

Construction/ Demolition Management Plan

pro forma

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Revisions & additional material

Please list all iterations here:

Date	Version	Produced by
16/10/22	01	D&P Design

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](#)."

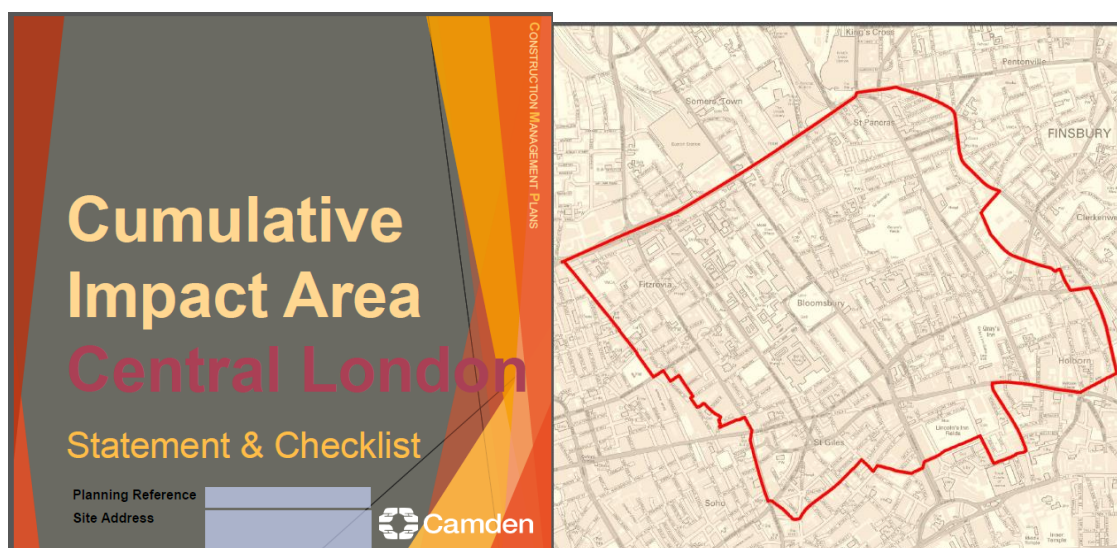
Please complete the questions below with additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary. It is preferable if this document, and all additional documents, are completed electronically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

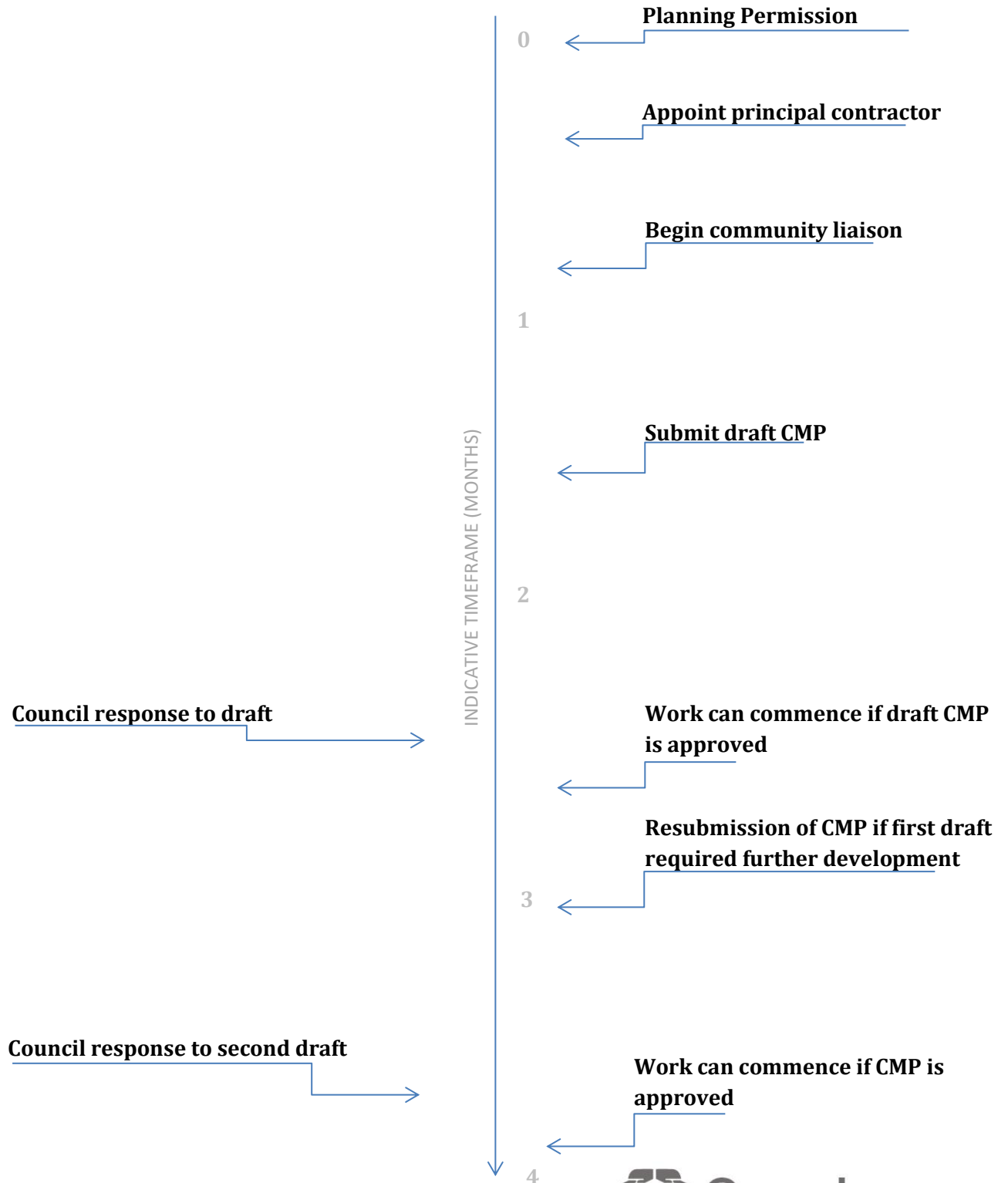
The CIA Checklist can be found at <https://www.camden.gov.uk/about-construction-management-plans>



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: 46 Agamemnon Rd NW6 1EN

Planning reference : 2020/3897/P

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

Name: Darius Kierul

Address: 100 Hillside Gardens EN5 2NL

Email: Darius@dandpdesign.com

Phone: 07812989489

3. Please provide full contact details of the site project manager responsible for day-to-day management of the works and dealing with any complaints from local residents and businesses.

Name: Pawel Szymanski

Address: 100 Hillside Gardens EN5 2NL

Email: Pawel@dandpdesign.com

Phone: 07857871790

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:Darius Kierul

Address:100 Hillside Gardens

Email:Darius@dandpdesign.com

Phone:07812989489

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: Darius Kierul

Address: 100 Hillside Gardens EN5 2NL

Email: darius@dandpdesign.com

Phone:07812989489

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 property is situated on residential road 46 Agamemmon Rd NW6

See drawing attached Appendix 1

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 property is a three-storey terrace house situated on residential street

The consent is for basement level accommodation under footprint of the property

Access for site vehicles will require management of road space outside of the property, including suspension of parking bays

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).

- Site set-up	2 weeks
- Underpinning (with general excavations)	11 weeks
- Basement structural steelworks	2 weeks
- Excavation and horizontal temporary works	3 weeks
- Basement ground slab and drainage	2 weeks
- Waterproofing	2 weeks
- Fit out basement	4 weeks
- Total duration	26 weeks

Anticipated start date: 21 Nov 2022

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 standard working hours are noted and confirmed as above.

- 8.00am to 6pm on Monday to Friday
- 8.00am to 1.00pm on Saturdays
- No works will take place on Sundays or Public Holidays

In addition, heavy vehicle deliveries and collections will be restricted to between 9.30am and 4.30pm, Monday to Friday.

During the term times of local schools, the heavy vehicle deliveries and collections will be further restricted to 9:30am to 3.00pm, Monday to Friday.

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 neighbouring properties may be affected by the site activities.

Nearest neighbouring properties are adjoining houses at no 44 and 48 Agamemnon Rd

Access to property at 48 Agamemnon Rd is from Gondar Gardens

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.

The appropriate consultation with the scheme neighbours on the Construction Management Plan is underway.

Minutes from the consultation attached

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.

The contact details of the Project Manager, Contractor, Architect and the site Foreman will be displayed prominently on the hoarding on the property frontage.

The Contractor will be required to provide notices at regular intervals (fortnightly) to the neighbouring houses to inform of the construction programme, the delivery schedule of heavy vehicles and any other activities that may affect neighbours.

The Contractor will invite neighbours to contact him with any concerns about the construction methods or programme; so that mitigation measures can be discussed and agreed.

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.

The Contractor is instructed to comply with and act in accordance with the 'Guide for Contractors Working in Camden.

The Contractor is required to adhere to the principals of the 'Code of Considerate Practice' as set out below:-

Care about Appearance

Constructors should ensure sites appear professional and well managed

Respect the Community

Constructors should give utmost consideration to their impact on neighbours and the public

Protect the Environment

Constructors should protect and enhance the environment

Secure Everyone's Safety

Constructors should attain the highest levels of safety performance

Value their Workforce

Constructors should provide a supportive and caring working environment

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.

There are no major construction sites in the vicinity of or on the delivery routes to the property.

There are a number of residential properties in the vicinity that have on-going maintenance and/or building work. The Contractor will liaise with these other sites; to co-ordinate delivery and other heavy vehicle movements to ensure there is no obstruction of the traffic routes.

The Contractor is required to monitor this situation and make contact with any other sites that are commenced following publication of this CMP

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:

D&P Design Ltd

100 Hillside Gardens

Barnet EN5 2NL

Email: Darius@dandpdesign.com

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

It will be a contractual requirement for the Contractor to ensure that all vehicle movement to, at or from the site are managed in accordance with the CLOCS Standard for Construction Logistics.

The Contractor is to ensure, by monitoring and spot checks, that all supply chain operators are acting in accordance with Section 3 of the CLOCS Standard; with regard to traffic routing, collision reporting, vehicle safety equipment (signage, mirrors, under-run protection, audible manoeuvring warnings, etc.), driver training and licensing, loading /unloading practices.

Further details of requirements are contained in the appended Construction Traffic Management Plan (CTMP).

Failure of any contractor or supplier to comply with the CLOCS Standard will result in that contractor or supplier being removed from the project.

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:

Joshua Rosen

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.

Refer to the appended Construction Traffic Management Plan (CTMP).

Construction traffic is not permitted on other routes. The route described must be adhered to.

All contractors, sub-contractors, delivery companies and visitors will be advised of and required to adhere to the specified route and all the other terms of this plan.

Deliveries and collections will be restricted to between 9.30am and 4.30pm, Monday to Friday (9.30am to 3.00pm during school terms).

Drawing attached Appendix 1

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.

Enforcement of the requirements:

- Delivery / collection and all other vehicle operations at the property will be booked by the Contractor's head office to be completed between the above hours. i.e. no arrivals before 9.30am and last vehicle to be clear of site by 4.30pm (except for school term when 3.00pm).
- Drivers will be given a specific time slot to attend the site.
- Drivers will be given the site Foreman's contact details and must confirm with the Foreman 20 minutes prior to arrival that the site is clear. The Foreman will not accept vehicles that have not been cleared in advance. There are to be no unexpected arrivals at the site.

Only one vehicle will be at the site at any one time.

Vehicles will only be accepted by the Foreman if the parking space at the front is clear.

The Foreman will not accept vehicles on site before 9.30am. The Foreman will instruct any vehicle on site to leave in order to be clear of the site by 4.30pm (3.00pm during school terms).

Failure to comply with the arrangements for booking of time slots or for calling ahead will result in the supplier being removed from the project.

Two separate adjacent parking bay suspensions will be required for the first four months, a single bay thereafter.

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

-	Site set-up	first 2 weeks one delivery 17t truck or smaller
-	Underpinning (with general excavations)	7 weeks: four grab lorries
-	Basement structural steelworks	2 weeks: one delivery 18t flatbed
-	Excavation and horizontal temporary works	7 weeks: four grab lorries
-	Basement ground slab and drainage	2 weeks: two ready mix concrete lorry
-	Waterproofing	2 weeks: one delivery 17t truck or smaller
-	Fit out basement	4weeks: two deliveries 17t truck or smaller
-	Total duration	26 weeks

b. Cumulative effects 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.

There are no major construction sites in the vicinity of or on the delivery routes to the property.

There are a number of residential properties in the vicinity that have on-going maintenance and/or building work.

The Contractor will liaise with these other sites; to co-ordinate delivery and other heavy vehicle movements to ensure there is no obstruction of traffic.

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

See drawing attached
Vehicles cannot enter on to the property

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.

Refer to the appended CTMP.

There is no requirement for an off-site holding area.

Vehicle deliveries will be scheduled and managed as described at c. above.

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.

Heavy vehicle arrivals and departures are to be restricted to times outside of peak traffic hours.

All vehicles attending the site are to be managed and scheduled to ensure that there is only one vehicle at the site at any one time. Refer to c. above.

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).

Site foreman will attend all deliveries and make sure engines are off.

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

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

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

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

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

N/A

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

N/A

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

N/A

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

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.

Refer to appended CTMP and drawings.

These documents describe the location of loading / unloading locations and the arrangements for doing so safely, including the employment of banksmen as appropriate.

In general, loading / unloading will take place on the road at the site frontage.

Spoil removal from basement excavation will be by the high level conveyor placed over the footway, depositing to a skip in a hoarded enclosure placed partly on the road. Spoil will be removed from the skip by grab lorry.

Drawing attached

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.

A pedestrian route of at least 1.5m minimum width is to be maintained at all times on the footway in front of the property.

In addition, when necessary, banksmen will be employed to assist members of the public to pass 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.

N/A

No works are planned on highway.

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](#).

Parking bay suspensions are applied for in accordance with the arrangements set out in the appended drawings and CTMP.

Two separate adjacent parking bay suspensions will be required for the first four months, a single bay thereafter.

Drawing attached

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.

There will be no materials stored on the public highway. Materials will be unloaded on the highway and then moved to store on the property.

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

N/A

25. Motor vehicle and/or cyclist diversions

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

There is to be no diversion of the public highway (carriageway or footway) as a consequence of these works.

A pedestrian route of at least 1.5m minimum width is to be maintained at all times on the footway in front of the property.

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.

See appended drawings and CTMP.

No alternative routes or diversions are required for cyclists or pedestrians.

Banksmen will be employed as necessary to assist members of the public to pass the site safely.

Drawing attached

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.

See appended drawing

Spoil removal is to be by high level conveyor set over the footway. This will be enclosed in a timber hoarding.

A hoarded skip to receive spoil is to be provided on the road and footway outside of the property.

Drawing attached

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.

A programme of construction phases is provided in the appended CTMP.

Noisy operations will include:

- 1] The demolition or removal of some of some parts of the original building,
- 2] The breakout and excavation of ground beneath the property,
- 3] underpinning
- 4] Supply and placing of ready-mix concrete.

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.

The property is an occupied house in a residential street. There is no particular noise to be recorded prior to work commencing. Hence, there is no necessity for a pre-construction noise survey.

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

Noise and vibration levels are to be managed by adherence to good practice in the undertaking of these works.

In particular, the Contractor is required to act in accordance with the requirements of the 'Guide for Contractors Working in Camden'.

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 following good practice measures are to be incorporated by the Contractor into the site activities:

- * Vehicles and mechanical plant to have effective silencers, be maintained in good and efficient order, and operated to minimise noise emissions;
- * Machines to be shut down or throttled back to a minimum level when not in use;
- * Compressors to be fitted with lined and sealed acoustic covers, kept closed when in use;
- * Pneumatic percussive tools to be fitted with muffler or silencer;
- * Concrete, brickwork or masonry to be broken out by bending, bursting or nibbling equipment; avoid use of impact tools;
- * Hard or extrusive material to be excavated using tools powered hydraulic, chemical or electrical power, so far as is practicable;
- * Tools powered by mains electricity to be used in preference to tools with internal combustion engine power or powered by generator;
- * All plant to be maintained in good order to ensure noise from mechanical vibration, creaking or squeaking is kept to a minimum;
- * Machinery running continuously is to be housed in acoustically lined enclosure wherever practicable;
- * Works to be carried out generally in a manner so as not to cause any unnecessary noise.

This list is not exhaustive and other considerations may apply. Refer also to the 'Guide for Contractors working in Camden' section 4.

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

The Contractor is to provide certificates of appropriate training of employees.

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 Contractor shall minimise the risk of air pollution by

- i] Using processes which do not generate hazardous fumes or hazardous dust;
- ii] Ensuring that airborne hazards do not escape from the site to affect members of the public and surrounding environment.

The following good practice measures are to be incorporated by the Contractor into the site activities:

- *Where practicable, complete screening of buildings during demolition works, using debris screens or sheets;
- *Watering down of site areas to minimise air-borne dust;
- * Bulk material stockpiles to be damped down; handling of loose materials to be kept to a minimum;
- *Materials to be deposited to a stockpile or skip from a minimum height;
- * Area around site, including roads, to be regularly and adequately swept and washed to prevent accumulation of dirt and dust;
- * Skips and waste removal lorries to be sheeted when leaving site;
- * Rubble shoots to be watered down to reduce air-borne dust;
- * Machines to be shut down or throttled back to a minimum level when not in use, to reduce exhaust emissions and other fumes;
- * Stored fuel to be in suitable containers to prevent fume emissions.

This list is not exhaustive and other considerations may apply. Refer also to the 'Guide for Contractors working in Camden' section 5.

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.

See response to Q6 above.

Measures are to be taken to protect the public highway from damage arising from construction related activity and to prevent concrete and other detritus from being washed into the public highway drainage system.

Where the deposition of some dirt on the highway is unavoidable, any mud/detritus shall be expeditiously cleared using street cleansing vehicles or similar.

No development dirt shall be evident on the highway at the end of any working day.

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

It is expected that by employing and adhering to the good practice measures as described above that it will not be necessary to undertake monitoring of noise, vibration or dust.

Contractor to be vigilant and pro-active to prevent all noise, vibration and dust.

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.**

Attached as separate document

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.)

Attached as separate 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 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.

It is expected that by employing and adhering to the good practice measures as described above that it will not be necessary to undertake real-time monitoring of dust

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).

Inspections for evidence of presence of rodents are to be carried out at the start of works and periodically thereafter.

If evidence of rodents is found then a pest control company is to be employed to provide suitable trapping or management methods to control this.

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

N/A

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.

Site rules are to be established from the outset of the work with regard to behaviour and actions of contractors, sub-contractors and other operatives on the site.

The site rules are to contain details of 'warning' and 'notice' systems to apply to breaches of the rules. Failure to respond appropriately to a warning or notice can lead to the contractor, sub-contractor or operative being removed from the site.

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:

- a) Construction time period (Nov/22 - Jun/23):
- b) Is the development within the CAZ? (Y/N): No
- c) Will the NRMM with net power between 37kW and 560kW meet the standards outlined above? (Y/N): Yes
- d) Please confirm that all relevant machinery will be registered on the NRMM Register, including the site name under which it has been registered: N/A
- 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: N/A
- 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: N/A

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.

The foreman/banksman will ask drivers to turn off engines once stationery

• 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:

Print Name:

Position:

Please submit to: planningobligations@camden.gov.uk

End of form.

V2.8