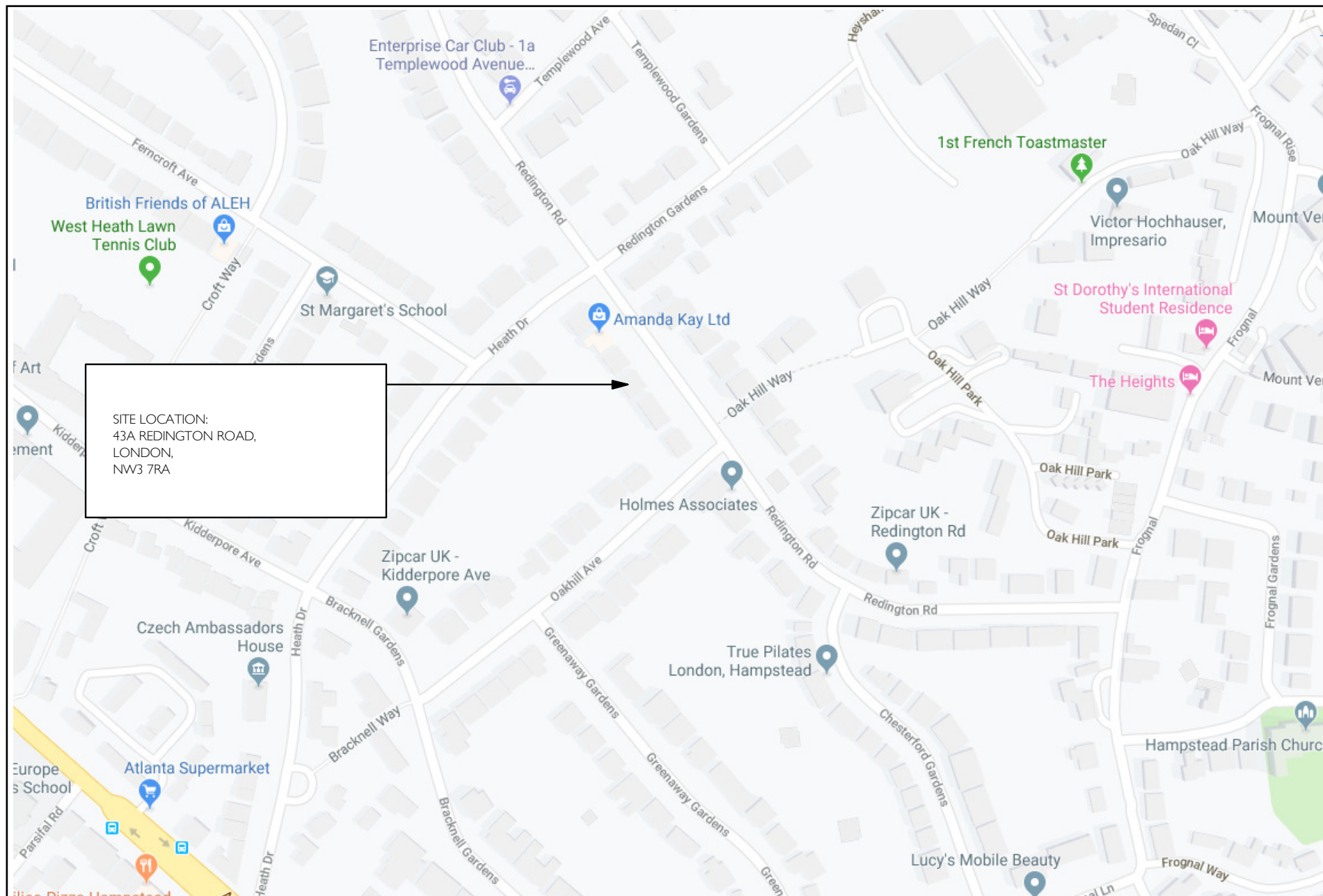


## FIGURES



SITE LOCATION:  
43A REDINGTON ROAD,  
LONDON,  
NW3 7RA

Date: July-2021  
Scale: NTS  
Source: Google Maps  
Drawing No: P2534/CMP/01

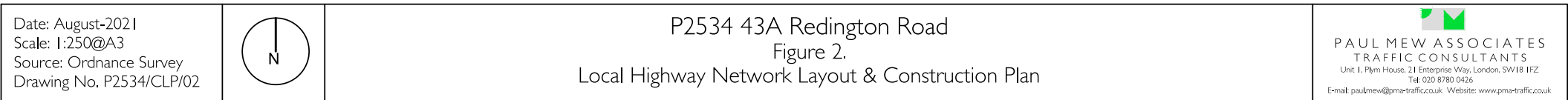


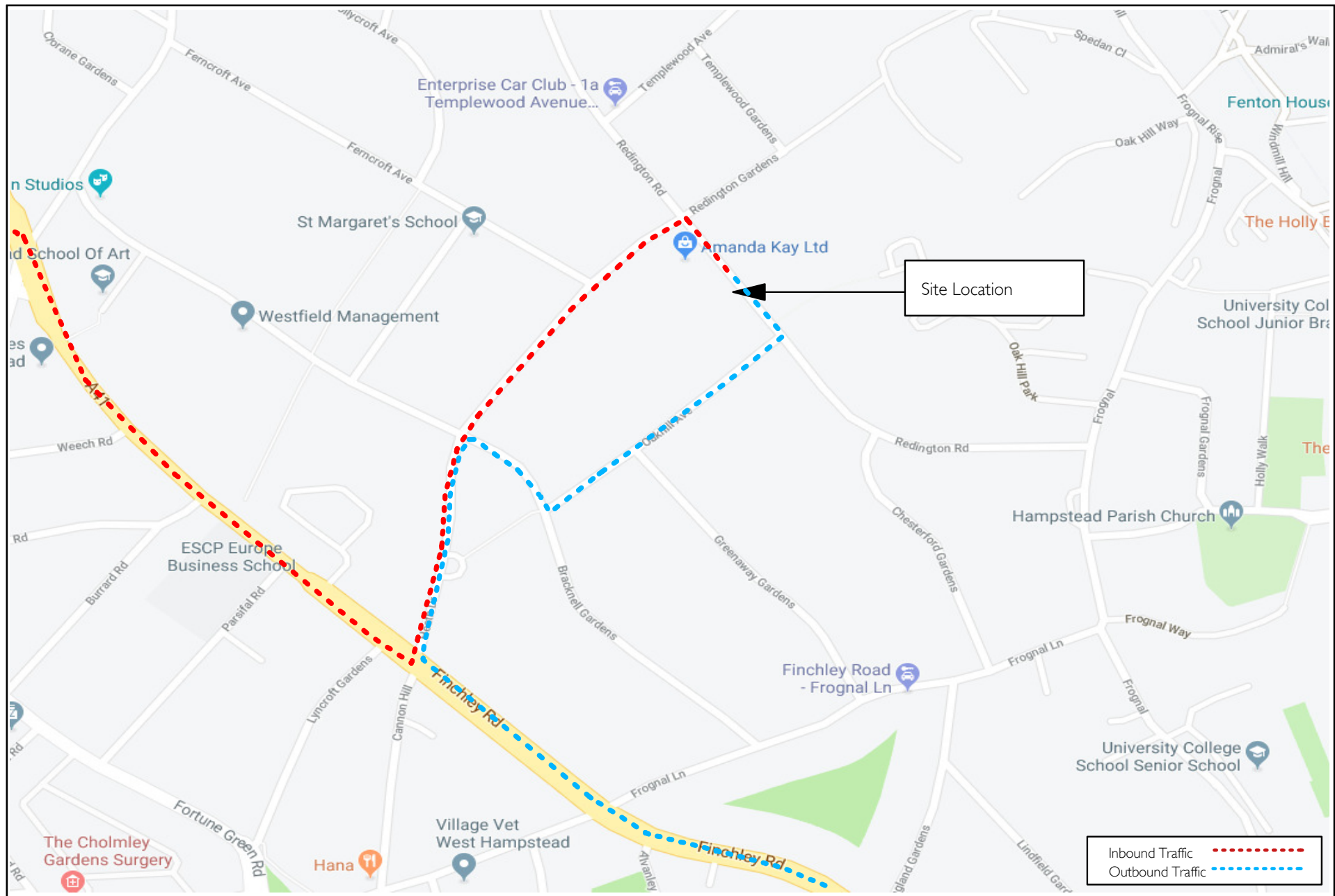
P2534: 43A REDINGTON ROAD, NW3 7RA

Figure 1.  
Site Location



PAUL MEW ASSOCIATES  
TRAFFIC CONSULTANTS





Date: July-2021  
 Scale: NTS  
 Source: Google Maps  
 Drawing No: P2534/CMP/03

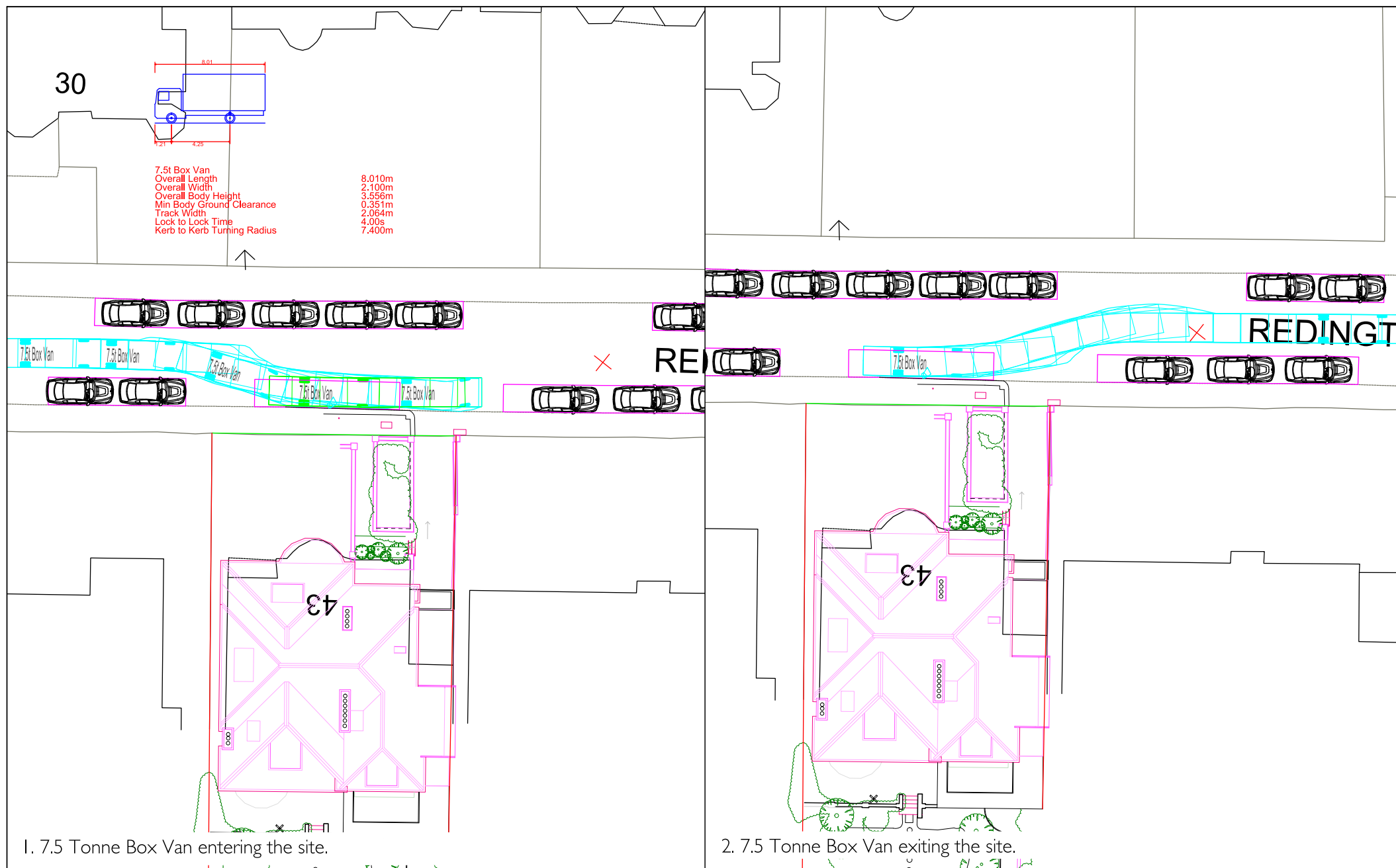


P2534: 43A REDINGTON ROAD, NW3 7RA

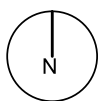
Figure 3.  
 Construction Vehicle Routing Plan



PAUL MEW ASSOCIATES  
 TRAFFIC CONSULTANTS



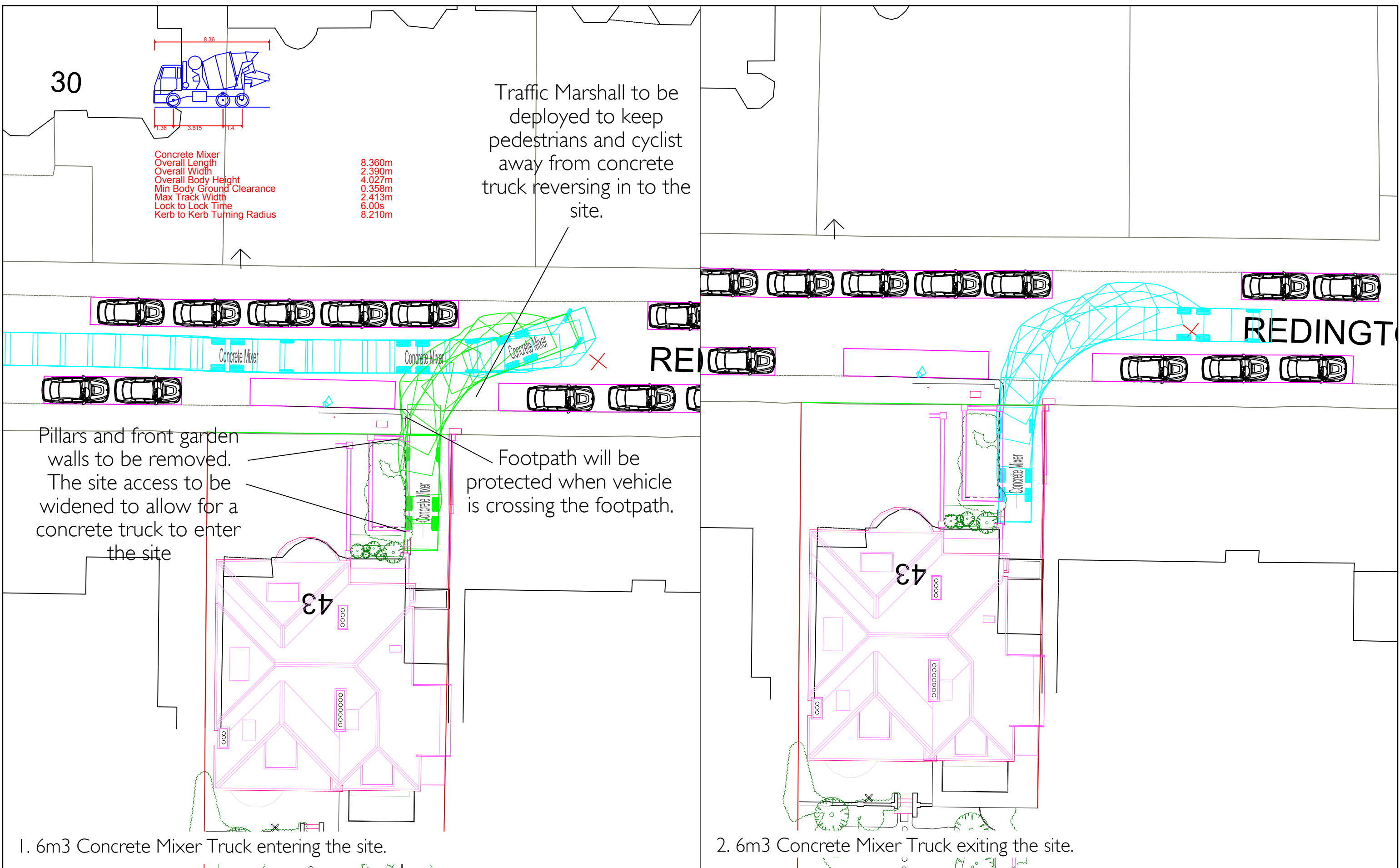
Date: August-2021  
Scale: 1:250@A3  
Source: Ordnance Survey  
Drawing No. P2534/CLP/06



P2534 43A Redington Road  
Figure 6.  
Swept Path Analysis- 7.5 Tonne Box Van Accessing and Exiting The Site

  
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## Appendix A

### Consultation Letter



1 Mansel Grove  
London, England  
E17 5BN

T 07865 045 147 Andy  
T 07964 945 412 Mark  
W [sygnetstyle.co.uk](http://sygnetstyle.co.uk)

11 July 2022

Dear resident

We are main building contractors, who will be carrying out building works to the Lower Ground Maisonette at 43A Redington Road NW3 7RA.

Building renovation work is planned to start at the end of August 2022 and complete in September 2023.

More information on our schedule is provided on page 10 of our Construction Management Plan linked below. Briefly, the works involve extension and remodelling including a rear single storey extension, plus an upper ground floor side extension over the existing garage.

The scheme has been granted planning permission. As part of this process, we have been asked by the Council to consult with local residents before our works start. We have prepared a draft Construction Management Plan for interested parties to review, available to download from this link:

[https://www.dropbox.com/sh/z7jw85z4pgogx65/AAASqeu5J0KrAcXZSk5m\\_5cZa?dl=0](https://www.dropbox.com/sh/z7jw85z4pgogx65/AAASqeu5J0KrAcXZSk5m_5cZa?dl=0)

If you would prefer to be emailed a copy, please contact me.

If you have any feedback, you can provide this by doing the following:

- Replying to this letter within 14 days with comments or queries.
- Visiting us on Thursday 21<sup>st</sup> July from 7.30pm to 8.30pm.  
An open meeting will be held at no 43A for anyone who would like more info.
- Providing your contact details so we can keep you informed.

We welcome your feedback and look forward to hearing from you.

Best regards

Mark | Sygnet Style Team  
Building Contractors  
[mark@sygnetstyle.co.uk](mailto:mark@sygnetstyle.co.uk)



## **Appendix B**

### **Consultation Feedback**

**Questions for 26 July Zoom meeting on Construction Management Plan for 43a from residents of Flat 2, 43 Redington Road**

(1) p. 9 (S. 7 para 2) Can you confirm that the current front door of 43a will remain in situ. Even if only cosmetic?

>> During the meeting we confirmed the entrance porch recess remains as existing. The non original door will be replaced with a window to the ground floor front bedroom.

(2) p. 11 (S. entitled Community Liaison para 2) Have Sue and I been given 'adequate time to respond to the CMP' as the guidelines for the CMP stipulate we should have been, given that we have been given less than 24 hours sight of it?

>> As you will appreciate, we have no visibility over nearby residents travel arrangements. The date of the original letter was designed to indeed give interested parties adequate time to respond. During the meeting it was noted that you felt that due to your holiday dates you had not had a chance to review fully the document and the comments were preliminary. If there any further comments or queries please let us know at any point.

(3) p. 11 (same sec para 4) What exactly is the current status of the document we have been sent, given that we have only recently been given sight of it but the guidelines state that even the first draft of the CMP 'should have had incorporated into it 'the results of the 'consultation and discussion process' with local residents liable to be affected by the building work?

>> During the meeting we confirmed the CMP is in draft form and is an iterative document to be regularly updated throughout the project.

(4) p. 12 (s.11 first para.) Has this document already been submitted to Camden Council? If so has it already been signed off by it?

>> We confirmed that the Council have reviewed all the early drafts as work in progress and haven't signed off a final version as yet.

(5) p.12 (s.11 para 4) Can you confirm that what is stated here in the guidelines suggests that the document we have been sent can only be a draft document and hence not yet submitted.

>> This paragraph applies to large sites. On a small site such as this the consultation scope is to be established by liaising with the relevant Council officer following review of an early draft.

(6) p.12 (s.11 last para.) When were Sue and I previously consulted about the proposed work, given that we have been informed you intend to start work 'on 22 August' (email from

Mark dated Fri 22 July) and we have not yet been consulted so you cannot yet have submitted a draft CMP which needs to incorporate our comments?

>> CMP first draft was included with the planning application submitted and consulted in 2021. We have updated the document again following the initial zoom meeting, and will continue to do so when any future feedback is received.

(7) p. 14 (2<sup>nd</sup> para) Has the word 'and' been omitted between 'regular' and 'focused'? If not unclear.

>> This paragraph has been updated.

(8) p.21 (first para.) You state you are unaware of any other active building projects within the local area. What about the massive project directly across the road from 43a which has been going on for the past two years and has massive scaffolding up still and lorries going in and out on a daily basis, not to mention current work in flat 1 43 RR?

>> This paragraph has been updated.

(9) p.22 (1<sup>st</sup> para ) How do you propose that construction related vehicles will be able, as you state 'to access and egress the site via Redington road in forward gear'? This seems impossible to me.

>> This statement relates to vehicles parking on the kerb site, not entering into and out of the front garden.

(9a) Is it possible for any temporary toilets for the construction workers not be parked, as before, directly outside 43 forcing residents of it to park further away?

>> We confirmed that no temporary toilets for construction workers for our building work will be located outside 43.

(10) p.29 s.26 paras 3-6) How, if at all, will access to the door and gate of 43 be affected by the work as well as access to the bins and ability to put them into the road and collect them before and after weekly domestic waste collection?

>> We confirmed that no construction workers will use the common entrance for flats 1-4. Access to the site of work will be via the front garden of no 43A only. Bins will not be affected.

(11) p.31 (s.29 para 2) When and how will a noise survey be carried out before work starts as required it be?

>> Required surveys will be carried out during site set up prior to any demolition work taking place and will be provided to Council officers.

(12) p.31 (s.30) What do these decibel figures mean in layman's terms?

>> This is the middle of the sound range and is averaged over a period of 10 hours. There will be some periods that can be very noisy, and some periods that can be fairly quiet during this time.

(13) p.34 (s. 32, 3 paras from end of page) You mention an obligation on the those carrying out the work to have cleaned cars and property 'where dust is known to have escaped the site'. But what about health hazard to lungs to residents of such escapes of dust?

>> We confirmed our work methods are devised to minimise dust as much as possible by using best available techniques to control dust. We have identified dusty operations and will communicate any planned activities that could be very dusty. We explained our proposal to seal the ceilings at the beginning of the project. We also confirmed that we cannot unfortunately guarantee there will be no dust.

(14) p.36 (s.36 ) Where in the appendices is the required 'risk assessment and mitigation checklist' ?

>> see attached

(14a) p. 37 s. 37 Where is Appendix 7 of the SPG document?

>> see attached

(15) p. 37 (s.38 2<sup>nd</sup> para. 2) where is the 'dust monitoring equipment' that must be in place and operational "at least 3 months prior to commencement of works on-site", given the proposed start date of 22 August? Where and when was it installed and can we have a look at it? Have you submitted reports to Camden Council as seemingly you are required to do?

>> This applies to larger sites which require dust monitoring due to their high risk level.

(16) p. 38 (1st para) Given that our flat has already experienced appalling levels of dust caused by preliminary building work at 43a when a ceiling was brought down in a room immediately below it, how can you possibly state, as you do, that 'owing to the relatively modest scale of the construction project the emission of significant amounts of dust is not expected to arise and accordingly [it] is not expected that this is a "High risk site"?

>> While we were not involved in these works, and agree that removal of ceilings is work which can create dust to the floor above. This work has already been carried out and we are now implementing a ceiling barrier at the outset of our work to limit any further dust, in response.

(17) p. 38 (para 40) Has any asbestos other than in the boiler room been searched for, found and disposed of, if found?

>> An asbestos survey was carried out to identify all on site asbestos and this has safely been removed.

## **Appendix B**

### **Dust Assessment**

## **Dust Risk Assessment 43A Redington Road**

### **1 Introduction**

This report describes the potential dust impacts associated with the construction phase of the proposed residential development. The assessment has been carried out by main contractors Sygnet Style Ltd.

The proposed development involves the extension and alteration of the existing lower ground and ground floor flat. This includes a single storey extension, conversion of the garage to habitable accommodation and addition of a first floor side extension. It also involves the lowering of floor levels across 30% of the lower ground floor plan to improve head height. Following this internal fit out works will take place, and landscaping to the garden.

The assessment is needed to inform the Construction Management Plan (CMP) for the development.

The GLA has released Supplementary Planning Guidance on the Control of Dust and Emissions from Construction and Demolition (GLA, 2014b). The SPG outlines a risk assessment approach for construction dust assessment and helps determine the mitigation measures that will need to be applied. The assessment of construction dust impacts focuses on the anticipated duration of the works. This report has been prepared taking into account relevant local guidance.

### **2 Assessment Approach**

The GLA's SPG on The Control of Dust and Emissions During Construction and Demolition (GLA, 2014b) outlines a risk assessment based approach to considering the potential for dust generation from a construction site, and sets out what mitigation measures should be implemented to minimise the risk of construction dust impacts, dependent on the outcomes of the risk assessment.

There are no formal assessment criteria for dust. In the absence of formal criteria, the approach developed by the Institute of Air Quality Management (IAQM) (2014), on which the assessment methodology outlined in the GLA's SPG (GLA, 2014b) is based, has been used.

Guidance from the IAQM (Institute of Air Quality Management, 2014) is that, with appropriate mitigation in place, the impacts of construction dust will not be significant. The assessment thus focuses on determining the appropriate level of mitigation so as to ensure that impacts will normally not be significant.

The construction dust assessment considers the potential for impacts within 350m of the site boundary; or within 50 m of roads used by construction vehicles. The assessment methodology follows the GLA's SPG on the Control of Dust and Emissions During Construction and Demolition (GLA, 2014b), which is based on that provided by the IAQM (Institute of Air Quality Management, 2014).



## **4 Construction Phase Impact Assessment**

### ***Demolition***

Strip on the site has already taken place. There will be minimal demolition, consisting of the breaking up a portion of the existing ground floor slab and removal of some internal loadbearing walls. Dust created will be **negligible**.

### ***Earthworks***

The lowering of a portion of the lower ground floor will involve the excavation and removal of earth from the site. Based on the quantities of material, the dust emission class is considered to be **small**.

### ***Construction***

Construction will involve the erection of some steelwork and masonry walls above ground. Dust will arise from the handling and storage of dusty materials. The construction will take place over a 52-week period. The dust emission class for construction is considered to be **small**.

### ***Trackout***

Construction vehicles will stop and load outside the hoarded area on the paved road. There will be a maximum of around four outward heavy vehicle movements per week during the peak period of excavation of the lower ground floor, and the level will be lower at other times. Taking these points into account, and considering that all vehicle movements will take place on paved road, it is considered that the risk of trackout is **negligible**.

### ***Sensitivity of the Area***

This assessment step combines the sensitivity of individual receptors to dust effects with the number of receptors in the area and their proximity to the site. It also considers additional site-specific factors such as topography and screening, and in the case of sensitivity to human health effects, baseline PM10 concentrations.

### ***Sensitivity of the Area to Effects from Dust Soiling***

The IAQM guidance, upon which the GLA's guidance is based, explains that residential properties are 'high' sensitivity receptors to dust soiling. Around 6 residential properties lie within 20m of the site.

### ***Sensitivity of the Area to any Human Health Effects***

Residential properties are classified as being of 'high' sensitivity to human health effects. The annual mean PM10 background concentration, taken from the mapped background values provided by Defra, is 23.3 µg/m<sup>3</sup>. Based on IAQM guidance, the area surrounding the onsite works is of 'low' sensitivity to human health effects.

### ***Sensitivity of the Area to any Ecological Effects***

The guidance only considers designated ecological sites within 50 m to have the potential to be impacted by the construction works. There are no designated ecological sites within 50 m of the site boundary.

### **5 Mitigation**

Measures to mitigate dust emissions will be required during the construction phase of the development in order to reduce impacts upon nearby sensitive receptors.

The site has been identified as a **Low Risk** site during construction. The GLA's SPG on *The Control of Dust and Emissions During Construction and Demolition* (GLA, 2014b) describes measures that should be employed, as appropriate, to reduce the impacts. This has been used, together with our experience as contractor, to draw up a set of measures that will be incorporated into the works.

The construction works have the potential to create dust. During construction it will therefore be necessary to apply a package of mitigation measures to minimise dust emission. With these measures in place, it is expected that any residual effects will be 'not significant'.

However, the guidance recognises that it is not possible to guarantee that the dust mitigation measures will be effective all of the time, for instance under adverse weather conditions. The local community may therefore experience occasional, short-term dust annoyance. The scale of this would not normally be considered sufficient to change the conclusion that the effects will not be significant.

The following set of measures will be incorporated into the construction process.

#### ***Site Management***

- The Site Manager will monitor operations with the potential to cause airborne dust emissions at least daily and all findings (including prevailing weather conditions) will be recorded in a log book;
- display the contractor's office contact information on hoardings.
- record and respond to all dust and air quality pollutant emissions complaints;
- make a complaints log available to the local authority when asked;
- carry out regular site inspections to monitor compliance with air quality and dust control procedures, record inspection results, and make an inspection log available to the Local Authority when asked;
- increase the frequency of site inspections when activities with a high potential to produce dust and emissions are being carried out and during prolonged dry or windy conditions; and

- record any exceptional incidents that cause dust and air quality pollutant emissions, either on or off the site, and ensure that the action taken to resolve the situation is recorded in the log book.

### ***Operating Vehicle/Machinery and Sustainable Travel***

- Ensure all on-road vehicles comply with the requirements of the London Low Emission Zone;
- ensure all Non-road Mobile Machinery (NRMM) comply with the standards set within the GLA's Control of Dust and Emissions During Construction and Demolition SPG and register for the NRMM compliance scheme;
- ensure vehicles servicing the site are covered to prevent escape of materials during transport;
- ensure all vehicles switch off engines when stationary – no idling vehicles; and
- avoid the use of diesel- or petrol-powered generators and use mains electricity or battery-powered equipment where practicable.

### ***Operations***

- Plant and equipment to be selected to minimise the generation of dust;
- only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems;
- ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using recycled water where possible and appropriate;
- use enclosed chutes, conveyors and covered skips;
- minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate;
- avoid scabbling (roughening of concrete surfaces), if possible;
- ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place;
- ensure bags of fine powder materials are sealed after use and stored appropriately to prevent dust;
- during dry conditions, suspend soil handling operations if wind conditions give rise to dust;

- dust migration to adjoining properties to be restricted by the use of debris netting fixed to all the perimeter fences;
- hard surfaces and public roads to be swept regularly when potential traffic movements containing soil, spoil, hardcore, concrete etc. are being taken in or out of the site;
- traffic speed to be lowered to prevent the generation of dust;
- control of dust to be implemented on site by the use of a water bowser unit to dampen site access and haul roads;
- store materials as far away as possible from sensitive boundaries, whenever possible;
- reuse and recycle waste to reduce dust from waste materials; and
- avoid bonfires and burning of waste materials.

## Appendix D

### Addendum

**LBC LEGAL DUTIES and EXPECTATIONS REGARDING BUILDING CONSTRUCTION/DE-CONSTRUCTION SITES****Addendum to CMR - CMP WORKING FRAMEWORK****Site: 43A Redington Rd London NW3 7RA****Planning number: 2021/4234/P CMP****Date: 20/07/2022****Revision: 1**

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

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

**1. TIME FOR NOISY OPERATIONS**

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

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

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

- ON - Monday to Friday 08:00 - 10:00, 12:00 - 14:00 & 16:00 - 18:00

**2. CONTROL OF VISIBLE DUST AND ITS MONITORING**

- Prevention
- Suppression
- Containment

**3. MEETING AIR QUALITY CRITERIA (NON VISIBLE DUST) AND ITS MONITORING****Air Quality Requirements**

- Contractors are required to monitor and manage air quality in accordance with current best practice guidance (Mayor of London Control of Dust and Emissions During Construction and Demolition SPG), measuring for PM10 using real-time analysers which have MCERTS 'indicative' or an equivalent certification for accuracy/precision.
- If the site's air quality assessment finds dust risk level to be 'medium', two monitors are required. If the risk level is 'high', four monitors are required.
- If the risk level is 'high', four monitors are required.
- Monitoring should start at least three months prior to commencement of works on site, and must continue until practical completion, i.e. real-time dust monitoring is required for all phases of



development, therefore the developer must ensure that dust monitoring is passed between demolition and construction contractors etc.

- Monitoring locations/positions and the justification for these must be checked with and approved by Camden's air quality team: [AirQuality@camden.gov.uk](mailto:AirQuality@camden.gov.uk).
- Real-time monitoring should be supplemented with visual and qualitative monitoring of construction dust.

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

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

**YOUR ATTENTION IS DRAWN TO THE FOLLOWING:**

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

**5. RODENT CONTROL**

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

**GENERAL AGREED UNDERSTANDINGS.**

- (a) London Borough of Camden under the Control of Pollution Act 1974, Environmental Protection Act 1990 and Prevention of Damage by Pest Act 1949, has the legal duty to protect from the effects of noise (including vibration), statutory nuisances and pest prevention from rodents to those who are living in the proximity of the proposed works.
- (b) The Council expect to receive no valid complaints during the entire duration of the proposed works to be undertaken at, **43A Redington Rd London NW3 7RA.**

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

**Noise and Vibration**

- (e) All reasonable steps shall be implemented in the design and construction of the proposed development so that noise and vibration from the construction do not give rise to significant adverse effects on health and quality of life.
- (f) Where noise or vibration from construction exceeds the defined significant observed adverse effect levels or at the reasonable request of the council, some form of respite shall be offered.
- (g) Best practicable means (BPM), as defined in Section 72 of the Control of Pollution Act 1974 and Section 79 of the Environmental Protection Act 1990, shall be applied during all construction works to minimise noise (including vibration) at neighbouring residential properties and other sensitive receptors.
- (h) Consideration will be given to the recommendations contained within BS5228:2009+A1:2014, approved by the Secretary of State as the Code of Practice for noise and vibration control on construction and open sites.

**Dust**

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

**Pests**

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

**Community liaison**

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

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

**Signed:** ..... *Mark Skehill* .....

**Date:** ..... **11 Aug 22** .....

**Print Name:** ..... **MARK SKEHILL** .....

**Position:** ..... **Director** .....

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