

# Construction/ Demolition Management Plan

pro forma

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# Revisions & additional material

Please list all iterations here:

Date	Version	Produced by
23/09/2022	-	Joe Holton
05/10/2022	A	Joe Holton

## Additional sheets

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

Date	Version	Produced by
23/09/2022	1	Appendix 1 - Swept Path Analysis: 12 Metre Rigid Lorry (Joe Holton)
23/09/2022	1	Appendix 2 – Highway Network Plan

# 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.

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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](#)."

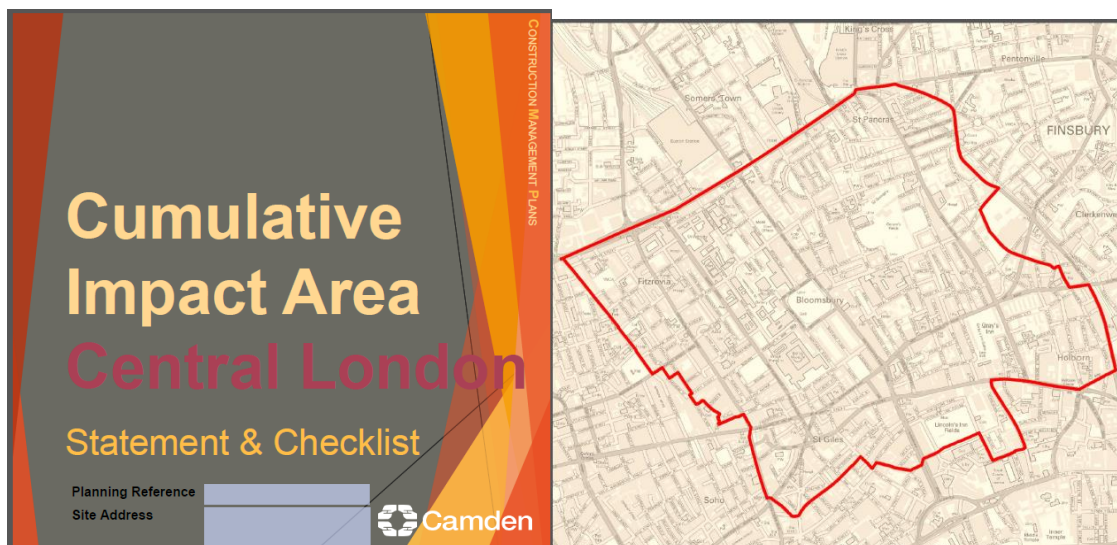
Please complete the questions below with additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary. It is preferable if this document, and all additional documents, are completed electronically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

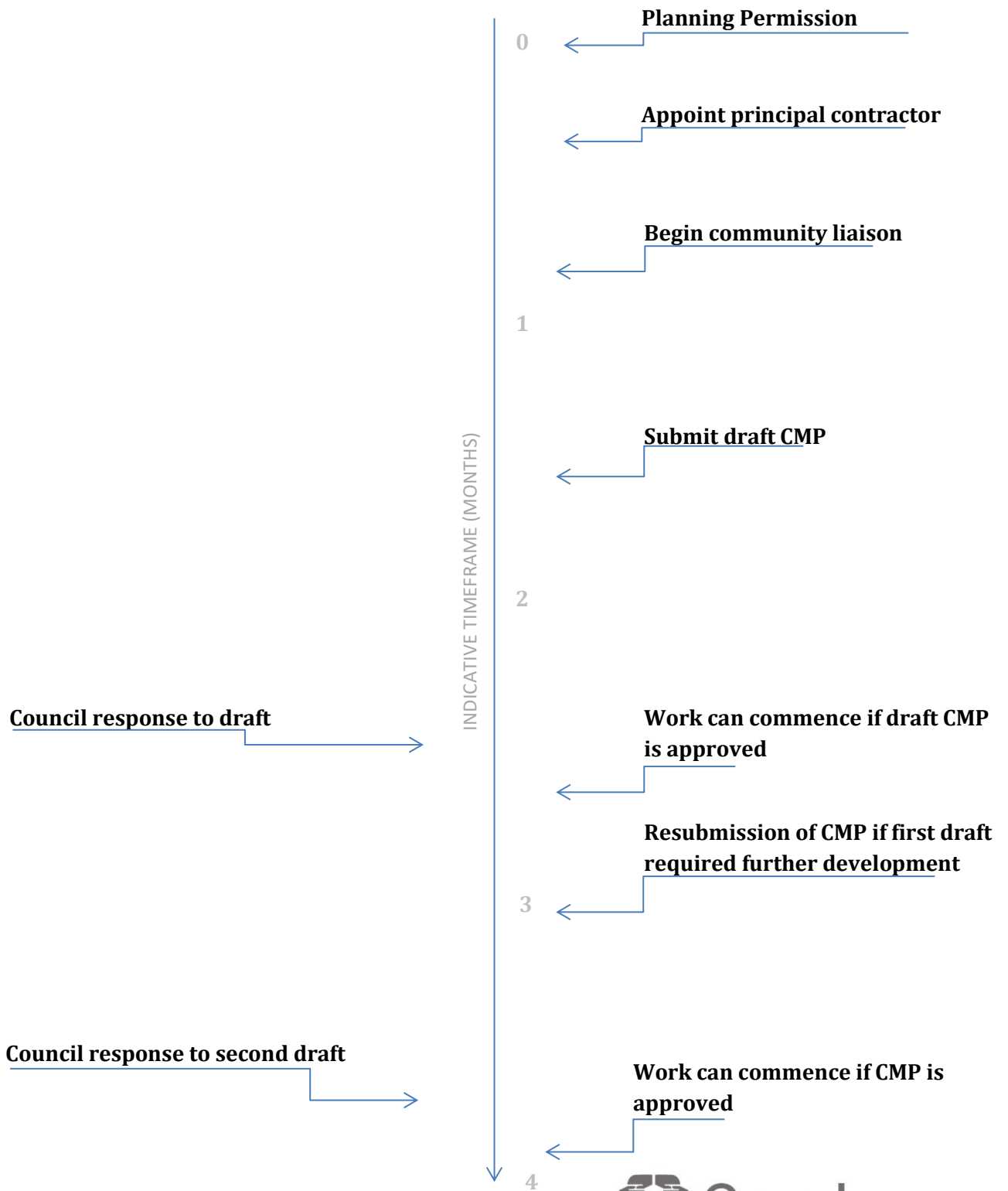
The CIA Checklist can be found at <https://www.camden.gov.uk/about-construction-management-plans>



# 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: 3-5 Bedford Row, London WC1R 4BU

Planning reference number to be confirmed on validation.

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

Name: Joe Holton

Address: Abbey House, 282 Farnborough Road, Farnborough, Hants, GU14 7NA

Email: jholton@milestonetp.co.uk

Phone: 01483 397885

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.

To be confirmed following appointment of a principal contractor.

Demolition Contractor details below.

Name: Joe Gray

Address: Titan Demolition Limited  
17 Queens Road  
Hersham  
Walton on Thames  
KT12 5ND

Email: joe@titandemolition.co.uk

Phone: 01932 761355  
07867931379

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 the Community Investment Programme (CIP), please provide the contact details of the Camden officer responsible.

Name:

Address:

Email:

Phone:

5. Please provide full contact details including the address where the main contractor accepts receipt of legal documents for the person responsible for the implementation of the CMP.

Name: As per Q3

Address:

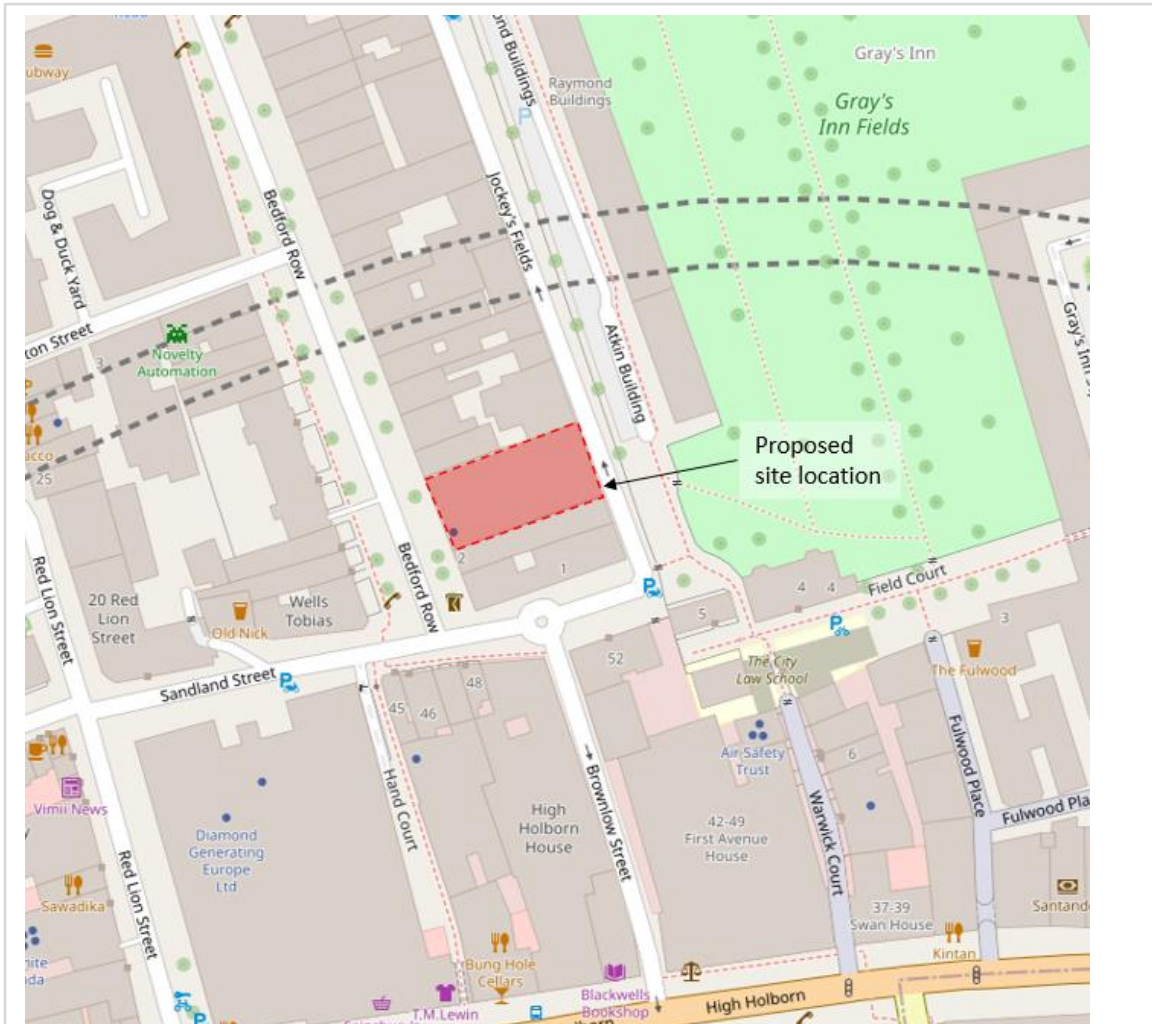
Email:

Phone:



# Site

6. Please provide a site location plan and a brief description of the site, surrounding area and development proposals for which the CMP applies.



The site is located in the London Borough of Camden and fronts onto Bedford Row to the western side and Jockey's Fields to the east. The site is adjoined to units to the north and south typically comprising of commercial uses. The western side of the site is set back from the carriageway on Bedford Row. The eastern side of the site backs directly onto Jockey's Fields behind. Chancery Lane Underground Station is c. 400m south-east of the site and provides services on the Central line. Green spaces can be found to the east of the site and High Holborn (A40) to the south.

This CMP is being provided at the planning application stage and therefore an application reference has yet to be provided. The planning application is for 'internal refurbishment of 3-5 Bedford Row and 3-5 Jockey's Fields for continuing commercial use of the building (Class E), together with external alterations to all elevations, and the erection of roof extensions at fourth, third and second floor levels, roof terraces at levels four and three and basement courtyard garden, green roofs, cycle parking, waste/recycling storage, plant and other associated works'.

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 works will include the replacement of an infill extension between Bedford Row and Jockey’s Fields, upward extensions and alterations to the buildings on Bedford Row and Jockey’s Fields and internal refurbishments to provide open-plan office spaces.

The principal challenges at the site include working at height, access (via scaffolds) and proximity to neighbouring properties (attached on both sides).

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).

91	<b>Main Contract Works</b>	<b>255 days</b>	<b>Tue 08/08/23</b>	<b>Mon 12/08/24</b>
92	Commence site works	0 days	Tue 08/08/23	Tue 08/08/23
93	Main construction works	12 mons	Wed 09/08/23	Mon 22/07/24
94	Fit out	5 mons	Tue 05/03/24	Mon 22/07/24
95	Snag/de-snag	1 mon	Tue 09/07/24	Mon 05/08/24
96	Client training	2 wks	Tue 30/07/24	Mon 12/08/24
97	Practical completion	0 days	Mon 12/08/24	Mon 12/08/24

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

In order to manage the general disruption and noise impact of site construction and construction and contractor vehicles, access to the site will be restricted to the following hours unless otherwise agreed with Camden Council:

- 0800 - 1800 hours Monday to Friday;
- 0800 – 1300 hours on Saturday;
- Not at all on Sundays and bank holidays.

# 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.

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## 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 potential receptors are neighbouring properties that comprise both residential and business uses at the following addresses:

- 1-10 Bedford Row
- 37-51 Bedford Row
- 2-8 Jockey's Fields

Neighbouring and adjacent properties will remain occupied for the duration of the build programme – all efforts will be made to minimise the impact of the works for local residents and occupiers.

### **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 the draft CMP with local residents, businesses, local groups (e.g. residents/tenants and business associations) and Ward Councillors.

Consultation will be undertaken by the principal contractor on appointment. The appointed contractor will ensure that a designated member of the works team is assigned and identified to liaise and deal with any issues that arise with neighbours to the subject site. A log of all interactions with neighbours will be maintained, whilst neighbours will be advised via a newsletter of the planned works.

## 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.

Contact details of the site manager will be circulated to neighbours. Neighbours will be advised via a newsletter of the planned works. Regular coordination meetings will be held between the appointed contractor, neighbours and any contractors for neighbouring sites under construction to ensure disruption to the general public and neighbours is minimised at all times.

Consultation with local people will provide them with the opportunity to raise issues and discuss matters directly with the appointed contractor, either face to face or using the contact details provided.

Additional detail of specific community liaison strategies employed by the principal contractor will be notified to Camden Council on appointment.

## 13. Schemes

Please provide details of your Considerate Constructors Scheme (CCS) registration. Please note that Camden requires [CCS site registration](#) for the full duration of your project including additional [CLOCS visits](#). Please provide the CCS site ID 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.

To be provided by the principal contractor on appointment.

## 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 appointed principal contractor will make regular contact with Camden Council to ensure that they are aware of any other local construction activities coming forward, ensuring liaison is maintained with these sites as required.

# 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](mailto:CLOCS@camden.gov.uk) for further advice or guidance on any aspect of this section.



## CLOCS Contractual Considerations

15. Name of Principal contractor:

Main contractor to be confirmed on appointment.

Demolition contractor:

Titan Demolition Limited

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

To be provided on appointment of the principal contractor.

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:

To be confirmed by the principal contractor on appointment.

Please contact [CLOCS@camden.gov.uk](mailto: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.

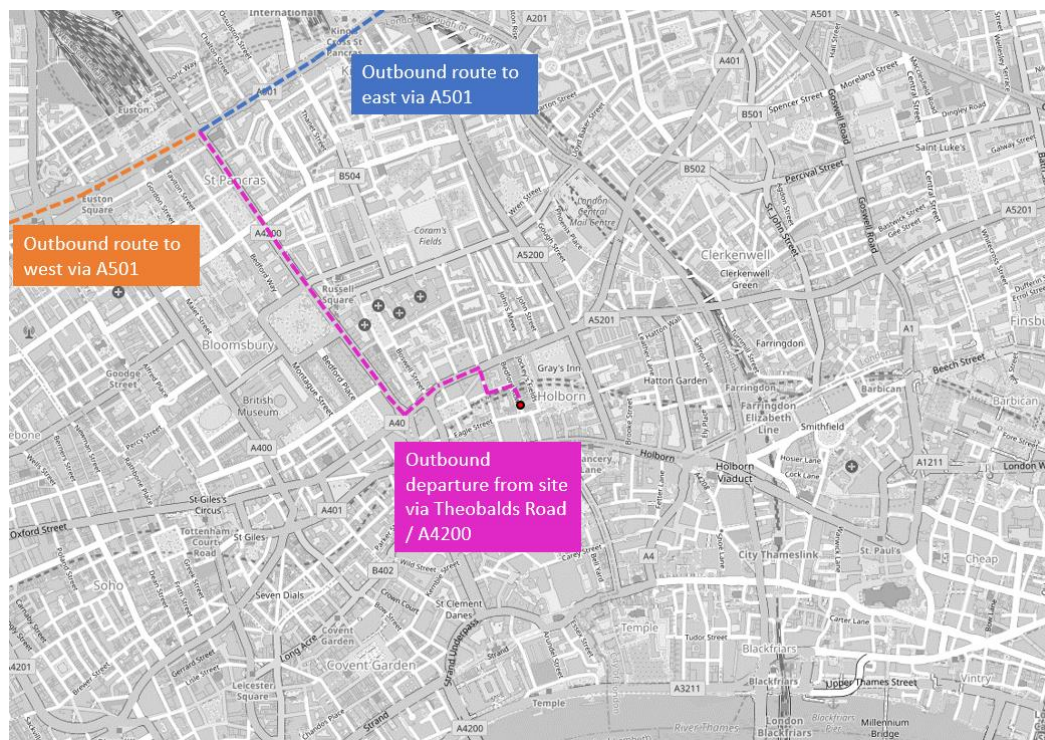
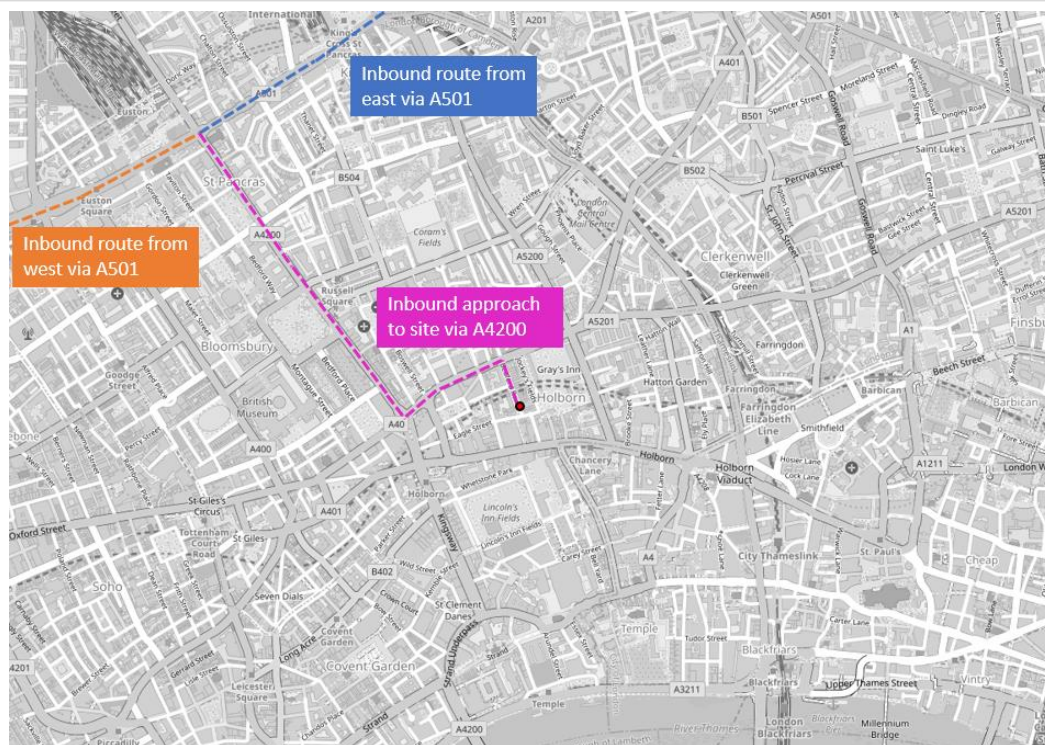
**18. Traffic routing:** *“Clients shall ensure that a suitable, risk assessed vehicle route to the site is specified and that the route is communicated to all contractors and drivers. Clients shall make contractors and any other service suppliers aware that they are to use these routes at all times 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.



Works traffic will be advised of the preferred routes to / from the site, which are illustrated above. The routes are assigned to direct and strategic roads and as such drivers would be expected to comply with the preferred routing method ie. via the A4200 to and from the A501 which forms part of the Transport for London Road Network (TLRN) and from which traffic can travel across London or to / from the M25 on strategic routes. Construction vehicles will access the site from Bedford Row and will not be permitted to travel on Jockey's Fields.

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.

Use of the agreed vehicle routes shall be included as a contractual requirement of the principal contractor and will be communicated to all individuals associated with the works (including any subcontractors).

The comprehensive level of public transport accessibility at the site affords considerable opportunity for the principal contractor and any subcontractors to travel by sustainable means. Use of public transport will be encouraged to prevent additional traffic within the area surrounding the site.

**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

The number of deliveries received at the development site during a typical working day will be confirmed at a later date once a principal contractor has been appointed.

Vehicle specifications are indicative and will be confirmed following the appointment of a principal contractor. Typical vehicles used on a development of this size include:

- 3.5 tonne panel van – 5.4m (L) x 2.0m (W) x 2.6m (H);
- 7.5 tonne box van – 8.0m (L) x 2.1m (W) x 3.6m (H);
- Large Tipper – 10.2m (L) x 2.5m (W) x 2.8m (H);
- Rigid truck (transporting tower crane) - 12.0m (L) x 2.5m (W) x 3.4m (H).

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 appointed principal contractor will make regular contact with Camden Council to ensure that they are aware of any other local construction activities coming forward ensuring liaison is maintained with these sites as required.

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

Swept path analysis of the largest construction vehicle anticipated to visit the site is provided at Appendix 1. Manoeuvres include turns between Theobalds Row and Bedford Row and turning at the southern end of Bedford Row. All manoeuvres can be completed within the available roadspace noting that some overrunning of opposing lane carriageways is required. In such instances, vehicle drivers will be required to ensure routes are clear in both directions before completing the manoeuvre.

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.

In the unlikely event that a vehicle arrives in advance of their delivery slot and cannot gain access to the site, they will not be permitted to wait on the public highway, and will be required to circulate on local roads and return once unobstructed site access can be achieved. Such an instance is unlikely to materialise given the low volume of delivery vehicles accessing the site on a daily basis.

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.

The proposed development site is not situated nearby to any consolidation centres, water or railways. This would make delivery of construction materials via these methods unachievable.

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).

All contractor and subcontractors will be contractually obliged to commit to turning off construction vehicle engines when stationary on or off site.

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

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

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

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

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

Please see section 18 for maps.

Vehicles will approach the site from the A501 onto the A4200, before turning onto Theobalds Road, turning right onto Bedford Row, stopping at the site under banksmen control.

Vehicles will exit the site in forward gear onto Sandland Street before completing a 3 point turn under banksmen control. The vehicle will then continue up Bedford Row before turning left onto Princeton Street followed by right onto Red Lion Street. The vehicle will then join Theobalds Road, then turning right onto the A4200 and proceeding towards the A501. No construction vehicles will travel on Jockey's Fields.

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.

Banksmen will be in position a minimum of 30 minutes before works start and in advance of the first delivery of the day. They will remain in place following the final delivery of the day and site closure. Temporary barriers will be placed across the Bedford construction vehicle access bay outside periods of use, to prevent access by pedestrians. Banksmen will ensure that interaction between pedestrians and vehicles is minimised and will use standard high visibility and personal protective equipment as aids in this regard.

During working hours, access to the site will be kept closed except when vehicles / plant / equipment is entering or leaving the site. The site access / egress points will operate a security pass system, and access to the site will only be granted after a site induction has been undertaken. Site entrances and exits will be clearly marked with fixed warning signs at the entrance / exit and around work perimeters detailing the potential hazards of the area.

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.

Swept path analysis for the largest construction vehicle anticipated to access the site is provided at Appendix 1. This includes all turning manoeuvres on approach / departure from the site as well as movement to and from the construction vehicle access bay on the eastern side of Bedford Row (within a length of suspended car parking bays).

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.

Wheel washing facilities will not be required. Any vehicles departing the site with waste materials will be fully sheeted to minimise the risk of spillage onto the public highway.

**21. Vehicle loading and unloading:** *“Clients shall ensure that vehicles are loaded and unloaded on-site as far as is practicable.” (P19, 3.4.4)*

This section is only relevant if loading/unloading is due to take place off-site on the public highway. If loading is taking place on site, please skip this section.

a. please provide details of the parking and loading arrangements for construction vehicles with regard to servicing and deliveries associated with the site (e.g. delivery of materials and plant, removal of excavated material). This is required as a scaled site plan, showing all points of access and where materials, skips and plant will be stored, and how vehicles will access and egress the site. If this is attached, use the following space to reference its location in the appendices. Please outline in question 24 if any parking bay suspensions will be required.

Construction vehicles will utilise a suspended length of on-street parking along the site’s frontage on the eastern side of Bedford Row for parking and loading.

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 marshalls will be present to aid construction vehicle manoeuvres into and out of the construction vehicle access bay and any turning manoeuvres at the southern terminus of Bedford Row. Marshalls will also be present to temporarily hold pedestrians on the Bedford Row eastern footway whilst materials are being transferred between construction vehicles and the site.

## 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.

A plan showing the local highway network surrounding the site is provided at Appendix 2. This includes the location of the site in the context of local roads, parking bays and footways. Access to the site will be directly from its western frontage onto Bedford Row.

### **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 - including 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](#).

It is anticipated that a c. 24m length of permit holder parking bays on the eastern side of Bedford Row will be suspended for the duration of the works programme, as indicatively shown at Appendix 1. A 6m length of permit holder parking within the same length will be retained for standard use during the period of suspension. Full details of the proposed suspension will be provided by the principal contractor on appointment.

## **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 the proposed occupation of the public highway.

On the basis that the built form on site abuts the back of footway on both Bedford Row and Jockey's Fields, there is very limited opportunity for storage, accommodation or welfare facilities on-site. This will be confirmed by the principal contractor on appointment.

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.

As indicatively shown for Q23. No additional works will be required.

## **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.

Not applicable.

## **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/skids/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.

To be provided by the principal contractor on appointment.

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.

To be confirmed by the principal contractor on appointment.

## **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.

To be confirmed by the principal contractor on appointment.

# 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.

This will be confirmed at a later date upon the appointment of a principal contractor.

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.

It is not believed that a noise survey has taken place to date. On appointment of a principal contractor a noise survey will be booked in, and the date of the survey provided to Camden Council. Thereafter the results of the survey will be provided to Camden Council.

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

Predictions for noise and vibration levels will be provided by the principal contractor following appointment.

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 appointed principal contractor will control and limit noise and vibration levels as far as possible to ensure affected properties and other sensitive receptors are protected from excessive noise and vibration levels associated with construction activities.

Measures that could be adopted to mitigate the impact of noise, vibration and dust emitting activities could include:

- Choice of methodologies to minimise generation of noise, vibration and dust i.e. the use of diamond cutting rather than breaking in order to reduce the transfer of vibration;
- Setting of 'Action Levels' for noise and vibration;
- Routine monitoring of noise, vibration and dust at the site boundary;
- Use of hoardings to provide acoustic screening;
- Requirement for engines to be switched off when not in use;
- Utilise quieter plant, carry regular plant maintenance etc.

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

To be provided by the principal contractor following appointment.

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 a focus on both preventative and reactive mitigation measures.

The site layout will be planned to locate machinery and dust-causing activities away from sensitive receptors, wherever possible. Dust generating activities will be minimal and watered appropriately with barriers / hoarding used to physically control the spread of dust.

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.

Use of road sweepers whenever the need for road cleaning arises.

All loads travelling to and from the site will be covered prior to entering the public highway.

Hoardings will form a physical barrier controlling the spread of dust beyond the site boundaries and onto the public highway.

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

Routine monitoring of noise, vibration and dust will be undertaken at the site boundary. Details will be provided by the principal contractor following appointment.

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.**

To be completed following appointment of a principal contractor.

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.)

To be completed following appointment of a principal contractor.

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

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

The dust monitoring must be in accordance with the SPG and IAQM guidance, and **the proposed dust monitoring regime (including number of monitors, locations, equipment specification, and trigger levels) must be submitted to the Council for approval.** Dust monitoring is required for the entire duration of the development and must be in place and operational **at least three months prior to the commencement of works on-site.** Monthly dust monitoring reports must be provided to the Council detailing activities during each

monthly period, dust mitigation measures in place, monitoring data coverage, graphs of measured dust (PM<sub>10</sub>) concentrations, any exceedances of the trigger levels, and an 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.**

To be confirmed following appointment of a principal contractor.

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).

If rodents or any signs of rodents are observed on site during construction a specialist contractor will be appointed to remove the rodents in order to prevent them from moving to other properties in the area. Other initiatives to be implemented by the appointed principal contractor will include:

- No waste on site;
- No eating or drinking on site other than welfare area;
- Capping of drains;
- Installation of traps.

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

It is not believed that an asbestos survey has taken place to date. On appointment of a principal contractor an asbestos survey will be carried out and key findings provided to Camden Council.

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.

Should complaints arise from the building construction/building works, these will be recorded on a register and made available to Camden Council. The complaints register will be kept on site and completed by the site manager and will contain complainant's details, date and time of complaints made, causes of complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.

An incident logbook shall also be kept on site and will maintain a record of all incidents stating the date / time, workers involved, and action taken.

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](https://www.london.gov.uk/sites/default/files/nrmm_practical_guide_v4_sept20.pdf)

#### **From 1<sup>st</sup> 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 1<sup>st</sup> September 2020**

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

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

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



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

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 the 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.

See Q19.

● SYMBOL IS FOR INTERNAL USE

# Agreement

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

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



**Signed:** .....

**Date:** .....05.10.22.....

**Print Name:** .....JOE HOLTON.....

**Position:** .....GRADUATE TRANSPORT PLANNER.....

Please submit to: [planningobligations@camden.gov.uk](mailto:planningobligations@camden.gov.uk)

**End of form.**

V2.8