

CONSTRUCTION MANAGEMENT PLAN

ADL Planning Ltd
Planning For Better

11 John Street, London, WC1N 2EB



A report detailing how the construction site will be managed during refurbishment works at 11 John Street



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Construction/ Demolition Management Plan

pro forma

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Revisions & additional material

Please list all iterations here:

Date	Version	Produced by
21 st September 2021	A	ADL Planning Pty Ltd.
27 th September 2021	B	ADL Planning Pty Ltd.
11 th October 2021	C	ADL Planning Pty Ltd.
1 st November 2021	D	ADL Planning Pty 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
21 st September 2021	Newsletter Template - Appendix A	ADL Planning Pty Ltd.
21 st September 2021	Dust Risk Assessment - Appendix B	ADL Planning Pty Ltd.
8 th December 2014	Noise Report – Appendix B1	KP Acoustics
26 th August 2021	Programme of works - Appendix C	MH Costa Construction Ltd.
10 th August 2021	Asbestos Survey - Appendix D	Clearway Environmental
11 th October 2021	Copies of public consultation – Appendix E	ADL Planning Pty Ltd.
21 st September 2021	Cumulative Impact Area Checklist	ADL Planning Pty Ltd.
Undated	Site location plan	Gerald Eve

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

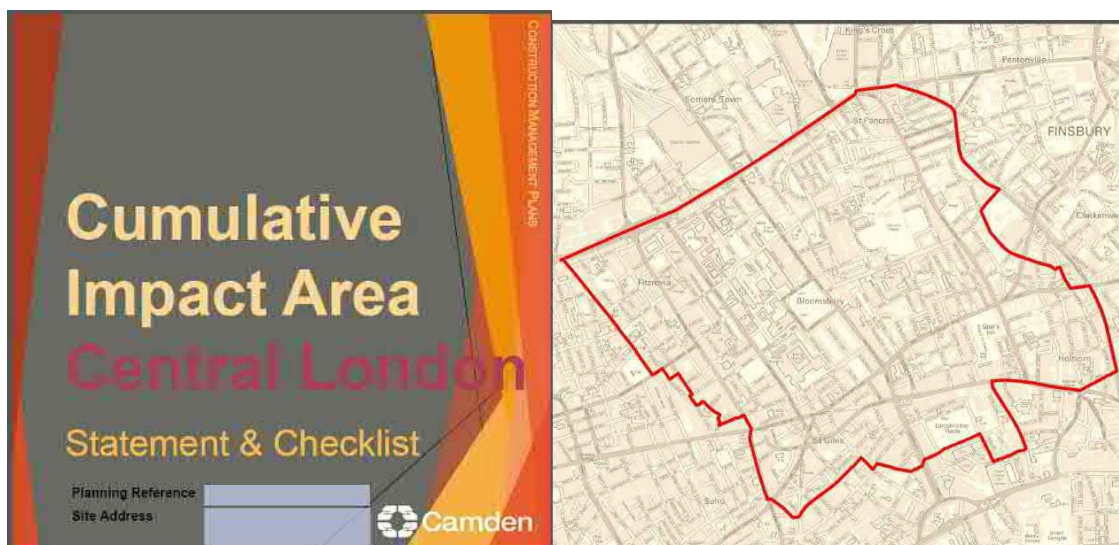
comments to be easily documented. These should be clearly referenced/linked to from the CMP. Please only provide the information requested that is relevant to a particular section.

(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.

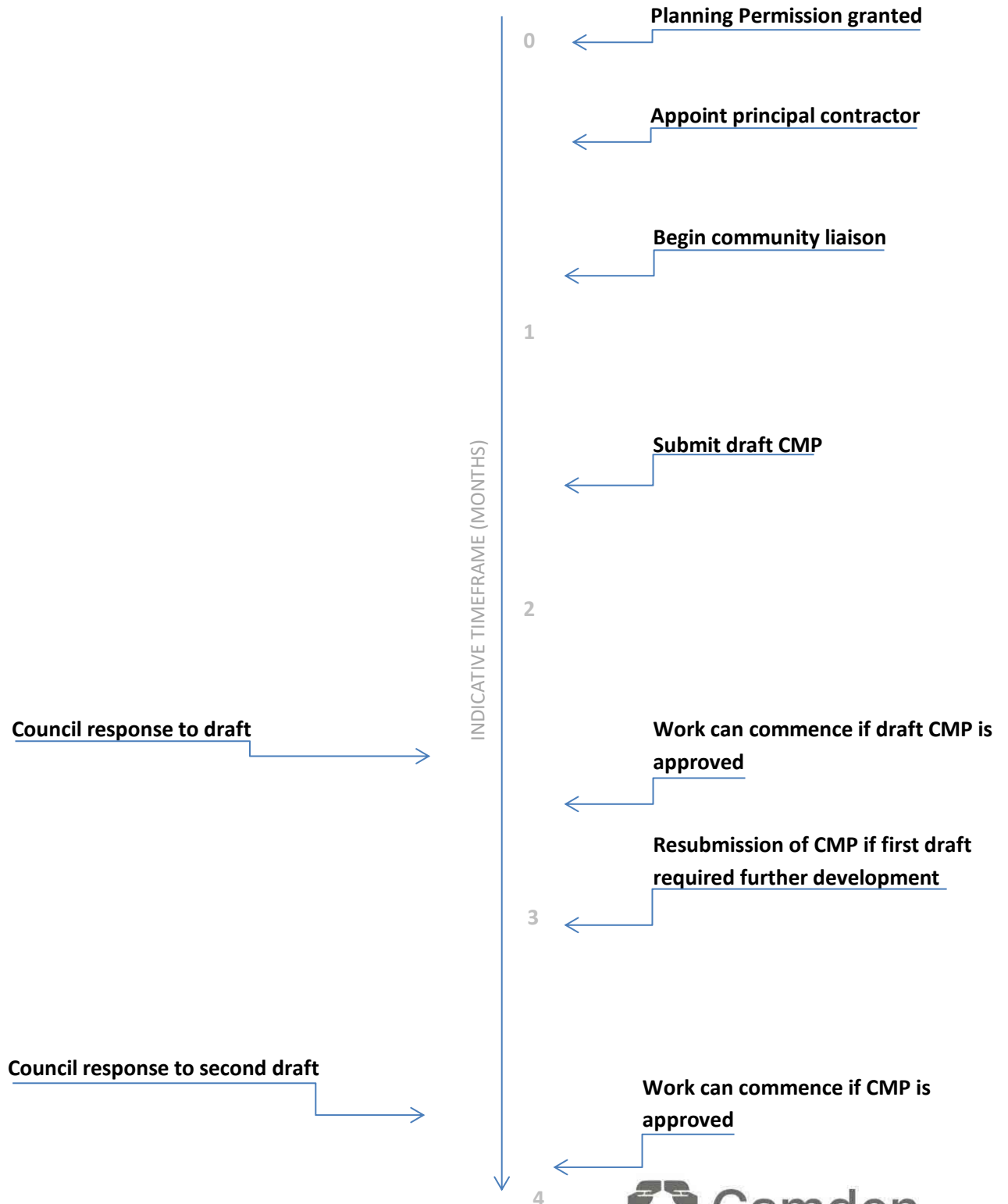
The CIA Checklist can be found at <https://www.camden.gov.uk/about-construction-management-plans>



Timeframe

COUNCIL ACTIONS

DEVELOPER ACTIONS



Contact

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

Address: 11 John Street, London, WC1N 2EB

Planning reference number to which the CMP applies: 2020/4922/P

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

Name: Anna Thomson

Address: ADL Planning Pty 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.

Please see: Site location plan.

The application site is a five storey dwellinghouse located on the south side of John Street. It is a terraced building and is Grade II listed.

Consent has been granted for the refurbishment of the building.

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 are all within the envelope of the existing building and can be separated into:

- Site preparation including asbestos removal and demolition of the existing extension.
- Damp proofing works
- Structural works for the replacement extension and roof works
- New windows and doors
- Internal reconfiguration
- Internal and external redecoration.

The works themselves are not hugely extensive although the building is Listed so poses some challenges with regards to preservation of existing fabric. It is also sited directly outside a pedestrian crossing which makes accessing the site with materials and the removal of waste atypical.

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 September 2021 and be complete September 2022.

The programme will be 52 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 both residential and commercial properties to its three common boundaries. The site is land locked and within a tight urban environment.

The properties most likely to be impacted by the works are, all units within:

- 10 John Street
- 12 John Street
- 13 John Street
- 8 Northington Street
- 10-12 North Mews

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.

- 10 John Street
- 12 John Street
- 13 John Street
- 14 John Street
- 26 John Street
- 27 John Street
- 28 John Street
- 10-12 North Mews
- 4 Northington Street
- 8 Northington Street

The following Ward Councillors have also been contacted about the draft CMP and their comments sought.

COUNCILLORS

Councillor Julian Fulbrook - julian.fulbrook@camden.gov.uk

Councillor Awale Olad - awale.olad@camden.gov.uk

Councillor Sue Vincent - sue.vincent@camden.gov.uk

A copy of the letter sent to neighbours and the email sent to Councillors are provided in Appendix E. No responses to the consultation have been received during the two week period. Should any be forthcoming, these will be passed to Council officers for 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: Site registration is pending and will be provided to the Council as soon as it is received.

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.

Drawing ADL/11JS/ED01 details approved and extant planning permissions in the local area of the site.

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 suspended parking area, other vehicles will be able to safely pass the site and we will be able to maintain the free-flow of vehicular traffic at all times.

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 Principal 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/11JS/RP/01.

Vehicles will approach the site from the A5200 Grays Inn Road.

At the junction with the B502 Guilford Street, vehicles will turn left or right as appropriate and travel along Guilford Street to its junction with Doughty Street.

At this junction, vehicles will turn left and proceed along Doughty Street and across the junction with Roger Street into John Street.

Vehicles will pull into the loading area through the suspension to avoid the need for reversing. Vehicles will pull past the loading area and reverse to straighten up and ensure that a clearway in excess of 3m is maintained past the loading area.

Upon exiting the site, vehicles will continue along John Street to its junction with the A401 Theobalds Road.

Vehicles will turn either left or right and travel along this A road and other major roads 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 nearby nursery school and primary school.

Two parking bays will be suspended as illustrated in APX/B. These bays will be suspended throughout the duration of the works when the site is operations for the use of the construction vehicles detailed below.

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

Steelwork and materials – Flatbed vehicle

Max size: 6.8m (l) x 2.5m (w) x 3.8m (h)

2 deliveries a day, three days a week throughout the works.

Spoil – caged lorry

Max size: 6.8m (l) x 2.5m (w) x 3.8m (h)

2 collections per day during the strip out works.

2 collections each day, every other day at all other times for adhoc waste.

Smaller scale materials deliveries – Transit van

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

2 deliveries a day, three days a week throughout the works.

All vehicles will be accommodated within the designated loading area as illustrated on ADL/11JS/APX/B.

Advance warning signs would be set up on the approach to the site from all directions including on the opposite side of the road due to the presence of the pedestrian crossing outside the site.

Suitably qualified (Lantra or similar) Traffic Marshalls shall be present at around the site to assist pedestrians whenever needed and to ensure that all construction activity is halted as required to allow the free flow of pedestrian movement.

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/11JS/ED/01. 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 ADL/11JS/TR02.

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. A robust delivery schedule will be put in place to ensure that only one vehicle at a time requires site access and that the loading area is free before the next vehicle arrives at site.

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 arrival 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 building 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.

N/A – the site will load from the highway.

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

N/A – the site will load from the highway.

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

N/A – the site will load from the highway.

d. Provision of wheel washing facilities should be considered if necessary. If so, please provide details of how this will be managed and any run-off controlled. Please note that wheel washing should only be used where strictly necessary, and that a clean, stable surface for loading should be used where possible.

N/A – the site will load from the highway.

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/11JS/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/B2. The tracking of the vehicle pulling into the loading area is illustrated on APX/TR02.

Construction waste will be removed from site by caged lorries. The waste will be carried by hand to the waiting vehicle and loaded. It will be stored within the site until the vehicle arrives to collect.

During these instances of waste being carried across the pavement, the pavement outside the application site will be controlled by Traffic Marshalls who will carefully monitor movements to allow safe pedestrian passage.

The site will not require ready mixed concrete so all concrete will be hand mixed from within the site. The materials for this are covered in the regular materials deliveries.

Materials will be stored within the building. As space is limited, a just-in-time schedule will be maintained.

Welfare facilities will be placed on the gantry frame that will oversail the pavement as illustrated in APX/B and APX/C2. The licence request for this gantry has already been submitted by MH Costa.

The gantry will be constructed from scaffolding and will be built to provide a platform at first floor level on which a timber welfare unit will be constructed. This will be accessed from within the site and will provide the site with a site office and welfare facility whilst works are ongoing. Full pedestrian movement will be possible beneath the gantry frame and it will be hoarded and lit in full accordance with the licence request.

All construction traffic will park within the designated loading area. There will be a clearway of more than 3m between the loading area and the parking bays opposite to allow the free flow of other vehicles past the site.

Due to the presence of the pedestrian crossing in such close proximity to the site, Traffic Marshalls shall be placed outside the site during all deliveries, collections and movements of materials or waste across the pavement. All construction movements will be halted to ensure safe passage for pedestrians with construction activity only resuming when it is safe to do so. It is considered that the instances of these movements will be small given the nature of the works. Advanced warning signs will be placed around the site to warn of the construction activity ahead.

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/11JS/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 10m of 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 throughout the works to accommodate the visiting construction vehicles. 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.

A site welfare area is proposed to be located at first floor level, above the pavement outside the site. This will be accessed from within the site and is required to ensure there are welfare facilities. Due to the nature of the works and the fact the building is a listed building, it is not possible to provide this within the site.

An application for the gantry has been submitted to the Council by MH Costa. The gantry will allow full pedestrian movement beneath the frame. The pavement at this area is wide with at least 1.8m of uninterrupted pavement remaining at its narrowest point as illustrated by the site set up plan in APX/B so the proposal will not cause an obstruction.

Advanced warning signs will be placed around the approach to the site warning users of the use of the highway and directing them to the area of the pavement that remains clear. Traffic Marshalls shall also be stationed around the site to assist should that be needed.

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

N/A

25. Motor vehicle and/or cyclist diversions

Where applicable, please supply details of any diversion, disruption or other anticipated use of the public highway during the construction period. Please show locations of diversion signs on drawings or diagrams. If these are attached, use the following space to reference their location in the appendices.

N/A – 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 and communicated to the Council.

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/11JS/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.

Scaffolding will be erected around the dwelling and will extend out over the pavement at ground level to provide a platform at first floor level to house the welfare facilities described above. This scaffolding will be hoarded and lit at night time with at least 1.8m (at its narrowest point) of pavement remaining for pedestrians to safely pass the site.

As described above, Traffic Marshalls shall be stationed around the site during all collections and deliveries to ensure the safe passage of all other road users.

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 – the only temporary structure that will be required is the scaffold gantry to house the welfare as described above.

27. Services

Please indicate if any changes to services are proposed to be carried out that would be linked to the site during the works (i.e. connections to public utilities and/or statutory undertakers' plant). Larger developments may require new utility services. If so, a strategy and programme for coordinating the connection of services will be required. If new utility services are required, please confirm which utility companies have been contacted (e.g. Thames Water, National Grid, EDF Energy, BT etc.) You must explore options for the utility companies to share the same excavations and traffic management proposals. Please supply details of your discussions.

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
- Removal of existing extension

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. An acoustic report has been carried out and is provided in Appendix B1.

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. 1mms¹- 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 BS 5228-1: 2009.
- Sound reduced compressors will be used and/or fitted within acoustic enclosures where necessary.
- The use of and noise from, percussive tools will 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 where required
- All stockpiles of materials (including waste) shall be covered when not in use and stored within the building
- 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 and there is no significant works involved. 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 vehicle 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 (PM₁₀) 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 (PM₁₀) 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 building on the site, there is not a rodent issue. A pest control company will be engaged to undertake rodent abatement should any evidence be uncovered that there is an issue. This will include a rodent prevention plan to monitor and control activity on the site on a weekly basis, 28 days prior to works commencing. 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, 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 'very 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 a designated welfare area 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):
September 2021 – September 2022. 52 Weeks.
- b) Is the development within the CAZ? (Y/N):
Yes.
- 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: 01/11/21

MHCOST

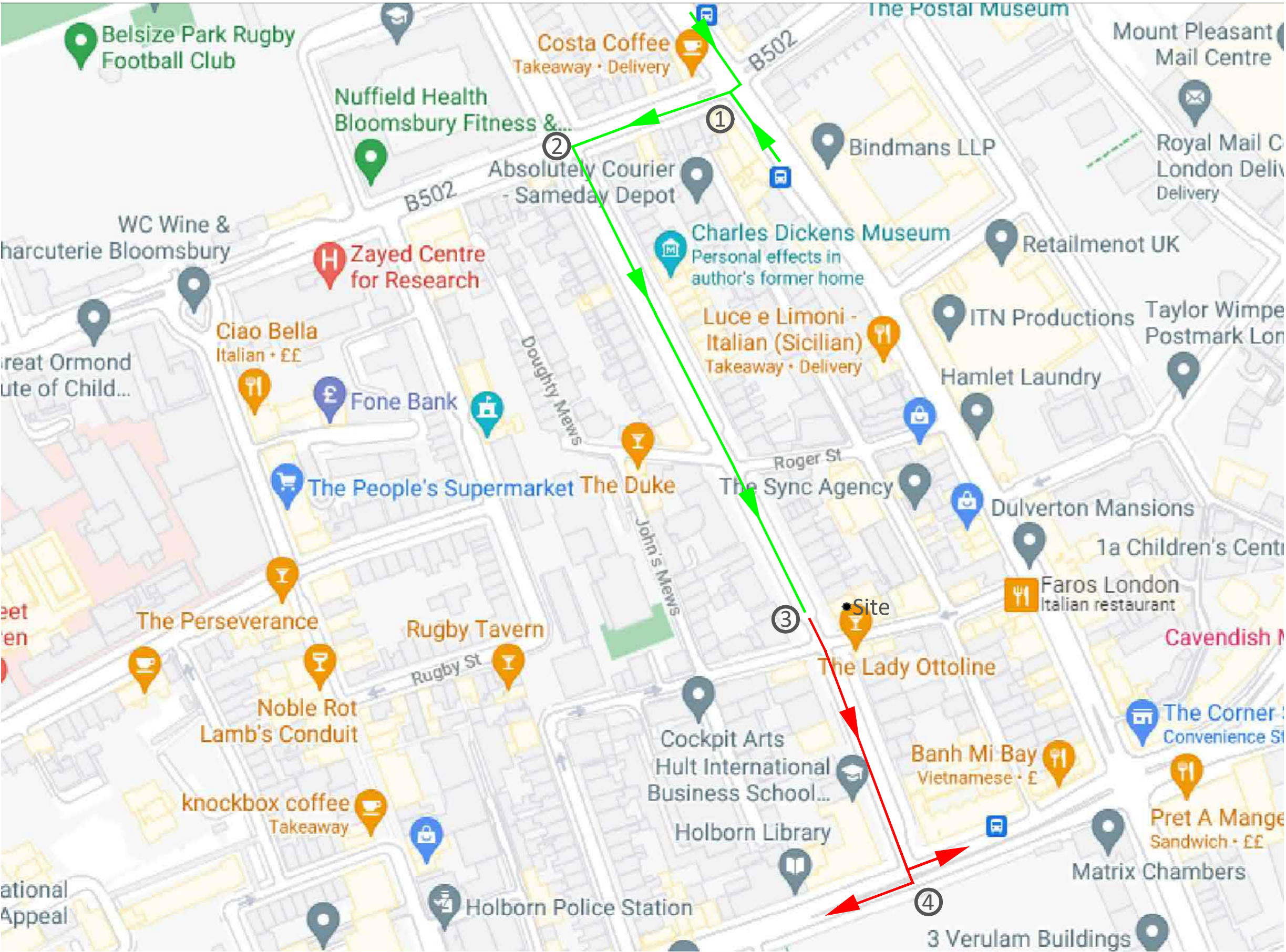
Print Name: ANDRE SOUSA

Position: SENIOR PROJECT MANAGER

Please submit to: planningobligations@camden.gov.uk

End of form.

V2.5



(c) Google 2021

A3 ORIGINAL
NOT FOR CONSTRUCTION

Notes:

Key:

- Access Route From Gray's Inn Road (A5200) Towards Site
- Exit Route From Site Towards Theobalds Road (A401)

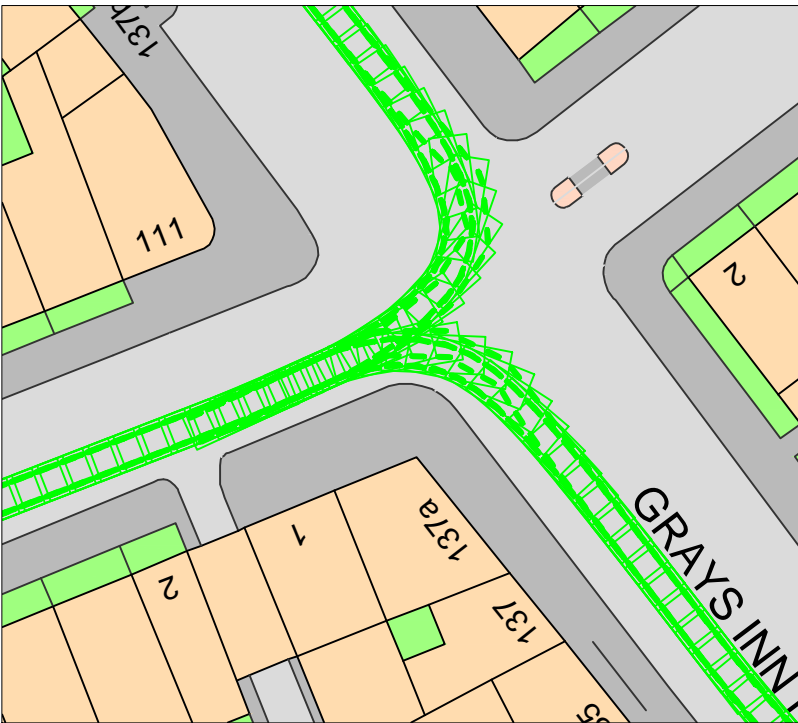
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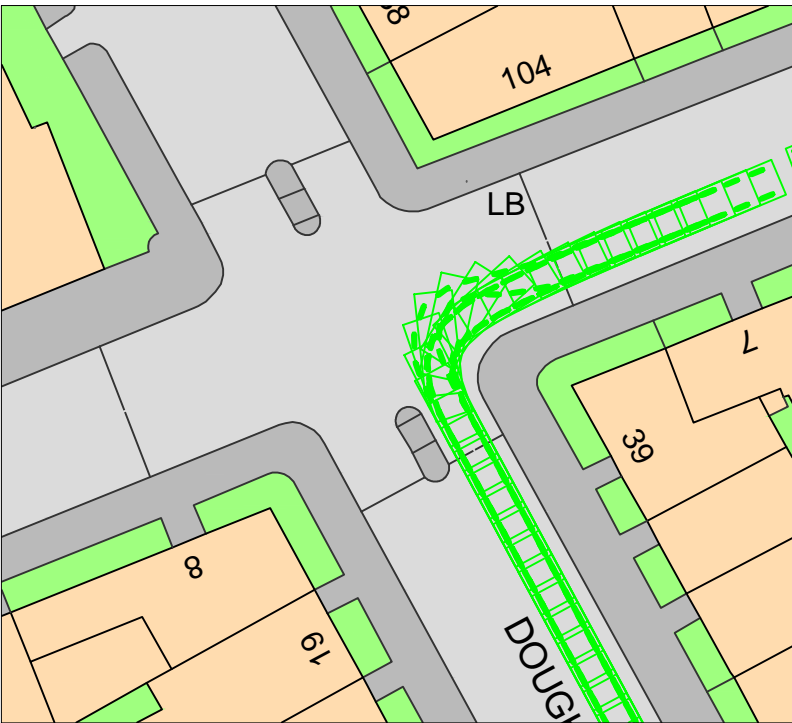
Project
11 JOHN STREET

Title
Site Access/Egress Routing Plan

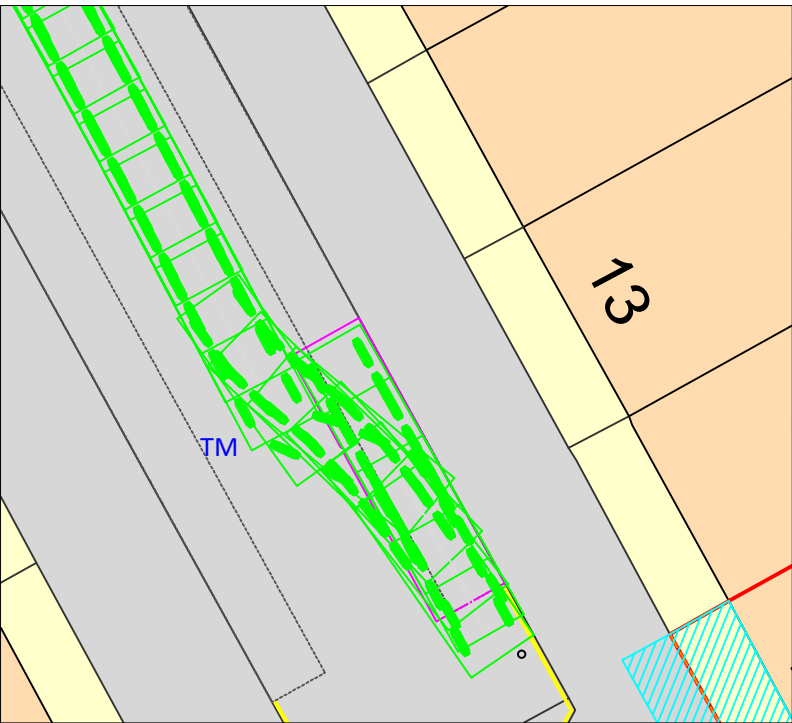
Date SEPTEMBER 2021		
Scale NTS	Filename RP_01.dwg	
Drawing number ADL/11JS/RP/01		Rev



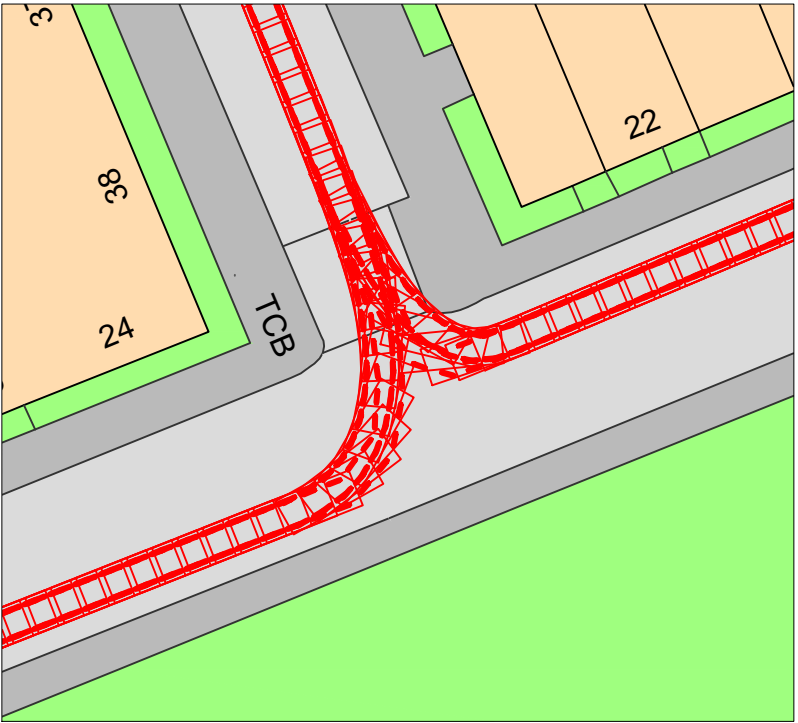
Location 1. Gray's Inn Road (A5200) - Guilford Street (B502).



Location 2. Guilford Street (B502) - Doughty Street. Turn Left



Location 3. Parking at site.



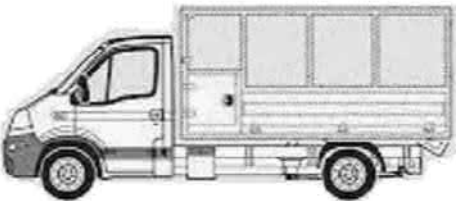
Location 4. John Street - Theobalds Road (A401). Turn Left.

A3 ORIGINAL
NOT FOR CONSTRUCTION

Notes:

Key:

- Route to site from Gray's Inn Road (A5200)
- Route from site to Theobalds Road (A401)



Cage Tipper Lorry	
Overall Length	6.800m
Overall Width	2.500m
Overall Body Height	3.810m
Min Body Ground Clearance	0.396m
Max Track Width	2.435m
Lock to Lock Time	6.90s
Kerb to Kerb Turning Radius	6.440m

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Project
11 JOHN STREET

Title
Vehicle Swept Path Analysis
Cage Tipper Lorry (6.8m)
Tracking to and from site.

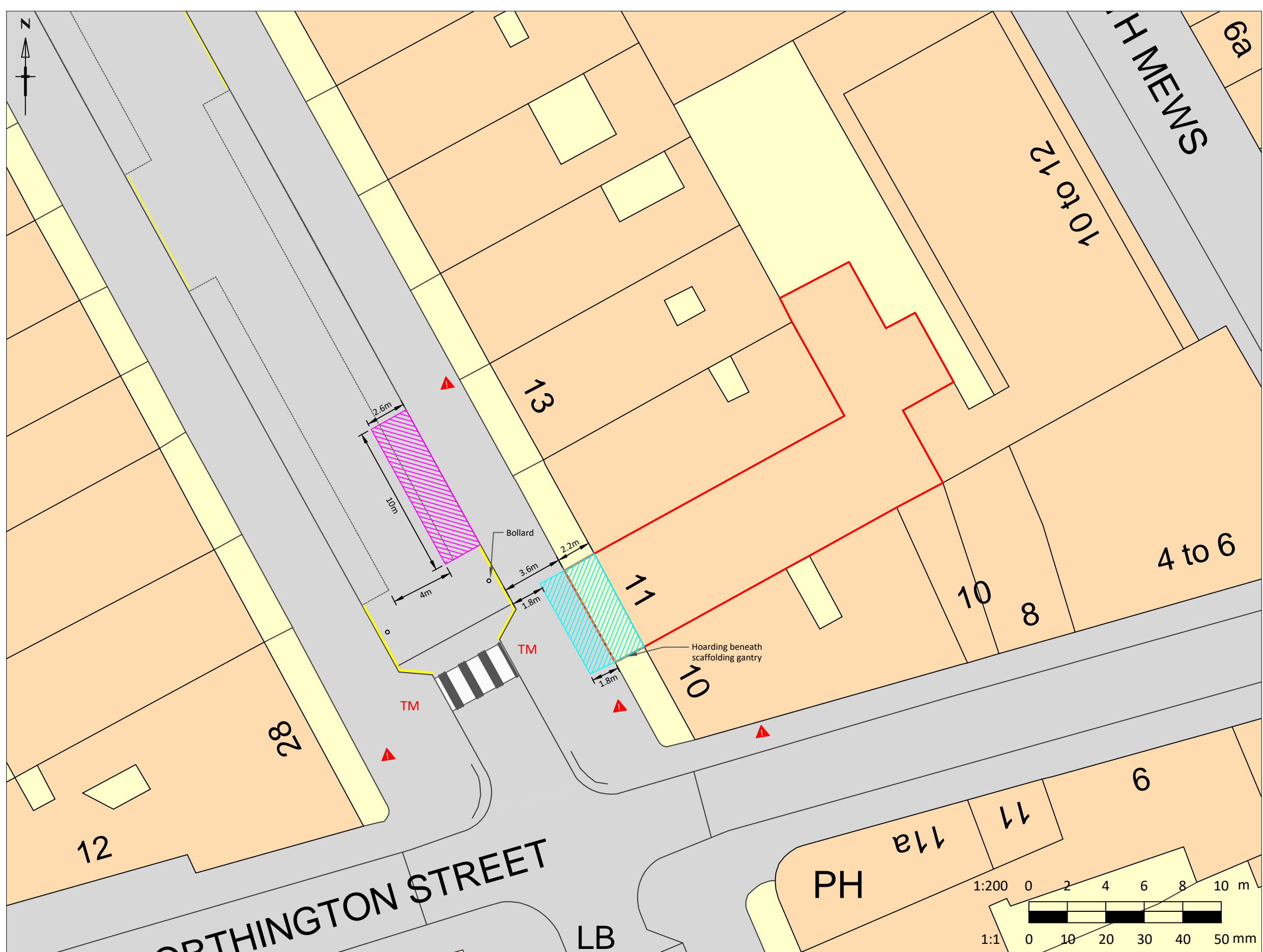
Date SEPTEMBER 2021		
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Drawing number ADL/11JS/TR/02		Rev

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Key:

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| rev | description | date |

Date	SEPTEMBER 2021		
Scale	1:200 @ A3	Filename	APX-B.dwg
Drawing number			Rev
ADL/JS11/APX/B			



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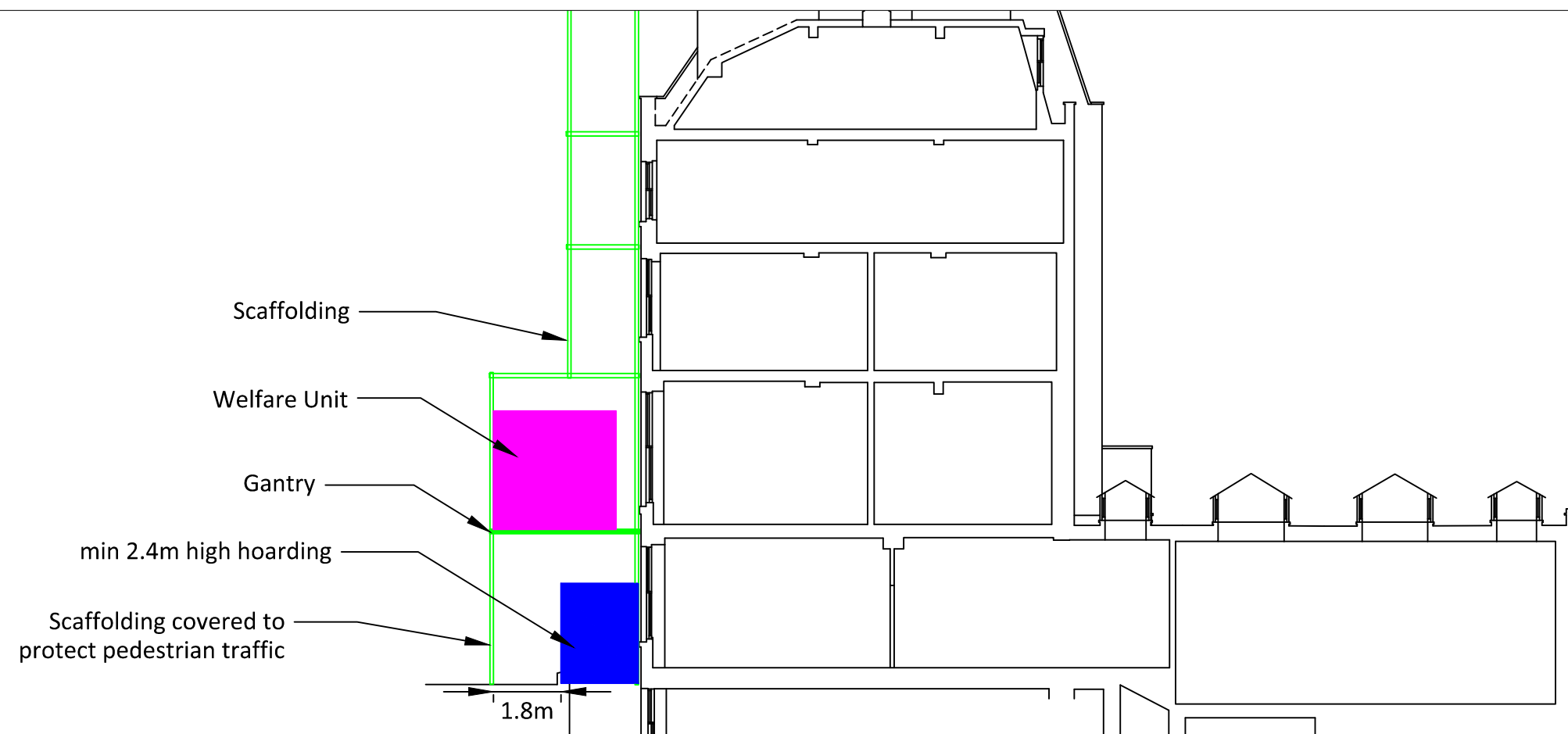
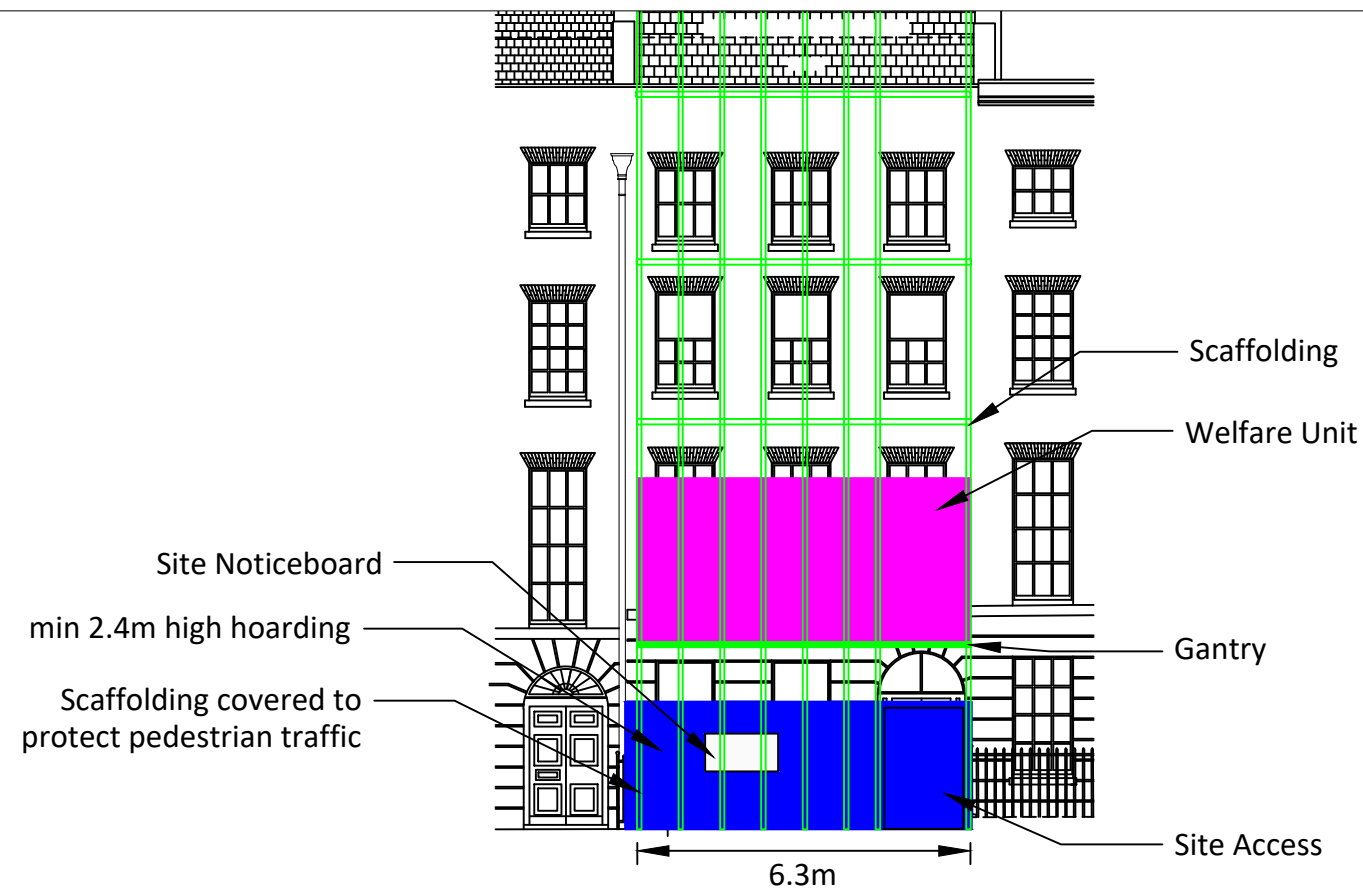
Title
Site Setup
Appendix B

A3 ORIGINAL
NOT FOR CONSTRUCTION

Notes:

Drawings show indicative positioning scaffolding and the welfare unit.

Drawings provided by MK Surveys



rev	description	date

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Project
11 JOHN STREET

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

Date SEPTEMBER 2021

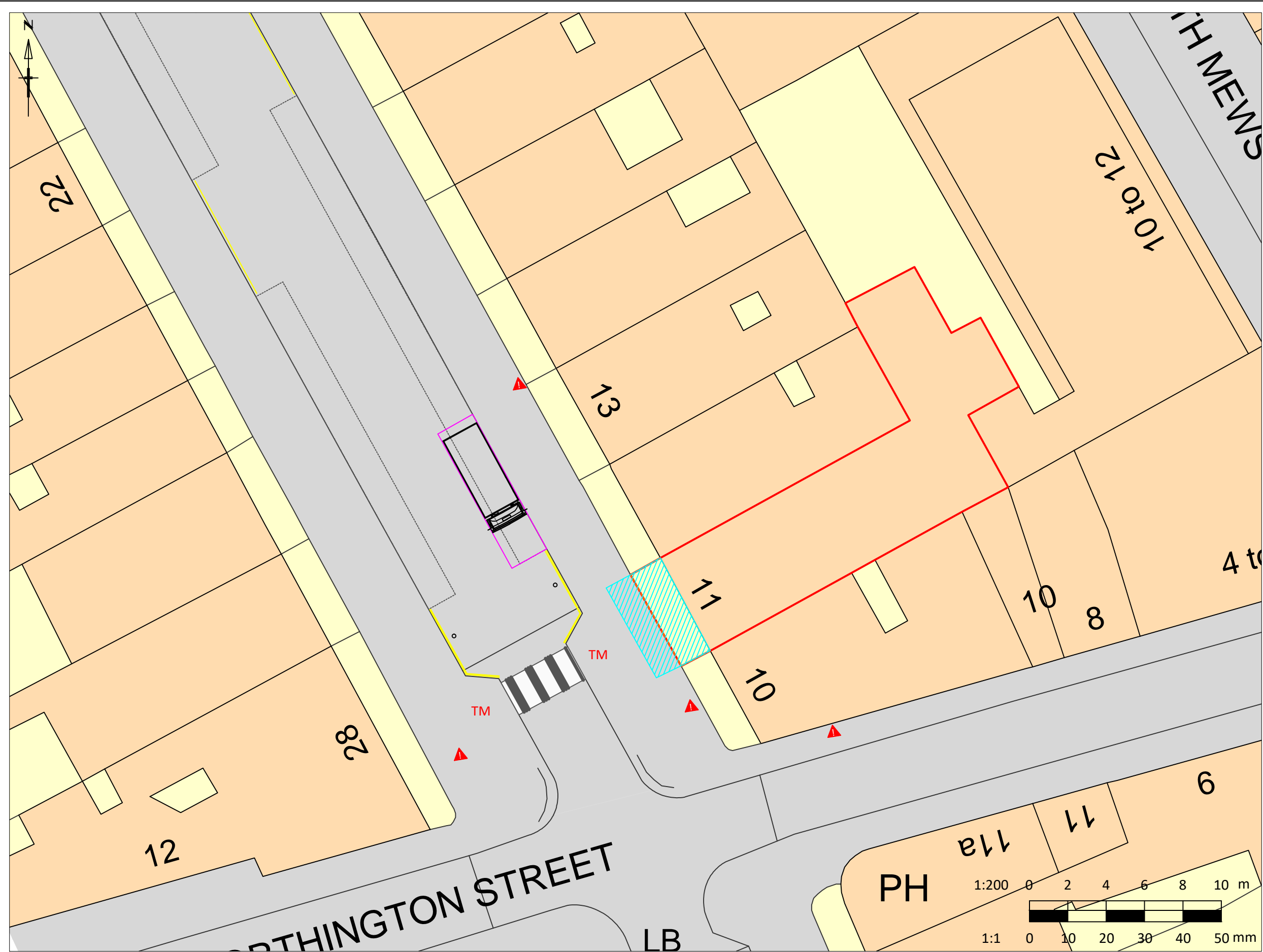
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Filename	APX-C2_C3.dwg
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Drawing number

ADL/11JS/APX/C2C3

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A3 ORIGINAL
NOT FOR CONSTRUCTION

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Notes:

- Key:
- Site Boundary
 - Proposed Hoarding
 - Existing Yellow Line Parking restriction
 - Loading / Unloading Bay
 - Scaffolding
 - Existing Parking Bays
 - TM Pavement Traffic Marshal Construction Warning Sign



Caged Tipper Lorry (Parking)

rev	description	date

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Project
11 JOHN STREET

Title
Site Works
With Caged Tipper Lorry (6.8m)
Appendix B2

Date	SEPTEMBER 2021	
Scale	1:200 @ A3	Filename APX-B2.dwg
Drawing number	ADL/11JS/APX/B2	
		Rev

11 John Street

MH Costa
Construction Limited

DATE

EDITION NO.

Demolition of ground floor rear extension, and erection of single storey structure to include two courtyards. Replacement of existing fenestration at ground and second-floor level to front elevation. Installation of a new door at the rear first floor. Removal of the existing roof and replacement with dummy mansard roof to accommodate a green roof terrace. Internal alterations at all levels, all in connection with the existing dwellinghouse

Overview of works

*[PROGRAMME OVERVIEW AND
ANTICIPATED TIMINGS]*

Space for ad hoc information

Upcoming Works

[Weekly or monthly look ahead]

Site set-up Details

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

CONTACT DETAILS

...

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Construction Limited

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London, NW7 2HU

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7341

F +44 (0)20 8452
6314

mhcosta.com

Noise and Dust Risk Assessment

11 John Street

Step 2A - Dust Emission Magnitude

Activity	Dust Emission Magnitude
Demolition	Small (total volume demolished <20,000m ³)
Earthworks	Small (total site area <2,500m ²)
Construction	Small (total building volume <25,000m ³)
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	Low	Low	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

11 JOHN STREET, LONDON

ACOUSTIC DESIGN REVIEW

Report 11880.ADR.01

Prepared on 8 December 2014

For:

Ian Rosenfeld & Marianna Segato

11 John Street

London

WC1N 2EB

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1.0 INTRODUCTION

The aim of this report is to define the acoustic requirements for the proposed development at 11 John Street, London. Performance specifications will be established, reflecting a pragmatic approach in line with the Client's aspirations and requirements.

The following sections describe the acoustic recommendations for the different areas and the advantages that may be attained through implementation. The basis for all design recommendations within this report is Approved Document E (ADE) 2003 of the 2000 Building Regulations.

2.0 INTERNAL BUILDING FABRIC

2.1 Design Aspirations

The Client has expressed a preference to provide sound insulation levels that would comfortably exceed the requirements stipulated by ADE 2003. The main objective of this report is therefore to encapsulate all design issues in the form of a design specification.

This and the following sections of the document show the acoustic criteria that the contractor is to achieve. The following sections provide potential designs to assist the contractor in formulating their proposals. Alternative designs are acceptable, provided that they meet the employer's quality objectives and achieve the relevant project acoustic criteria.

The two main parameters that are used throughout this document to express airborne and impact sound insulation of separating constructions are $D_{nT,w} + C_{tr}$ and $L'_{nT,w}$, respectively. All specifications in this report will, therefore, be given with respect to those two descriptors.

Table 2.1 summarises the internal sound insulation criteria for separating walls and floors. In order to achieve the project aspirations, all separating wall and floor constructions are to provide sound insulation to exceed requirements of Approved Document E 2003 (ADE) of the Building Regulations 2000 for party walls and floors between separate dwellings.

Element	Airborne Sound Insulation Performance	Impact Sound Insulation Performance
Separating walls between noise sensitive spaces	$D_{nT,w} + C_{tr} \geq 45\text{dB}$	-
Separating walls between non-noise sensitive spaces	$R_w \geq 43\text{dB}$	-
Separating Floors	$D_{nT,w} + C_{tr} \geq 52\text{dB}$	$L'_{nTw} \leq 55\text{dB}$

Table 2.1 Internal Sound Insulation Performance Requirements

2.2 Wall Constructions

The wall construction depends on the use of the enclosed space, its tolerance to noise created and transferred between adjacent spaces.

For all partitions separating spaces which are classed as '*noise sensitive*', we would recommend the following:

- 2x15mm layers of SoundBloc
- 75mm x 38mm timber stud frame, with 50mm mineral wool insulation such as RWA45 or similar (density 45kg/m³)
- 2x15mm layers of SoundBloc

Should a metal frame system be preferred, we would recommend the following:

- 2x15mm layers of SoundBloc
- Installation of 70mm Gypframe C-studs at 600mm centres within floor/ceiling channel
- Installation of 50mm mineral wool insulation such as RWA45 or similar (density 45kg/m³) between the studs
- 2x15mm layers of SoundBloc

The constructions outlined above would typically provide a sound insulation performance of 46-48dB $D_{nT,w} + C_{tr}$. Should it be decided that an enhanced performance is required, we would recommend the installation of RB1 resilient bars to either side of the timber stud frame (or 'C' studs) at 600mm centres, to accommodate the new wall lining of 2x15mm SoundBloc plasterboard to each side.

We would recommend the above construction for any spaces where an enhanced airborne sound insulation is required i.e. Bathrooms to Bedrooms.

For any spaces where a strong level of airborne sound insulation is not required, we would recommend the following construction:

- 2x12.5mm layers of SoundBloc
- 48mm C-studs at 600mm centres, with 50mm mineral wool insulation such as RWA45, or similar (density 45kg/m³)
- 2x12.5mm layers of SoundBloc

It is understood that party walls to the neighbouring properties will be retained. These are understood to be comprised of 300mm (min.) brickwork. Any upgrade to these walls would need to be minimal as the anticipated airborne sound insulation performance would be well in excess of 55dB, $D_{nT,w} + C_{tr}$. Our only recommendation would be the installation of one layer of 12.5mm SoundBloc on dot&dabs, once the wall finish has been made good.

2.3 Wall Junctions and Penetration Details

Interfaces between walls and all other adjacent elements should be built to ensure that the sound insulation performance of the wall is not affected. All gaps should be tightly packed with mineral wool and all joints should be sealed with a flexible sealant, such as silicone caulk.

Ideally, a gap between the head of the wall and the underside of the soffit should not be greater than 10mm. A polyethylene backing rod could be inserted in the gap with tightly packed mineral wool while silicone caulk is used to seal the joint. When constructing cavity walls, care should be taken not to drop debris into the cavity, which may bridge the leaves of construction.

In the case of all walls, isolation strips would need to be used, which would isolate the wall leaves from the sub-floor, therefore minimising any flanking paths. Please note that a material such as Monarfloor or Regupol Isolation Strip can be used to isolate any new walls built on the sub-floor.

Care should be taken to block any transmission paths from any I-beam flanges to adjacent structures. For this reason, Corofil C144 or a similar material could be used to seal any paths through the gaps between the beams and the plank.

Where any ducts, pipes, conduits or other services penetrate the wall, provide an air-tight seal between the service and partition using a flexible sealant. All gaps should be tightly packed with mineral wool and sealed with plasterboard pattress and mastic seal.

All cavities at the junction of every floor with the external wall should be blocked by means of a cavity stop, unless the cavity is fully filled with mineral wool insulation or expanded polystyrene beads.

Provided that there is a minimum ceiling void of 75mm downlighters/recessed lighting may be installed in the ceiling at no more than one light per 2m² of ceiling area in each room, at centres not less than 750mm and into openings not exceeding 100mm diameter (or 100x100mm).

2.4 Floor Construction

It is understood that there are concerns regarding sound insulation between the separating floors. Although the Client does not wish the floors to be totally acoustically isolated from one another, a measurable degree of airborne and impact sound insulation performance is required. We would therefore propose to ensure that the requirements of ADE 2003 are met with regards to sound insulation between separate dwellings. This would ensure a good level of sound insulation is achieved among the internal floor separations.

It is understood that all existing timber joists are to be removed and replaced. For a timber joist system, we would recommend the following construction:

- 2x12.5mm SoundBloc plasterboard layers installed under RB1 resilient bars to act as the new underfloor soffit. The resilient bars are to be fixed at right angles to the direction of the joists.
- Installation of 100-150mm mineral wool insulation between the joists, such as RWA45 of similar (density 45kg/m³)
- Adhesive installation of strips of Regupol 6010SH to the upper side of the joists.
- Installation of 1x19mm Lamaphon cementitious board as the main floor decking
- For additional level of impact sound insulation performance we would recommend the adhesive installation of Regupol 4515 (3mm), or similar, on the Lamaphon decking.
- Adhesive installation of final floor finish (timber, marble, carpet, etc.)

For airborne sound insulation, special attention should be given to workmanship regarding the proper sealing of junctions and penetration details. Where any gaps between external (flanking) walls and floors exist, they should be caulked with sealant or similar type material. It should be also noted that flanking strips (Yelofon ES5/100) should be installed around the perimeter of the floor to isolate the floor from walls and skirtings. The strip should be turned up so that the skirting boards rest on them and any excess cut away.

2.5 TV Room Specification

It is understood that a TV/Media room is proposed at First Floor, where reasonably high levels of music could potentially be played back. Although the Client is not overly concerned with fully isolating this space, we would adopt a more proactive approach in order to increase the space's acoustic isolation to a level compatible to its use.

Loudspeaker System

A loudspeaker system employing relatively few speakers requires each unit to generate high noise levels to maintain a given noise level in the space.

A distributed system with numerous speakers allows each speaker to operate at a lower volume. This ensures that localised noise levels are lower, which reduces the noise directly incident on the structure and improves the environment in seating areas, where communication might of importance.

Loudspeaker Mounting

Rigid mounting systems are entirely inadequate for the control of transmitted sound from the speakers. To ensure efficient control of noise it is recommended that a proprietary frame support is used for each speaker.

This must incorporate suitable anti-vibration mounting between support and speaker enclosure, with no rigid connections permitted to short-circuit the isolation

Provided that the weight of the loudspeakers is low, the use of neoprene mounts or hangers is recommended. These are expected to provide a static deflection of approximately 3mm (ie. under the load of the speaker). High stiffness neoprene / rubber and metal springs should be avoided in general. The use of neoprene mounts or hangers in fully-enclosed metal casings is not advisable as if these are angled the casings can short circuit. Any mount / hanger must be capable of maintaining a 30 degree offset without any rigid components short-circuiting the mount. It must be noted, however, that vertical alignment is more effective.

Generally available speaker vibration mountings are not typically effective for isolation of this standard. Use of heavy duty, proprietary supports coupled with hangers / mounts will be far more effective. Should the suspended installation of bass cabinets not be possible, we would recommend the use of a proprietary resilient pad on which the cabinets can rest. We would therefore recommend a product such as Regupol 6010BA which would isolate the speakers from generating any vibro-acoustic excitation of the structure.

2.6 Reverberation Control

Due to the layout of the property incorporating a staircase which runs from Basement Level throughout all Levels, there are concerns that this space could potentially be highly reverberant.

In addition, the open plan nature of the staircase landings and Living Rooms is likely to be the main cause of excess reverberation. This could potentially cause issues with regards to speech intelligibility and general quality of the interior soundscape, especially in a space such as the Swimming Pool and all adjacent amenity spaces.

We would therefore recommend that the following areas are treated with acoustic plaster:

- Basement Level Living Room and Swimming Pool areas
- Dining area/Kitchen and Play/Music Room within Ground Floor
- Living Room/TV Room on the First Floor
- Staircase soffit (only as an optional measure)

The acoustic plaster that could be used would be the following:

- Sto acoustic plaster from Sto Ltd.
- Oscar Acoustics - The product is Oscar Elite
- Fellert Acoustic plaster from CMS-Danskin
- QuietSpray from Quietstone

2.7 Door Requirements

Where a degree of sound insulation is deemed necessary, doors with rated acoustic performance could be utilized. Some general door specifications with associated constructions are shown in Table 2.3.

Door Specification	Typical Construction
R_w 30 dB	35mm solid-core door with perimeter and threshold seals
R_w 35 dB	50mm solid-core door with high quality seals to head and jambs and high-quality, automatic drop seals at the threshold

Table 2.2 Typical door constructions

Recommendations with regards to the necessary sound insulation performance of the door units to be installed in the most sensitive spaces are shown in Table 2.3.

R_w (dB)
28-30 for all internal doors of habitable spaces
38-40 for the Bedrooms (Moveo, or Variflex from Style)
20-22 for all ancillary spaces

Table 2.3: Acoustic specification of door systems

Some general points that should be followed regarding the acoustic performance of doors are as follows.

- Non-hardening caulk should be used to seal joints airtight
- If hollow metal frames are used, they should be fibre- or grout-filled
- Doors should be gasketed around the entire perimeter to be airtight when closed
- Seals should be adjustable to compensate for wear, thermal movement, settlement of building structure and other factors that cause misalignment of the doors
- Good quality hydraulic closers should be fitted on all doors likely to be subjected to heavy use.

2.8 Isolation of Basement Plant Units

- In order to minimise any vibroacoustic energy transfer within adjacent noise-sensitive spaces through the separating structure, we would recommend that any plant units are installed on a high-stiffness, resilient layer under the area of the unit, such as RAV100/RAV200/RAV400 from CMS-Danskin, depending on the unit's weight.

- Any plant mechanism which may be installed on perimeter walls should be isolated by means of a 9-12mm ply box-in, cut to the dimensions of the motor unit, and isolated from the wall by means of IsoMax Clips.
- Alternatively, if the above is considered a labour-intensive process, we would recommend the replacement of any mechanism's wall fixings by means of resilient collars from Regupol.
- All pipes penetrating into a party wall must not be in physical contact with any structural element. For this reason, we would recommend their isolation by means of a ready-made product such as C144 Panel from PFC Corofil.

Hydraulic Systems

Hydraulic systems shall be designed and installed to minimise audibility of water/waste noise within the residential areas of the apartments.

The following controls shall be adopted to minimise noise emissions from hydraulic systems.

- Minimise risk of water hammer by lowering operating pressures and/or through use of pressure snubbers. Regulate water pressure to the minimum satisfactory working pressure and, in any case, do not exceed 350 kPa. Do not exceed a fluid velocity of 2.5 m/sec.
- Adjust cistern fill times, particularly in toilets adjacent to quiet areas, to approximately 90 to 120 seconds.
- Avoid hard grouting and chasing of water pipes in walls, particularly where walls are common with noise sensitive areas.
- In noise sensitive areas, support pipes with clamps having a soft neoprene sleeve.
- Route all rainwater down pipes outside the building or, alternatively, via service cupboards or risers boxed-in by means of 2x12.5mm layers of FireLine. Avoid bends and T-junctions in ceiling spaces above noise sensitive areas.
- Provide cast iron soil and waste pipes in preference to lightweight pipes such as PVC and copper in sensitive areas.
- Do not support pipework from lightweight constructions.

Hydraulic Systems

Where it is unavoidable that hydraulic systems pass through residential spaces, they must be concealed. As a minimum, bulkheads shall consist of minimum two layers of 12.5mm plasterboard with staggered and sealed joints. When concealing waste systems, the bulkhead shall also be lined internally with 50 mm mineral fibre insulation (30 – 40 kg/m³).

Waste systems behind lightweight constructions within apartments shall also be treated as follows:

- Cast iron pipework – no treatment
- Copper pipework – wrap in minimum 25 mm thick acoustic insulation/foam and lag with 5kg/m² loaded vinyl sound barrier material, or similar.
- Plastic pipework – wrap in minimum 50 mm thick acoustic insulation/foam and lag with 5kg/m² loaded vinyl sound barrier material, or similar.
- Plastic pipework to taps would require no treatment.
- Drainage systems shall be wrapped in minimum 25mm thick acoustic insulation where concealed by lightweight constructions within residential areas.

Where pipework passes through floors, penetrations shall ensure effective acoustic sealing around the pipes. This would be achieved by initially providing all pipework with a resilient sleeve detail. Large floor openings can be in-filled using a proprietary cementitious fire-stopping compound to the depth of the slab, whilst smaller openings can be loosely packed with mineral fibre insulation and closed-off with plasterboard pattresses above and below the slab. If using fire-stopping compound, it must be ensured that pipework holes in the formwork are cut oversize to prevent contact with the pipes. Any gaps remaining around pipework penetrations must be sealed with a continuous bead of non-hardening mastic.

Control Panels

Where located within internal walls, recessed control panels should be backed with two layers of 12.5mm SoundBloc plasterboard, or similar. The control panel should be fitted within the wall such that periphery gaps are minimal (less than 5mm width). The control panel fascia should incorporate a rubber gasket all round to ensure an effective acoustic seal with the plastered face of the wall. Control panels on either side of a wall should be offset by at least 500 mm.

3.0 CONCLUSION

The initial drawings for the proposed refurbishment at 11 John Street, London, have been reviewed, and suitable acoustic specifications have been determined.

While a realistic approach to the actual needs of the various spaces has been adopted, it was deemed necessary to refine the acoustic provision of some elements such as the acoustic detailing of junctions, beyond the base build specification currently proposed.

Report by

Kyriakos Papanagiotou MIOA

KP Acoustics Ltd

CONSTRUCTION PROGRAMME
11 John Street, WC1N 2EB

Issue 1 (@ A1) - 26th August 2021

Name		W/E	06/09/2021	13/09/2021	20/09/2021	27/09/2021	04/10/2021	11/10/2021	18/10/2021	25/10/2021	01/11/2021	08/11/2021	15/11/2021	22/11/2021	29/11/2021	06/12/2021	13/12/2021	20/12/2021	27/12/2021	03/01/2022	10/01/2022	17/01/2022	24/01/2022	31/01/2022	07/02/2022	14/02/2022	21/02/2022	28/02/2022	07/03/2022	14/03/2022	21/03/2022	28/03/2022	04/04/2022	11/04/2022	18/04/2022	25/04/2022	02/05/2022	09/05/2022	16/05/2022	23/05/2022	30/05/2022	06/06/2022	13/06/2022	20/06/2022	27/06/2022	04/07/2022	11/07/2022	18/07/2022	25/07/2022	01/08/2022	08/08/2022	15/08/2022	22/08/2022	29/08/2022	05/09/2022	12/09/2022																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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Lead-In Time Activity



ASBESTOS MANAGEMENT SURVEY

At

**The Clock House, 11 John Street
Bloomsbury
WC1N 2EB**

Inspection Date(s): 22/07/2021 - 23/07/2021

Client Name: Asbestos Essentials

Client Address: Unit 5, Crossingland's Business Park
Salford Road
Aspley Guise
Bucks
MK17 8HZ.

Job No: C21524-07

Issue No: Final - 1

Issue Date: 10/08/2021

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Approved:	Gary Morris		
Issued for and on behalf of CE Consultants (Europe) by the above signatories.		Tel: 01702 465 539 Fax: 01702 465 539 E-mail: info@clearwavasbestos.co.uk	

FOREWORD

- This document has been prepared by CE Consultants (Europe) with all reasonable skills, care and diligence with the term of contract with the Client and within the limitations of the resources devoted to it by agreement with the Client.
- This document is confidential to the Client. CE Consultants (Europe) accept no responsibility whatsoever to third parties to whom this document, or any part thereof, is made . Any such party relies upon the document at their own risk.
- This document shall not be used for engineering or contractual purposes unless signed above by the author and the approver of and on behalf of CE Consultants (Europe), and unless the document status is 'Final'.

1. EXECUTIVE SUMMARY

1.1 A 'Management' asbestos survey (as defined within HSG 264) was carried out on 22/07/2021 - 23/07/2021 by Andy Mayes of CE Consultants (Europe) in order to establish so far as is reasonably practicable, asbestos locations.

1.2 The client should note that any areas not inspected or accessed as part of the survey must be 'Presumed to contain asbestos' even if the report states that no asbestos containing materials were specifically identified. Further details of caveats and survey exclusions can be found in the appropriate sections of this report.

1.3 The survey did not include for Asbestos Containing Materials (ACM's) found as ground litter, except as reported; this survey should therefore not be considered as a ground survey.

1.4 Provided in this report is an asbestos summary table that includes materials to contain asbestos or where, for good reason, have been presumed to contain asbestos.

1.5 The areas specifically identified and thought to contain asbestos at the time of inspection are recorded as Material Assessment Data Sheets contained in Appendix C and are listed in the asbestos register in appendix A.

1.6 Management actions are the next legal responsibility of the Client and should be based upon the information contained herein along with advice received from the building occupants about existing and proposed use and any or anticipated works. Whilst we are happy to help you in this area it is outside the scope of this report.

1.7 Specific attention is drawn to Regulation 4 of the Control of Asbestos Regulations 2012 the duty under this Regulation to Manage Asbestos. Reference should be made to this legislation and all other applicable legislation as part of the Asbestos Management Plan.

1.8 Should any major refurbishment or demolition works be carried out to any building covered by this report, then a Refurbishment/Demolition Survey as defined by HSG264 will need to be undertaken as per the Control of Asbestos Regulations 2012.

1.9 List of ACM's:

Sample	Building	Location	Position	Identification
C21524-07/AM/S001	The - Clock House	BF / Boiler - Room	Flue pipe within the ceiling stack. (Presumed to extend to external roof)	ACM
C21524-07/AM/V004	The - Clock House	BF / B01 - Hall	Fusebox/Flashguards in the electric cupboard.	Presumed

Sample	Building	Location	Position	Identification
C21524-07/AM/S005	The - Clock House	GF / Stairwell - Hall	Insulation board stairwell partition.	ACM
C21524-07/AM/V007	The - Clock House	GF / Rear - Extension	Cement flue cowl external roof.	S. Presumed

1.10 Summary of ACM's requiring urgent attention

Sample numbers C21524-07/AM/S001, V004, S005 & V007 require remediation as per recommendations.

2. INTRODUCTION

2.1 Instructions were received from Bobby Driver of Asbestos Essentials to undertake a management asbestos survey to The Clock House, 11 John Street, Bloomsbury, WC1N 2EB.

2.2 The survey work was undertaken by Andy Mayes on 22/07/2021 - 23/07/2021. The survey has been carried out and reported in conformity with the procedures set out in HSE Document HSG 264 Asbestos; The survey guide.

2.3 All pages of this report must be read in conjunction with one another; they must be kept together and NOT singled out or copied individually as descriptions and locations are not always cross-referenced.

3. AUTHORISATION

3.1 Should Asbestos Essentials wish to pass copies of the report to other parties for information, the whole of the report should be copied but CE Consultants (Europe) shall extend no professional liability or warranty to other parties in this connection without the explicit written agreement thereto by CE Consultants (Europe).

4. PURPOSE, AIMS AND OBJECTIVES

4.1 The purpose of this survey was to undertake a 'Management Survey' as defined within HSG 264 – Asbestos; The survey guide. This is a Standard sampling, identification and assessment survey of the property, and may involve some minor intrusive work, such as accessing behind accessible fascia, panels, readily accessible boxings and floor ducts using appropriate equipment. Where it was not possible to undertake a Management Survey in areas where conditions prevented this (i.e. risers/boxings without access panels), a presumptive survey was undertaken. Section 7.9 explains these areas in more detail. For full explanation of survey types please refer to HSG 264.

4.2 The aim of this survey was to locate, as far as reasonably practicable, the presence and extent of any suspect materials that may contain asbestos in the premises and assess their condition, vulnerability, surface treatment, product type and extent.

4.3 The objective of this report is to provide accurate information in order to:

- Form an asbestos register for the site as part of an Asbestos Management Plan.
- Highlight any urgent action required to reduce the risk of exposure to asbestos.
- To clearly identify that not all asbestos is likely to be found as part of this survey.

4.4 Diagrams in this report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes only.

4.5 All recommendations described in this report are standardised and based upon material assessment sheets for each individual inspection. The assessments take into account the type of asbestos, extent of any damage and surface treatment to generate the associated risk evaluation. Recommendations should still be reviewed for suitability for each circumstance, however, statutory authorities or other bodies, may require amendments based upon local knowledge, change in legislation, change in use or other criteria.

4.6 Future refurbishment or demolition works may disturb or damage asbestos containing materials. Such materials should be suitably treated and some may require removal by a Licensed Asbestos Removal Contractor. This report may be used to identify known asbestos. However, it must be supplemented by a 'Full access sampling and identification survey' (refurbishment and demolition survey) as referred to in HSE publication HSG 264.

4.7 From the data contained in this report the client must (with the information of the buildings use & future plans) undertake a priority assessment of the materials found, we at CE Consultants (Europe) can assist with this process.

5. DESCRIPTION OF THE SITE & SCOPE OF WORKS

5.1 The site identified for inspection is a four storey terraced house with basement areas and rear ground floor extension. It is constructed of brick and concrete with plaster and plasterboard ceilings and partitions and timber and MDF flooring. Internal areas are furnished with carpet, vinyl flooring, fibreboard underlay and ceramic tiles.

5.2 Drawings were not supplied, therefore the surveyor did a sketch drawing of the building and the drawing were annotated by the surveyor at the time of the survey. CE Consultants (Europe) can take no responsibility for buildings not defined accurately by these Plans.

5.3 Our understanding of the full scope of works as requested by the client are:

- Building: The Clock House, 11 Johns Street, Bloomsbury, WC1N 2EB
- Area: All areas unless specified in Appendix 'B' of this report
- Externals: Normal height accessibility

6. SITE SPECIFIC CAVEAT

6.1 No access was made to the internal parts of the chimney stacks.

Limited access was made to the floor voids – all intrusions were made by previous contractors.

No access was made to the high level external roof. Limited visual access was made to the rear extension roof.

No access was made to the vault under the pavement.

7. CAVEATS

7.1 The areas specifically identified and thought to contain asbestos at the time of inspection are recorded as Material Assessment Data Sheets contained in Appendix C and are listed in the asbestos register in appendix A.

7.2 This report is based upon a non-destructive inspection of an unfamiliar site with only a site address to act as guide as to the extent of the inspections required and the demise of premises. During the course of the inspections all reasonable efforts were made to identify the physical presence of materials containing asbestos within the areas of the building. The survey was limited to those areas accessed at the time of the survey.

7.3 It is that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so therefore it is not possible to regard the findings of any survey as being definitive. It shall always remain a possibility that further asbestos containing materials may be found. For reasons set out in this report, CE Consultants (Europe) cannot give an assurance that all asbestos materials have been found.

7.4 Asbestos may be concealed from view by other materials that have been used for over cladding. In filling, alteration and refurbishment work that, has taken place in the past, may also hide asbestos containing materials. All reasonable and practical measures have been taken to uncover hidden asbestos where the use of ACMs can be assessed as realistic based on the age, type and condition of the structure or element. This includes core samples of pipe insulation to check for residual asbestos insulation and sampling behind panels where possible. Where such inspections revealed possible ACMs samples were taken as described herein. The results of these inspections, tests and samples are only representative of the location inspected.

7.5 Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned. For example; fuses within electrical boxes, gaskets, hygiene devices, fire doors, rope associated with heating, glazing or power plant etc.

7.6 Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation except where hatches were available. However, a reference has been made in this report to such items if they were suspected to contain asbestos. No access was made to any live electrical fuse boxes or switchgear.

7.7 Access may not have been gained to several areas of the site, for example: Sealed or inaccessible loft spaces or inaccessible lift shafts and escalators. These are detailed within this report.

7.8 We have not inspected flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused unacceptable damage to decoration, fixtures, fittings or the structure. Therefore we are unable to report on any asbestos as may be present in these areas.

7.9 We have not inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer without that engineer in attendance.

7.10 We have not generally inspected any areas or surfaces that would require the removal or relocation of furniture, fixtures or fittings. We will however undertake an inspection beneath carpets/vinyl flooring where present.

7.11 A limited inspection only has been carried out of pipe-work concealed by overlaying non-asbestos insulation. Previous asbestos removal may not have been undertaken to today's standard and may have left pieces of debris lying in concealed areas (especially pipe-work). Inspection of pipe-work has therefore been restricted to the insulation visible. The presence of debris to pipe-work, which is readily visible or would require the removal and replacement of overlying non-asbestos insulation, has been considered outside the scope of this survey.

7.12 Fire doors have not been opened up or inspected beyond a visual inspection; consequently they have not been sampled and therefore not included in the Summary. It may be prudent to presume they contain ACM's.

7.13 Similarly, gaskets to pipe flanges and fittings and caulking materials used as fire stopping have not been tested and are not included in the Register unless specifically referred to.

7.14 We have not generally inspected any part requiring specialist access equipment other than normal telescopic surveyors ladders which provide access up to 3.5 metres. Any requirement for specialist access equipment has been specifically excluded unless otherwise stated. In the case of external areas, high level areas which cannot be accessed using telescopic ladders will be inspected by the surveyor using binoculars and presumed if necessary.

7.15 We have not reported on concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

7.16 No responsibility is accepted for the presence of asbestos in voids (under floor, floor wall or ceiling) other than those opened during the investigation.

7.17 Samples have not been taken where prohibited or prevented by the client, tenant or their representative.

7.18 Where asbestos containing materials have been presumed or detected, it is possible that past degradation (or future deterioration) may contaminate localised areas. The presence or extent of any such contamination cannot be visually identified or assessed without the use of airborne fibre monitoring and swab sampling techniques etc being employed, unless visible debris was present at the time of undertaking the survey. This exercise would require a separate instruction and would be the subject of further charges.

7.19 Floor tiles (or similar material) may include a bitumastic adhesive. It is that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample or presumptive analysis unless otherwise stated.

7.20 Whilst every effort have been made to identify the true nature and extent of the asbestos material present in this building surveyed, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density.

7.21 Asbestos Cement items and Asbestos Insulation Board materials have only been visually identified using the surveyor's judgement and experience. Water absorption analysis of these materials has not been carried out.

7.22 Air monitoring to determine fibre levels in the atmosphere was not undertaken

8. SURVEY METHODS

8.1 The survey was undertaken in accordance with in-house methods and in line with HSE guidance Document HSG 264 – Asbestos; The survey guide.

8.2 Samples were analysed by a UKAS accredited laboratory to the HSE guidance of HSG248 using optical microscopy and dispersion staining techniques.

9. LEVEL OF IDENTIFICATION

9.1 Bulk sample analyses were carried out at a laboratory in accordance with HSE publication HSG248 and in-house methods and ISO 17025 in accordance to UKAS accreditation standard.

9.2 Presumptions in the absence of sample analysis are noted as 'Presumed' and 'Strongly Presumed'.

9.3 Where a material cannot be 'sampled', for example where an area is not accessible (e.g., very high ceiling above 3.5 metres) or safe sampling cannot be undertaken because areas are in occupation, the asbestos type was presumed by reasoned argument or considered as Crocidolite containing, similarly asbestos content was presumed as high in absence of the above. Therefore, the level will be denoted as 'Presumed', unless:

- Sample analysis of similar materials within the building show a different asbestos type (mastered samples).
- There are visible fibres within the material.
- There is reasoned argument that another type of asbestos was almost always used and will be based on professional judgement and experience.

In the above cases, the level of identification was denoted as 'Strongly Presumed'.

10. MATERIAL ASSESSMENTS SHEET GUIDE

10.1 For each sample/ inspection, a material assessment has been compiled using an algorithm. A point score (weighting) is allocated on the basis of the examination of a number of parameters. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high-risk materials. The scoring for each parameter is based on the material assessment algorithm set out in HS9264, which is shown below.

Score	Product Type
0	Not Identified
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

Score	Extent of Damage
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

Score	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 insulating board, or encapsulated lagging and sprays
3	Unsealed laggings and sprays

Score	Asbestos Type
0	Not identified
1	Chrysotile (white asbestos)
2	Amosite (amphibole - brown asbestos) excluding Crocidolite
3	Crocidolite (amphibole - blue asbestos)

10.2 The four main parameters which determine the risk of fibre release from an ACM when subject to a standard disturbance are:

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

10.3 The material assessment identifies the high-risk materials, that is, those, which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for a remedial action. Management priority must be determined by carrying out a risk assessment that will take into account factors such as:

- the location of the material;
- its extent;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried out in the area; and
- the likelihood/frequency with which maintenance activities are likely to take place.

11. RISK EVALUATION DEFINITIONS

11.1 Each sampled or presumed Asbestos Containing Material identified during the survey has been allocated a material assessment based on its overall score obtained by adding together the individual scores to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials are scored as Crocidolite (3), unless analysis of similar samples from the building shows a different asbestos type, or if there is a reasoned argument that another type of asbestos was almost always used. The score denotes the potential to release fibres if disturbed.

- High Risk Material - 10 points or more
- Medium Risk Material - 7-9 points
- Low / V.Low Risk Material - 0-6 points
- N/A - Not Applicable as No Asbestos Detected in Sample (NADIS)

11.2 The final material assessment has been based on interpretation of current legislation and guidance. The evaluations and associated terms shall require review when other considerations, such as future legislation or building use, come into effect.

11.3 These material assessment scores should be considered as a guide to the overall probability' of the asbestos containing materials to release asbestos fibre. Changes to any of the above criteria shall necessitate the need for reassessment of the risk value.

12. PRIORITY ASSESSMENT RISK EVALUATION

12.1 In addition to the material assessment which identifies material that have a high potential to release airborne fibres if disturbed a management priority assessment must be carried out to take into account the following criteria.

- Maintenance activity
- Occupant activity
- Likelihood of disturbance
- Human exposure potential

The total scores from the material assessment and the priority assessment are combined to give an overall risk assessment score. These scores should then be used to develop the management plan and highlight action to be taken both in the short and long-term life of the building. CE Consultants (Europe) have the expertise and experience to help develop a management plan in conjunction with the client.

Score	Primary/Secondary Activities
0	Rare disturbance activities (Store Room, Risers, Attics, Boiler Room)
1	Low disturbance activities (Offices, ICT, Library, WC's)
2	Periodic disturbance activities (Classrooms, Labs, Hall, Refectory or areas where ACM contact is possible)
3	High disturbance activities (Corridor, Gym, Playground, eg fire door in corridor in constant use)

Score	Location	Score	Accessibility	Score	Amount
0	Outdoors	0	Inaccessible or unlikely to be disturbed.	0	Small amounts or items (e.g. strings, gaskets)
1	Large rooms or well ventilated areas	1	Occasionally Disturbed	1	10m ² or less, or 10m or less pipe run
2	Rooms smaller than 100m ²	2	Easily Disturbed	2	Between 10 and 50m ² or between 10 and 50m pipe run
3	Confined Spaces	3	Routinely Disturbed	3	50m ² or more, or 50m or more pipe run

Score	Number Of Occupants	Score	Frequency of Use	Score	Average Time in Use
0	Never Occupied	0	Never Occupied or infrequently	0	Never Occupied or less than 1 hour per day
1	Between 1 and 3 Occupants	1	Occupied on a monthly basis	1	Between 1 and 3 hours per day
2	Between 4 and 10 Occupants	2	Occupied on a weekly basis	2	Between 3 and 6 hours per day
3	10 or more Occupants	3	Occupied on a daily basis	3	More than 6 hours per day

Score	Maintenance Type	Score	Maintenance Frequency
0	Minor disturbance (e.g. possibility of contact when gaining access)	0	No maintenance or ACM unlikely to be disturbed





1	Low disturbance (e.g. changing light bulbs in AIB ceiling))	1	Once per year
2	Medium disturbance (e.g. lifting one or two AIB ceiling tiles)	2	More than once per year
3	High disturbance levels (e.g. removing many AIB ceiling tiles)	3	More than once per month

Based on the total material and priority risk assessment scores the recommendations for the management of the ACM's have been included within the technical report.

12.2 OVERALL ASSESSMENT RISK EVALUATIONS (OARE)

Priority assessments have been carried out at the request of Asbestos Essentials . For expediency these have been entered using the individual surveyors limited expertise of the building and their findings on site at that precise time of the survey and therefore should not be considered necessarily accurate, as we do not have the knowledge of the buildings use, future plans for the building and occupancy types. Once these assessments are completed by CE Consultants (Europe) it is subsequently therefore the clients responsibility to ensure that these assesments are accurate, and for them to either amend or approve as appropriate. We therefore take no responsibility for any information within this section.

Overall assessment scoring is as follows:

-  High Risk: 20-24 Points.
These items will require Removal/Immediate action and/or 3-6 monthly re-inspections based on the individual situation.
-  Medium Risk: 14-19 Points.
These items will generally require 6-12 monthly re-inspections based upon individual situations.
-  Low / V.Low Risk: 1-13 Points.
These items will require annual re-inspections.
-  No Asbestos: 0 Points.
No Further Action Required.

Recommendations have been based upon the bespoke priority assessment scoring profile. Each action is based upon the overall assessment scores of the material assessment algorithm and priority assessment algorithm then to some extent tailored to the location and circumstances pertinent to the individual positively identified hazard.

APPENDIX A - ASBESTOS REGISTER

The Clock House, 11 John Street
Bloomsbury
WC1N 2EB

* Key: ACM - Asbestos Containing Material, NAD - No Asbestos Detected (Within Survey Scope), NADIS - No Asbestos Detected (In Sample)

Asbestos Register											
Code	Sample	Building	Location	Position	Identification	Product Type	Extent	Damage / Deterioration	Surface Treatment	Fibre Type	OARE
AS008273	C21524-07/AM/S001	The - Clock House	BF / Boiler - Room	Flue pipe within the ceiling stack. (Presumed to extend to external roof)	ACM	Cement	Between 10 and 50m2 or between 10 and 50m pipe run.	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	Enclosed sprays / lagging, AIB (Exposed face painted), asbestos cement sheets etc.	Chrysotile (white asbestos)	9
AS008274	C21524-07/AM/S002	The - Clock House	BF / Boiler - Room	Insulation board door panel.	NADIS						
AS008275	C21524-07/AM/S003	The - Clock House	BF / B01 - Hall	Insulation board door panels to the electric cupboard.	NADIS						
AS008276	C21524-07/AM/V004	The - Clock House	BF / B01 - Hall	Fusebox/Flashguards in the electric cupboard.	Presumed	Textiles	10m2 or less, or 10m or less pipe run.	Good condition: No visible damage.	Enclosed sprays / lagging, AIB (Exposed face painted), asbestos cement sheets etc.	Chrysotile (white asbestos)	8



Asbestos Register											
Code	Sample	Building	Location	Position	Identification	Product Type	Extent	Damage / Deterioration	Surface Treatment	Fibre Type	OARE
AS008277	C21524-07/AM/S005	The - Clock House	GF / Stairwell Hall	Insulation board stairwell partition.	ACM	Insulation Board	10m2 or less, or 10m or less pipe run.	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.	Enclosed sprays / lagging, AIB (Exposed face painted), asbestos cement sheets etc.	Amosite (amphibole - brown asbestos) excluding Crocidolite	13
AS008278	C21524-07/AM/S006	The - Clock House	1F / Doors - Between bedrooms and landing	Insulation board infill panels bedroom to landing.	NADIS						
AS008279	C21524-07/AM/V007	The - Clock House	GF / Rear - Extension	Cement flue cowl external roof.	S. Presumed	Cement	Between 10 and 50m2 or between 10 and 50m pipe run.	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	Enclosed sprays / lagging, AIB (Exposed face painted), asbestos cement sheets etc.	Chrysotile (white asbestos)	6



APPENDIX B - SCHEDULE OF NO ACCESS


Listed below in the table are areas or building elements not accessed during the survey.

Building	Position	Location and reasons for no access
The - Clock House		No access was made to the internal parts of the chimney stacks.
The - Clock House		No access was made to the high level external roof. Limited visual access was made to the rear extension roof.
The - Clock House		No access was made to the vault under the pavement.

General areas of 'No Access' throughout management surveys undertaken by CE Consultants (Europe).

- Live electrical equipment, fuse boxes
- Water services, underground, Drainage
- Boiler and associated mechanical services
- Main roof, chimney, soffit boards, unless specifically instructed as part of survey

APPENDIX C - MATERIAL ASSESSMENT SHEETS

Material Assessment Sheet - AS008273			
Building	The - Clock House	Sample	C21524-07/AM/S001
Area	BF / Boiler - Room	Identification	Known ACM
Description	Flue pipe within the ceiling stack. (Presumed to extend to external roof)	Extent/Amount	Between 10 and 50m2 or between 10 and 50m pipe run.
Date of Inspection	22/07/2021	Surveyor	Andy Mayes
Photo(s)			
			

Material Assessment Algorithm				Very Low	4
Product Type	Extent of Damage	Surface Treatment	Asbestos Type		
Cement	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	Enclosed sprays / lagging, AIB (Exposed face painted), asbestos cement sheets etc.	Chrysotile (white asbestos)		
1	1	1	1		

Priority Assessment Algorithm				Low	5
Primary Activities	Secondary Activities	Location	Accessibility	Amount	
0	0	2	0	2	
Number of Occupants	Frequency of Use	Average Time in Use	Maintenance Type	Maintenance Freq.	
1	0	0	3	0	

Overall Assessment Risk Evaluation (OARE):	Very Low	9
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Actions				
Work Description	Target Date	Complete Date	Status	Priority
Remove or encapsulate.	22/10/2021		Ongoing	3 - Low

Material Assessment Sheet - AS008276

Building	The - Clock House	Sample	C21524-07/AM/V004
Area	BF / B01 - Hall	Identification	Presumed ACM
Description	Fusebox/Flashguards in the electric cupboard.	Extent/Amount	10m2 or less, or 10m or less pipe run.
Date of Inspection	23/07/2021	Surveyor	Andy Mayes

Photo(s)




Material Assessment Algorithm				Very Low	4
Product Type	Extent of Damage	Surface Treatment	Asbestos Type		
Textiles	Good condition: No visible damage.	Enclosed sprays / lagging, AIB (Exposed face painted), asbestos cement sheets etc.	Chrysotile (white asbestos)		
2	0	1	1		

Priority Assessment Algorithm				Very Low	4
Primary Activities	Secondary Activities	Location	Accessibility	Amount	
0	0	3	0	1	
Number of Occupants	Frequency of Use	Average Time in Use	Maintenance Type	Maintenance Freq.	
1	0	0	2	0	

Overall Assessment Risk Evaluation (OARE):	Very Low	8
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Actions				
Work Description	Target Date	Complete Date	Status	Priority
Label and re-inspect.	22/10/2021		Ongoing	3 - Low


Material Assessment Sheet - AS008277			
Building	The - Clock House	Sample	C21524-07/AM/S005
Area	GF / Stairwell - Hall	Identification	Known ACM
Description	Insulation board stairwell partition.	Extent/Amount	10m2 or less, or 10m or less pipe run.
Date of Inspection	22/07/2021	Surveyor	Andy Mayes
Photo(s)			
			

Material Assessment Algorithm				Medium	7
Product Type	Extent of Damage	Surface Treatment	Asbestos Type		
Insulation Board	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.	Enclosed sprays / lagging, AIB (Exposed face painted), asbestos cement sheets etc.	Amosite (amphibole - brown asbestos) excluding Crocidolite		
2	2	1	2		

Priority Assessment Algorithm				Low	6
Primary Activities	Secondary Activities	Location	Accessibility	Amount	
0	0	2	1	1	
Number of Occupants	Frequency of Use	Average Time in Use	Maintenance Type	Maintenance Freq.	
1	3	0	3	0	

Overall Assessment Risk Evaluation (OARE):	Low	13
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Actions				
Work Description	Target Date	Complete Date	Status	Priority
Encapsulate and remove.	22/10/2021		Ongoing	3 - Low

Material Assessment Sheet - AS008279			
Building	The - Clock House	Sample	C21524-07/AM/V007
Area	GF / Rear - Extension	Identification	Strongly Presumed ACM
Description	Cement flue cowl external roof.	Extent/Amount	Between 10 and 50m2 or between 10 and 50m pipe run.
Date of Inspection	22/07/2021	Surveyor	Andy Mayes
Photo(s)			
			

Material Assessment Algorithm				Very Low	4
Product Type	Extent of Damage	Surface Treatment	Asbestos Type		
Cement	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	Enclosed sprays / lagging, AIB (Exposed face painted), asbestos cement sheets etc.	Chrysotile (white asbestos)		
1	1	1	1		

Priority Assessment Algorithm				Very Low	2
Primary Activities	Secondary Activities	Location	Accessibility	Amount	
0	0	0	0	2	
Number of Occupants	Frequency of Use	Average Time in Use	Maintenance Type	Maintenance Freq.	
0	0	0	2	0	

Overall Assessment Risk Evaluation (OARE):	Very Low	6
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Actions				
Work Description	Target Date	Complete Date	Status	Priority
Remove.	22/10/2021		Ongoing	3 - Low

APPENDIX D - RECOMMENDED REMEDIAL ACTIONS

This section lists recommended remedial actions to reduce the asbestos risk. In some cases, a priority and complete by date are given. Where costs are given, these are for indication only.

Action Plan			
Code	Location	Risk	Priority
Encapsulate and remove.			
AS008277	The - Clock House - GF / Stairwell - Hall	Low	3 - Low
Label and re-inspect.			
AS008276	The - Clock House - BF / B01 - Hall	Very Low	3 - Low
Remove or encapsulate.			
AS008273	The - Clock House - BF / Boiler - Room	Very Low	3 - Low
Remove.			
AS008279	The - Clock House - GF / Rear - Extension	Very Low	3 - Low

APPENDIX E - LABORATORY RESULTS OF SAMPLES



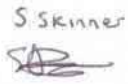
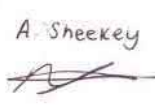
ATHENA ENVIRONMENTAL SOLUTIONS LTD
SUITE 3, SOPWITH HOUSE, HURRICANE WAY,
WICKFORD, ESSEX, SS11 8YU
Tel: 01268 761 171
Email: info@athena-env.co.uk



COMPANY REG NUMBER: 07376951
REGISTERED ADDRESS: AS ABOVE

4696

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

CERTIFICATE NUMBER: ATH/21/07/0760 DATE SAMPLED: 22/07/2021 DATE RECEIVED: 23/07/2021 DATE ANALYSED: 23/07/2021 DATE ISSUED: 23/07/2021 SAMPLES OBTAINED BY: DELIVERED NUMBER OF SAMPLES: 5	SITE ADDRESS: THE CLOCK HOUSE, 11 JOHN STREET, WC1N 2EB SITE REFERENCE: C21524/07		
	CLIENT: CE CONSULTANTS (EUROPE) LTD CLIENT ADDRESS: 55 DAINES WAY, THORPE BAY, ESSEX SS1 3PQ PHONE NUMBER: 01702 465539		
ANALYST NAME & SIGNATURE: 	AUTHORISER NAME & SIGNATURE: 		
COMMENTS:			

RESULTS

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	FIBRE TYPE DETECTED	COMMENTS
1	S001	BOILER ROOM – FLUE PIPE	CHRYSTOLE	CEMENT
2	S002	BOILER ROOM – DOOR PANEL	NADIS	INSULATION BOARD
3	S003	ELECTRIC CUPBOARD – DOOR PANEL	NADIS	INSULATION BOARD
4	S005	GROUND FLOOR – STAIRWELL – WALL PARTITION – INSULATION BOARD	AMOSITE	INSULATION BOARD
5	S006	1 ST FLOOR – DOOR – INFILL PANEL	NADIS	INSULATION BOARD

KEY: CHRYSTOLE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) – AMOSITE (BROWN ASBESTOS)
NADIS (NO ASBESTOS DETECTED IN SAMPLE) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES)

Note: When a trace of asbestos fibres are reported this represents only one or two fibres identified during PLM analysis.
 Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.
 Note: Samples will be kept for a minimum of 6 months.
 Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.
 Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.
 Note: The results relate only to the items tested.
 Note: All samples are analysed at the Athena Laboratory, Suite 3 Sopwith House, Sopwith Crescent, Wickford, Essex, SS11 8YU
 Note: The results apply to the sample as received.

Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions "in house" method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling

BULK 001 VERSION 7 – 24/01/20

PAGE 1 OF 1



APPENDIX F - PLANS

PLANS

Key for Plans

Asbestos Detected in Sample

No Asbestos Detected in Sample

No Access



55 Daines Way
Thorpe Bay
Southend-on-Sea
Essex
SS1 3PQ.

Office: +441702 465 539

Email: info@clearwayasbestos.co.uk

Date: 22/07/2021

Job Number: C21524-07

Client: Asbestos Essentials

Site Address: The Clock House

Floor: Basement

Drawing Number: One

KEY:



Asbestos Detected

C***-DATE-V00*

Visual REF
and location

C***-DATE-S00*

Sample REF
and location



No Asbestos Detected

C***-DATE-V00*

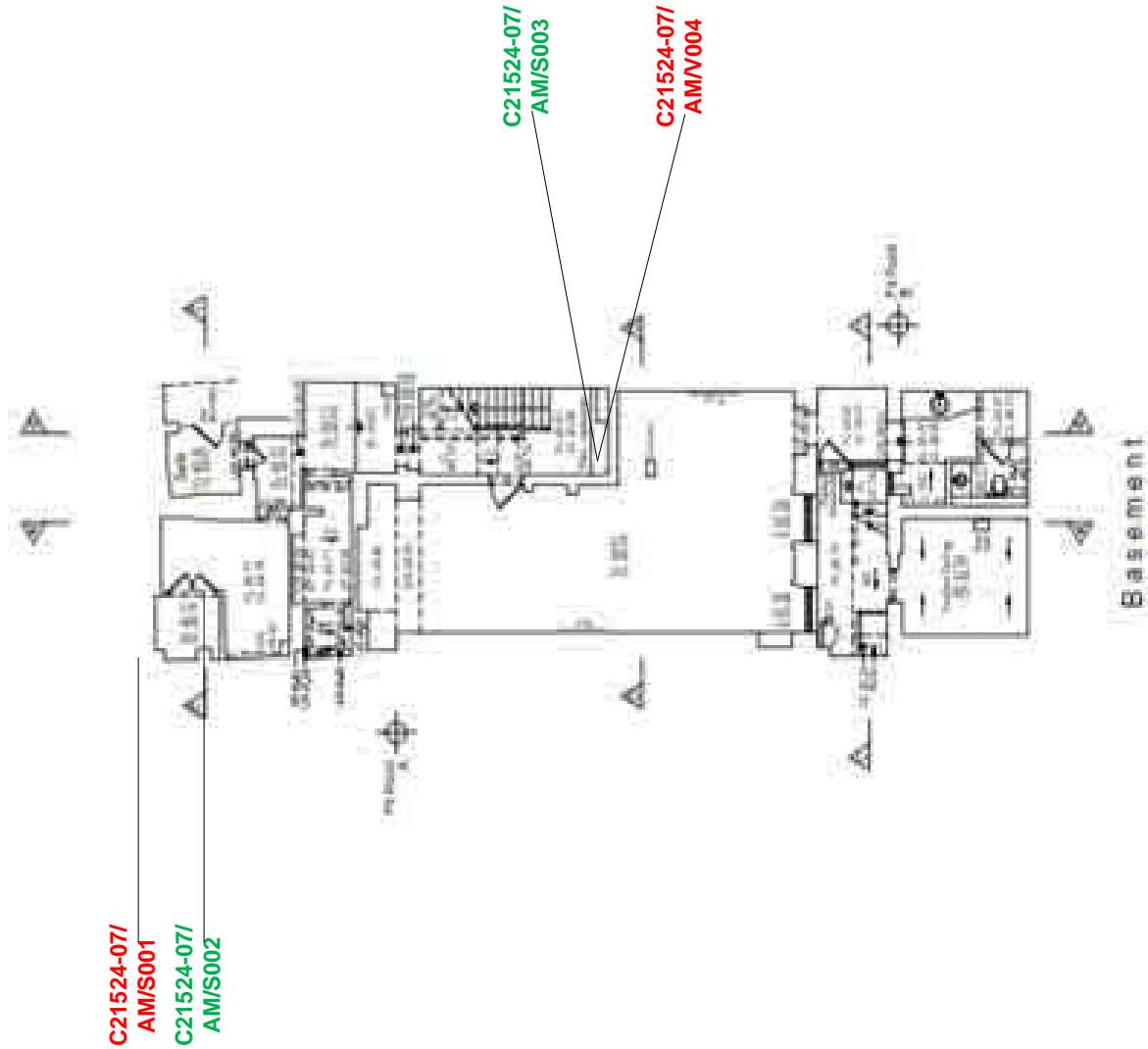
Visual REF
and location

C***-DATE-S00*

Sample REF
and location



No Access





55 Daines Way
Thorpe Bay
Southend-on-Sea
Essex
SS1 3PQ.

Office: +441702 465 539

Email: info@clearwayasbestos.co.uk

Date: 22/07/2021

Job Number: C21524-07

Client: Asbestos Essentials

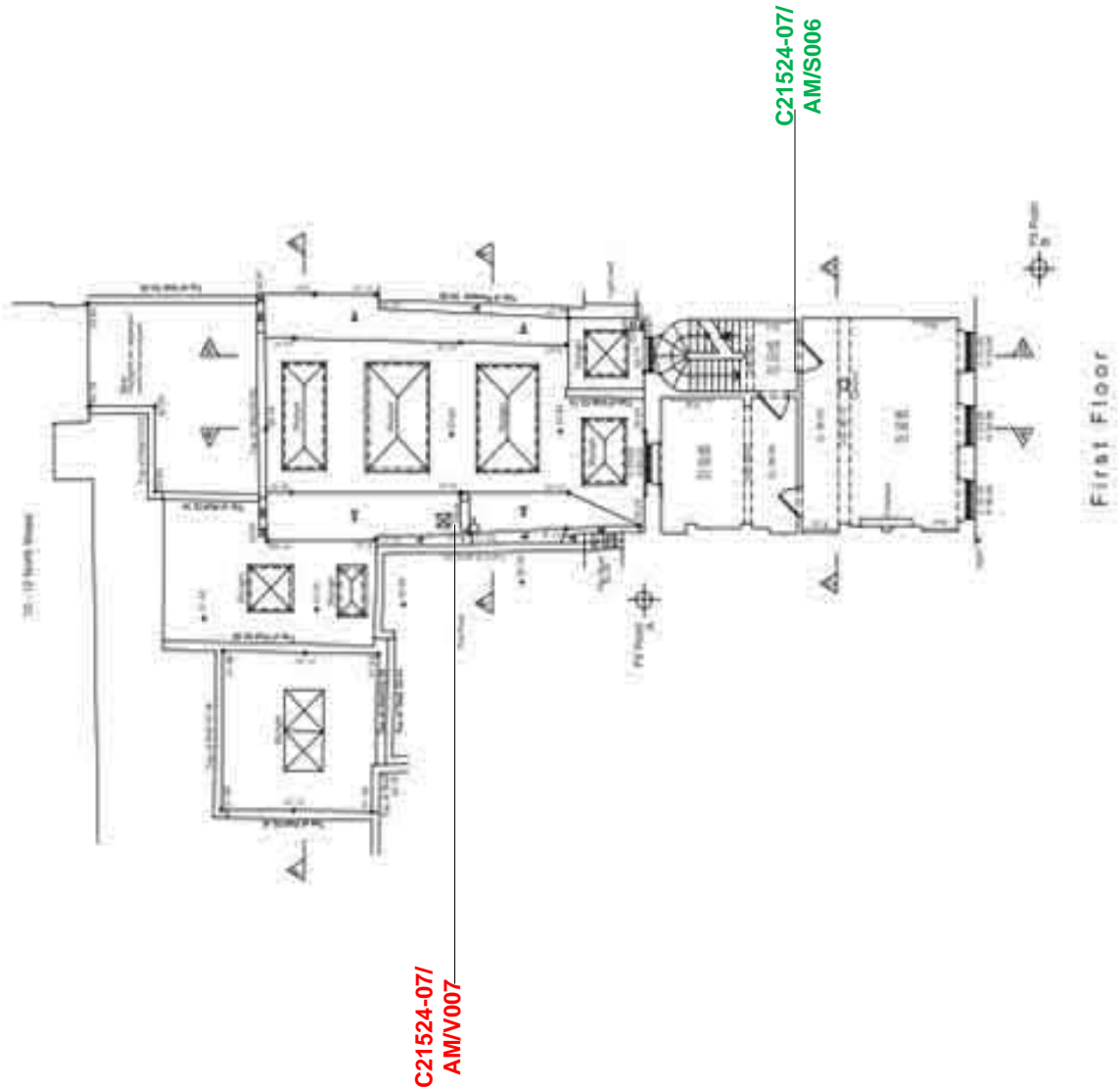
Site Address: The Clock House

Floor: First

Drawing Number: One

KEY:

- Asbestos Detected
- C***-DATE-V00* Visual REF and location
- C***-DATE-S00* Sample REF and location
- No Asbestos Detected
- C***-DATE-V00* Visual REF and location
- C***-DATE-S00* Sample REF and location
- No Access





55 Daines Way
Thorpe Bay
Southend-on-Sea
Essex
SS1 3PQ.

Office: +441702 465 539

Email: info@clearwayasbestos.co.uk

Date: 22/07/2021

Job Number: C21524-07

Client: Asbestos Essentials

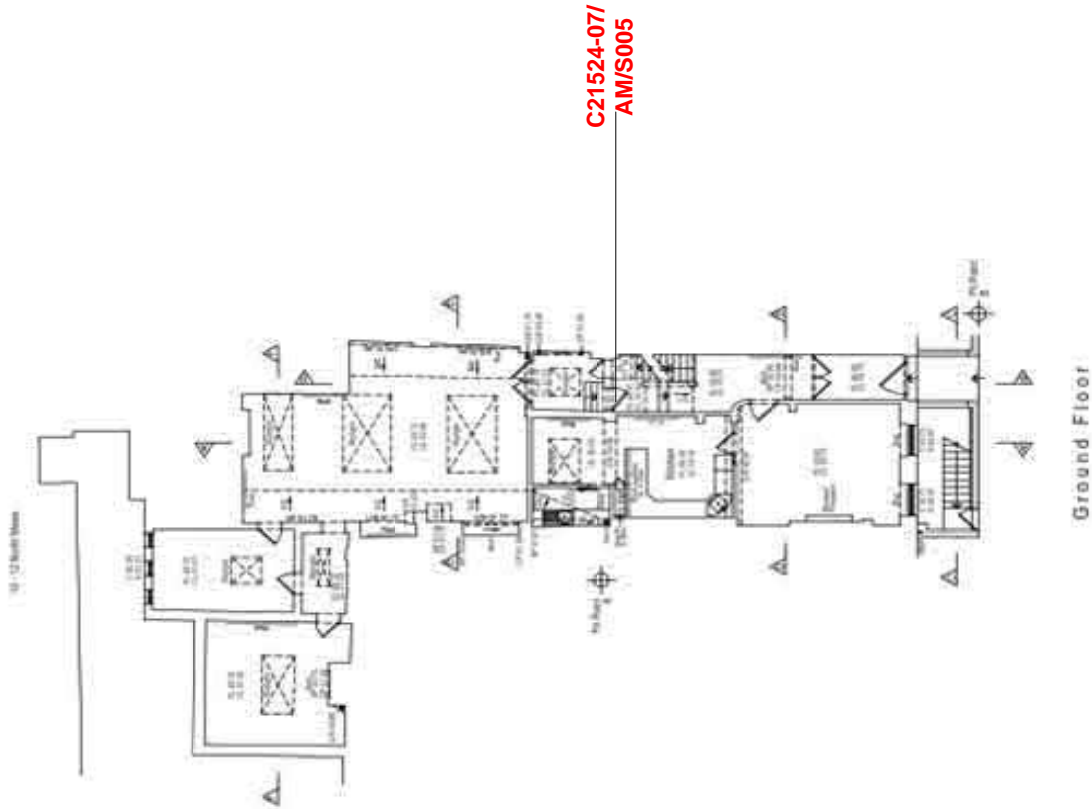
Site Address: The Clock House

Floor: Ground

Drawing Number: One

KEY:

- Asbestos Detected
- C***-DATE-V00* Visual REF and location
- C***-DATE-S00* Sample REF and location
- No Asbestos Detected
- C***-DATE-V00* Visual REF and location
- C***-DATE-S00* Sample REF and location
- No Access



Certificate of Reoccupation - Clearance (Confirmation)

Airborne fibre concentrations, sampling strategy and the inspection process are determined in accordance with ISO 17025, HSE document HSG248 and our in-house procedure SAS 02 using Phase Contrast Microscopy.							
Job No: 40727		Report No: U/21/158		Job Date: 01/09/21			
Laboratory Reference: PO67 VVY							
LARC (if different to client)							
Client	Asgen Ltd Buildings 7B & 7C The Mousery, Beeches Road Battlesbridge, Essex, SS11 8TJ						
Site address	Clockhouse, 11 John Street, Bloomsbury, London WC1N 2EB						
Responsible site person	Dan McClure						
Enclosure reference	Ground Floor to Basement						
Brief description & location of works	Removal of AIB panelling forming the dividing wall to ground floor to basement. All works carried out as per POW under fully controlled conditions.						
STAGE 1 - PRELIMINARY SITE INSPECTION							
Plan of work/method statement present and checked to confirm areas to be assessed <i>(Identify procedures to remove loose flooring/ rubble where applicable & record any problems, differences fixed installations or ACMs to remain)</i>							Yes
Smoke test performed							By contractor
Leak test performed							No
Airlocks are intact, operating & clean							Yes
NPU intact, operating & clean							Yes
HF intact, operating & clean							Yes
Transit waste route free from visible asbestos debris & asbestos waste sacks (as defined on site details & diagram)							Yes
Surrounding area free from visible asbestos debris & asbestos waste sacks (as defined on site details & diagram)							Yes
All non essential equipment & waste removed from enclosure							Yes
Vision panel(s) in place and fit for purpose <i>(if not applicable please state reason or placement of CCTV)</i>							Yes
The POW has been checked. The hygiene facility is operational and positioned to the front of the building along with the contractor's vehicle. All routes are clear and clearly marked. Laminated directional signage, used to mark the routes, has been applied in various key locations marking the waste / transit routes. A pre-inspection to the enclosure via the vision panel was carried out to a satisfactory level of completion. Stage 1 is complete.							
Stage 1 Result	Pass	Date:	01/09/2021	Time	13:30		
Analyst:	Ian Urand						
STAGE 2 - VISUAL INSPECTION OF WORKS							
Airlocks, baglocks and enclosure free from visible debris, contamination and unnecessary equipment							Yes
All ACMs as specified in Plan of Works removed							Yes
Interior surfaces inside the enclosure are free from dust or debris							Yes
All areas dry as far as reasonably practicable *if No - exceptional circumstances detailed below							Yes
Evidence of sealants or lock down sprays							No
Is the original floor surface exposed							Yes
All AIB detailed within the POW has been successfully removed to a satisfactory level of completion. No apparent dust or debris was noted at the time of the completed visual inspection. Stage 2 is complete.							
Stage 2 Result	Pass	Date:	01/09/2021	Start	13:45	Finish	14:03
Analyst:	Ian Urand						

Certificate of Reoccupation - Clearance (Confirmation)

Airborne fibre concentrations, sampling strategy and the inspection process are determined in accordance with ISO 17025, HSE document HSG248 and our in-house procedure SAS 02 using Phase Contrast Microscopy.	
Job No: 40727	Report No: U/21/158
Job Date: 01/09/21	
Laboratory Reference: PO67 VVY	
LARC (if different to client)	
Client	Asgen Ltd Buildings 7B & 7C The Mousery, Beeches Road Battlesbridge, Essex, SS11 8TJ
Site address	Clockhouse, 11 John Street, Bloomsbury, London WC1N 2EB
Responsible site person	Dan McClure
Enclosure reference	Ground Floor to Basement
Brief description & location of works	Removal of AIB panelling forming the dividing wall to ground floor to basement. All works carried out as per POW under fully controlled conditions.

STAGE 3 - CLEARANCE AIR MONITORING

NPU switched off and capped *If NPU remains on during air test record reasons why	Yes
Air disturbance carried out using	Brush
Dust disturbance minutes	3
Area / Volume of enclosure	33
Enclosure Scale:	M3
Number of samples taken	2
The volume of air collected from the sample pumps gave satisfactory results when checked. These results have been recorded on this report as <0.01 f/ml. Stage 3 is complete.	
Stage 3 Result	Pass
Date:	01/09/2021
Time	15:12
Analyst:	Ian Urand

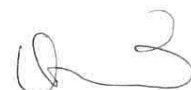
STAGE 4 - ASSESSMENT OF SITE FOR REOCCUPATION

All enclosure & surrounding area materials removed & free from asbestos debris & waste e.g. frames, polythene & tape	Yes
Transit / waste route free from visible asbestos debris & waste (as defined on site details & diagram)	Yes
All ACM's in the scope of works have been removed & any known ACM's remaining are intact	Yes
All materials used in the construction of the enclosure have been removed to a satisfactory level of completion. No apparent signs of the former enclosure were noted at the time of inspection. All routes were checked to and from the work area and found to also be to a satisfactory level of tidiness. Stage 4 is complete.	
Stage 4 Result	Pass
Date:	01/09/2021
Time	15:50
Analyst:	Ian Urand

THIS AREA CAN BE REOCCUPIED: Yes.

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

Refer to Drawing No: 1.

Analyst's name:	Ian Urand	Signed:	
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Certificate of Airborne Fibre Concentration (Confirmation)

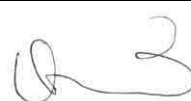
Airborne fibre concentrations, sampling strategy and the inspection process are determined in accordance with ISO 17025, HSE document HSG248 and our in-house procedure SAS 02 using Phase Contrast Microscopy.

Job No: 40727	Report No: U/21/158	Job Date: 01-Sep-21	Confirmation Date: 02-Sep-21
Laboratory Reference: PO67 VVY			
Client: Asgen Ltd Buildings 7B & 7C The Mousery, Beeches Road Battlesbridge, Essex, SS11 8TJ			
Site: Clockhouse, 11 John Street, Bloomsbury, London WC1N 2EB			
Scope Setup: Yes	Temperature at pump calibration point (°C): 19.5		
Band resolution on HSE/NPL test slide: 5	Air pressure at pump calibration point (mb): 1032		
Diameter of graticule: 100	Exposed filter: 22.6		
Limit of detection changed: No			
Test types Codes			
B = Background. L = Leak. C = Four Stage Clearance. R = Reassurance.			

No	Sample location			Test type	Mins Run	Flow mean	Sub	Total	Sub	Total	Areas read	Calculated	Reported
	Date	Test Start	Test End				Air (Ltrs) Sampled		Fibres Read			Result f/ml of Air	
1	Within enclosure sample pump 1												
01 September 2021	14:03	14:44	C	41	12.00		492		4.0	200	0.002	<0.01	
2	Within enclosure sample pump 2												
01 September 2021	14:03	14:44	C	41	12.00		492		5.0	200	0.003	<0.01	
Fibre concentration (f/ml) = 1000ND ² /Vnd ² where V = volume, N = fibres, n = fields, D = exposed filter diameter, d = graticule diameter. Limit of quantification = (96000/Vn) x 0.01													
*Corrected flow is the average measured flow taking into account any corrections made for temperature and pressure.													
For satisfactory clearance 80% of the samples must be <0.01 f/ml and all samples must be <0.015f/ml.													

Site attendance to carry out 4 Stage Clearance air testing and a Hygiene Facility test on completion of the removal of AIB. Works consisted of the removal of the dividing AIB wall panels on the ground floor stairwell with basement stairs.
 Refer to drawing: 1

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

Analyst's name:	Ian Urand (Asbestos Analyst)	Signed:	
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Hygiene Facility Test Report (Confirmation)

Decontamination Unit Clearance Certificate:- DCU Reference Unit 7

Airborne fibre concentrations, sampling strategy and the inspection process are determined in accordance with ISO 17025, HSE document HSG248 and our in-house procedure SAS 02 using Phase Contrast Microscopy.

Job No: 40727	Report No: U/21/158	Job Date: 01-Sep-21	Confirmation Date: 02-Sep-21
Laboratory Reference: PO67 VVY			
Client: Asgen Ltd Buildings 7B & 7C The Mousery, Beeches Road Battlesbridge, Essex, SS11 8TJ			
Site: Clockhouse, 11 John Street, Bloomsbury, London WC1N 2EB			
Scope Setup: Yes	Temperature at pump calibration point (°C): 19.5		
Band resolution on HSE/NPL test slide: 5	Air pressure at pump calibration point (mb): 1032		
Diameter of graticule: 100	Exposed filter: 22.6		
Limit of detection changed: No	Air disturbance for minutes: 2	Air disturbance method: Brush	
Surfaces free of dust, debris and waste: Yes			
All compartments dry: Yes			
Negative Pressure Unit sealed: Yes			
Combined size of shower and dirty area: 8m ³			

Test type code: HF = Hygiene Facility Clearance.

No	Sample location			Test type	Mins Run	Flow mean	Sub Air (Ltrs) Sampled	Total	Sub Fibres Read	Total	Areas read	Calculated Result f/ml of Air	Reported
	Date	Test Start	Test End										
3	In open doorway between shower/ dirty end												
01 September 2021	14:20	15:02	HF	42	12.00		504		1.5	200	0.001	<0.01	

Comments: A satisfactory air test was carried out on the unit on completion of all works on site.

Fibre concentration (f/ml) = $1000ND^2/Vnd^2$ where V = volume, N = fibres, n = fields, D = exposed filter diameter, d = graticule diameter. Limit of quantification = $(96000/Vn) \times 0.01$

*Corrected flow is the average measured flow taking into account any corrections made for temperature and pressure.
For satisfactory clearance 80% of the samples must be <0.01 f/ml and all samples must be <0.015f/ml.

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

Result of Hygiene Facility Test: Pass

Analyst's name:	Ian Urand (Asbestos Analyst)	Signed:	
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Enclosures No 1

5m x 2.2m x 3m = 33m³



Consignment Note

17 Archers Field Burnt Mills Industrial Estate

Basildon Essex SS13 1DH Telephone: 01268 293406 Fax: 01268 293409



PART A Notification details

1 Consignment note code: **ASGENL1A3707**

2 The waste described below is to be removed from

CLOCKHOUSE
11 JOHN STREET
BLOOMSBURY
LONDON WC1N 2EB

4 The waste will be taken to (name, address and postcode):

Cohart Asbestos Disposal LtdArchers Field, Burnt Mills Industrial Estate, Basildon, Essex SS13 1DH
Tel: 01268 293406 Fax: 01268 293409

5 The waste producer was (if different from 2)

Asgen LtdBuilding 7B, The Mousery,
Beeches Road
Battlesbridge, Essex SS11 8GH

PART B Description of the waste

If continuation sheet used tick here

1 The process giving rise to the waste(s) was: **ASBESTOS REMOVAL**

2 SIC for the process giving rise to the waste:

39.00/

3 WASTE DETAILS (where more than one waste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code)(6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are:		Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
			Component	Concentration (% or mg/kg)			
A1B	1 7 0 6 0 1	100	Amosite	< 30 %	SOLID	HP5/HP7	18 bags

The information given below is to be completed for each EWC identified

EWC code	Packing group(s)	UN identification number(s)	Proper shipping name(s)	UN class(es)	Special handling requirements
1 7 0 6 0 1	(E) 11	UN 2212	Waste Asbestos, Chrysotile Waste Asbestos, Amphibole (Amosite/Crocidolite)	9	Manual Handling

PART C Carrier's certificate

PART D Consignor's certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached, tick here ☐)

I certify that I today collected the consignment and that the details in A2, A4 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises part of a multiple collection the round number and collection number are:

/

1 Carrier name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Asgen LtdBuilding 7B, The Mousery,
Beeches Road, Battlesbridge, Essex SS11 8GH2 Carrier registration no./reason for exemption **CB/DU228241**3 Vehicle registration no.: (or mode of transport, if not road): **NV18 GFA**

Signature

Date **01/09/2021** Time

I certify that the information in A, B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

1. Consignor name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Asgen LtdBuilding 7B, The Mousery,
Beeches Road
Battlesbridge, Essex SS11 8GH

Signature

Date **01/09/2021** Time

PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
170601	100	A	D15

1 I received this waste at the address given in A4 on:

Date **02/09/2021** Time **1540**2 Vehicle registration no.: **NV18 GFA**

3 Where waste is rejected please provide details:

I certify that waste permit number

FAWML 71323

authorises the management of the waste described in B at the address given in A4.

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are:

Name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Cohart Asbestos Disposal Ltd
 Archers Field, Burnt Mills Ind Est
 Basildon, Essex, SS13 1DH
 T: 01268 293406 F: 01268 293409

Signature

Date **02/09/2021** Time **1540**

28th September 2021

RE: Forthcoming refurbishment works at 11 John Street, WC1N

Dear Sir/Madam,

Following the approval of planning permission 2020/4922/P and ahead of works starting on site, the owners of 11 John Street 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 whilst works are taking place.

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 given. Please note that the password is case sensitive.

Web address: <https://tinyurl.com/11johnstreet>

Password: JohnStreet

You will be able to view and print the document from the website. However, if you would like a paper copy 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

MRTPI MPIA



Anna Thomson

From: Anna Thomson <contact@adlplanning.co.uk>
Sent: 28 September 2021 08:59
To: 'julian.fulbrook@camden.gov.uk'; 'awale.olad@camden.gov.uk';
'sue.vincent@camden.gov.uk'
Subject: Consultation - 11 John Street - CMP
Attachments: 11 John Street CMP.pdf

Dear Sir/Madam,

As a local Councillor listed on the Council's website as covering the above address, please find attached a draft Construction Management Plan (CMP) for your consideration. We would welcome any comments you have on the document ahead of its submission to the Council as part of the requirements of the planning approval for the refurbishment of 11 John Street.

Kindest regards,

Anna Thomson
ADL Planning Pty Ltd.

CHECKLIST



All development sites in the Cumulative Impact Area which are required to submit a Construction Management Plan (CMP) or Demolition Management Plan (DMP) are required to complete this checklist.

The checklist will need to be presented for comment to the local community as part of the pre-submission CMP/DMP. The Council will not accept the submission of the CMP/DMP unless it receives both the completed CIA checklist . If a particular requirement cannot be met, stipulate the reason why and propose an alternative solution to achieve the objective

	Requirement	Response
WORKS	No noisy working at weekends – any proposals for weekend working will be considered on a case by case basis and communicated to local residents 14 days in advance of works	The site will not undertake works audible at the site boundaries (noisy works) at weekends.
	Prior to proposing any road closures, weekend working or oversize deliveries (to which all require express approval from the Council) the contractor must provide evidence that they have approached neighbouring sites and attempted to coordinate any proposals with those of the neighbouring site	Noted and agreed. This will be undertaken by MH Costa.
	Prior to connecting a site to utilities (Gas, Water, Electric, Telecoms) the contractor must provide evidence that they have approached neighbouring sites (and the utilities providers) and attempted to coordinate connection between neighbouring sites and the various utilities	Noted and agreed. No new connections will be needed as a result of these works.
COMMUNICATION	CMPs will be made available online (both prior to approval and post approval) such as on a dedicated webpage	Noted and agreed.
	All logs (accident, complaint) will be made available online and a physical copy made available for residents to use and view	Noted and agreed. This will be undertaken by MH Costa.
	Where there are neighbouring site or sites in close proximity that effect the local highway network, joint communication (i.e. Newsletters) will be required	Noted and agreed. This will be undertaken by MH Costa.
	Construction Working Groups will be conducted jointly with neighbouring sites	Noted and agreed. This will be undertaken by MH Costa.
	All environmental monitoring data to be made available on-line and on site boards	Noted and agreed. This will be undertaken by MH Costa.

	Requirement	Response
DELIVERIES	A delivery log, specifying the type of vehicle, its purpose, registration number and time on site must be maintained online and updated at least on a weekly basis	Noted and agreed. This will be undertaken by MH Costa.
	Contractors will be required to provide evidence that they have communicated their proposed deliveries with neighbouring construction sites and any other business, and have coordinated the deliveries where possible	
	No deliveries shall be scheduled that will require the driver to wait outside the site before 8.00am (and Vehicles will not be permitted to circulate the highway to avoid this requirement)	
	A pre-booking system for managing deliveries must be operated. All deliveries must contact site at least 20min before arrival to allow the necessary checks to be undertaken	
MITIGATION AND RESPITE	Adoption of localised mitigation measures such as washing the windows of neighbouring properties	Noted and agreed. This will be arranged by MH Costa where needed.
	Developments will be required to pay a Construction Impacts Bond to the Council to support the cost of Council officers addressing matters that should have been addressed by the contractor	Noted and agreed.
	Dedicated wheel washing with rumble grids must be utilised unless agreed otherwise by the Council	Noted and agreed.
	Green infrastructure, such as green screens/hoarding, should be utilised. Installation of filtration units, particularly where the site is near (within 250m) vulnerable receptor facilities (such as schools, nursing homes and hospitals)	Noted and agreed.

	Requirement	Response
SITE CONDUCT	A firm disciplinary policy, such as a two strike warning before removal from site must be operated	Noted and agreed.
	Contractors must attain the Considerate Contractors Scheme 'Exceptional' score	Noted and agreed. MH Costa have this CCS score.
	Contractor must employ an enforcement process to ensure that contractors vehicles do not idle	Noted and agreed. MH Costa to implement.
	A plan and process to encourage site operatives to arrive at the site by sustainable methods (including car sharing / pooling) must be presented and communicated	Noted and agreed. All site operatives will be encouraged to use public transport wherever possible.
	CLOCS compliance monitoring results need to be reported to council	Noted and agreed.
	All sites must ensure that Traffic Marshalls / Banksmen are appropriately trained, and that there is at least one operative on duty at any given time that has at least 1+ year of experience in that role.	Noted and agreed. This will be undertaken by MH Costa.
	The site must be kept damp at all times, proposed equipment for this purpose must first be agreed to by the local authority.	As minimal demolition work will take place this may not be required for the site but this will be monitored and the Council's agreement sought where needed.
	Weekly 'toolbox talks' should be conducted with all site operatives to advise of the requirements expected by the Council.	Noted and agreed. This will be undertaken by MH Costa.
	Site operatives should be identifiable by the public to the site, such as using a uniformed colour of work jackets or branding.	Noted and agreed.

	Requirement	Response
MACHINERY AND EQUIPMENT	All heavy goods vehicles (HGVs) are required to be Euro VI standard or better, and light duty vehicles (LDVs) are required to be Euro 4 petrol or Euro 6 for diesel, or better. Preference should be for zero to low emission equipment	Noted and agreed.
	NRMM should be to stage IV of EU Directive 97/68/EC as a minimum, and an up-to-date NRMM log must be kept on-site and shared with Camden officers	Noted and agreed.
	The site must connect to mains prior to works commencing to remove the need for diesel generators	Noted and agreed.
	At least four real-time PM10 monitors (certified to MCERTS standard) must be used on site in continuous operation for the duration of the build (from three months prior to implementation of planning permission through to completion on site), at locations and to thresholds approved by the Council. Camden officers must be provided access to the raw data via an online platform, and automated exceedance alerts should be sent to AirQuality@camden.gov.uk in addition to the contractor/developer on-site representatives	Noted and agreed. This will be undertaken by MH Costa.
	Web-enabled monitoring equipment, allowing real time information accessible by the public should be deployed – including the use of emerging technologies	Noted and agreed. This will be undertaken by MH Costa.
	Environmental monitoring summary reports should be sent to Camden officers on a monthly basis	Noted and agreed. This will be undertaken by MH Costa.
	The use of powered, percussive breaking equipment should be avoided. Where this is considered not possible early discussions with the Council.	Noted and agreed. Such equipment shall not be necessary.

11 John Street WC1N 2EB



Ordnance
Survey

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J5564
(0.021 ha)

GeraldEve

ADL Planning Ltd
Planning For Better

ADL

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contact@adlplanning.co.uk



ADL Planning Pty. Ltd.