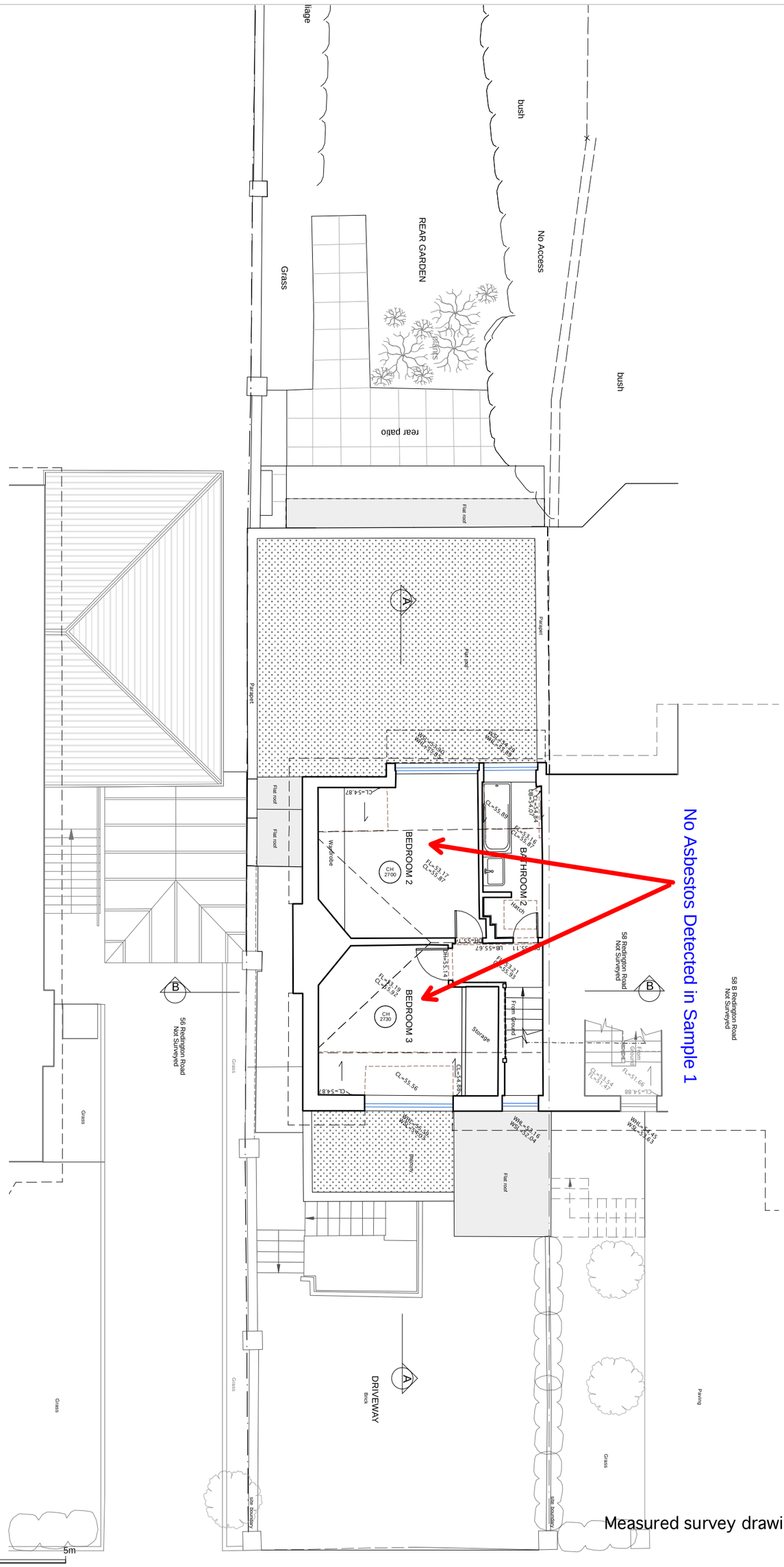

Measured survey drawings based on the CadMap Ltd.

PRELIMINARY

TO BE CHECKED ON SITE
ALL DIMENSIONS

DRAWING
FIRST FLOOR PLAN - EXIST.

PROJECT
58A REDINGTON ROAD

CLIENT
MR DANIEL BELOV

TAG
ARCHITECTS

TAG ARCHITECTS
14 BELSIZE CRESCENT, HAMPSTEAD, LONDON NW3 5QU
TEL.: 020 7431 7974

DATE	SCALE
07.17	1:100 @A3
JOB	DRAWING
150	S05

ADL Planning Ltd.

Chartered Town Planning Consultant

contact@adlplanning.co.uk
www.adlplanning.co.uk

11th November 2020

Details of construction traffic for forthcoming redevelopment at 58a Redington Road

Dear Sir/Madam,

Following the approval of planning permission 2018/5112/P and ahead of works starting on site, the owners of 58a Redington Road are required to submit to the Council a Construction Management Plan (CMP). The CMP details the potential construction impact of the development including where construction vehicles will park and what parking suspensions may be needed.

Camden's guidance on the preparation of CMPs requires the local community to be notified and consulted on this process. The draft Construction Management Plan has been prepared in accordance with Camden Council's guidance.

You can access a copy of the CMP from the web address below. You will need the password detailed below. Please note that the password is case sensitive.

Web address: https://tinyurl.com/y2g4dew7

Password: RedingtonRoad

You will be able to print a copy of the document from the website. However, if you would like a hard copy of the CMP posted to you, please contact me by email and we will send you a copy.

We would welcome any comments you may have and will endeavour to consider any reasonable request within the final document that will accompany the submission to the Council.

Kindest regards,

Anna Thomson

BA(Hons) DipTP MA MRTPI MPIA

contact@adlplanning.co.uk

From: contact@adlplanning.co.uk
Sent: 21 November 2020 13:26
To: 'Redington Frognal'
Cc: 'Cc: Mal Parker'; 'Newman, Henry (Councillor)'; 'Rupert Terry'; 'Mojgan Green'
Subject: RE: FW: Consultation - draft CMP - 58a Redington Road

Good morning,

Further to my email last week, please see below the security measures the contractor will be employing on the site.

We will be installing the following:

· CCTV with Recording Onsite (multiple points)

· Intruder Alarm System with motion sensors at multiple points

· Scaffolding Alarm

Best wishes,

Anna

From: Redington Frognal <redfrogemail@gmail.com>
Sent: 18 November 2020 22:40
To: contact@adlplanning.co.uk
Cc: Cc: Mal Parker <mal.parker@dunthorneparker.co.uk>; Newman, Henry (Councillor) <Henry.Newman@camden.gov.uk>; Rupert Terry <rupert.terry@gmail.com>; Mojgan Green <mojgan.green@virginmedia.com>
Subject: Re: FW: Consultation - draft CMP - 58a Redington Road

Dear Ms Thomson,

Thank you for having contacted Redington Frognal Neighbourhood Forum. The opportunity to comment on the draft CMP for 58A Redington Road is appreciated and, under question 11, the existence of two local / residents' groups should be noted: Redington Frognal Neighbourhood Forum and Redington Frognal Association.

Other nearby construction sites to be aware of include: 28 Redington Road, 35 Templewood Avenue, 41 Frognal and 29-33 Arkwright Road.

The experience with construction sites in the area is that construction works tend to be longer than envisaged and we wonder if you have a pessimistic case scenario? An inconsistency is noted over the construction period (questions 8 and 42).

Specific questions are:

Question 19 When the site is busy lorries that cannot deliver are not allowed to come to the site due to the lack of parking. In that case where will they be?
Question 26 Will the hoarding or the site be alarmed or protected by CCTV, given the propensity for building sites to attract the attention of thieves?

The Neighbourhood Forum would welcome copies of all the dust readings (question 38) supplied to Camden Council.

Kind regards,

Nancy Mayo

Secretary

Redington Frognal Neighbourhood Forum
https://www.redfrogforum.org
https://twitter.com/RedfrogNF
REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

On Thu, 12 Nov 2020 at 23:32, <contact@adlplanning.co.uk> wrote:

> Dear Sir/Madam,
>
> Please find attached a draft CMP in respect of redevelopment works at 58a Redington Road. Councillor Newman suggested it would be of interest to your organisation as set out below.
>
> We'd welcome any comments you may have.
>
> Kindest regards,
>
> Anna Thomson

From: Newman, Henry (Councillor) <Henry.Newman@camden.gov.uk>
Sent: 12 November 2020 22:30
To: ADL Planning <contact@adlplanning.co.uk>
Cc: Spinella, Gio (Councillor) <Gio.Spinella@camden.gov.uk>; Parkinson, Andrew (Councillor) <Andrew.Parkinson@camden.gov.uk>
Subject: Re: Consultation - draft CMP - 58a Redington Road

Thanks - their generic email is redfrogemail@gmail.com

From: ADL Planning <contact@adlplanning.co.uk>
Sent: 12 November 2020 11:15
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Cc: Spinella, Gio (Councillor) <Gio.Spinella@camden.gov.uk>; Parkinson, Andrew (Councillor)

<Andrew.Parkinson@camden.gov.uk>
Subject: Re: Consultation - draft CMP - 58a Redington Road

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Hi,

It hasn't as there was no Residents Association listed for the street on the Councils website. If you think they will be interested in being consulted, If you have their details, please do send them to me and I'll have a copy issued to them either by email or post.

Best, Anna

> On 12 Nov 2020, at 22:10, Newman, Henry (Councillor) <Henry.Newman@camden.gov.uk> wrote:
>
> thank you - has this been shared with Redfrog Residents Association?
>
> ---
>
> **From:** contact@adlplanning.co.uk <contact@adlplanning.co.uk>
> **Sent:** 10 November 2020 23:36
> **To:** Newman, Henry (Councillor) <Henry.Newman@camden.gov.uk>; Spinella, Gio (Councillor) <Gio.Spinella@camden.gov.uk>; Parkinson, Andrew (Councillor) <Andrew.Parkinson@camden.gov.uk>
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> Dear Councillors,

As the local ward members for Redington Road, please find attached a draft Construction Management Plan. This has been prepared ahead of works starting on site in respect of planning consent 2018/5112/P. The submission of a CMP is a requirement of the planning consent for the redevelopment of the property.

We would welcome any comments you may have on the CMP.

Kindest regards,

Anna Thomson

ADL Planning Ltd.

contact@adlplanning.co.uk

From: contact@adlplanning.co.uk
Sent: 19 November 2020 17:28
To: 'Redington Frognal'
Cc: 'Cc: Mal Parker'; 'Newman, Henry (Councillor)'; 'Rupert Terry'; 'Mojgan Green'
Subject: RE: FW: Consultation - draft CMP - 58a Redington Road
Attachments: Appendix C_58a Redington Road - Construction Programme - Issue 3.pdf

Dear Ms Mayo,

Thank you for your response. We appreciate you taking the time to engage with the consultation.

I will add the two local groups into the CMP along with those other building sites.

The schedule has been prepared by the contractor. Thank you for pointing out the typo of 60 and 62 weeks. 62 weeks is correct and I've updated Q8. The construction programme was included as an Appendix to the CMP but I attach again for ease of reference. This shows the breakdown of the activities.

Q.19 - The schedule of deliveries will be robust enough that deliveries will be adequately spaced out so the loading bay will be clear before another vehicle proceeds to site. As is standard, vehicles will not be permitted to wait on roads within the Borough.

Q.20 – I don't know the exact answer to that question but I will pass the question over to the Contractor and the Applicant and seek their confirmation. I would suspect that if they feel there may be an issue then yes, they would want to have one or both of these security measures. I will come back to you on this point.

Q.38 – I will make the contractor aware that you would welcome any readings that are also sent to Camden.

Best,

Anna

From: Redington Frognal <redfrogemail@gmail.com>
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To: contact@adlplanning.co.uk
Cc: Cc: Mal Parker <mal.parker@dunthorneparker.co.uk>; Newman, Henry (Councillor) <Henry.Newman@camden.gov.uk>; Rupert Terry <rupert.terry@gmail.com>; Mojgan Green <mojgan.green@virginmedia.com>
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> **Sent:** 12 November 2020 22:30
> **To:** ADL Planning <contact@adlplanning.co.uk>
> **Cc:** Spinella, Gio (Councillor) <Gio.Spinella@camden.gov.uk>; Parkinson, Andrew (Councillor) <Andrew.Parkinson@camden.gov.uk>
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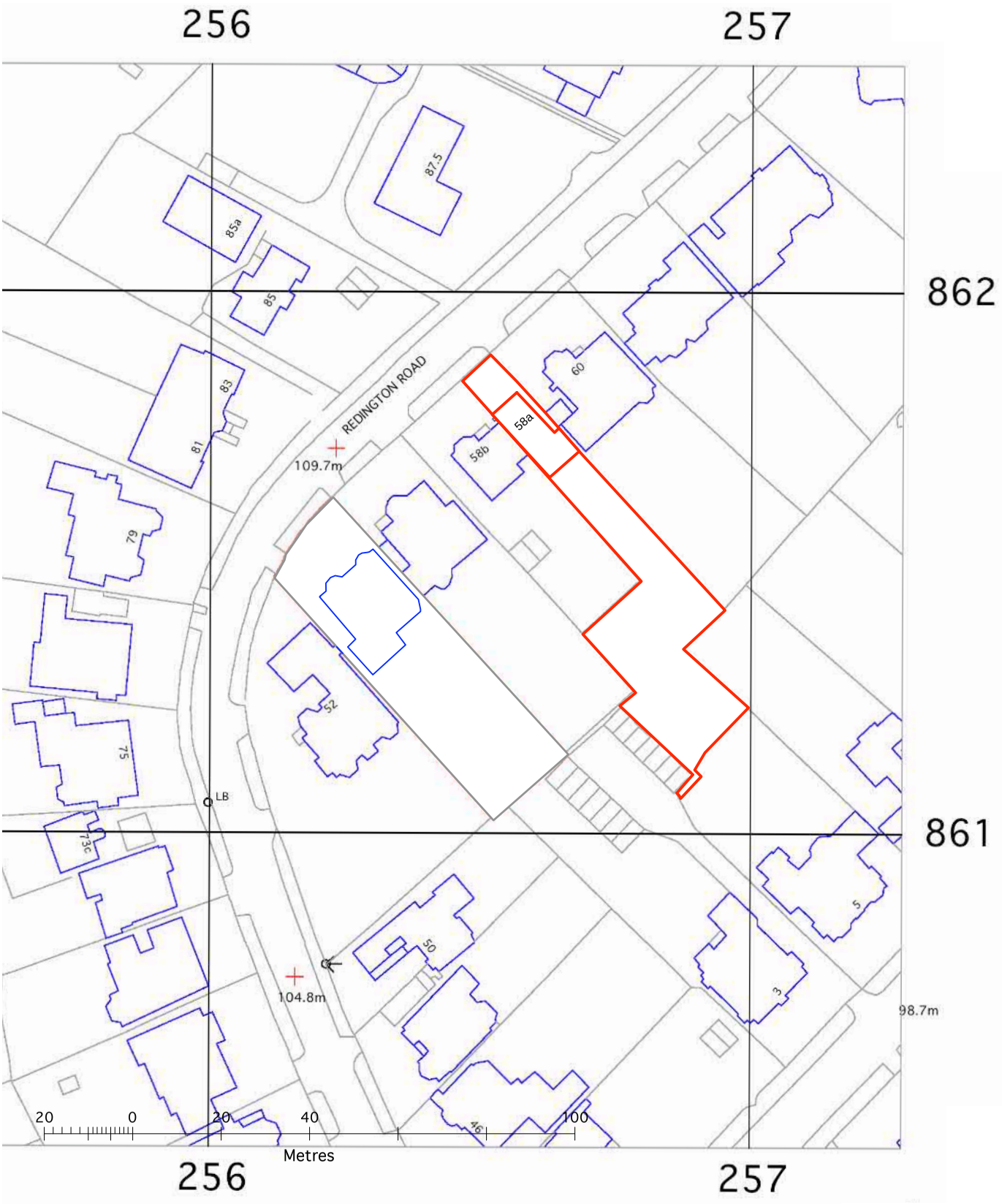
Kindest regards,

Anna Thomson

ADL Planning Ltd.



ALL DIMENSIONS TO BE CHECKED ON SITE

DRAWING
LOCATION PLAN

PROJECT
58A REDINGTON ROAD, NW3 7RS

CLIENT
MR DANIEL BELOV

TAG
ARCHITECTS

TAG ARCHITECTS
14 BELSIZE CRESCENT, HAMPSTEAD, LONDON NW3 5QU
TEL.: 020 7431 7974

DATE	SCALE
07.17	1:1250 @A4
JOB	DRAWING
157	S00