



High Road West Plot A-Whitehall Mews

Construction Environmental Management Plan & Demolition Environmental Management Plan

Revision 02

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1.0 Introduction

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Plot A also known as the Whitehall Mews is part of the regeneration masterplan, and includes the demolition of two existing buildings and creation of 60 new homes (Use Class C3) together with landscaping, parking and other associated works.

This CEMP and DEMP document is focused on both the demolition and construction elements of the project.

The purpose of this Construction Environmental Management Plan (CEMP) and Demolition Environmental Management Plan (DEMP) is to outline how a construction project will avoid, minimise or mitigate effects on the environment and surrounding area.

Construction Environmental Management Plans often detail the implementation of measures in accordance with environmental commitments outlined in; an Environmental Policy or Environmental Plan, requirements of planning conditions, section 106 agreements or other legislative requirements. They are 'live' documents that are reviewed and updated at regular intervals throughout the project life cycle.

This document forms part of a suite of site documentation, this report focuses for the most part on environmental effects but also has elements of health & Safety management. Site health and safety will be covered in greater detail within our Construction Phase Health and Safety Plan.

As condition 5 states –

“(a) No development shall take place in a Phase of the development other than investigation works shall commence until a Demolition Environmental Management Plan (DEMP) for that Phase has been submitted to and approved in writing by the Local Planning Authority.

(b) No development shall take place in a Phase of the development (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority for that Phase.

(c) The DEMP and CEMP shall provide details of how demolition and construction works respectively in the relevant Phase are to be undertaken and shall include:

- i. A construction method statement which identifies the stages and details how works will be undertaken;*
- ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;*
- iii. Details of plant and machinery to be used during demolition/construction works;*
- iv. Details of an Unexploded Ordnance Survey;*
- v. Details of the waste management strategy;*
- vi. Details of community engagement arrangements;*
- vii. Details of any hoarding/ acoustic hoarding;*
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);*
- ix. Details of external lighting;*
- x. Details of infrastructure protection measures*
- xi. Interim way finding signage*
- xii. Details of any other standard environmental management and control measures to be implemented.*

(d) the DEMP/CEMP shall also include consideration as to whether any ecological protection measures are required in respect of the relevant Phase such consideration to include an assessment of vegetation for removal, including mature trees, for the presence of nesting birds. Mitigation measures including the use of sensitive

timings of works, avoiding the breeding bird season (March-August, inclusive) and, where not possible, pre-works

checks by a suitably experienced ecologist will be provided in detail.

(e) Demolition and construction works shall only be carried out in a Phase in accordance with an approved DEMP and CEMP for that Phase.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality, ecology and the amenity of the locality."

The purpose of the construction environmental management plan is typically to:

- Ensure that the development is compliant with current environmental legislation.
- Highlight stakeholder requirements.
- Outline environmental management system requirements (in accordance with ISO 14001).
- Detail the mitigation committed to within the Environmental plan and how it will be required for the site.
- Ensure that any adverse effects are minimised during construction.
- Describe any site-specific method statements required.

2.0 The Site

The Site is located within the London Borough of Haringey. The Site is bounded by Tenterden Road estate to the west, Whitehall Street to the south, the White Hart Lane Station and the railway tracks to the west and Headcorn Road estate to the north.

The existing site layout, shown in Figure 1 below, currently comprises Whitehall Lodge at No. 100 Whitehall Street & Whitehall & Tenterden Community Centre.

Fig 1: Master plan & Plot A Overview



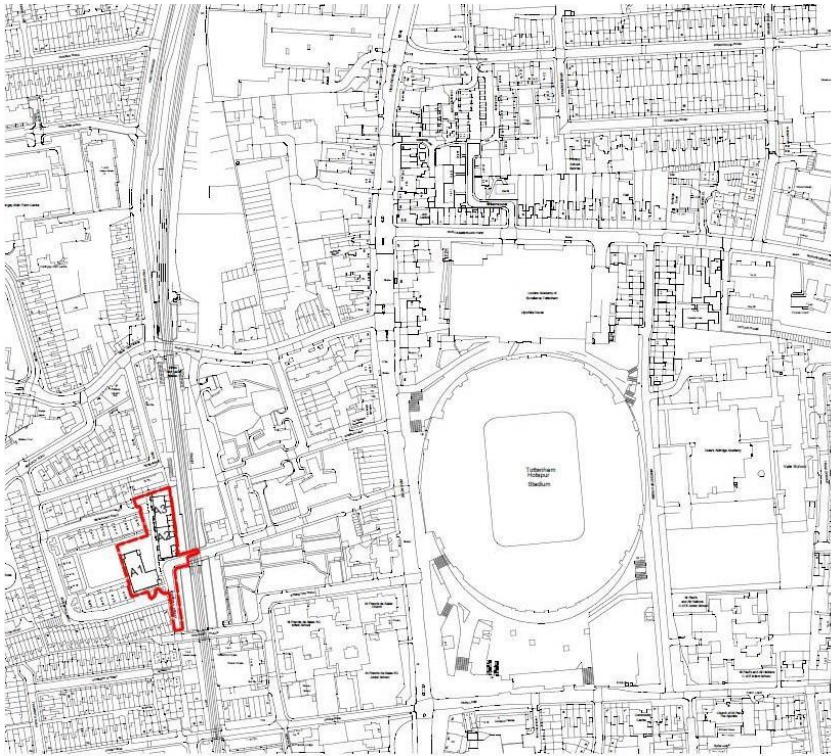


Fig 2: Plot A Site location plan

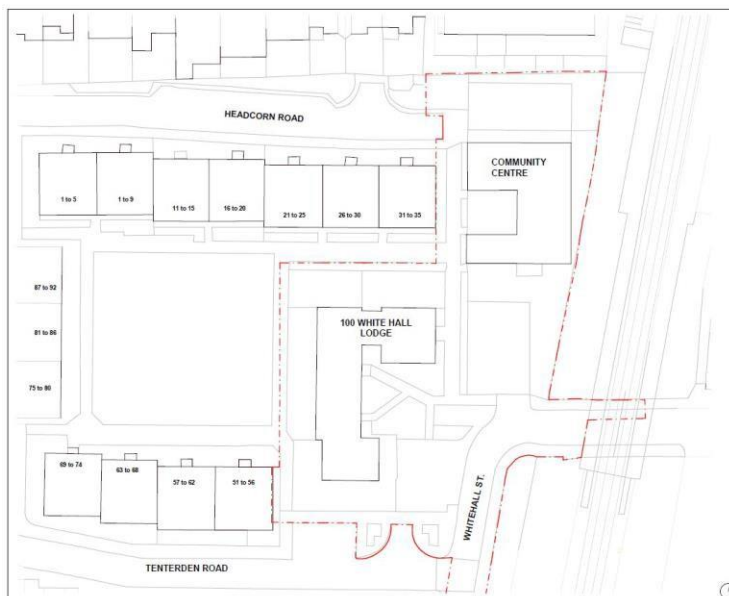


Fig 3: Existing site plan

The project consists of the following works:

- Demolition of 100 Whitehall Lodge and the Whitehall & Tenterden Community Centre.
- Construction of two new reinforced concrete frame residential blocks providing 60 new homes. Block A1 is a 5 storey L-shape building Blocks A2 & A3 are a connected to form a rectilinear building A2 is 6 storeys and A3 is 5 storeys.

2.1 Project Team

Sam Kemp will be the Project Manager and will have overall responsibility for the project. Sam will be supported by a number of Site Managers, who will have day to day responsibility for the works inside their allocated areas. Morgan Sindall will have a Community Investment Manager / Resident Liaison Officer who will report directly to Sam Kemp, they will be employed on the project to assist with community liaison. They will be supported by the site team and will be the dedicated single point of contact for the local community, neighbouring properties and local businesses to speak to about the project.

2.2 General Provisions

- 1.3.1 This Construction Environmental Management Plan (CEMP) and Demolition Environmental Management Plan (DEMP) incorporating an overview of the separate document, the Construction Logistics Plan (CLP), has been prepared by Morgan Sindall to support planning of High Road West Plot A. This document provides a summary of the likely environmental issues that may arise during the construction works and the approach to managing these issues.
- 1.3.2 This CEMP & DEMP describes the anticipated construction and demolition programme for the Plot A development and describes the nature of the activities to be undertaken. It identifies the environmental considerations associated with these activities and outlines appropriate measures that might be implemented for their mitigation.
- 1.3.3 Planning for the construction and demolition works is necessarily broad at this stage and will be subject to modification, and revision during the development of the detailed design and methodology.
- 1.3.4 This assessment has been made using the experience of Morgan Sindall and their professional advisers based on the typical construction methods and contracting strategies that can be reasonably anticipated for a development of this type.
- 1.3.5 The demolition and construction phases are complex in nature due to the close proximity of White Hart Lane Station & Network Rail assets plus the existing occupied residential blocks.
- 1.3.6 Construction traffic volumes will vary throughout the development's overall programme but will stick with the routes shown in this document and the Construction Logistics Plan.
- 1.3.7 Construction and demolition work for Phase 1 of the Project development may impact the local environment. Mitigation measures have been identified and will be implemented through this CEMP & DEMP. Health and safety issues shall be addressed in a proactive manner during the demolition and construction phases, not only for the operatives but also for any of the residents in the area but for all persons interacting with the site. Ensuring the residents of the local area are aware of our activities and feel safe and communicated with during the construction phase is of very high importance to Morgan Sindall.
- 1.3.8 Construction management and planning, and adoption of environmental best practices, good neighbourhood policies and regular meetings with the management of the local residents, businesses, stakeholders and community engagement will contribute to mitigating adverse environmental effects and ensuring good construction, environmental, health and safety practices.
- 1.3.9 These issues will be assessed in connection with the project development Planning Application. This CEMP and DEMP is based on the base line studies and assessments carried out.
- 1.3.10 This CEMP sets out a number of strategies, standards and procedures in order to ensure compliance with the relevant legislation and mitigate anticipated environmental impacts and ensure good site health and safety practices.

- 1.3.11 The CEMP includes, but will not be limited to the following main items;
- Programme and phasing of the works.
 - Description of construction works.
 - Demolition of the existing buildings.
 - Indicative construction works.
 - Site logistics.
 - Traffic management.
 - Safety, health and environmental considerations including emergency incident procedure.
 - Waste.
 - Workforce including site working hours.
 - Public relations and community liaison.

2.3 Implementation & Updates

The Project Manager, Sam Kemp, will be responsible for the implementation of this CEMP. Responsibility for implementation of aspects of the CEMP will be delegated to other members of the Morgan Sindall project delivery team.

The CEMP will continue to be developed for the project prior to works commencing and as they progress. It will be reviewed and updated on a regular basis to reflect the changes that arise. This will take into account current legislation, Police, Fire Authority and Health and Safety Executive (HSE) Guidance, The Blue Book and development of the design.

2.0 Construction & Demolition Activities

The project is broken down into a number of distinct activities. The following is a number of the activities which will be required:

- Condition survey of perimeter roads.
- Condition survey of adjacent buildings.
- Unexploded Ordnance Survey.
- PAS128 (Buried Services) Survey
- Geotechnical investigation (soil type, contamination and ground conditions).
- Site set-up
- Service infrastructure works e.g. abandonment, diverting and reinforcement of the utility networks. Morgan Sindall to ensure all below ground services are surveyed and indicated, in particular additional is to be provided to the sewer services below ground and in close proximity to the site. Morgan Sindall to use signage and barriers to prevent unauthorised access and vehicles above the defined areas along with ensuring the crane to be utilised does not sit above or spread any weight upon any below ground services.
- Demolition of existing buildings.
- Tree removal.
- Site clearance and enabling works.
- Sub-structure works including piled foundations.
- Tower crane erection / dismantle
- Goods hoist erection / dismantle
- Scaffold erection / strike
- Construction of superstructure, envelope and building fit out.
- External works including implementation of a landscaping scheme.

3.0 Consideration of Environmental impacts during the works

Consideration has been given to local environmental impacts of the project on local wildlife as below.

2022	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Bats	Inspection of hibernation roosts			Limited Activity	Emergence, dawn, transect and building roost surveys					Limited Activity	Inspection of hibernation roosts	

Birds	Surveys for wintering birds	Bird breeding surveys	Little activity	Unrestricted construction activities
	Unrestricted construction activities	Bird breeding and nesting season		

A survey for bats has shown there are no presence of bats in the local area.

Further reference to our environmental impacts are listed in 8.0. & 8.3 within this CEMP / DEMP.

4.0 Demolition & Asbestos Removal Works

4.1 Enabling Works

There will be some enabling works and surveys carried out prior to the commencement of the demolition works:

- Obtain any necessary consent, including but not limited to; hoarding and scaffold licences, footpath closures and parking bay suspensions on Whitehall Street.
- Identify methods and procedures to comply with Section 61 of the Control of Pollution Act; 1974 agreements and consents.
- Obtain approval of method statements and risk assessments and temporary works designs (including Network Rail approval).
- Install a heras perimeter fence for the hoarding to be constructed behind on the site.
- Install perimeter hoarding and gates for demolition and asbestos removal works on the site.
- Ensure all service terminations and utility disconnections are complete at the site boundary by relevant organisations prior to demolition.
- Relocate or divert any retained services.
- Supply and install site accommodation and welfare facilities.
- Install temporary power, lighting and water services.
- Establishment of fire escape routes / systems & emergency plans.
- Install Noise & Dust monitoring equipment in 2no. locations.

4.2 Surveys

A survey has been carried out to determine whether there are any archaeological artifacts in the ground local to the construction works. As the site has previously been developed, this is not expected to be likely, although possible.

Ground penetration radar surveys (PAS128) will also be undertaken to determine the presence and location of any existing services. This will allow considered planning and coordination of the new statutory services for the project.

Refurbishment and Demolition Asbestos Surveys will be carried out prior to the demolition of the existing Whitehall Lodge & Community Centre buildings to establish the location and quantity of asbestos containing material within the buildings and associated structures to be demolished.

Surveys will be undertaken strictly in accordance with the Control of Asbestos Regulations (HSG 248) and the appropriate HSE guidance in HSG 264 and will be carried out by a suitably qualified contractor in accordance with ISO 17020 and ISO 17025.

Please refer to the Ecological survey within appendix A.

The surveys and CEMP will be issued to the asbestos removal and demolition contractors and form part of the pre-construction Health and Safety Plans prepared by the Principal designer. Any constraints associated with the result of these documents will be factored into demolition methodology.

4.3 Ground Remediation

A geotechnical site investigation has been undertaken which identified ground contamination within the Made Ground and recommended soil remediation for landscaped areas. The mitigation measures

identified will be implemented during the construction phase. A full briefing will be given to all operatives working on site as part of their site induction process.

4.4 UXO Investigations

An Unexploded Ordnance survey (UXO) Risk assessment has been carried out. This survey has recorded that the Site of Plot A has been given a 3 indicating a MEDIUM probability of UXO encounter. Morgan Sindall can confirm that piling probing / a watching brief and Site operative safety briefings will be required to be carried out prior to any ground breaking works.

4.5 Archaeological Investigations

An archaeological desk-based assessment of the sites has been conducted. The assessment established that there is a low potential for prehistoric and Roman remains to be encountered on the Site due to the fact that site has been constructed on previously on two separate occasions. Whilst it is possible, it is unlikely.

In the event of an unexpected find during construction works, the find will be reported immediately to the Site Management by the relevant trade contractor personnel. In such circumstances all works will cease in the vicinity and an exclusion zone will be established until further advice has been obtained from a specialist archaeological consultant.

5.0 Description of Construction Works & Indicative Measures

The general Demolition & Construction sequence is outlined below. Details may change as the design is developed and supply chain input is incorporated.

5.1 Demolition of the existing Whitehall Lodge and Community Centre

Asbestos Removal:

Prior to demolition of the existing Whitehall Lodge and Community Centre, a full Refurbishment Demolition asbestos survey will be carried out to determine the presence of any asbestos. If found, any asbestos will be treated as below.

The Demolition Contractor will record, control, remove and dispose of all asbestos containing materials in accordance with current legislation and best practice and this will include the following:

- Preparation and approval of specific detailed asbestos removal method statements.
- A mandatory 14-day approval period will be required by the HSE for each of these method statements.
- No works can commence without the ASB5 notice being approved by the HSE.
- Additional asbestos finds will result in re-notification of ASB5 approval to the HSE.
- Asbestos removal will be carried out under licence with registered firms being members of Asbestos Removal Contractors Association (ARCA).
- Removal of asbestos will be under controlled conditions. Air monitoring for asbestos fibres will be undertaken to ensure the health and safety measures are in accordance with statutory regulations.
- Decontamination units and safe transit routes will be established.
- Asbestos containment enclosures will be formed around areas containing asbestos as indicated in the Demolition and Refurbishment Survey.
- Air testing of enclosures will be carried out during the course of the removal works to confirm that the area is clear from asbestos contamination.
- Enclosures will be removed once the area has been signed off and a clearance certificate issued.
- Asbestos containing materials will be safely doubled bagged and transferred to the ground level into asbestos waste skips.

- The asbestos waste will be removed from site by registered carriers for disposal at a registered disposal site.
- Site perimeter asbestos fibre checks will be undertaken during the entire period of asbestos removal works. Background levels will be taken for the buildings in their dormant state before works commence.
- **Soft strip**
 - Set up work area
 - Remove ceilings
 - Demolish partitions
 - Remove floor coverings
 - Remove mechanical and electrical items
 - Clear debris to disposal point
- **Tree Removal**
 - Trees shall be removed in accordance with the Arboriculturist report. A separate Method statement shall be produced for this element of works.

Demolition:

The demolition of Whitehall Lodge and the Community Centre will commence in once all asbestos has been removed and soft strip completed.

This is the Demolition & Environmental management Plan (DEMP) for these works. This has been produced in accordance with Regulation 29 of the CDM Regulations to identify how danger and risk from these activities will be prevented.

All operatives undertaking demolition activity must have undertaken an Asbestos Awareness course within the last 12 months.

The demolition concrete arising from the existing buildings will be crushed. The crushed material will be used as a piling mat on site. The timber will be segregated and recycled off site using one of our Social Enterprise partners of Morgan Sindall.

Following VP of Whitehall Lodge and the Community centre and isolations and disconnections undertaken by Lendlease. Morgan Sindall's specialist contractors will undertake and prove all services to be fully isolated before proceeding with any disconnections and strip out. The strip out of these services within these areas will be in accordance with safe isolations procedures. Proving units are to be utilised and all equipment to be in line with GS38 for all electrical equipment.

Environmental Considerations during demolition:

- Segregation of material on site (considering safety and time/space constraints) to ensure demolition waste can be safely stored or removed to specialised waste facility, as appropriate; this prevents further need for segregation and vehicle movements.
- Ensure careful use of water in dust suppression with use of water cannons and spraying machines.
- Implement 'best practicable means' during demolition to minimise environmental impacts, such as emissions to air, throughout the duration of the works.

The Demolition Contractor will adhere to the requirements within the CEMP & DEMP. The CEMP & DEMP will be regularly reviewed and revised as necessary.

Construction plant can be a significant source of emissions although control measures can be implemented to minimise any adverse impacts measures include ensuring:

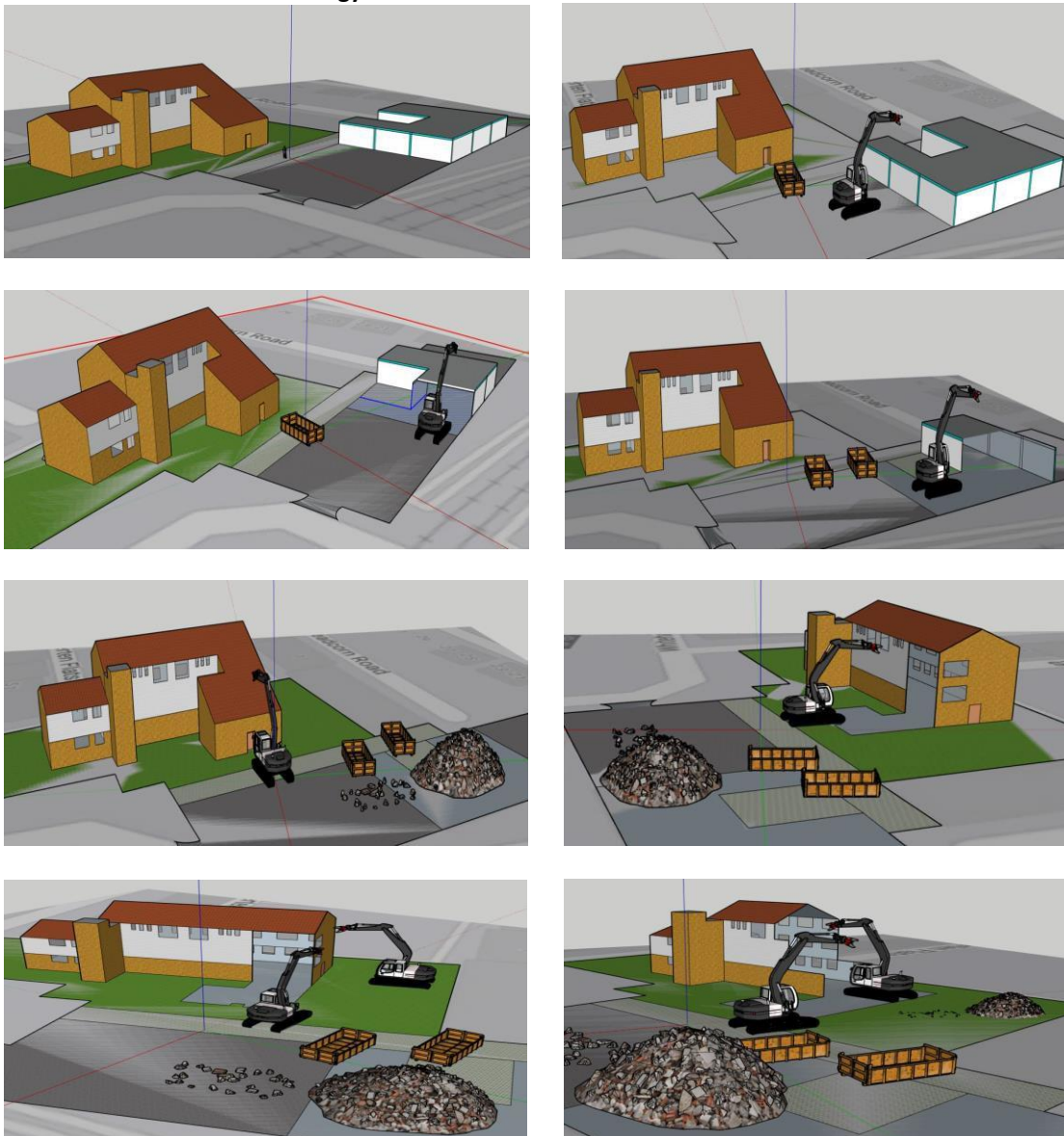
- Site Plant and equipment will be kept in good repair and maintained.
- Plant will not be left running when not in use.
- Plant dust arrestment equipment will be used where practical.
- All non-road mobile machines (NRMM) will be in accordance with NRMM regulations.

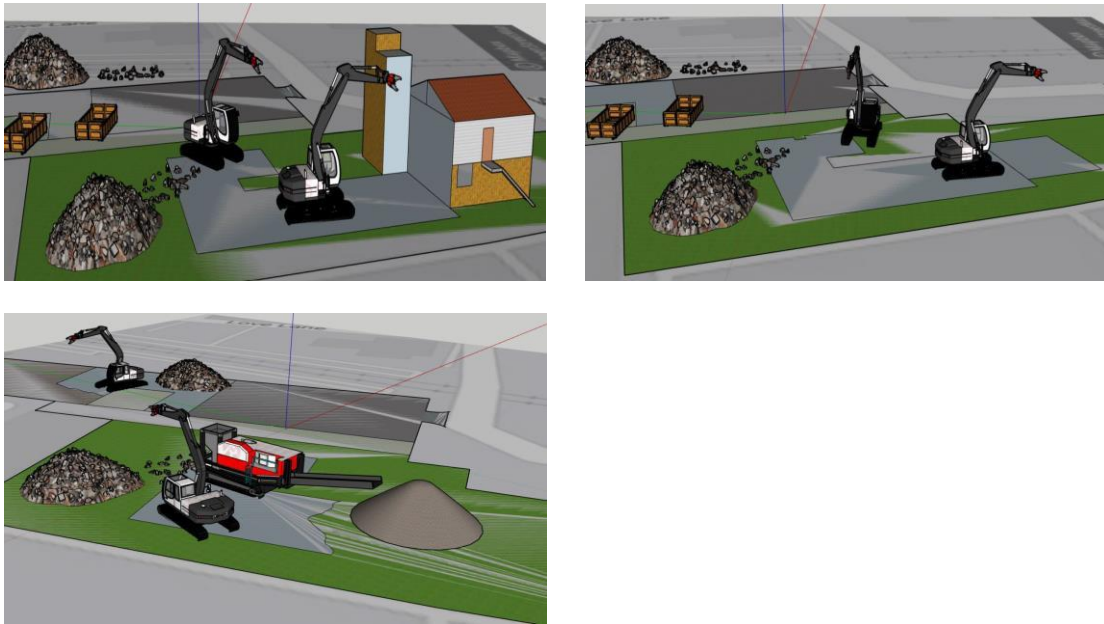
- Wheel washing facilities will be used on site to minimise mud from demolition operations being transported on to adjacent roads.
- Damping down of site haul roads by water bowser during prolonged dry periods.
- Regular cleaning of hard surfaced site entrance roads.
- Restricting vehicle speeds on haul roads and other unsurfaced areas on site.
- Hoarding and gates to prevent dust breakout.
- Ensuring that dusty materials are transported appropriately (e.g. sheeting of vehicles carrying spoil and other dusty materials).

Noise levels will be controlled as set out below to ensure that the works are undertaken in a way that minimises potential effects on adjoining owners and local residents. Where potential for noise exists during demolition 'Best Practicable Means' will be used to reduce noise to achieve compliance with the recommendations of BS 5228 and may include:

- Choice of routes and programming for the transport of demolition materials.
- Design and use of hoardings and screens to provide acoustic screening where practical.
- Careful selection of plant items, demolition methods, programming, implementing a noise and air quality protocol which outlines monitoring frequency/action levels.

Demolition Pictorial Methodology





5.2 Construction of Residential Blocks

Substructure:

- Excavations where necessary, trim formation and install the piling platform using crushed concrete material from the demolition works.
- Form foundation piles for new residential blocks and for tower cranes.
- Excavate to formation level to enable the construction of the pile caps.
- Excavate, lay and test underground drainage, coordinate and install incoming services to the building, backfill including specified surround where required.
- Trim and prepare ground floor formation.
- Fix rebar, shutter and pour ground floor slab.

Superstructure:

- The building's structure will be constructed using reinforced concrete frame with precast concrete elements both installed using the two tower cranes.
- Temporary edge protection will be used during superstructure construction and remain in place until replaced with the external envelope.

Envelope:

- Installation of the external envelope will commence as the superstructure is constructed.
- Perimeter scaffold will be used to provide access to carry out the works.
- Materials will be loaded out by either the tower cranes or goods hoist.
- Glazing will be carried out from within the building.
- Roof waterproofing system will be installed as soon as the roof slab concrete has cured to achieve the earliest watertight date.

Fit Out:

- Fit out will use traditional techniques and finishing trades sequence, serviced by external hoists.

5.3 Temporary Works

During construction there will be a number of temporary works measures required, all of which will be in accordance with Morgan Sindall's temporary works procedures and overseen by our on-site temporary works coordinator (TWC). All temporary works will have a design, and where required a third-party independent design check, prior to being carried out on site. Approval will be required from Network Rail on some elements of temporary works prior to being carried out on site, a schedule

of these items will be produced. An indicative list of temporary works will consist of, but not be limited to:

- Excavation.
- Demolition.
- Hoarding design.
- Piling mat design.
- Scaffolding.
- Temporary hoists.
- Temporary cranes.
- Temporary supports during RC frame construction.
- Temporary works as required by National Rail. (National rail have been engaged and have executed BAPA)
- Temporary weatherproofing during construction.

All temporary works will be carried out from within the temporary hoarding and will not affect any activities outside of the hoarding boundary.

6.0 Site Logistics

Please refer to the CLP for Site Logistics.

6.1 Site Establishment

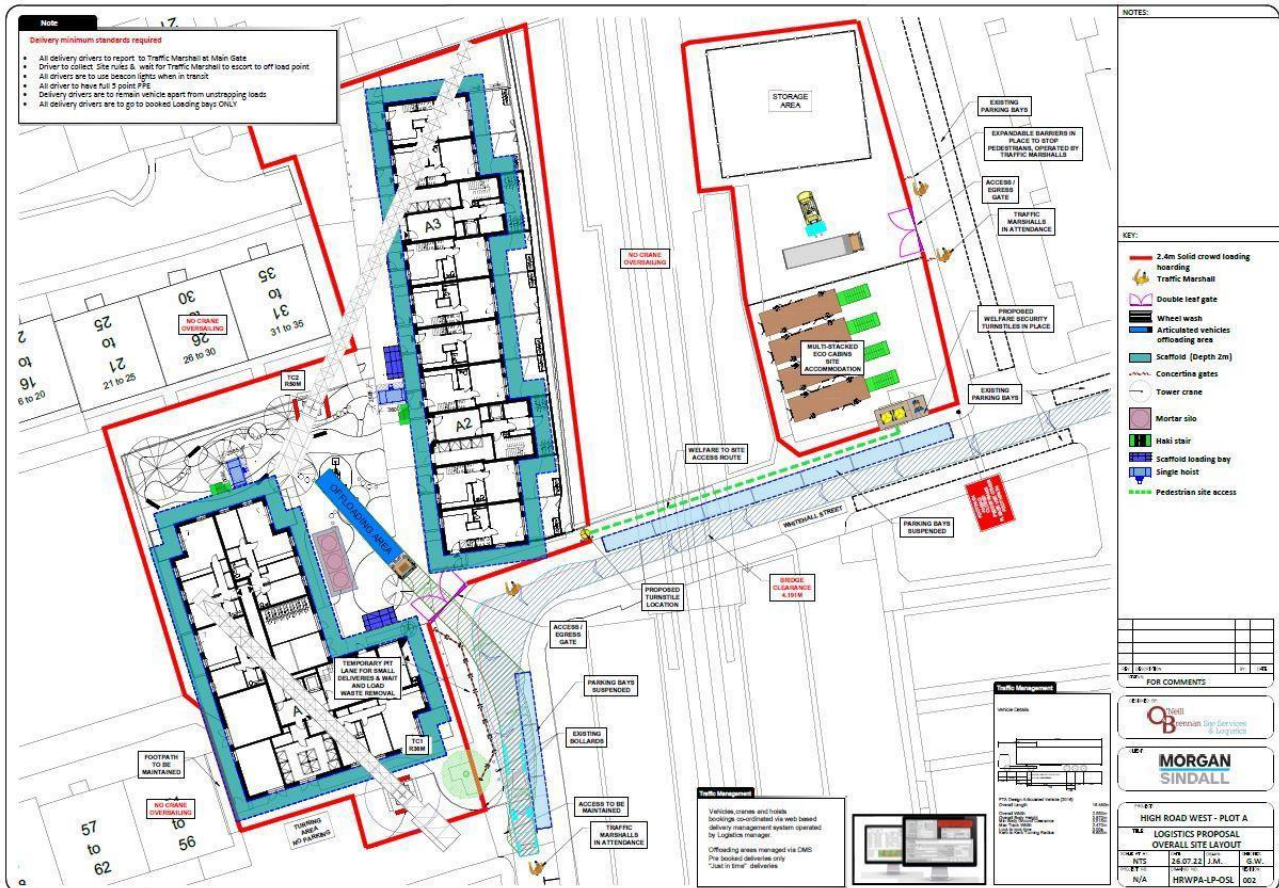
The first stage of the demolition and construction is to establish the area as a demolition/construction site. The sites will be secured and separated from the general public using solid ply hoarding a minimum of 2.4m high, this hoarding is required to be designed to take crowd loadings. As per the required LBH hoarding licence all doors shall open inwards onto the site or welfare areas.

The site hoarding shall be lit during the hours of darkness with bulkhead lights at a maximum of 3 metres spacing. White lights are used at the back of the footway and red lights facing the carriageway. This is to align with the LBH hoarding licence.

Once the works scaffolding commences, this area shall also be lit during the hours of darkness with careful consideration to be lit and not to cause any disruption for the local residents.

Wayfinding signage shall be provided throughout the local area for members of the public and site operatives, For instance, a pathway that currently runs between Headcorn Road and Whitehall street between the existing building of the Grace centre and Whitehall Lodge shall be closed to facilitate the construction phase. There shall be pedestrian and footpath closure signs in the vicinity to ensure information is available and safety the priority for all involved. There shall also be numerous Morgan Sindall site signs throughout, such as site entrance, welfare entrance, directional arrows to site and the site office. Site operatives will be briefed on ensuring they walk directly from the site welfare area to the construction site.

Figure 4: Suggested Site Set-up



Gates will be installed in the hoardings for vehicles as shown on the logistics drawing in Figure 4. These gates will be manned during working hours

It is proposed that CCTV security will be provided for the duration of the Development. This will be provided by a professional security company. Unauthorised access into site during normal working hours will managed by the gateman ensuring all gates are locked unless when taking deliveries. All regularly used access points to and from the site will have a manned security point that will be responsible for the control of all vehicular and pedestrian access and egress.

A biometric turnstile system will be used to control and monitor access to the site and welfare / storage compound of all persons. The system will provide detailed reports on operative numbers, including entry and exit times.

Pedestrians will be permitted entry only at the turnstiles. Safe non-hard-hat access to the contractor's office and welfare facility will be created.

Vehicle movements in and out will be recorded in accordance with the provisions of the CLP.

All personnel and vehicles will be liable to security searches.

6.2 Consents & Licences

All statutory consents and licenses required to commence an onsite activity will be obtained ahead of works commencing and giving the appropriate notice period. These will include;

- Hoarding and scaffold licences for works on the perimeter boundary.
- F10
- Construction notices.
- Connections to existing utilities and main sewers.
- Licence to discharge water from the site into the public sewer.

- Approval of the Construction Environmental Management Plan (CEMP), Construction Logistics Plan (CLP) and the Air Quality and Dust Management Plan (AQDMP).
- Fixed red aeronautical obstacle lighting to the mast of the tower cranes will be provided; and

Lendlease and Morgan Sindall are actively engaging with Network Rail and have an executed BAPA.

6.3 Access & Egress

Please refer to the CLP for access & egress measures.

6.4 Material Storage (including stockpiles) & Handling

All material deliveries shall be in accordance with our CLP.

Deliveries will be booked in 48 hours in advance via a managed on-line booking system.

Materials will be stored either on site or within the storage / welfare compound to minimise damage caused by vehicles, vandals, weather or theft. There will be no materials stored outside of the site hoarding line.

Tanks and drums of liquid chemicals and fuels will be stored in bunded compounds.

Packaging will be minimised and returned where possible, to the material supplier for re-use and recycling.

Tower cranes will be used for general unloading and hoisting during the structural and envelope works.

No unloading will be undertaken over the public highway/footpath.

Passenger/Goods materials hoists will be used to hoist materials to the floors.

6.5 Craneage

Two tower cranes will be employed for the works. The two tower cranes will have articulated luffing jibs and the locations of the cranes are shown on figure 5 below.

There will be no over-sailing of the adjacent properties or Network Rail Assets as shown on figure 4. No unloading will be undertaken over the public highway/footpath.

Figure 5: Crane Locations



All the cranes will be fitted with zone protection systems to prevent oversailing of the load over the adjacent properties and Network Rail Assets. The articulated luffing jib has been selected to ensure that there is no oversailing when in its out of service configuration (free slew).

All cranes will be fitted with the SMIE anti-collision system which assists the crane drivers against the collision risks between two or more interfering cranes.

6.6 Hoisting

Passenger/goods hoists will be positioned on the outside of the buildings, but within the site hoardings, as shown on the suggested site set up drawing (figure 4). The positions have been selected to provide the best operational performance and in locations where underground services will not be compromised. Unrestricted access to the base of the hoists is critical to maximise efficiency of this plant.

6.7 Site Accommodation

Morgan Sindall will provide a full working canteen and welfare facilities for our site operatives.

Site accommodation and welfare facilities will be within the former British Queen public house site (figure 4). No overnight or living accommodation will be provided/located on site. Site accommodation and the demand for welfare facilities shall be monitored as the project progresses.

The principal site welfare accommodation will comprise mess rooms, locker rooms, toilets, canteens and showers.

In line with the requirements of the Considerate Constructors Scheme a high level of site welfare facilities will be maintained and the Site will be cleaned on a regular basis, especially around canteens and toilets.

The welfare accommodation area will have storage for up to 40 bicycles as part of our strategy to promote non-car based transport to site.

Preventative pest control measures will also be put in place, i.e. appropriate storage and regular collection/handling and disposal of waste. Regular inspections will be carried out to ensure that good housekeeping measures are maintained at all times.

6.8 Visitor Management

Visitors will only be allowed to enter the Site via designated pedestrian access gates and a dedicated segregated footpath to the main site offices for registration and obtaining PPE prior to entering the Site. Visitors will be required to attend a specific visitor's site induction before being allowed access on site.

6.9 Considerate Constructors

The project will be registered with the Considerate Constructors Scheme and will strive to exceed the requirements of the CCS scheme 2022 code. A score of at least 42 on each visit shall be targeted. We will implement a number of the Considerate Constructors scheme best practice items such as:

- The site team and sub-contractor supervisors shall all be required to undertake a number of the CCS e-learning modules.
- Memorandum of Understanding for the Traffic Marshalls methodology - to provide absolute clarity on the role and the accountability for our Traffic Marshalls
- All of our Traffic Marshalls will undertake the Elite Marshalls presentations - <https://ccsbestpractice.org.uk/entries/elite-marshall-presentations>
- We will undertake an Assess walking and cycling interaction (impact walks) and monitoring strategy - <https://ccsbestpractice.org.uk/entries/construction-impact-environmental-walks/>
- We will undertake a constructors cycle experience - <https://ccsbestpractice.org.uk/entries/a-constructors-cycle-experience/>
- All HGV's delivering to the project will follow the defined routes to avoid any external conflicts as detailed in the CLP.

7.0 Traffic Management Plan

Please refer to the CLP.

7.1 Delivery Management System

Please refer to the CLP.

7.2 Drivers Induction

Please refer to the CLP.

7.3 Pedestrian Management

Please refer to the CLP.

7.4 Quality Operation

Please refer to the CLP.

7.5 Traffic Routing - Fleet Operators

Please refer to the CLP.

7.6 Warning Signage

Please refer to the CLP.

7.7 Blind Spot Minimisation

Please refer to the CLP.

7.8 Cyclist Management

Please refer to the CLP.

8.0 Health, Safety & Environmental Considerations during the works

8.1 General Health, Safety & Environmental Considerations

This section is a summary of the Safety, Health and Environmental Considerations during the works. This will be expanded further for site use in our Construction Phase Health and Safety Plan.

Construction and demolition works will be carried out in such a way as to limit, as far as is practicable, adverse environmental impacts. Adverse impacts including noise, vibration and dust will be measured using vibration, dust and noise monitors located across the site. Thresholds, which will have been set out by The London Borough of Haringey, will be set by Morgan Sindall, and the administrators shall be notified by an automatic email if the noise, vibration or dust measures reach or peak their parameters. Morgan Sindall site management will then investigate the root cause that has affected this peaking and introduce further control measures to prevent this happening again.

Works will be carried out in accordance with the following general provisions:

- Planning approvals from London Borough of Haringey.
- Considerate Constructors Scheme.
- Requirements of highways and utility authorities.
- Requirements of National Rail.

As part of the Construction Method Statement, the Design Management and Review process will ensure that construction techniques and materials used are a fundamental consideration of the design and intended long-term use, the aim being to achieve;

- Design for durability and low maintenance.
- Design for flexibility and adaptability.
- Use of materials from sustainable sources.
- Use of local materials where possible.

Safety, health and environmental issues on the Development are a primary factor in influencing the construction methods adopted. The construction team will develop detailed health and safety plans, specific environmental, fire and accident procedures to suit the construction sequences of the Development.

Contractors involved in the Development will ensure:

- That all non-English speaking employees are provided with relevant health and safety information in their national language.
- That adequate multi-lingual supervision is provided so as to ensure that employees continue to be adequately and effectively informed and supervised on all matters affecting their health and safety.
- That suitable bi-lingual arrangements are in place to ensure that statutory related matters are complied with.

All contractors will be required to adopt the Construction Skills Certification Scheme (CSCS) or equivalent skills certification, combined with health and safety training for 100% of their workforce. General operatives will be required to complete the health and safety training element of the CSCS scheme and may be given the opportunity to pursue a relevant NVQ qualification. Supervisor training shall also be provided by the contractor/subcontractors.

A formal Health & Safety Policy Statement will be adopted, in accordance with the requirements of the Health & Safety Executive and other statutory and local authority guidelines.

Compliance with the following mandatory provisions shall be enforced;

- Control of Substances Hazardous to Health Regulations, 1999.
- Provision and Use of Work Equipment Regulations, 1998.
- Highly flammable Liquids & Petroleum Gases Regulations, 1972.
- Health & Safety at Work Act, 1974.

The environmental monitoring will be provided but not restricted to the following:

Electricity and Lighting

All lighting will be on automatic PIR and locally controlled switches to ensure lighting is only used when required. The lighting used will be energy efficient and lit to provide mid-range brightness. Any further lighting will be supplemented by further lighting to fit the task and provide illumination to a level which will provide adequate safety and quality to the task.

Electricity will be metered locally to the worksite as well as to the incoming mains. This will be recorded on monthly basis with a target for improvement demonstrated and shared with the site. All hand tools and small machinery will be battery powered. Any power machinery will have an option to provide a secondary source socket whilst working thus providing dual benefit of running supplementary equipment while operating plant such as MEWPS or Gen-packs. If generators are required, we will employ silenced equipment where possible. Lighting where physically possible will be faced away from neighbouring residents and traffic.

Environmental Inspections & Reviews

Environmental inspections will be undertaken weekly as a minimum although all works will be pre-planned to avoid Environmental impact from the works. All works will form part of a risk assessment and method statement. All plant and machinery will be of good quality well serviced and maintained whilst being logged and reviewed in the operators check sheet. Our site logistics team and site wardens will ensure plant and machinery is received in pristine order and fully serviced prior to entering the site at the security checkpoints. All operatives will be inducted and briefed prior to setting to work. The works will be reviewed daily or as often as the task requires.

Monitoring Stations will be positioned strategically around the site monitoring both dust and vibration parameters; the system will provide a double knock alert; which is a pre-warning then a full action alert. The correct plant and machinery will be chosen to limit any environmental impacts. We will also set up noise monitoring stations around the sites perimeter and monitor daily against the background noise to ensure works are managed correctly and that receptors are not affected by the natural reshaping of the site in its development from demolition to completion of new build.

Regularity of Inspections

The regularity of the inspections will be for daily review for localised works and a weekly safety and Environmental review for each project within the overall development. Following this we will have a visiting Safety Advisor on site that will aid with the upkeep of our procedures and provide an unbiased review of the project. All inspections will be recorded with an action time and are to be closed out by the responsible party.

8.2 Control Substances Hazardous to Health

The strategy for controlling all substances coming onto site and all work activities and progress which may generate hazardous substances will be managed and controlled in accordance with the 'Control of Substances Hazardous to Health' Regulations (COSHH), 2002 and best practice guidance, such as that published by the Environment Agency.

Some control measures to be employed are as follows:

- All fuels and chemicals will be stored in designated areas, with deliveries of all hazardous materials supervised.
- Storage tank or container facilities will be appropriately bunded with designated areas as far as possible from any watercourses or surface drains.
- In case of spills or discharges, remedial action will be taken as soon as possible, and set procedures will be compiled with.
- A logistics plan will be developed to take into account the management and control of hazardous substances on site.

- Personal protective equipment (PPE) suitable to their task conditions will be used by all construction workers.

8.3 Outline Environmental, Emergency, Fire and Accident Procedures

Measures will be carried out to avoid environmental incidents, however if these occur then the following types must be reported to the responsible person within the Construction Team.

The overall strategy in the event of a spillage will be to “Stop-Contain-Notify”

Spills or discharges to the atmosphere, water supplies, sewerage systems, rivers and other watercourses, or to the ground of:

- Any chemical product or formulation.
- Oils and fuels.
- Effluents/fumes and gases.
- Waste or contaminated materials.

Damage to existing:

- Trees and wildlife.
- Flora and existing local habitats.

Any environmental incident that could lead to:

- Local authority or regulatory enforcement.
- Public complaint.

Temporary Drainage strategy –

The works will be carried out and working methods adopted to ensure that construction activities do not disturb ground contamination to adversely affect surface water and ground water quality, ensuring a temporary surface drainage strategy is in place to control surface water runoff. The following best practice methods will be adopted and methodology will be in line with the Environmental Agency’s guidance. These measure include –

- Discharge to public sewers – after prior agreement with Thames water
- The existing storm water drainage system will be retained where possible during construction, with modifications made as necessary to prevent ingress of debris.
- Discharge via sediment traps/ settlement tanks of ponds
- Installation of interceptors
- Control of spoil and other materials to prevent spillage, particularly during period of high local surface flood risk (September to March), and through appropriate handling and selection of spoil/material storage locations.
- Issues relating to contaminated land affected by the construction, together with proposals for protection of surface and groundwater.
- All drainage arrangements will be determined in consultation with the Environment Agency and the London Borough of Haringey.
- Careful siting and bunding of fuel storage facilities and any areas used for the storage of potentially hazardous materials.

Emergency routes and procedures will be continuously reviewed and adapted to suit the construction sequence and stage of the Development. A draft emergency plan is to be produced prior to

commencement on site with the Muster point likely to be on Whitehall street. The route of evacuation is likely to develop as the project progresses. An Emergency Fire and Accident Plan will be prepared and shall generally follow the guidelines below;

- Definition of the management organisation and responsibility for safety.
- Definition of appropriate fire prevention measures, including good housekeeping of site, welfare facilities and offices.
- Use of non-flammable/fire retardant materials for protection of finished works.
- Safe use and safe storage of flammable materials of all categories, whether solid, liquid or gas;
- Appropriate waste management procedures.
- Monitoring the type and frequency of fire inspection/audits.
- Suitable site accommodation location, construction and detection/firefighting systems.
- During construction, the installation of temporary detection and alarm systems, together with appropriate use of existing systems and early use of final as installed systems when possible.
- Development of evacuation plans, to include escape routes, muster stations, means of sounding alarms and the setting of systems in place to ensure that emergency vehicles have been called and all personnel have safely left the area.
- Training and fire drills.
- The application of permit systems for Hot Works, Confined Space Entry and Electrical Access Control.
- The provision of Fire Watch marshalls and First Aiders.
- Checking that emergency routes/exits are available and unobstructed at all times.
- Dissemination of the plan.
- Tottenham Hotspur Blue Book
- Continuous liaison with fire brigade/police/ambulance services and other emergency services, plus clients/occupants of adjacent buildings.

The Emergency Fire and Accident Plan will be developed in consultation with the local Fire Brigade and emergency services. As sites are dynamic environments, emergency planning will be under constant and critical review to ensure the continued relevance of the plan and procedures. This will be the responsibility of the Site Logistics Manager.

First aid facilities will be established in multiple locations as appropriate around the site.

8.4 Ecology

Please refer to the Ecological survey within appendix D.

8.5 Trees

Contractors appointed for works in close proximity to trees and in consultation with the arboriculture and landscape consultants undertake specific tree protection measures and procedures for the execution of their works to protect the trees.

Where trees are identified for retention construction work will be undertaken in accordance with relevant guidelines in BS 5837: 2005 "Trees in relation to Construction – recommendations" to ensure that any construction within close proximity of these trees is undertaken without significantly impacting on them.

Retained trees will be adequately protected from damage throughout the demolition and construction works. Tree protection methods shall include -

- Assessment of location of roots.
- The Root Protection Areas (RPA) will be designated as a construction exclusion zone (CEZ) within which trees will be protected from activities that have a potential to cause damage. CEZ's will be appropriately protected, e.g. fencing.
- Generated in accordance with BS5837:2005 provides a sufficient precautionary zone where rooting conditions are more or less open, unobstructed and level.
- Where root conditions are such that it is not possible to confidently accept the RPA as providing a more or less accurate illustration of the location of roots then it will be necessary to carry out soil investigation to ascertain location of roots.
- Training (e.g. tool box talks) in how to avoid tree damage.
- Facilitation Pruning.
- Appropriate Ground Protection measures.
- Contingency planning.

8.6 Noise & Vibration

Noise and vibration levels will be controlled as set out below to ensure that the Development is operated in a way that minimises detrimental impact to the amenities of local residents. Vibration monitors will be placed around the site in 2 no. locations. Monitoring positions to be agreed with the Environmental Health Officer.

Prior to the commencement of works, a condition survey will be carried out to nearby properties, this survey will be repeated on completion of the works.

Demolition, infrastructure works, excavations, piling works, and foundation construction will be among the most significant activities. The noisiest activities are likely to be demolition and piling works. Although concreting operations will also give rise to noise, the levels generated would not be considered to be significant.

As the buildings within the proposed Development rise above the ground, there will be some noise from scaffolding and formwork erection but the majority of activities and plant (e.g. concrete pumping) are considered to generate low noise levels.

During construction the measures summarised below are to be employed.

Details of construction activities, prediction levels/assessments will be discussed with the relevant authority, both prior to construction and during construction. Detailed construction programmes will be available in advance of work starting on site. Prediction, evaluation and assessment of noise and vibration as well as discussions between the construction team and the London Borough of Haringey will be an on-going activity throughout the construction period.

If work is likely to exceed specified noise limits but is necessary then this shall only proceed subject to notification to the London Borough of Haringey Environmental Health Officer and approval given. Except for emergency situations, notification will be in advance of any requirement for out of hours/noisy working.

Where the potential for noise exists, e.g. during demolition/piling, 'Best Practicable Means' will be used to reduce noise to achieve compliance consistent with the recommendations of BS 5228, and may include:

- Careful selection of plant items, construction methods, programming, implementing a 'noise and vibration protocol', which outlines monitoring frequency and action levels etc.
- Selection of piling methods based on reducing noise and vibration impacts. CFA piling has been selected on this project to reduce the noise and vibration impacts on the local community.
- Preference will be given to electrically powered plant where possible.
- Design and use of site hoarding and screens/noise barriers, to provide acoustic screening at the earliest opportunity.
- Use of pre-cast or off-site fabricated materials where possible to reduce noise on site.
- Selection of demolition arrangements that 'munch' rather than break the building. The demolition will be undertaken by long range excavators to cut down on vibration.

8.7 Air Quality

Construction and demolition works will be carried out in such a way as to limit the emissions to air of pollutants (particularly dust and fine particles (PM10)), employing Best Practicable Means. The site will be managed in accordance with the CEMP and ADQMP to minimise the potential effects on air quality from construction.

Monitoring will be undertaken throughout the construction period to enable proactive management of dust and PM10 levels. Wind speed and direction will be included in the monitoring. There will also be on-going liaison with the London Borough of Haringey Environmental Officer regarding the construction control measures set in place.

8.8 Dust

Dust control will be best achieved at sources, and if possible, activities will be carried out in a manner to preclude dust generation.

Dust levels will be controlled by dampening down works where there is a risk of dust, and, if required, consent sought from the relevant local authority under the Control of Pollution Act 1974, Environmental Protection Act 1990 and local policy guidelines, to ensure that the Development is operated in a way which is not detrimental to the amenity of local residents.

If dust is generated, steps will initially be taken to protect workers in the vicinity who shall, as a minimum, be issued with dust masks. Dust will, if possible, be contained in the location in which it is generated and be controlled and managed therein. Dust suppression measures will be carried out to ensure that dust nuisance affecting neighbouring properties is minimised.

Dust emissions from construction will be controlled through careful pre-project planning and effective site management. The following control measures and good management practices will be employed

- Site operations will be planned to take into account local topography, prevailing wind patterns and local sensitive receptors e.g. schools, residences and ecological designated sites.
- Burning of materials on site will be prohibited.
- Loading and unloading will only be permitted in designated areas.
- Provision of water sprays and wind/dust fences where possible, particularly in dust sensitive locations, for example, during demolition works. Water spraying and/or screening will be

undertaken prior to and during demolition.

- Stockpiles of soil, arising or other granular material will be sheeted and/or treated using “Dust Buster” or similar to prevent dust raising that may cause risk to health or nuisance to the public.
- An appointed person will oversee/control activities and handle complaints.
- Dust on tree foliage will be minimised where practical.

8.9 Material Storage & Handling

The storage and handling of construction materials can be a significant dust emission source. The adoption of appropriate dust control measures will greatly reduce dust emissions from these sources and ensure that any adverse effects are reduced or eliminated.

Handling and storage areas will be sited as far away as is reasonably and practically possible from public/residential areas. Handling and storage areas will be actively managed and fine, dry material will be stored inside enclosed shield/coverings or within a central storage areas. Any storage areas that are not enclosed will be covered/sheeted. Prolonged storage of debris on site will be avoided. Vehicles carrying dusty materials into or out of the site shall be sheeted down to prevent any escape of materials.

8.10 Construction Plant

Construction plant can be a significant source of emissions although control measures can be implemented to minimise any adverse impacts. The following measures will be employed:

- Site plant and equipment will be kept in good repair and maintained in accordance with the manufacturer’s specifications. Allowing for economic constraints, the plant will be selected on the basis of which has the least potential for dust and other emissions.
- Plant will not be left running when not in use.
- Plant with dust arrestment equipment will be used where practical.
- Where practical, cleaner fuels will be employed for construction plant.
- Enclosures will be erected around major construction plant items as appropriate and where practical.
- During the demolition phase high reach excavators shall be used with different attachments such as pulverisers, shears, breakers and selector grabs. A hydraulic mobile stone crusher shall be used with dampening down water attachments to keep the dust to a minimum.
- During the groundworks and concrete frame phase, 360 excavators (various sizes) , skid steer loaders , concrete pumps, concrete pipe trucks, mini dumpers, rollers are the main types of plant to be used.
- During the main construction phase, 2no. Tower cranes will be on site to manoeuvre materials. This will include specialist attachments used for installation of glass, balconies and mechanical roof plant. A forklift will also be used to move materials around site from the welfare area. Silos shall be used to store the brick mortar. Hoists shall be used on the scaffold to move materials vertically.

8.11 Vehicle Movements

Vehicle movements may result in dust emissions (by re-suspending dust from the road or from spilling dusty loads) and exhaust emissions. However, a number of control measures shall be adopted to eliminate or minimise such emissions: Wheel washing facilities on site to prevent mud from construction operations being transported on to adjacent public roads;

- Damping down of site haul roads by water bowser during prolonged dry periods.
- Regular cleaning of hard-surfaced site entrance roads.
- Ensuring that dusty materials are transported appropriately (e.g. sheeting of vehicles carrying

spoil and other dusty materials).

- Confinement of vehicles to designated haul routes within the site.
- Restricting vehicle speeds on haul roads and other unsurfaced areas on the site.
- Hoarding and gates to prevent dust breakout.
- Appropriate dust site monitoring will be included within the site management practices to inform site management of the success of dust control measures used.

8.12 Soils & Contamination

Ground Conditions

A detailed ground investigation has been undertaken at the site and has confirmed ground conditions to be made ground overlying Enfield silt, Taplow gravel, London clay and Lambeth group formation.

There is a potential contamination from the railway land and other light industrial and commercial uses. No major surface water features have been identified within 1000m of the site, however, the culverted River Moselle runs under- White Hart Lane to the North of the site. Based upon the available information, the risks posed to end users have been estimated as MODERATE/LOW for shallow and deep aquifers, ground gas and human health risks. Through the implementation of best practice measures these shall be reduced to LOW.

Strategy

The strategy for controlling and mitigating potential adverse environmental or health and safety effects during construction will be to adopt the procedures and methods set out within this CEMP.

Operational Control

The strategy for controlling and mitigating potential adverse environmental or health and safety effects during construction will include the following, as appropriate:

- Identification and assessment of the potential for residual ground; contamination to be presented prior to the start of any piling or excavation construction work;
- Minimisation of potential risks to site workers as required by the Construction (Design and Management) Regulations 2007;
- Sampling and testing of excavated spoil and piling arising, in order to assess the suitability of materials for re-use on site against site-specific criteria;
- Use of piling systems designed to minimise impacts on the groundwater;
- Dust suppression from any contaminated soils by the regular use of water sprays during any dry conditions, sheeting of haulage vehicle loads, use of wheel washers;
- Stockpiling of contaminated materials will be avoided whenever possible. If this is necessary, stockpiles will be located on areas of hard standing or plastic sheeting to prevent contaminants infiltrating into the underlying ground;
- Stockpiles will be treated to prevent windblown dust;
- Adequate drainage will be designed and installed during construction work to manage surface water runoff and prevent any contaminated water from entering watercourses, either directly as surface run-off, or indirectly via the surface water drainage systems;

- The flow of traffic across the site, speed restrictions, the use wheel wash facilities prior to leaving site and sheeting gantries if required will be designed to take account of the potential presence of contaminated ground during construction activities in certain areas and the minimisation of associated potential safety, health and environmental risks;
- Any arising containing remnants of invasive/noxious weed-type materials will be treated as controlled waste and disposed of off-site at a landfill site that is licensed to receive such material. Disposal of any invasive weed-type material will follow the disposal recommendation referred to within the relevant Environmental Agency code of practice;
- The handling and storage of any potentially hazardous liquids on site, e.g. fuels and chemicals, will be controlled and best practice guidance such as that published by the Environment Agency, will be followed. Storage tank/container facilities will be appropriately bunded within designated areas and sited as far as possible from any watercourse or surface drain;
- If hazardous liquids escape, remedial action will be taken as soon as possible; and
- Where unforeseen contamination is identified during the course of the work specific investigations will be carried out in the areas in question and appropriate Health & Safety procedures will be implemented during decontamination or removal of material.

A strategy will be prepared to identify, analyse, segregate and control existing contaminated soils on this site, in accordance with the planning permission. The London Borough of Haringey and the Environment Agency will be consulted on the strategy prior to commencement of earthworks.

Procedures will be drawn up to control all potentially contaminating materials brought on site.

Should soil contamination occur as a result of a pollution incident on site, reference will be made to the material COSHH data, and the soil will be decontaminated as recommended there in.

8.13 Water Resources

The works will be carried out and working methods adopted to ensure that construction activities do not disturb ground contamination to adversely affect surface water and ground water quality. The following best practice measures will be adopted:

- Discharge to public sewers – after prior agreement with Thames Water.
- The existing storm water drainage system will be retained where possible during construction, with modifications made as necessary to prevent ingress of debris.
- Discharge via sediment traps/settlement tanks or ponds.
- Installation of interceptors.
- Control of spoil and other materials to prevent spillage, particularly during period of high local surface flood risk (September to March), and through appropriate handling and selection of spoil/material storage locations.
- Issues relating to contaminated land affected by the construction, together with proposals for protection of surface and groundwater.
- All drainage arrangements will be determined in consultation with the Environment Agency and London Borough of Haringey.
- Careful siting and bunding of fuel storage facilities and any areas used for the storage of potentially hazardous materials.

Appropriate construction techniques will seek to ensure that groundwater seepage into excavated areas does not take place.

Subject to appropriate discharge consents, water arising during excavation works will be discharged to the surface water drainage network after attenuation in oil/water separators and settlement ponds/tanks. The discharge would be monitored to meet any requirements set by the EA. Any water not meeting the criteria set by the EA would be discharged to sewer and in accordance with Thames Water's requirements.

Consents to discharge from the Environment Agency or Thames Water may be subject to specified conditions. Monitoring will be undertaken as appropriate, and records kept demonstrating compliance with any specified conditions.

9.0 Waste

9.1 General Provision

The disposal of waste generated during construction, including any surplus spoil, will be managed to maximise the environmental and development benefits from the use of surplus material and to reduce any adverse effects of disposal. In general, the principles of the waste management hierarchy, which favours waste minimisation, re-use of materials and recycling over disposal to landfill will be favoured. Further details of how we do this are presented below.

9.2 Site Waste Management Plan

A Site Waste Management Plan (SWMP) will be produced using BRE's SMARTWaste tool. This includes a waste forecast identifying options for reuse, recycling and avoidance of landfill and to record actual waste arisings. Once this plan has been produced we shall share with the London Borough of Haringey and this will provide you with our Waste Management strategy.

The SWMP will also record responsibilities for waste management on site, any waste eliminated or reduced through the design process, compliance with the "Duty of Care", Environmental Protection Act 1990, and any training or awareness raising measures undertaken and reviews undertaken. It will also provide environmental KPI's which will be used to demonstrate performance levels against specified targets. The SWMP will be used in evidence toward environmental building assessments such as BREEAM and the Code for Sustainable Homes.

9.3 Construction & Demolition Waste

Methods for waste reduction will form a basic strategy for construction waste management from the start. These materials will generally be inert or environmentally benign and may have alternative uses elsewhere on the Site. Opportunities will be investigated to maximise the recycling potential of demolition and construction materials. It is anticipated that demolition concrete and masonry will be crushed for possible use as a piling platform and other purposes.

Buildings and materials containing asbestos will be assessed in advance of demolition works commencing, and all asbestos identified removed followed by the issue of clearance certificates. Care will be taken by contractors to identify all asbestos related materials and to record, control, remove and dispose of all such materials in accordance with current legislation.

Some contaminated materials may be found during the Development. Any contaminated materials that may be generated shall be stored and disposed of in accordance with relevant best practise guidance and legislation.

Licensed carriers will remove other residual waste, i.e. general office waste, etc. from site to suitable licensed disposal sites. Where possible, segregation and recycling of materials, such as office paper, food waste will be undertaken.

9.4 Control during Construction

The Contractor will ensure minimisation of waste arising on site and reuse where possible, either directly or by recycling, waste monitoring and setting of targets. Recyclable materials such as metal, timber, cardboard and office paper will be put in colour-coded bins, ready for collection by the appropriate contractor. Initiatives to reduce other waste streams include as far as practically possible:

- Minimising raw material waste through analysing design and construction techniques where possible.
- Making a commitment to develop waste minimisation opportunities by maintaining a role in the management of the supply chain during construction. Measures such as bulk buying and

the use of 'large customer purchasing power' to influence and make demands on suppliers will be utilised.

- Liaison with suppliers to enable packaging material to be sent back for reuse, the use of off-cuts where possible and the recycling of off-cut material by the supplier.
- Engaging contractors in the process of maximising the use of recycled aggregates for hardcore and alternative cements according to application.
- Ensuring no vehicle leaves the site empty, i.e. all return vehicles will take 'associated waste' off-site.

To ensure compliance with legislative requirements, only Environment Agency licensed waste hauliers, waste management contractors and landfill sites will be used.

Suitable protection measures will be incorporated in the design of the waste management area to prevent pollution, and regular inspections carried out to ensure that stored waste is covered by present accidental spillage and from being blown away.

When leaving site, vehicles will be sheeted/covered to prevent any escape of materials onto public highways.

Waste transfer notes will be retained and will fully describe the waste in terms of type, quantity and containment in accordance with relevant regulations. Information regarding the type and quantity of material returned to the supplier and the contractor or contractors will also hold copies of all waste documentation.

Materials stored on the Site for disposal (e.g. spoil arising) will be subject to the provisions of the duty of care and may require a waste management permit. Where this is identified the permit, or any exemption will be managed by the Applicant.

9.5 Hazardous Waste

In anticipation of production of hazardous waste, the development will be registered as a producer of Hazardous Waste with the Environment Agency as required by the Hazardous Waste (England & Wales) Regulations 2005.

Hazardous wastes will be segregated and stored separately from other waste fractions to avoid contamination and risk to the environment and personnel.

10.0 Workforce

10.1 Employment & Management Workforce

Site labour levels are expected to peak at 120 for the Plot A development.

As agreed in the Section 106 agreement, an employment strategy will be delivered through the Contractor in partnership with London Borough of Haringey skills and enterprise team, local agencies, training providers and the Contractor's supply chain. The Contractor will draw on the local knowledge and expertise of the London Borough of Haringey to encourage local residents to apply to fill vacancies on the Site.

The Contractor will endeavour to ensure that all appropriate measures necessary are taken to maintain good industrial relations in connection with the Development.

The Contractor will notify Trade Unions of the scheme and estimated timetable. A list of contractors together with, where applicable, the National Joint Council for the Building Industry (NJCBI) register number and/or reference with the Building and Civil Engineering Holiday Scheme Management or its equivalent will also be supplied.

The Contractor/sub-contractors (Building Trades) appointed must abide by the terms of National Working Rule Agreements as appropriate. Contractors outside Building Trades are to abide by their national agreements as appropriate.

An Equal Opportunities Policy will be adopted and contractors (and their sub-contractors) must adopt a positive approach to the employment and training of ethnic minority groups.

Catering and other essential welfare facilities will be provided on site.

10.2 Working Hours

Noisy construction work which is audible at residential properties will only take place during the following hours:

Monday to Friday, 08:00 to 18:00 hours

Saturday, 08:00 to 13:00 hours

No working on Sundays, Bank Holidays or Public Holidays

In order to maintain the above working hours, the Contractor may require at certain times a period of up to one hour before and after normal working hours to start and close down activities (this will not include works that are likely to exceed agreed maximum construction noise levels). Specialist construction operations and deliveries may also be required to be carried outside these core hours in agreement with London Borough of Haringey.

Works may be requested to take place outside these hours but will be within noise limits agreed with London Borough of Haringey. Consultation with the London Borough of Haringey will be required prior to noisy activities taking place outside normal hours of operation, with the exception of emergency work which may need to take place as required.

10.3 Local Training & Employment Opportunities

The Development is committed to meeting the needs of local people wherever possible and to this end pro-actively encourages the employment of local residents and the use of local businesses and services.

Morgan Sindall will support the Applicant in its delivery of any economic development and community investment commitments and targets the Applicant has been set within the S106.

Morgan Sindall will provide employment and upskilling opportunities for local residents of Tottenham and surrounding areas in line with the employment strategy. The employment strategy will be

developed in detail and delivered in partnership with London Borough of Haringey and training providers, and will include:

- The services of the Contractor's Strategic Inclusion and Community Manager.
- A consortium approach between local partners – including local authorities, Job Centre Plus and education and training providers.
- A CITB approved Employment and Skills Plan.
- A commitment from the contractor and sub-contractors to use specified methods of recruitment.
- A contractual obligation for subcontractors to provide apprenticeships and employment for local labour.
- Shared apprentice providers such as K10, Joe Brennan and Evolve.

Morgan Sindall will participate in the programmes of training (or re-training) of local people in such skills appropriate to the Contractor's works. These initiatives may include, but are not limited to activities such as providing paid or work placements (experience) , participating in work experience programmes, providing employment opportunities, promoting National Construction Week and employers giving time to visit local community organisations, schools, colleges etc.

Where there is a requirement for casual or temporary employment this should, wherever possible, be drawn from the local labour workforce.

Morgan Sindall will seek to offer all types of jobs and at all levels to local people as far as possible. It is expected that where local residents are appropriately qualified or experienced in any relevant trade, administrative or managerial / professional skills, they should be given the opportunity of employment.

Morgan Sindall will ensure that local contractors and suppliers are provided with information about the proposed Development and are given the opportunity to tender for all appropriate contracts or sub-contracts that arise. The Applicant will seek to ensure that the Contractor engages local labour and local sub-contractors whenever possible and that appropriate local employment clauses are included in the contract documentation.

London Borough of Haringey and relevant training partners will be notified at an early stage of the intended construction programme and start date on site to enable them to work with the Contractor to review and identify available skills and skills shortages and to commence appropriate up-skilling programmes for local labour.

The Applicant and/or contractor/contractors (and sub-contractors) will nominate a person to be responsible for training on the Development and be required to attend meetings where necessary and to liaise with the responsible person in the contractor/contractors on matters pertaining to the training being carried out by them. The person appointed will also be responsible for collating information on training carried out by sub-contractors and ensuring that similar provisions apply to those sub-contractors.

To evaluate the success of the local employment initiatives, Morgan Sindall will record local labour statistics. As a minimum, Morgan Sindall shall monitor and record the number and proportion of local people and local businesses utilised from London Borough of Haringey. Reports are to be submitted on a quarterly basis throughout the development period to the Applicant.

11.0 Public Relations & Community Liaison

11.1 Considerate Constructors Scheme

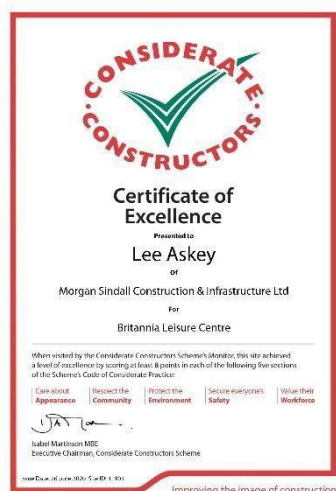
Morgan Sindall will register the Site with the 'Considerate Constructors Scheme' which is administered by the Construction Industry Board. This is a voluntary code of practice that seeks to:

- Minimise any disturbance or negative impact (in terms of noise, dirt and inconvenience) sometimes caused by construction sites to the immediate neighbourhood.
- Eradicate offensive behaviour and language from construction sites.
- Recognise and reward the constructor's commitment to raise standards of site management, safety and environmental awareness beyond statutory duties.

The scheme requires constructors to adhere to a Code of Practice that includes the following principles:

- Be environmentally aware in the selection of resources. Pay particular attention to pollution avoidance and waste management. Use local resources wherever possible and keep to a minimum at all times noise from construction site activity.
- Be considerate to the needs of all those affected by the construction process and of its impact on the environment. Special attention to be given to the needs of those with sight, hearing or mobility difficulties.
- Keep the Site clean and in good order and ensure that the surrounding area is kept free from mud, spillage and any unnecessary construction debris.
- Promote respectable and safe standards of behaviours and dress. Derogatory behaviours shall not be tolerated under threat of the strongest possible disciplinary action.
- Be safe. All construction operations and vehicle movements to be carried out with care of the safety of passers-by, neighbours and site personnel.
- Be accountable to the public by providing site contact details and be available to deal with their concerns and develop good local relations.
- All contractors will be required to adhere to the requirements of the code of practice. Information about the scheme will be provided to all personnel at induction and through on-going awareness raising such as posters and tool box talks as appropriate.
- The scheme will also be publicised to local residents by the use of appropriate banners and posters with contact details posted at the boundary of the site.

Figure 9: Considerate Constructors Certificate of Excellence from a previous Morgan Sindall site



11.2 Public Relations

Morgan Sindall shall be utilising the services of a Community Liaison Manager on the project.

Morgan Sindall will implement strategy to ensure that local businesses and any residents in the area around the site are aware of the construction activity in advance. They shall be informed of the works in general, road closures and noisy or disruptive work.

The engagement with the local community and neighbours will be provided with a range of activities such as newsletters, emails, news bulletins on hoardings.

During the construction process Morgan Sindall will seek to maintain a number of methods to communicate with the local community to keep them informed of progress on the scheme and enable concerns to be voiced and listened to, such as:

A single point of contact will be provided to the neighbouring residents and relevant statutory and non-statutory bodies and a contact telephone number (which is already established) will be provided to ensure clarity of communication and to coordinate any concerns.

Meetings will be held on a one-to-one basis with particular key stakeholders and also attendance at local TRA's. Drop-in sessions will be held at the project community hub so that people are able drop in to discuss any questions or concerns with members of the project team directly.

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A regular project newsletter will be circulated to the surrounding streets and works will be coordinated as far as possible with the works on adjacent sites

Any special or unusual activities to take place (such as road closures or deliveries of large plant) will be notified by way of a supplementary letter, issued to the relevant neighbours and local amenity centres.

A complaints register will be established to provide a permanent record of the performance of the project. Any complaint from residents or other parties will be treated seriously, with the complaint logged and the cause investigated. Analysis of any complaints made will allow procedures to be implemented with the aim of avoiding any re-occurrence.

The site hoarding will be used to display information regarding the project, in order that the Local community and passers-by can be informed of progress.

Appendix A – Schedule of Mitigation

Topic	Mitigation During Construction
Traffic and Transport	In order to mitigate any minimal impacts that may occur, a number of measures will be implemented during the construction period. These will be in accordance with our CLP. The following measures should be implemented: • Use of prescribed construction routes. • Implement a Traffic Management Group (TMG). • Restriction of HGV movements. • Banksman/presence of personnel at access. • Dispersed timings of HGV movements on the LRN. • Banksman vehicle movement monitoring. • Vehicle wheel cleaning. • Highway condition surveys. • Temporary Traffic Management Procedures (TTM) • Distribution of communication and promotional material to residence and businesses in the immediate vicinity of the site. Construction work will only take place during the following periods: • 8am to 6pm – Mondays to Fridays; and • 8am to 1pm – Saturdays
Socio Economic Effects	Hoarding to screen the site and minimise disturbance from construction activities. Implementation of the advice and best practice techniques listed in this CEMP.

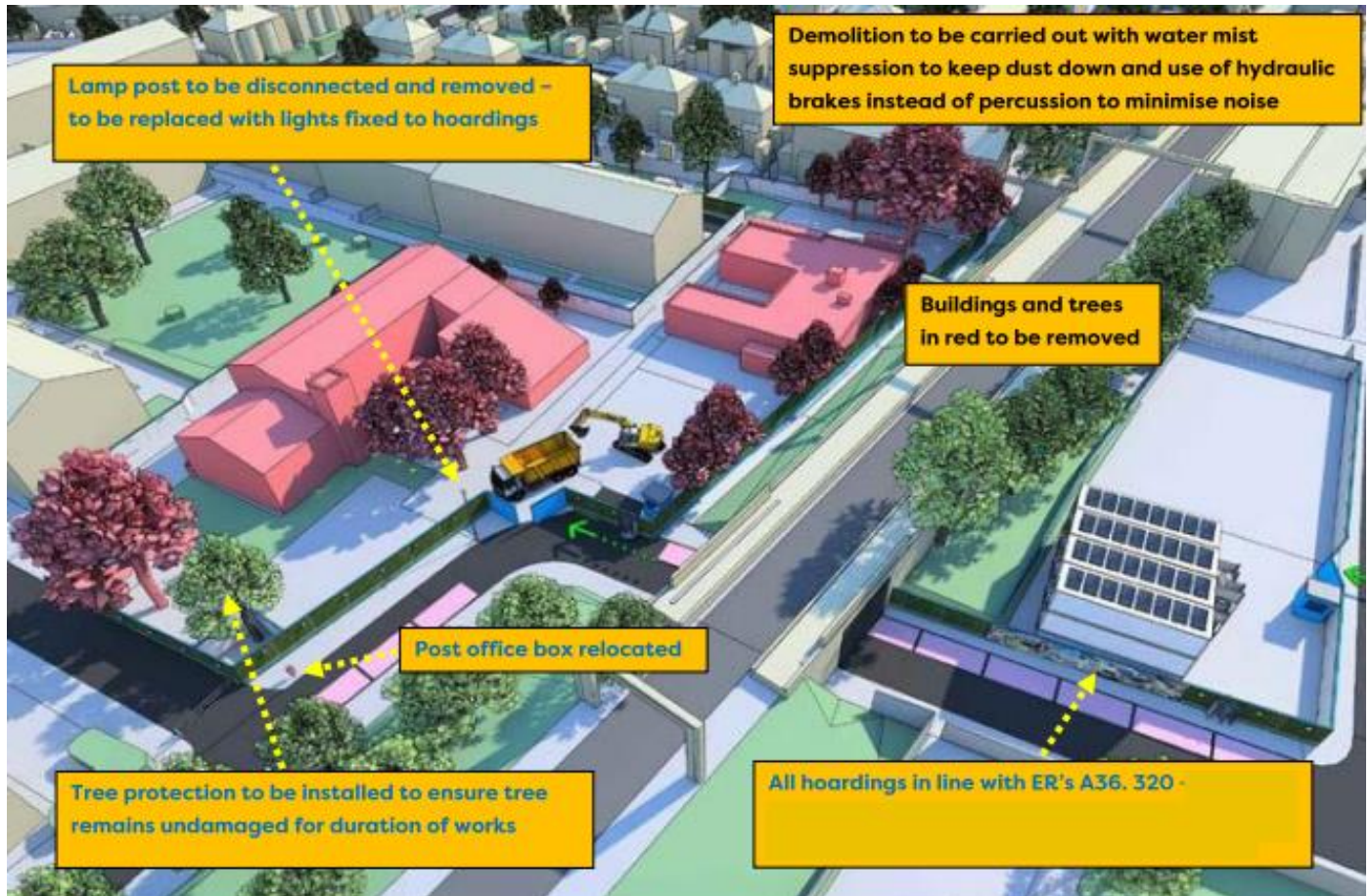
Noise and Vibration	Potential for significant adverse noise and, possibly, vibration might be generated during demolition and construction works. The following mitigation measures should be implemented during construction: Use of ‘best practicable means’, as defined in the Control of Pollution Act 1974 should be implemented to minimise noise emissions throughout the works period. This would incorporate the use of measures to control noise that does not unreasonably inhibit the work, and the use of working methods that result in minimum noise effects compatible with normal working practices. The contractor will also be required to liaise with London Borough of Haringey Environmental Health Department in order to agree the adopted controls to minimise impacts at all times. Measures routinely applied in this way include the following: • Community consultant prior to and during the works to update local stakeholders with regards to progress and any potentially intensive forthcoming works. • Careful selection of construction methods and plant to be used. • Switching off plant when not in use. • Regular maintenance and servicing of vehicles, equipment and plant. • Enforcement of restricted working hours for excessively noisy activities. • Implementation of an appropriate traffic management strategy. • The use of temporary acoustic barriers where appropriate and other noise containment measures such as screens and acoustic hoarding at the site boundary to minimise noise breakout and reduce noise levels at potentially affected receptors. • Adherence to relevant British and International Standards. • Utilisation of site access points which would minimise noise and vibration impacts. • Boundary monitoring of noise and vibration levels linked to an alarm system to warn site management of possible significant levels. • The possibility of carrying out of noisy works off-site (for example, concrete crushing).
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	The hours of routine construction work will also limit the effects of construction noise. Options for mitigating construction traffic are limited and rely upon the contractor ensuring that construction vehicles are appropriately-sized for the loads carried and that the vehicles and their exhaust silencers are properly maintained in a good state of repair.
Air Quality	Communications - Implement a stakeholder communication plan. Display name and contact details of responsible person for dust issues on site boundary in addition to head office contact information. Implement the measures stated in the CEMP to reduce the effects of Dust. Site Management – record all complaints and incidents in a site log. Take appropriate measures to reduce emissions in a timely manner and record the measures taken within the log. Make the complaints log available to the Local Authority if requested. Record an exceptional dust incident on or off site. Monitoring – undertake daily on and off-site visual inspections where there are nearby receptors. Carry out regular inspections to ensure compliance with the CEMP. Increase the frequency of inspections during activities with a high potential to create dust or prolonged dry weather. Agree dust monitoring with the local authority where appropriate. Preparing and maintaining the site – plan site layout to locate dust generating activities as far as possible from receptors. Use solid screens around dusty site activities and around stockpiles. Avoid site run off water and mud. Fully enclose the site or specific operations where there is a high potential for dust production and the site is active for an extensive period. Keep site fencing barriers and scaffolding clean using wet methods. Operating Vehicle/Machinery and Sustainable Travel - Enforce an on-site speed limit of 10 mph on surfaced roads and 5 mph on unsurfaced areas. Ensure vehicles switch off engines when stationary. Avoid use of generators where possible. Produce a Construction Logistics Plan to manage the sustainable delivery of materials. Implement a sustainable travel plan for site workers. Operations - Cutting, grinding or sawing equipment only to be used with suitable dust suppression equipment or techniques. Ensure adequate water supply for effective dust and particulate matter suppression. Use enclosed chutes, conveyors and covered skips. Minimise drop heights of materials. Ensure suitable cleaning material is available at all times to clean up spills. Measures Specific to Demolition - Where practical, soft strip inside buildings before demolition of external walls and windows. Ensure effective water suppression is used, preferably through the use of hand held sprays. Avoid explosive blasting. Bag and remove biological debris or damp down material prior to demolition. Measures Specific to Earthworks - Re-vegetate earthworks and exposed areas/soil stockpiles as soon as practicable. Use hessian, mulch or trackifiers where it is not possible to re-vegetate or cover with topsoil. Only expose small areas of ground or stockpile when working. Measures Specific to Construction - Ensure aggregates are stored in bunded areas and are not allowed to dry out. Avoid concrete scabbling where possible. Ensure bulk cement and other fine powder is delivered in tankers and stored in silos with suitable emission control. Smaller supplies of fine powder material to be in sealed containers and stored appropriately. Measures Specific to Track out Use water-assisted dust sweepers to clean access and local roads. Avoid dry sweeping of large areas. Ensure vehicles entering and leaving the site are appropriately covered. Inspect on-site haul roads for integrity and repair as necessary. Inspections of haul roads to be recorded in site log, including any remedial action taken. Implement a wheel washing system.
Daylighting, Sunlighting and Overshadowing	Demolition and Construction - The use of temporary lighting units may result in minor adverse effects in terms of light pollution. However, this can be easily mitigated through the positioning of lighting units to avoid light intrusion into the surrounding residential properties.

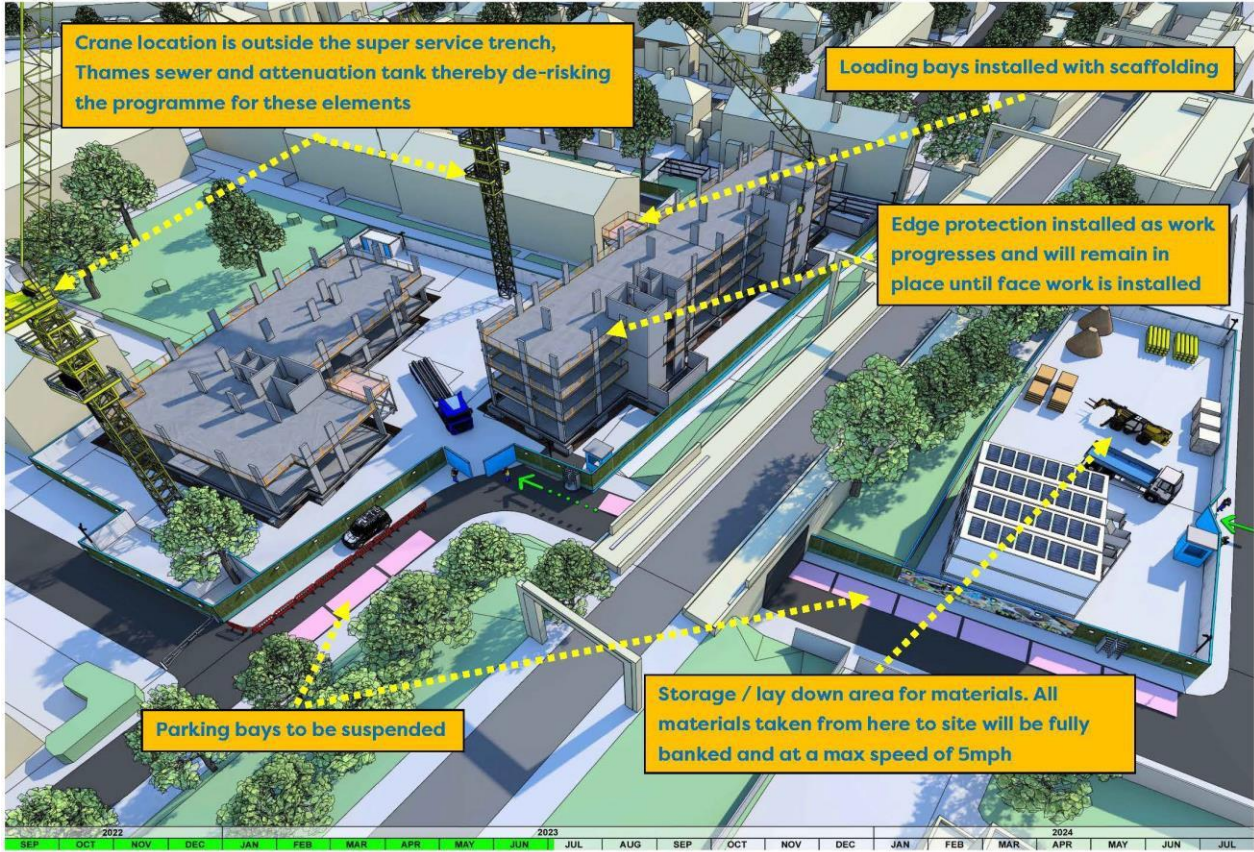
Wind Microclimate	No mitigation proposed
Biodiversity	Please refer to the Ecology survey in appendix A.
Cultural Heritage	Demolition - it is recommended that no archaeological mitigation is warranted during the demolition phase. Construction – it is recommended that no archaeological mitigation is warranted during the construction.
Surface Water Drainage & Flooding	Precautions should be taken such as use of settlement tanks, spill kits and gully covers. This will ensure that the risk to and from the site from surface water flooding during construction phases is minimised.
Ground Conditions & Contamination	Appropriate measures to protect construction workers may include training in and enforcement of hygiene procedures, use of personnel protective equipment and the implementation of dust control measures, particularly in relation to asbestos containing material (ACM). Mitigation measures that will be used to counter the identified potential impacts of construction will be incorporated into the Contractors Method Statements and Health and Safety Plans and the CEMP. These will include: • Procedures and protocols to prevent construction workers, visitors and neighbours from being exposed to contaminated materials (including exposure to asbestos) • Monitoring of excavation works to identify unforeseen areas of contamination • Systems to record and monitor the movement and deposition of waste materials leaving or being transported to other parts of the site

	Preventing dust generation during excavation and handling of potentially contaminated materials If visual or factory evidence of contamination is observed during the construction phase the material should be segregated and tested. A suitably qualified person (such as a site chemist or environmental scientist) should be responsible for inspecting and testing any material which displays any visual and/or olfactory signs of contamination. Based on the results of testing, the soils will be re-used, treated or disposed off-site as required. Proposed criteria for the re-use of soils will be included in the earthwork's specification for the development
Broadcast and Communication	As the structure is constructed the effects will range from no impact to minor adverse at worst (the predicted effect for the completed Proposed Development). The minor adverse effect will primarily be due to the presence of construction cranes. The mitigation measures proposed for the completed development will, in some cases, be applicable during the construction period. For those dwellings with adversely affected terrestrial TV reception, mitigation will include upgrading the existing aerials by increasing their height and/or gain or providing a non-subscription satellite service which is available from either the BBC and ITV ('Freesat') or 'Sky' for a one-off cost.

Appendix B – Site Logistics & Work Sequence











Appendix C – Summary (Indicative / Draft) Programme

High Road West Project

Sheet 1 of 1

Line	Name	Start	Finish	Duration
1	Site Setup	16/11/22	13/12/22	4w
2	Soft strip + demolition	21/11/22	27/01/23	8w
3	Ground work	30/01/23	10/03/23	6w
4	Piling	13/03/23	24/03/23	2w
5	Substructure	27/03/23	22/05/23	7w 3d
6	Superstructure	18/05/23	23/10/23	22w 1d
7	Scaffold erection	28/07/23	20/10/23	12w
8	SFS + Cementitious Board	11/08/23	03/11/23	12w
9	Windows + EPDM	25/08/23	17/11/23	12w
10	Facade Brickwork	11/09/23	22/03/24	26w
11	Scaffold strike	25/03/24	06/06/24	10w
12	Roofing work	16/10/23	22/03/24	21w
13	MEP infrastructure	09/10/23	23/02/24	18w
14	Fit out work (early phase)	25/09/23	17/11/23	8w
15	Fit out work (mid phase)	20/11/23	18/04/24	19w 2d
16	Fit out work (final phase)	24/04/24	20/06/24	8w
17	Testing & commissioning	10/04/24	20/09/24	23w
18	Snag & desnag	21/06/24	20/09/24	13w
19	Contractual Project completion	23/09/24	23/09/24	

100% Safe
Not Certified:
Prepared By: MV
Check Date: 23/07/2022
Draw No: HRW_High Level Programme_210725