



Construction Management Plan

76 Fitzjohns Avenue, London, NW3 5LS

28th June 2022

Rev 02

Noble Structures Ltd

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Revisions & additional material

Please list all iterations here:

Date	Version	Produced by
03/05/22	R.01	Traffic Management London / Noble Structures
13/06/22	R.02	Traffic Management London / Noble Structures

Additional sheets

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

Date	Version	Produced by

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](#)."

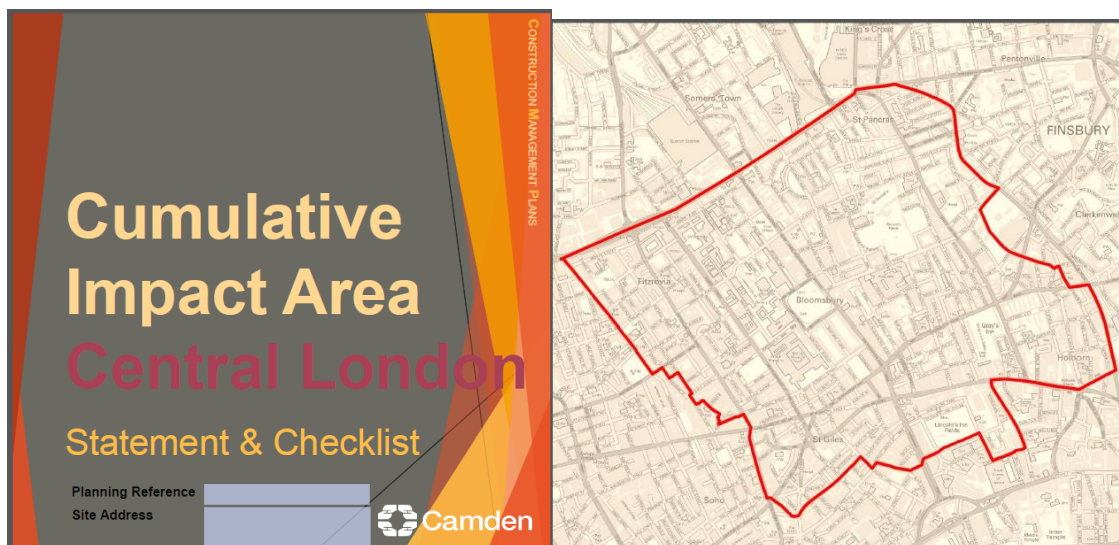
Please complete the questions below with additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary. It is preferable if this document, and all additional documents, are completed electronically 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.

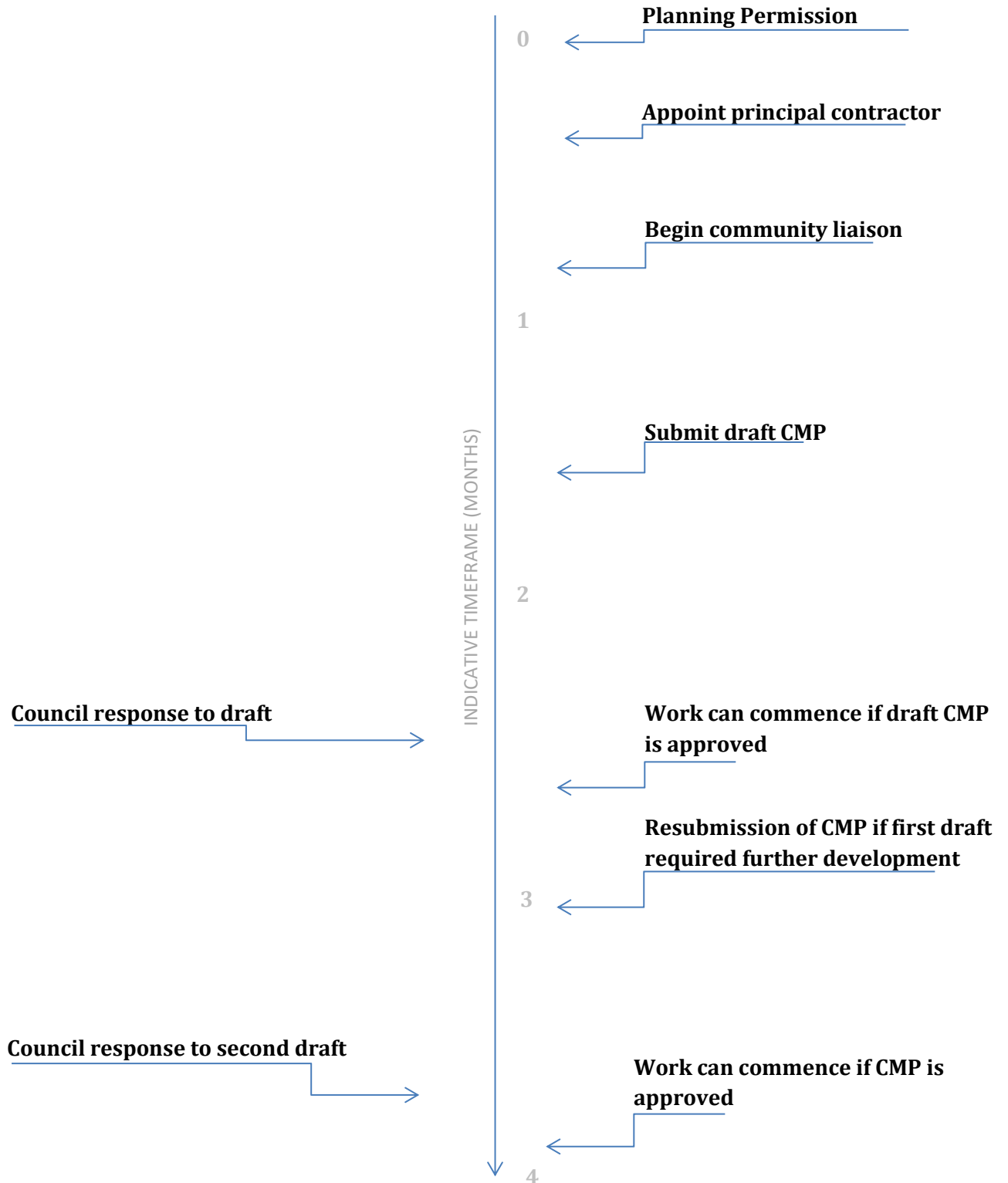
The CIA Checklist can be found at <https://www.camden.gov.uk/about-construction-management-plans>



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: 76 Fitzjohns Avenue, London, NW3 5LS

Planning reference number to which the CMP applies:

2017/1047/P

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

Mr Jeff Field

BNP Paribas Real Estate UK

jeff.field@struttandparker.com

t: 07818539192

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.

Adrian O'Malley

Construction Director

Noble Structures Ltd

adrian@noblestructures.co.uk

t: 0207 148 1595



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.

Shane Watson

Operations Director

Noble Structures

shane@noblestructures.co.uk

t:0207 148 1595

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.

Shane Watson

Operations Director

Noble Structures

shane@noblestructures.co.uk

m:07534344606

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.

Creation of a single storey basement with lightwell to front and rear, installation of 1x AC unit. Alterations to side elevation fenestration.

Site location plan in appendix

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 proposed development will construct a single level of basement beneath the existing footprint of the current building, including a new ground bearing slab at level -1. Although the construction and stability of this property is not shared with its neighbours, i.e. party walls and continuous front and rear elevation walls that are the case with semi-detached or terraced properties, the construction of this basement will have to be undertaken with care and due consideration to the surroundings. The ground floor (original or new) could be retained throughout the works so maintaining the support and stability that currently provides to the side, front and rear walls.

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).

Calendar week comencing date	START	FINISH
Site preparation	01/06/22	
Piling preparation and installation		
Temporary works		
Underpinning		
Dewatering		
Removal of soil		
RC wall		
Slab installation		
Basement Drainage		
Drained Cavity Membrane Installation		
UFH		
Floor Screed Installation		
Internal walls		
Sprinkler system		
HRMV ventilation		
A/C installation 1st fix		
Electrics 1st fix		
Plumbing 1st fix		
A/V 1st fix		
Burglary alarm		
Plasterboard cladding		
Timber staircase Installation		
Plastering		
Decorating		
Bathroom Tiling		
Bathroom 2nd fix		
Joinery package		
Internal door Installation		
Cleaning		
Final Snag		
Project Handover		01/08/23

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 basement construction at 76 Fitzjohn's Avenue must follow the Policy BA3.

The Hampstead Neighbourhood Plan recommends that work on basements should be limited to 8am-6pm on Mondays to Fridays only. High impact activities will be restricted to 9am - noon and 2pm-5.30pm on weekdays. At no time should there be any works on Saturdays, Sundays or public holidays. High impact activities include: a. Demolition, ground-breaking and excavation works using percussive equipment. b. Percussive piling operations and percussive pile reduction and pile breakout works. c. Percussive and grinding power tools on party walls/floors of adjoining occupied properties. d. Removal of clay and subsoil during excavation by means of conveyor belts, lorries, etc.

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 nearest receptors identified on the following image



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.

A residents consultation exercise was undertaken via a hand delivered letter on 18th April 2022. A copy of the letter is attached in the Appendix. The consultation letter outlined the proposal, identified that a CMP is available for review and comments by request via direct email.

The main works contractor will continue to liaise with the residents throughout the construction period with a dedicated site contact.

Additional consultation has been undertaken with ward councillor Stephen.Stark@camden.gov.uk.

No comments have been received from the ward councillor.

The following residents comments have been received :-

1) Following your letter regarding 76 Fitzjohn's Avenue basement development works, I would like to draw to your attention that 76 Fitzjohn's Avenue falls under the Hampstead Neighborhood Plan. Indeed the Camden planning guidance (attached below) clearly states in point 5.7 that " In areas where there is a post examination Neighbourhood Plan developers should follow any recommendations on construction working hours for basement development set out in that Plan".

Therefore, the basement construction at 76 Fitzjohn's Avenue must follow the Policy BA3 - Construction Management Plan - Page 46 of the Hampstead Neighborhood Plan (attached below).

The Hampstead Neighborhood Plan recommends that work on basements should be limited to 8am-6pm on Mondays to Fridays only. High impact activities will be restricted to 9am - noon and 2pm-5.30pm on weekdays. At no time should there be any works on Saturdays, Sundays or public holidays. High impact activities include: a. Demolition, ground-breaking and excavation works using percussive equipment. b. Percussive piling operations and percussive pile reduction and pile breakout works. c. Percussive and grinding power tools on party walls/floors of adjoining occupied properties. d. Removal of clay and subsoil during excavation by means of conveyor belts, lorries, etc.

Response: We note the residents comments and include the requirements in this report in the relevant sections.

2) The issue of lead contamination has not been addressed. Method statement for foundations and Landscaping.

Response:

There are several conditions within the Planning consent that require additional discharges, including the ground survey and lead contamination, Foundations, Landscaping and the CMP. The client will be addressing each requirement with separate planning applications to discharge the conditions as they do not form part of the CMP.

3) coordination with other nearby site.

Response:-

We will coordinate and work with all active sites to minimise impacts.

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.

This site is a small development project. No working group is required. Residents will be engaged throughout the project duration via a letter drop and dedicated point of contact with the main works contractor.

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 number: to be confirmed prior to construction commencing

Contractors/Sub Contractors will accord with;

- Guide for Contractors working in Camden,
- Camden's Considerate Contractors Manual,
- TfL's Standard for Construction Logistics and Cyclist Safety (CLOCS)
- TfL's Fleet Operator Recognition Scheme (FORS), and
- Camden's Minimum Requirement for Building Construction (CMRBC)

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.

The contractor will liaise with the council prior to works commencing to establish any other sites.

2020/2816/P 9 Lyndhurst Terrace

68 Fitzjohns Avenue.

The associated works with this CMP are very minor in terms of local network impact and parking. We will engage with all parties as required to avoid unnecessary conflicts.

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:

Noble Structures

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

Noble Structures will abide by the CLOCS Standard will be a pre-requisite for all sub-contractors and suppliers. Noble will appoint a CLOCS champion and will responsible for setting up and monitoring the CLOCS standard via the use of the CLOCS manager tool for this site.

Audits will be carried out by the CLOCS champion to demonstrate compliance as per the guidelines set in the CLOCS guide managing driver training and licensing.

FORS accredited operators will be used during the works, where these are accredited to

Bronze level drivers will have additional Safe Urban Driver training (or equivalent) and that vehicles will be fitted with additional safety equipment (nearside CCTV/Fresnel lens, audible left turn alert for example).

Noble will prioritise subcontractors who are FORS Silver and Gold registered.

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:

As the Principal Contractor Noble shall:

- Ensure the project's potential impact on the community has been properly risk-assessed
- Develop and/or implement the agreed CMP and ensure it remains suitable and sufficient
- Procure site and fleet operations that comply to the requirements of the CLOCS standard
- Ensure site arrangements enable the safest fleet operations including, but not limited to, 'last mile' routing, level access/egress, stable loading/unloading areas, effective delivery management systems and competent site access traffic marshals
- Ensure effective and efficient site access gate checks of HGVs and their drivers to ensure they always comply to the CLOCS standard. Non-compliances must be immediately risk-assessed, appropriately mitigated and addressed through procurement processes
- Review information on all collisions that result in harm (and near miss incidents) that occur on journeys associated with the project and ensure they are quickly investigated and actions taken to prevent recurrence

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 refer the following drawing attached to the appendix

TM-NS-CAM-76 FIZJONHS AVENUE-NW3 5LS-2022-002 SITE ROUTE

The proposed route is to be kept under close review and may change according to local conditions. Any changes to the proposed route will be agreed in advance with Camden Planning department.

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.

Details of the vehicle routing identified at Q18a) and shown at the vehicle routing plan attached at Appendix B will be provided to all contractors in advance of commencement of works. Contractors will be advised of any restrictions on the access route and any on-site restrictions and the Construction Project Manager will ensure that this is adhered to.

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

Construction vehicle movements will be restricted to between 9.30am to 4.30pm on weekdays and 8:00am to 13:00pm on Saturday.

It is anticipated that the following construction vehicles would be utilised during the works:

- Rigid truck – 9m in length : 3 per week
- Large tipper – 10m in length : 2 per day during basement excavation.
- 8m³ Concrete HGV – 8.5m length : 1 per day during slab pour
- Vans – 1 per day for general small tools and plant deliveries

It is reasonably assumed that the maximum number of heavy vehicles would not exceed 4

HGVs per day during the peak periods of the construction phase. These vehicles would include tipper type vehicles, delivery and concrete mixer trucks. The number of heavy vehicles accessing the site is expected to be considerably less during the fit out phases. As such, the estimate of 3/4 HGV's per day is considered to be a suitably robust or worst-case scenario.

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 Councils project team will liaise with the appointed contractor prior to the commencement of works to establish any other sites in the vicinity which should be considered.

9 Lyndhurst Terrace

68 Fitzjohns Avenue

All associated construction vehicles for these works will access the property. There is no impact upon local parking requirements. We estimate that our works will have a maximum of 4 HGV's per day, using the existing premises vehicle access. Fitzjohns Avenue is an established HGV route, with Buses included. The overall impact of our additional 4 HGV's is negligible.

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

A VSP has been provided to demonstrate construction vehicles can safely access/egress the site.

VSP-NS-CAM-76 FIZJONHS AVENUE-NW3 5LS-2022-001

VSP-NS-CAM-76 FIZJONHS AVENUE-NW3 5LS-2022-002

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.

There will be no off-site holding areas required for the duration of the works. We will ensure that only 1 vehicle is booked to arrive at any time.

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.

There are no rail or waterways appropriate for this site.

This is a small development and does not warrant a consolidation centre.

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).

Noble Structures will exercise an anti-idling policy, whereby drivers, particularly when working in public areas, will always remove the keys from the ignition when they park and leave their vehicles.

- No vehicles or plant will be left idling unnecessarily.
- All vehicles and plant will be well maintained as per the manufacturers' maintenance schedule and will have daily checks completed to ensure that they are good working order.
- Engines and exhaust systems shall be regularly serviced as per the manufacturers' recommendations and subsequently maintained to meet statutory limits/opacity tests.
- All Non-Road Mobile Machinery (NRMM) shall be compliant with EU Engine Emissions Stage 3a Greater London / 3b emission standards.
- All road going vehicles will have the necessary MOT certificates.
- All plant will so far as reasonably practicable, be located away from the site boundaries.

20. Site access and egress: *"Clients shall ensure that access to and egress from the site is appropriately managed, clearly marked, understood and clear of obstacles."* (P18, 3.4.3)

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

Vehicles entering and leaving the site should be carefully managed, using gates that are clearly marked and free from obstacles. Traffic marshals must ensure the safe passage of all traffic on the public highway, in particular pedestrians and cyclists, when vehicles are entering and leaving site, particularly if reversing.

Traffic marshals, or site staff acting as traffic marshals, should hold the relevant qualifications required for directing large vehicles when reversing. Marshals should be equipped with 'STOP – WORKS' signs (not STOP/GO signs) if control of traffic on the public highway is required. Marshals should have radio contact with one another where necessary.

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

Please refer to drawing below attached to the appendix

TM-NS-CAM-76 FIZJONHS AVENUE-NW3 5LS-2022-001 SITE LAYOUT

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

All vehicles will safely access the site using the existing wide vehicle access. Please refer to the following drawings in the appendix

VSP-NS-CAM-76 FIZJONHS AVENUE-NW3 5LS-2022-001

VSP-NS-CAM-76 FIZJONHS AVENUE-NW3 5LS-2022-002

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.

VSP-NS-CAM-76 FIZJONHS AVENUE-NW3 5LS-2022-001

VSP-NS-CAM-76 FIZJONHS AVENUE-NW3 5LS-2022-002

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 existing site access is a paved stable surface.

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.

N/A

No plant or materials will be stored on the highway. Everything will be loaded/unloaded directly inside the site.

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.

Traffic marshals will be deployed to manage vehicles access/egress from site. Please refer to TM plans:-

VSP-NS-CAM-76 FIZJONHS AVENUE-NW3 5LS-2022-001

VSP-NS-CAM-76 FIZJONHS AVENUE-NW3 5LS-2022-002

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.

All of the attached TM plans in the appendix. There is no impact upon the local network or any residents parking bays.

TM-NS-CAM-76 FIZIONHS AVENUE-NW3 5LS-2022-001 SITE LAYOUT

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](#).

N/A

No parking suspensions required unless required to do so by local council.

24. Occupation of the public highway

Please note that use of the public highway for storage, site accommodation or welfare facilities is at the discretion of the Council and is generally not permitted. If you propose such use you must supply full justification, setting out why it is impossible to allocate space on-site. We prefer not to close footways but if this is unavoidable, you should submit a scaled plan of the proposed diversion route showing key dimensions.

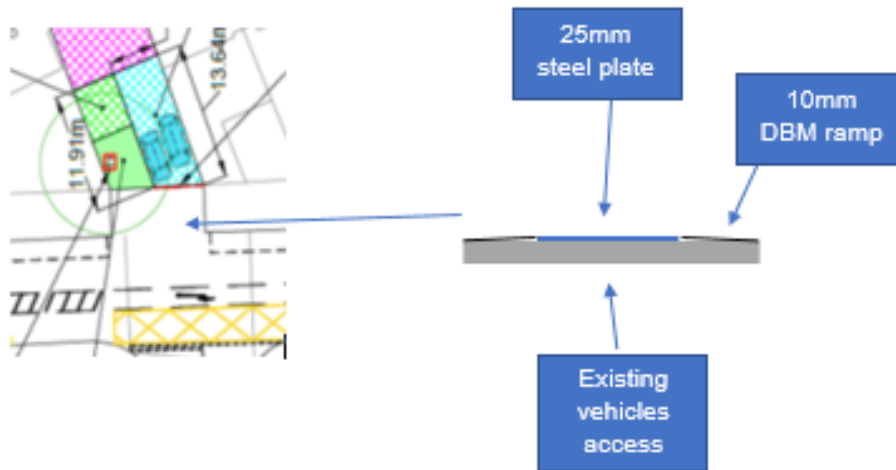
a. Please provide justification of proposed occupation of the public highway.

N/A

No occupation of the highway required.

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.

There is an existing vehicle access to the property which all construction vehicles will use for access. Prior to works commencing, the Principal contractor will install a 25mm thick steel plates over the existing access, and use a DBM material surrounding the plates as a means of securing the plate and removing any trip hazard. No temporary works required. **This approach will be kept under review and the use of a temporary crossover must be used if deemed necessary by the Council.**



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 required.

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.

N/A

No structures required.

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

No oversail or occupation of the highway.

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.

N/A

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.

Having considered the issue of Noise Pollution on the Project we have identified the main sources of noise on the project as:

- Breaking out of slab and foundations – this will involve the use of hand tools and electric tools, and will take approximately 8 weeks to complete.
- Site Vehicles and Site Plant operating on the site

All works will be undertaken within the normal construction hours as outlined in policy BA3. Therefore, the basement construction at 76 Fitzjohn's Avenue must follow the Policy BA3

The Hampstead Neighborhood Plan recommends that work on basements should be limited to 8am-6pm on Mondays to Fridays only. High impact activities will be restricted to 9am - noon and 2pm-5.30pm on weekdays. At no time should there be any works on Saturdays, Sundays or public holidays. High impact activities include: a. Demolition, ground-breaking and excavation works using percussive equipment. b. Percussive piling operations and percussive pile reduction and pile breakout works. c. Percussive and grinding power tools on party walls/floors of adjoining occupied properties. d. Removal of clay and subsoil during excavation by means of conveyor belts, lorries, etc.

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

A noise impact assessment was completed and attached to the original planning application.

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

Nobles will comply with British Standard 5228 'Code of practice for noise and vibration control on construction and open sites'. Frequent Noise Monitoring will be undertaken and reviewed with Camden officers.

Average noise on the site boundary is estimated to be in the region of 70 – 80dB there will be peaks or spikes but these will not be continuous. It is anticipated the maximum noise level to be 80 dB at 10m from the site boundary. This noise will not be continuous. We will endeavour to keep within the permitted levels which will be monitored throughout the Project to ensure compliance.

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 measures we will take to reduce noise pollution will be as follows:

- We will work closely and cooperate fully in terms of working in normal site hours, as set out by London Borough of Camden which also takes into account the planning condition that has been stipulated regarding working hours;
- Well maintained, sound attenuated plant will be used to carry out all operations;
- Reducing plant noise to acceptable levels;
- Solid hoarding will be used along the boundary to the residential properties. This will reflect sound back into the site to a significant extent. This will be supplemented locally to machinery with movable sound reflecting/absorbing barriers as required;
- Noise arising from Site Vehicles and plant will be managed first of all by rigorously implementing the site hours;
- Coordinated delivery times and efficient traffic management to prevent queuing of traffic accessing the site;
- Positioning plant away from properties;
- Localised shrouding of plant in accordance with BS5228;
- Toolbox talks to site operatives.

Careful selection of plant and vehicles is essential. All plant used on this site will be sound attenuated and will be regularly serviced/maintained to ensure it is operating correctly. The site induction for plant operators will cover the issue of noise specifically and they will be warned against over revving of plant and the operation of horns in all but necessary situations. Machine operatives will be advised to isolate plant/ equipment during idle periods reducing not only noise levels but encouraging efficient running of equipment and reduced fumes.

In terms of misbehaviour of operatives and staff on the site this will be guarded against by strict rules being out in place that will form part of Supply Chain method statements and will be covered in site induction and tool box talks. Any operative found in contravention of the required standards will be warned for a first offence and removed from the site should there be a reoccurrence.

All the measures mentioned above, and others will be captured and monitored in our proposals under the Considerate Contractors scheme.

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

Nobles management team will have CITB Site Safety Plus 'Site Environmental Awareness Training Scheme'

All other staff will be briefed on site with toolbox talks on this British Standard

33. Please provide specific details on how air pollution and dust nuisance arising from dusty activities on site will be prevented. This should be relevant and proportionate to activities due to take place, with focus on both preventative and reactive mitigation measures.

In relation to dust, the excavation of the basement are likely to be a source of disruption. Prior to starting daily operations wind speed and direction will be assessed and method/sequence of works adjusted if necessary. Water spraying techniques will be utilised throughout the excavation to suppress dust.

Apart from excavation activities dust is likely to present a problem during long dry spells and in these periods damping down across the site will be employed to avoid windborne dust crossing the site boundary and causing inconvenience. Further to this, any localised cutting or drilling water-based dust suppression will be utilised at all time and will adhere to agreed Risk Assessments.

Further measures to reduce dust pollution and other airborne debris which will be implemented are:

- Ensuring that all materials transported to and from site are in enclosed containers or fully sheeted;
- Avoidance of stock piles of material etc. are with debris removed as and when required;
- All vehicles removing dust generating materials or waste are to be completely sheeted with tarpaulin/ netting;
- Keeping the loading drop heights of soil into lorries as low as possible;
- Establish air quality procedures to minimise dust generation and control plant and vehicle dust emissions;

In addition to the above provisions, the following measures will be taken to reduce any further negative effects on the environment:

- Ensuring all contaminants on site are safely stored with the necessary procedures put in place for leaks and spillages etc.
- A waste management system will be implemented on site.

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.

With regard to the risk of mud being spread to adjacent highways, this is a low risk as the site access is a stable paved area. However, the site team will monitor the adjacent public highway to ensure that no detriment is permitted.

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

Noise and vibration monitoring will be undertaken during the construction of the development. This will be undertaken periodically throughout the project to ensure noise & vibration at boundary line are within local authority limits.

Background monitoring will be undertaken prior to commencement to provide accurate base levels prior to construction works.

The noise assessment shall be shared with the local authority environmental health team

The noise and vibration strategy will include toolbox talks.

In accordance with standard Ccnp, No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.2m/s (1.75) 8 hour night-time as defined by BS 6472. (2008) in any part of a residential and other noise sensitive property.

Noisy work on site will be carried out in accordance with guidance provided by Camden Council.

Mandatory calibration for maintaining plant in good order will ensure that plant and machinery run in optimal conditions.

Noble are experienced contractors with knowledge of all mitigations methods and procedures for mitigating the impact of noise and vibration from basement works.

Noble will measure noise levels with a Class 1 decibel meter, taking readings on site and building up a log of readings throughout the project duration

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 \(SPG\)](#) (document access at bottom of webpage), 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.**

The development is a negligible rating outcome as there are no demolition works. This is a small single dwelling extension, with small amount of earthwork which will be mitigated by water spraying.

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. (See Appendix 7 of the SPG document.)

This is a low risk 'negligible' site due to size and nature of the works. There is no demolition. There are no required additional mitigation measures beyond the stated measures listed in this document.

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.

In accordance with Camden's Clean Air Action Plan, the monthly dust monitoring reports must also be made readily available and accessible online to members of the public soon after publication. Information on how to access the monthly dust monitoring reports should be advertised to the local community (e.g. presented on the site boundaries in full public view).

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.

This is a low risk 'negligible' site due to size and nature of the works. There is no demolition

39. Please provide details about how rodents, including rats, will be prevented from spreading out from the site. You are required to provide information about site inspections carried out and present copies of receipts (if work undertaken).

Prior to works commencing the site will be assessed to check for evidence of rodents with relevant site inspections being issued to LBC. Pending the outcome of this, a Specialist Contractor will be approached to lay strategically placed traps around the perimeter of the site. These traps will be monitored and emptied as required. During the site induction we will make operatives aware of the risk the presence of rodents can cause a health hazard to workers. Leptospirosis is a disease that is closely linked to rats. This will include

- Gloves are to be worn at all times whilst on site;
- Strict hygiene must be adopted by everyone on site with hands being thoroughly washed prior to eating, drinking and smoking;
- Only eating within designated areas;
- All canteen waste to be disposed off inside closed skips.

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

An asbestos survey MUST be carried out prior to works commencing on site, and be provided to the main works contractor.

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.

In terms of misbehavior of operatives and staff on the site this will be guarded against by strict rules being out in place that will form part of Supply Chain method statements and will be covered in site induction and tool box talks. Any operative found in contravention of the required standards will be warned for a first offence and removed from the site should there be a re-occurrence. All the measures mentioned above and others will be captured and monitored in our proposals under the Considerate Contractors scheme.

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. See the Mayor of London webpage 'Non-Road Mobile Machinery (NRMM)' for more information, a map of the Central Activity Zone, and for links to the NRMM Register and the NRMM Practical guide (V4): <https://www.london.gov.uk/what-we-do/environment/pollution-and-air-quality/nrmm>

Direct link to NRMM Practical Guide (V4):
https://www.london.gov.uk/sites/default/files/nrmm_practical_guide_v4_sept20.pdf

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:

N/A for this site.

43. Vehicle engine idling (leaving engines running whilst parked or not in traffic) produces avoidable air pollution and can damage the health of drivers and local communities. Camden Council and City of London Corporation lead the London **Idling Action Project** to educate drivers about the health impacts of air pollution and the importance of switching off engines as a simple action to help protect the health of all Londoners.

Idling Action calls for businesses and fleet operators to take the **Engines Off pledge** to reduce emissions and improve air quality by asking fleet drivers, employees and subcontractors to avoid idling their engines wherever possible. Free driver training materials are available from the website: <https://idlingaction.london/business/>

Please provide details about how you will reduce avoidable air pollution from engine idling, including whether your organisation has committed to the Engines Off pledge and the number of staff or subcontractors who have been provided with free training materials.

Nobles are committed to Engines off pledge. All subcontractors will be provided with free training materials and the site supervisor will be responsible for the checking of all vehicles delivering to site.

• 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: *J. Field*

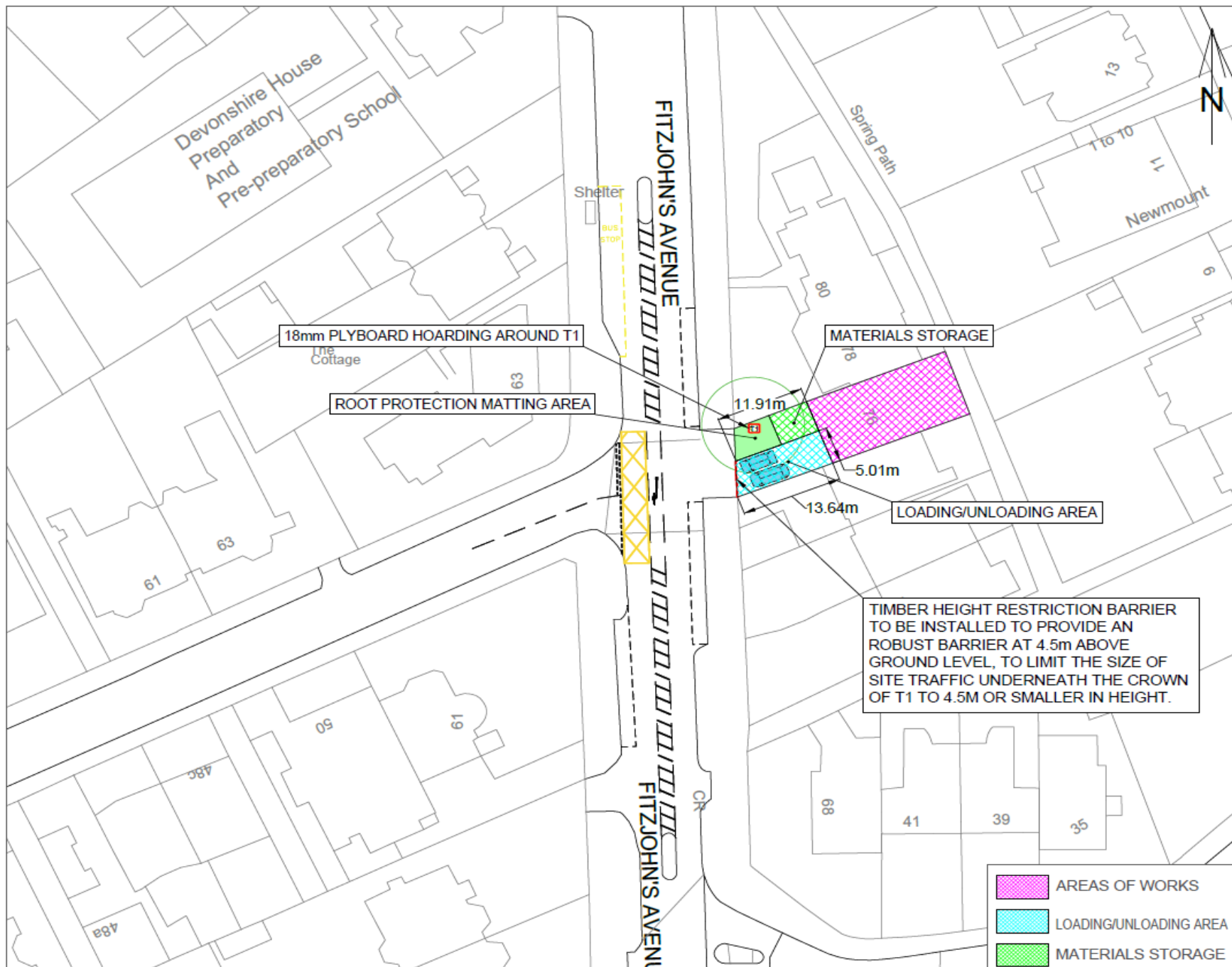
Date: 4th May 2022

Print Name: Mr Jeff Field

Company: BNP Paribas Real Estate UK

Please submit to: planningobligations@camden.gov.uk

Appendix next page

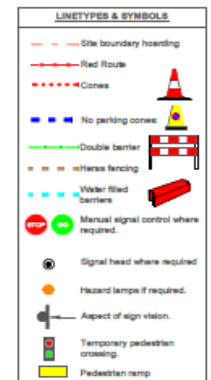


DO NOT SCALE FROM THIS DRAWING.
All dimensions to be verified on site.

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NOTES

1. All temporary traffic management must be in accordance with Chapter 8 of the Traffic Signs Manual 2009
2. All temporary traffic management shall be in accordance with the Traffic Signs Regulations and General Directions 2016
3. All temporary traffic management shall conform to the Safety at Street Works and Road Works code of practice 2013
4. All sign placement subject to available safe working space.



REV.	DESCRIPTION	DATE	CHK

TRAFFIC MANAGEMENT TECHNICAL SERVICES LTD

Weatherill House
New South Quarter
23 Whitestone Way
Croydon CR0 4WF

Telephone: 020 8667 9687
Email: info@trafficmanagement.london
Web: www.trafficmanagement.london

scale at	date	drawn	chk1	chk2
N/A	22/04/2022	DFG	PCS	-

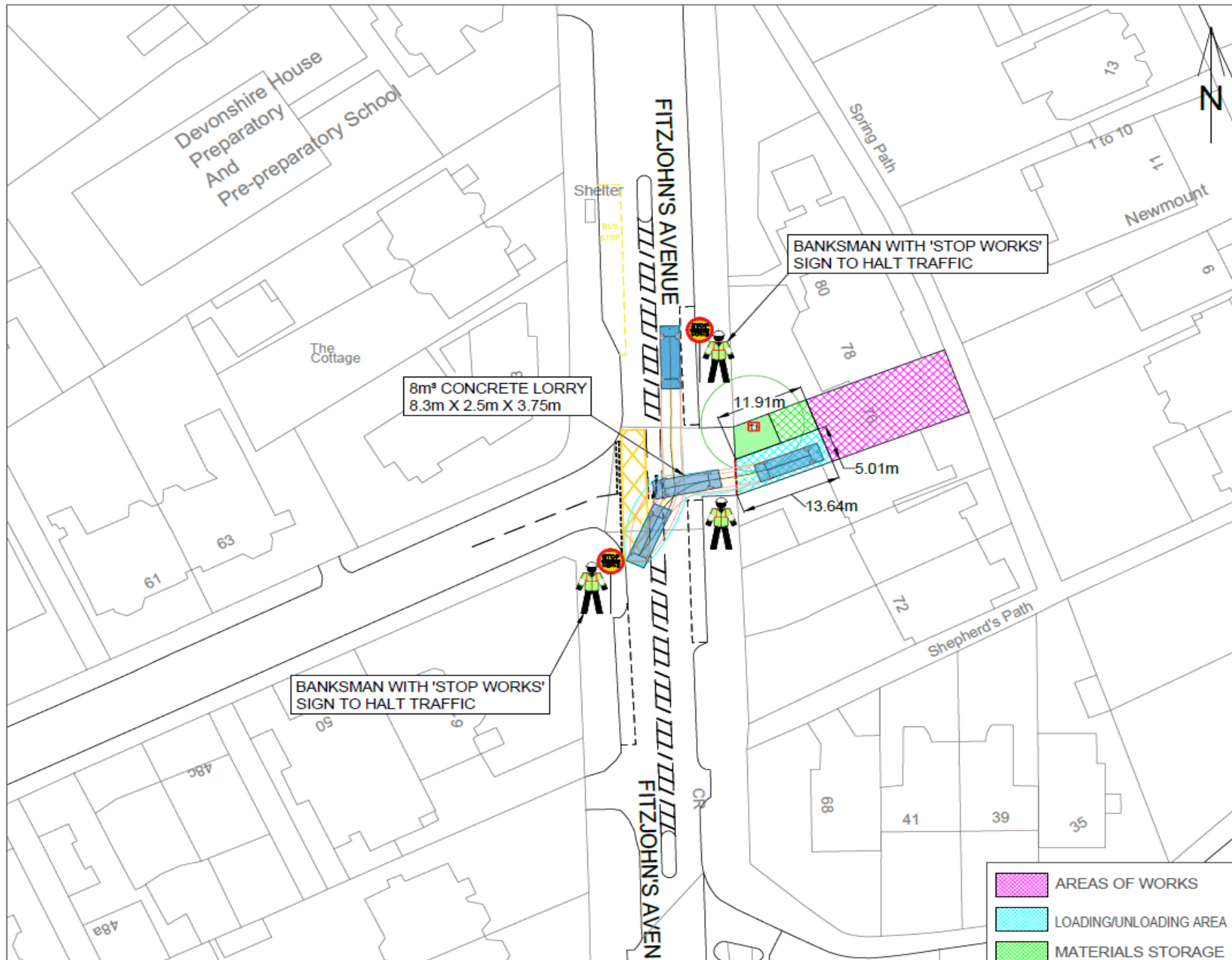
Client

noble
STRUCTURES

Project

CAMDEN
76 FITZJOHNS AVENUE
NW3 5LS
TRAFFIC MANAGEMENT DETAILS
SITE LAYOUT

DWG REF: REV:



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LINETYPES & SYMBOLS	
---	Site boundary hoarding
---	Red Route
---	Cones
---	No parking cones
---	Double barrier
---	Heres fencing
---	Water filled barriers
---	Manual signal control where required
---	Signal head where required
---	Hazard lamps if required
---	Aspect of sign vision
---	Temporary pedestrian crossing
---	Pedestrian ramp

REV.	DESCRIPTION	DATE	CHK
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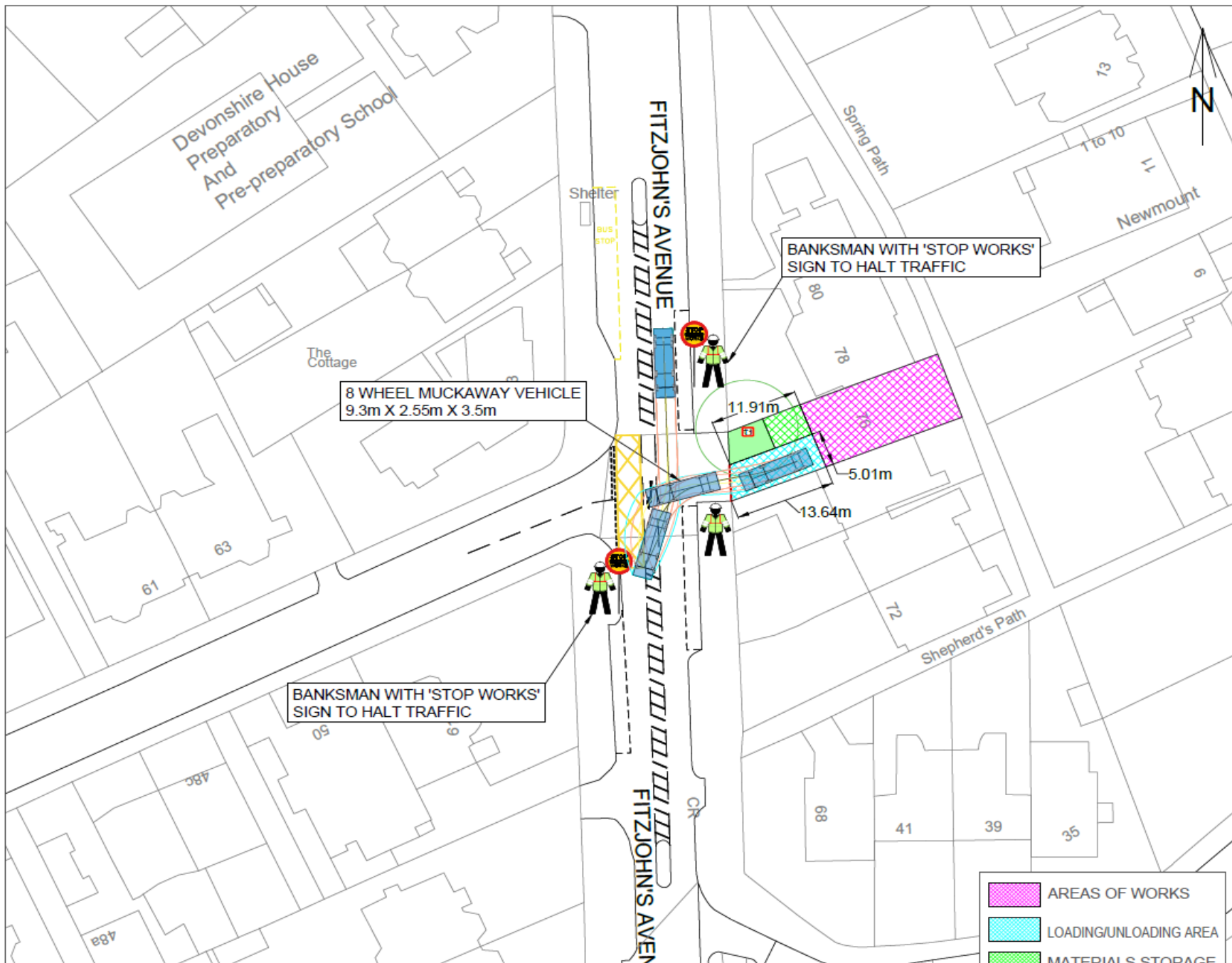
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N/A	22/04/2022	DFG	PCS	-

Client

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STRUCTURES

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CAMDEN
76 FITZJOHNS AVENUE
NW3 5LS
TRAFFIC MANAGEMENT DETAILS
CONCRETE VEHICLE SWEEP PATH



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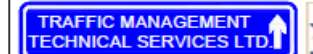
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LINETYPES & SYMBOLS	
---	Site boundary hoarding
---	Red Route
---	Cones
---	No parking cones
---	Double barrier
---	White fencing
---	Water filled barriers
---	Manual signal control where required
---	Signal head where required
---	Hazard lamps if required
---	Aspect of sign vision
---	Temporary pedestrian crossing
---	Pedestrian ramp

REV.	DESCRIPTION	DATE	CHK
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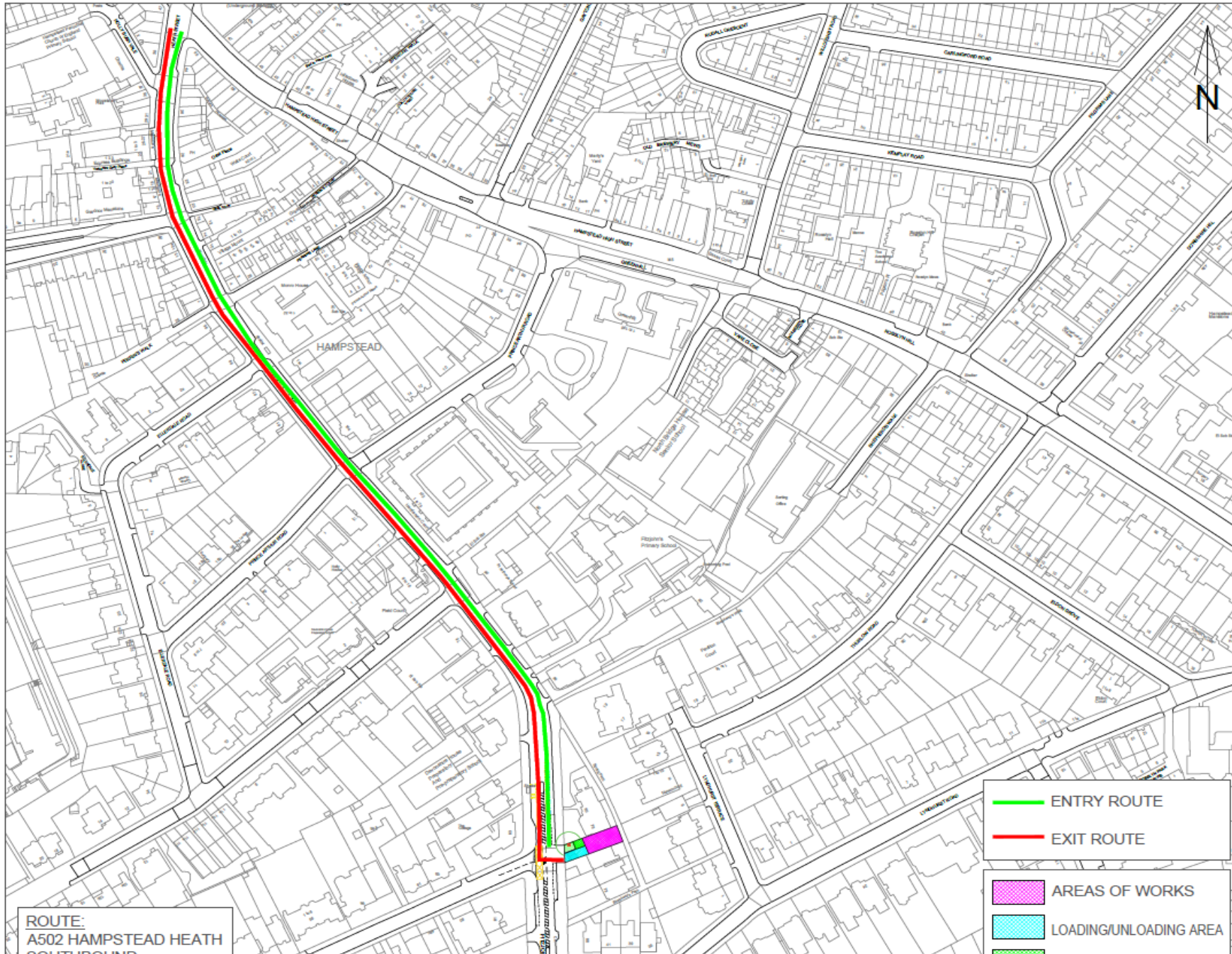
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Client

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STRUCTURES

Project

CAMDEN
76 FITZJOHN'S AVENUE
NW3 5LS
TRAFFIC MANAGEMENT DETAILS
MUCKAWAY VEHICLE SWEEP PATH



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LINE TYPES & SYMBOLS	
	Site boundary boarding
	Red Route
	Cones
	No parking cones
	Double barrier
	Wireless fencing
	Water filled barriers
	Manual signal control where required
	Signal head where required
	Hazard lamps if required
	Aspect of sign vision
	Temporary pedestrian crossing
	Pedestrian ramp

REV.	DESCRIPTION	DATE	CHK
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www.drawingahead.com

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scale at	date	drawn	chk1	chk2
N/A	22/04/2022	DFG	PCS	-

Client

Project

CAMDEN
76 FITZJOHNS AVENUE
NW3 5LS

TRAFFIC MANAGEMENT DETAILS
SITE ROUTE



Residents Consultation letter:-



18th April, 2022

Re: 76 Fitzjohns Avenue Basement Development Works

Dear Sir / Madam,

Planning permission has been granted (2017/1047/P) of the above property, and, as a condition of the consent, our client is required to provide a Construction Management Plan (CMP). The purpose of this plan is to ensure that works are planned and delivered with the minimum amount of disruption to residents and road network.

We have successfully produced many CMP's throughout London, so we understand the local issues and concerns with construction vehicles entering your street. Therefore, I continue to seek your views about the construction works with regard to vehicle movements, Parking, Working Hours, noise and dust.

A formal CMP proforma report is available for you to review and comment on. This report can be sent direct to you via email, please request a copy within the next 14 days to :- Paul@trafficmanagement.london

The appointed main works contractor will make available a local community liaison officer during the works with whom you can engage directly should you have any comments or questions. The contact details will be made available prior to works commencing.

The main works contractors will adhere to the considerate constructors scheme, Fleet operators scheme, and the Construction logistics and community safety scheme.

The main works contractor will undertake a risk assessment to manage noise and dust, to minimise impacts upon the environment and immediate neighbours. An acoustic report has also been submitted at planning application which identifies the main source of noise, and mitigations.

Working hours will be permitted to the standard operations of 0800-1800 Monday to Friday and 0800-1300 Saturday.

During the works there will be a daily requirement for construction vehicles who will access the development from Fitzjohns Avenue, and will be 'reversed into site' via the existing vehicle access. These vehicle movement will be managed and controlled by qualified banksman using a temporary 'Stop Works' sign to move the vehicle safely.

All vehicles requiring access to site will be booked and coordinated so that only 1 vehicle arrives at any time.

Vehicles will be scheduled 'off peak' times, to avoid the busy morning/afternoon traffic flows.

The footways will be always kept clean and clear.

The existing mature Beech tree within the grounds will be protected during the works.



We estimate that a maximum of 3 vehicles per day will be required to site, although the average will probably be 2 vehicles per day.

The works are planned to commence approximately from 31st May 2022, with a duration of up to 15 months.

Should you wish to make any comment for the above development Construction management plan, please email me direct within 14 days @ :- Paul@trafficmanagement.london

Kind Regards,

Paul Morgan

Planning Director

Traffic Management London Ltd

ns

