



CONSTRUCTION MANAGEMENT PLAN

JAMESON LODGE (COPPICE MEWS)

58 SHEPHERDS HILL

LONDON

N6 5RW

SUBMITTED TO HARINGEY COUNCIL

27TH JAN 2023

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1.0 INTRODUCTION

This Construction Management Plan is produced for the proposed works at Coppice Mews, to the rear of Jameson Lodge, at 58 Shepherds Hill, for the partial demolition of the existing garages and the construction of 2 no. residential units.

Planning permission was granted by London Borough of Haringey on the 29th May 2020 and the reference number for that application is HGY/2019/1139.

The application was granted with conditions, and this document is submitted as part of an application to discharge condition 7, which requests details of the following:

- Parking and management of vehicles of site personnel, operatives and visitors
- Loading and unloading of plant and materials
- The location of a compound for the storage of construction materials
- Storage of plant and materials used in constructing the development
- Programme of works (including measures for traffic management)
- Wheel washing facilities

This document also addresses the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites, will be mitigated and managed. The document summarises the plans to complete this project taking into consideration the need to reduce its impact on the environment, on traffic in the immediate area, hazards and harmful effects on the local community.

This CMP follows the best practice guidelines as described in the Construction Logistics and Community Safety (CLOCS) Standard. In addition , further policy guidance contained within the following documents has been reviewed:

- LBH Planning Obligations SPD March 2018
- Sustainable Design and Construction (SPD), adopted February 2013
- Policies 6.3, 6.11, 7.15 and 7.19 of the London Plan 2016
- Policies SPO and SP13 of the Haringey Local Plan 2017
- Policies DM1 and DM19 of The Development Management DPD 2017.

The Principal Contractor will implement this in all phases of the project, directly, and through its subcontractors.

2.0 PROJECT INFORMATION - SITE

Site Address

Jameson Lodge, (Coppice Mews), 58 Shepherds Hill, London, N6 5RW

Site Decription

Jameson Lodge sits on Shepherd’s Hill, which runs between Crouch End and Highgate Tube station in the London Borough of Haringey. The Lodge to the front is not listed; the site sits within the Crouch End Conservation Area.

Jameson Lodge to the front of the site is an existing four story 1960's apartment building. The site includes a large unused communal garden with driveway access to the rear eleven existing garages. Six of the eleven garages will be retained with the new proposals formed around them.

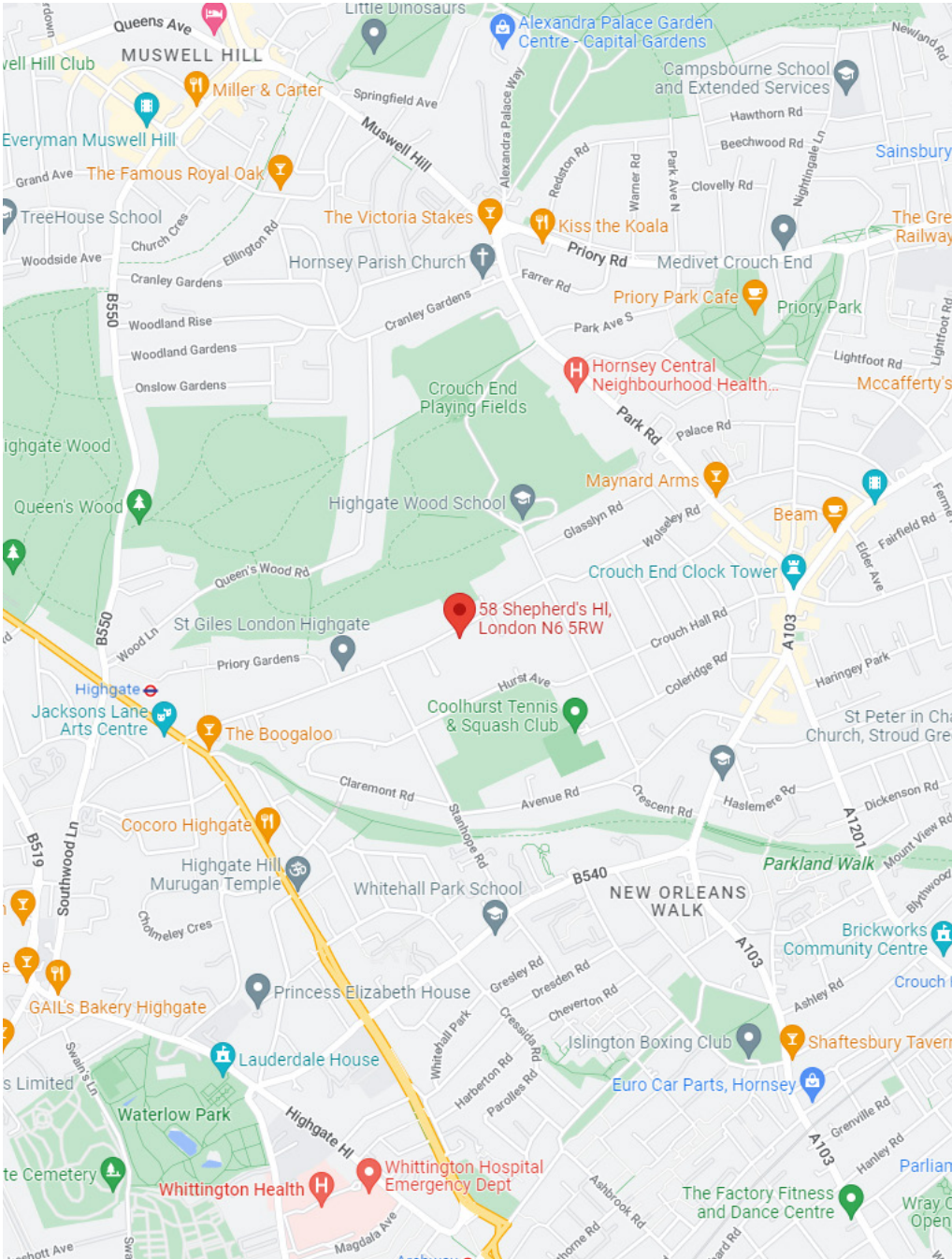
Description of Proposed Works

The approved application description states: Partial demolition of existing garages and erection of 1 x 2-bedroom and 1 x 3-bedroom dwellings and associated landscaping works (Class use C3).

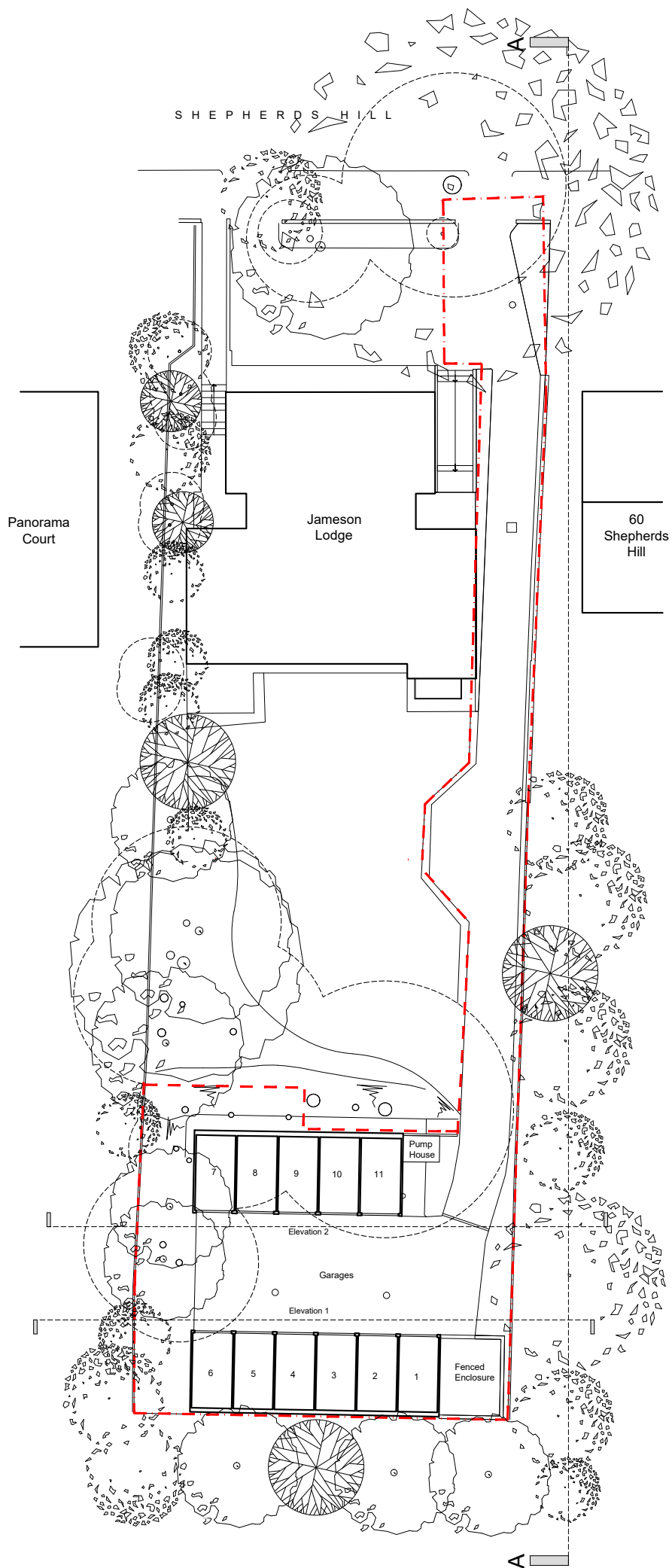
The works are for the partial-redevelopment of the existing lockup/storage garages to the rear of Jameson Lodge to provide 2 no. new residential dwellings at the site. To facilitate the development, garages 1, 2, 3, 4 and 7 are to be demolished. Garages 5, 6, 8, 9, 10 and 11 will be retained.

Unit 1 will be situated in the north-western part of the garage site, with 2 bedrooms and an open plan kitchen, living and dining area all at first floor level, with a private garden below. Unit 2 will be a 3-bedroom family home, with an en-suite bedroom, toilet and kitchen / living area at ground floor level, and two further bedrooms as well as the main living area (opening onto a private terrace) above. Both units will have private car parking spaces.

The proposals also include a dedicated, communal cycle and refuse/recycling store.



Map of Surrounding Area - Not to Scale



Site Boundary Plan - Not to Scale



Aerial View of Site

3.0 PROJECT TEAM

Responsibilities

The principal contractor will have overall responsibility for the project for the development and implementation of the CMP. Other members of the project team would also be assigned specific roles and would be responsible for the correct application of the CMP.

The Principal Contractor will be responsible for coordinating and managing all the environmental activities during the construction phase. The Construction Manager will carry out the following duties:

- Develop and review the CMP and specialist procedures.
- Update the CMP and inform the council if required
- Lead the appointment of construction staff and environmental specialists.
- Ensure delivery of environmental training to personnel within the project team.
- Monitor construction activities and performance to ensure compliance with the CMP and that identified and appropriate control measures are being effective; and,
- Act as a main point of contact between the regulatory authorities and the project on environmental issues.

Principal Contractor:

DARQS Ltd.
The Vale Business Centre Office 32
203-205 The Vale
London
W3 7QS
website: <https://darqs.co.uk/>
Site Foreman and Director: Darius Augustyniak

Contract Administrator & CDM Principal Designer:

Red Works Limited
21 Harold Road
London
SE19 3PU

4.0 CONTRACT PROGRAMME

Programme

The key stages for the programme of works are set out opposite. In planning the programme and at all stages of the project, the works are scheduled to cause minimum disruption to neighbouring residents and passersby.

Due to the relatively low amount of demolition required at the site, the first phase of the project is not expected to require more than 1 collection per day. The peak of deliveries to site will be during the second stage of the project with 2 deliveries anticipated at the peak per day at the busiest period for a total of approx. 20 deliveries and 15 collections during this period.

Works are planned to start at the end of March 2023, with a programme on site of 54 weeks (12.5 months), practical completion being in April 2024.

Notification of the project commencement will be issued to Haringey Planning Department. Haringey will also be notified when the project is completed.

Working Hours

The working hours will vary according to specific weekly schedules, but all are to be within the standard working hours permitted by Haringey Council, these being:

Monday to Friday: 0800 to 1800 hours
Saturday: 0800 to 1300 hours
Sundays or Public Holidays: No Working hours

It is company policy to adhere strictly to the hours permitted by local councils for noisy works.



Visualisation of Proposed Dwellings by Lipton Plant Architects
Jameson Lodge, 58 Shepherds Hill, London, N6 5RW

Programme Phase	Section	Project Work Stage	Assigned to:	Start	W/C	Duration
Preliminaries	A9	Site Set-up, Safety & Welfare	DARQS - Main Team	Mar-23	13	1
Site Preparations	D2	Phase 1 Decomission Supplies & Stripping Out	Electrician, Plumber, Main Team	Mar-23	13	1
	D2	Phase 2 Demolitions	DARQS - Main Team		14	2
Groundworks	D2	Preparing site levels 7 Groundworks	DARQS - Main Team	Apr-23	16	4
	D2	Below Ground Drainage Preparations	DARQS - Main Team	May-23	20	1
Foundations	E1	Foundations	DARQS - Main Team	Jun-23	22	2
Sub-Structure	F1	Masonry Walling or sub-structure	DARQS - Main Team	Jun-23	23	6
Superstructure	G1	Frames and Structural Steelwork	DARQS - Main Team	Jun-23	23	10
	G2	Structural Timber/Carpentry/ Timber Framing	DARQS - Main Team			
Roof Works	H6	Roof Coverings	DARQS - Main Team	Aug-23	33	3
	J1	Flat Roof Coverings	DARQS - Main Team			
Envelope & Glazing	L1	Windows, Roof Windows and Patent Glazing	DARQS - Main Team	Sep-23	36	8
	H6	External Cladding	DARQS - Main Team			
	L2	Doors and Trims	DARQS - Main Team			
	R1	Above Ground Drainage	DARQS - Main Team			
Internal Fit-out	L3	Stairs and Guarding	DARQS - Main Team	Oct-23	44	8
	K10	Plasterboard Dry Linings/ Partitions/ Ceilings	DARQS - Main Team			
	M1	Plastering, Rendering and Screeding	DARQS - Main Team			
	K20	Wood Internal Flooring, Linings and Trim	DARQS - Main Team			
1st, 2nd Fix & Comission	S9	Hot and Cold Water Systems	Electrician/Plumber Decs Team	Jan-24	1	7
	T9	Heating Systems	Electrician/Plumber Decs Team			
	U9	Ventilation Systems	Electrician/Plumber Decs Team			
	V9	Electrical Systems	Electrician/Plumber Decs Team			
	V112	Fire Detection & Alarm Installations	Electrician/Plumber Decs Team			
	W90	Communications & Security	Electrician/Plumber Decs Team			
	N1	Appliances and Fittings	Electrician/Plumber Decs Team			
Decorations	M6	Painting, Staining and Varnishing	Electrician/Plumber Decs Team	Feb-24	8	8
Practical Completion			Contract Administrator	Apr-24	16	

Construction Works Programme

5.0 SITE ACCESS

Site Personnel & Visitors

Site personnel, such as the construction team and any visiting consultants, will be encouraged to use alternatives to private cars for daily commuting to the site, including public transport, or by bicycle. Bicycle storage facilities will be provided, on site, by the Principal Contractor. The travel options will be explained to personnel, during their induction, to the site, with the aim being to of reduce traffic and tackle congestion. Site Personnel are always encouraged to car-share, where feasible.

DARQS Ltd. provide a mini-van for the key construction team and a parking space will be allocated within the site, to ensure no street parking spaces are used. This vehicle will not be parked on the street and the intention of using it is to reduce the number of vehicles travelling to and from the site.

Site meetings will be arranged with a view to ensuring that attendees can use the public transport system to attend. If personnel or visitors arrive by car, on-street parking is generally available in Shepherds Hill during site operational times. Personnel will be encouraged to park there within the site, to reduce congestion in the surrounding area, and to be considerate of the parking needs of local residents. Personnel will be briefed on this during their site induction.

Advance Planning of Deliveries

No major construction sites, are currently operative, in the immediate area. Should the Principal Contractor become aware of such sites opening, they will liaise with the managers of those sites to coordinate vehicles movement with the purpose of reducing traffic congestion and enhancing safety.

Vehicle Route to Site

Deliveries throughout the construction stage will be from the site entrance located on Shepherds Hill. All drivers will be met on site by a competent site worker. Vehicles entering and leaving the site are to be carefully managed, using gates that are clearly marked and free from obstacles. Team members will be allocated to act as traffic marshals during deliveries. They will ensure the safe passage of all traffic on the public highway, in particular pedestrians and cyclists, when vehicles are entering and leaving site, particularly if reversing.

Deliveries of materials and equipment, will be planned throughout the project, so that on-site storage is kept to a minimum. This will also serve to reduce multiple deliveries during a single, short phase of the project.

Deliveries will not be unloaded adjacent to working areas without prior agreement from the Site Manager. All deliveries will be arranged in accordance with Manual Handling Operations Regulations 1992, as amended in 2002.

Delivery Times & Frequency

Vehicles to be used to bring materials to and from the site include:

- Skip lorries- (approx. size 7m long, 2.4m wide)
- Ready mix concrete lorries (approx. size 8.25m long, 2.45m wide)
- Flatbed lorries (approx. size 8.5m long, 2.45m wide)
- Low loaders to deliver, and remove, a 14 ton excavator and a 3 ton dumper truck.

All suppliers and contractors will be given the procedure for deliveries including maximum vehicle size details.

A suitable, risk assessed vehicle route to the site is specified and that route is to be issued to all sub-contractors and delivery drivers via email, by means of a PDF attachment with a map including route instructions. It is anticipated that the majority of delivery and construction vehicles will drive via the A406 North Circular, before driving down the A1, where they will make a left turn onto Shepherds Hill. As the route is via main roads anyway, no minor residential roads will be used.

All vehicles will turn off engines when delivering to the construction site,

unless engine power is needed to operate unloading and loading equipment. Any vehicle waiting for access to the site, will be required to turn off their engine, to minimise air pollution and noise in the neighbourhood.

Construction vehicle movements will be restricted to the hours of 9.30am to 4.30pm on weekdays and between 8.00am and 1.00pm on Saturdays. As the surrounding area is predominantly residential, it is assumed that there will be a significant number of passersby travelling to and from school. As such, deliveries will be restricted to the hours of 9.30am and 3pm on weekdays during term time. If however, vehicles can arrive at site before 8.00am where they can be accomodated, it is planned to permit this provding they wait with their engines switched off.

No parking bay suspensions or Temporary Traffic Restrictions (TTR) will be required to provide a holding area, for vehicles waiting to deliver to the site. If this should change the council will be informed and appropriate arrangements made.

Wheel Washing Area

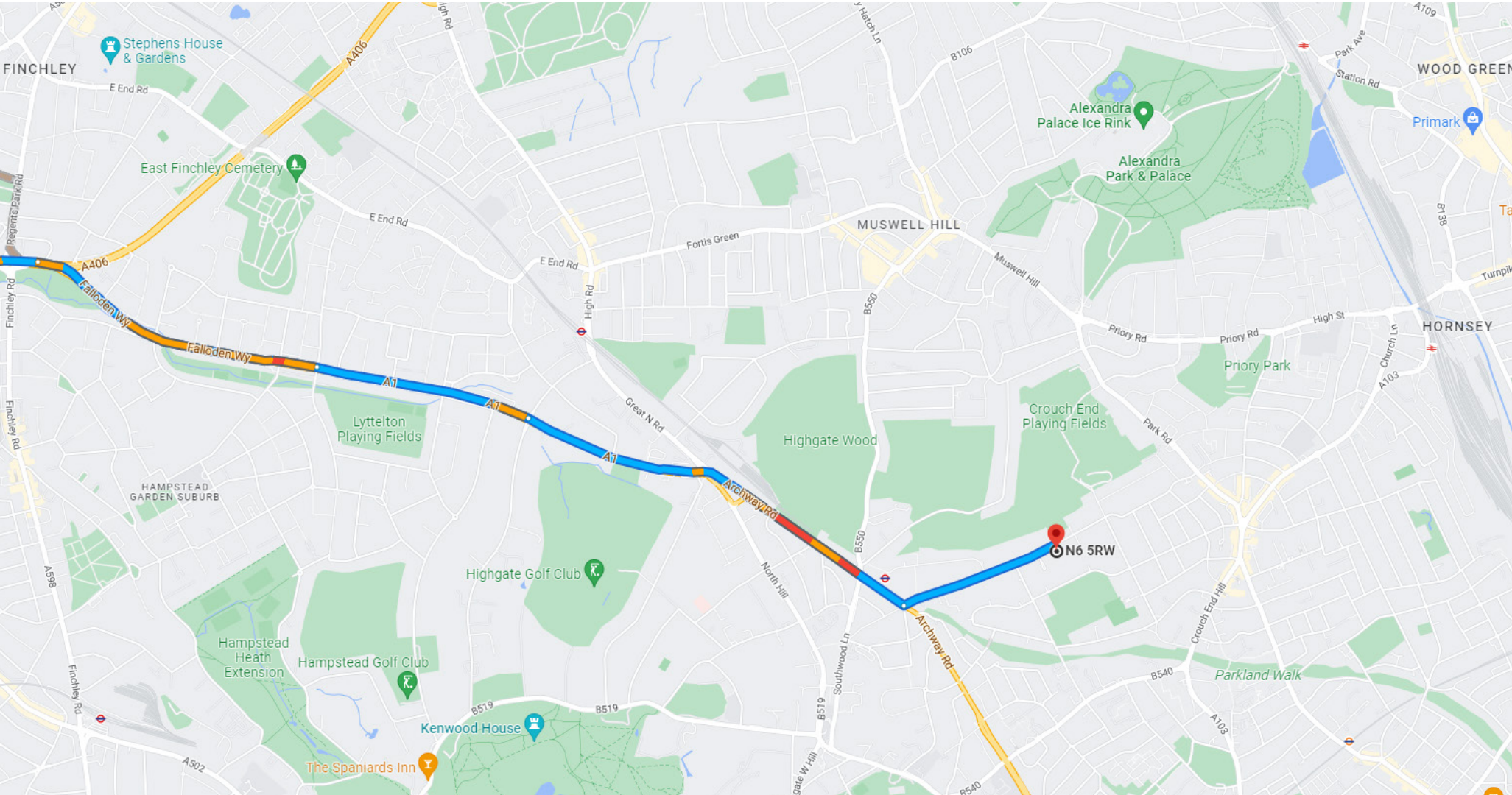
During the ground works operations vehicles exiting the site may carry deposits of clay or wet concrete, trapped on their tires, out on to the street. To prevent this occurring, a wheel cleaning regime will be implemented. This will also be continued into all phases of the works as and when required. It should be noted that the driveway leading down to the garages is formed of hard standing, and so does not cause mud.

All construction vehicles exiting the site will pass through a dedicated area allocated for jet washing the vehicle's wheels, as noted on the Site Plan.

Wheels will be inspected and confirmed that the vehicle is fit to leave site. The site operatives will ensure that water used during wheel washing operations does not migrate out onto the main highway. The designated area is set well back from Shepherds Hill, in a hard standing area with suitable drainage.

Emergency Access

General emergency services routes are to be kept accessible at all times.



Proposed Route to Site from A406 (Google Maps)

6.0 SITE OPERATIONS & ENVIRONMENTAL MANAGEMENT

Storage of Materials and Equipment

Plant and materials will be stored within the hoarded area of the site. The storage of materials will be kept to a minimum and to support this, delivery scheduling will be established to ensure that supply is on a ‘just on time’ basis. More vulnerable materials and equipment will be stored in secure containers or programmed for delivery to the site for immediate use. There will be no storage of plant or materials on any area of the public highway.

Site Office & Welfare Facilities

A site office and welfare facilities will be established on site within a hoarded area, separated from the construction working zone. Full contractor contact details will be located in a visible position at the site entrance. The temporary site accommodation and welfare facilities will be the Site Manager’s Office, meeting and induction room, toilets and general welfare facilities.

Site Security

The entire site will be enclosed with secure locked plywood hoardings, 2 m tall, on the boundary of the site for the duration of the project. The hoarding protects the public from the site.

Site Management

For day-to-day management of the site the Contractor will follow the below procedures:

- Keep the site boundary fence or hoarding in good repair.
- Check it regularly to make sure it is in good condition; it isn’t falling, and it hasn’t been damaged.
- Only allow authorized people on site – and keep the gate closed between deliveries. Keep vehicles and pedestrians apart while they are moving around the site. Use team as traffic marshalls.
- Make sure footpaths and traffic routes are firm, level, stoned up if necessary, and gritted if icy.
- Keep walkways, stairs, and work areas clear and free from obstructions such as trailing cables, rubbish, and unused materials.
- Make sure the following are available at all times: toilets, handwashing facilities with water, paper, and soap; - somewhere for workers to change, store and dry their clothing, and somewhere to sit Keep all the welfare facilities clean, tidy, well-lit, and warm.
- Explain to everyone on site the importance of keeping their work area clear and enforce it.

Gates in the fencing or hoarding should, as far as is practicable be positioned and constructed to minimise the noise transmitted to nearby noise sensitive buildings from the worksite or from plant entering or leaving the site. Hoardings will be provided and maintained, by the Contractor. Adequate security will be exercised by the Contractor to prevent unauthorised entry to or exit from the site. Site gates will be closed and locked when there is no site activity and site security provisions will be set in motion. Provision of alarms will follow HSE requirements.

Reduction of Noise

The Principal Contractor will assess the risks to employees & neighborhood from noise at work; take action to reduce the noise exposure that produces risks. The contractor will also make sure legal limits on noise exposure are not exceeded and provide employees with information, instruction and training and carry out health surveillance where there is a risk to health.

The contractors will also be required to comply with other relevant provisions of the Control of Pollution Act 1974
This will involve measures such as:

- Identify where there may be a risk from noise and who is likely to be affected
- Compressors fitted with properly lined and sealed acoustic covers, which should be kept closed whenever in use.
- Pneumatic percussive tools fitted with mufflers or silencers of the type recommended by the manufacturers.

- Machines in intermittent use should be shut down in the intervening periods between work or throttled down to a minimum.
- Plant and vehicles to comply with EU noise emission limits.
- Select quiet plant whenever possible.
- Control the hours of operation of all plant and vehicles and avoid their unnecessary use.
- Use acoustic screening where possible. Use noise attenuators where needed.

Vibration Control

The Principal Contractor will assess the risks to employees and the adjacent area from vibration and take action to reduce the environmental and health risks.
In conducting a risk assessment, the contractor will assess daily exposure to vibration by means of:

- Observation of specific working practices
- Reference to relevant information on the probable magnitude of the vibration corresponding to the equipment used in the particular working conditions
- Reduce the use of equipment or avoid its use altogether if practical.

Air Pollution and Dust Reduction

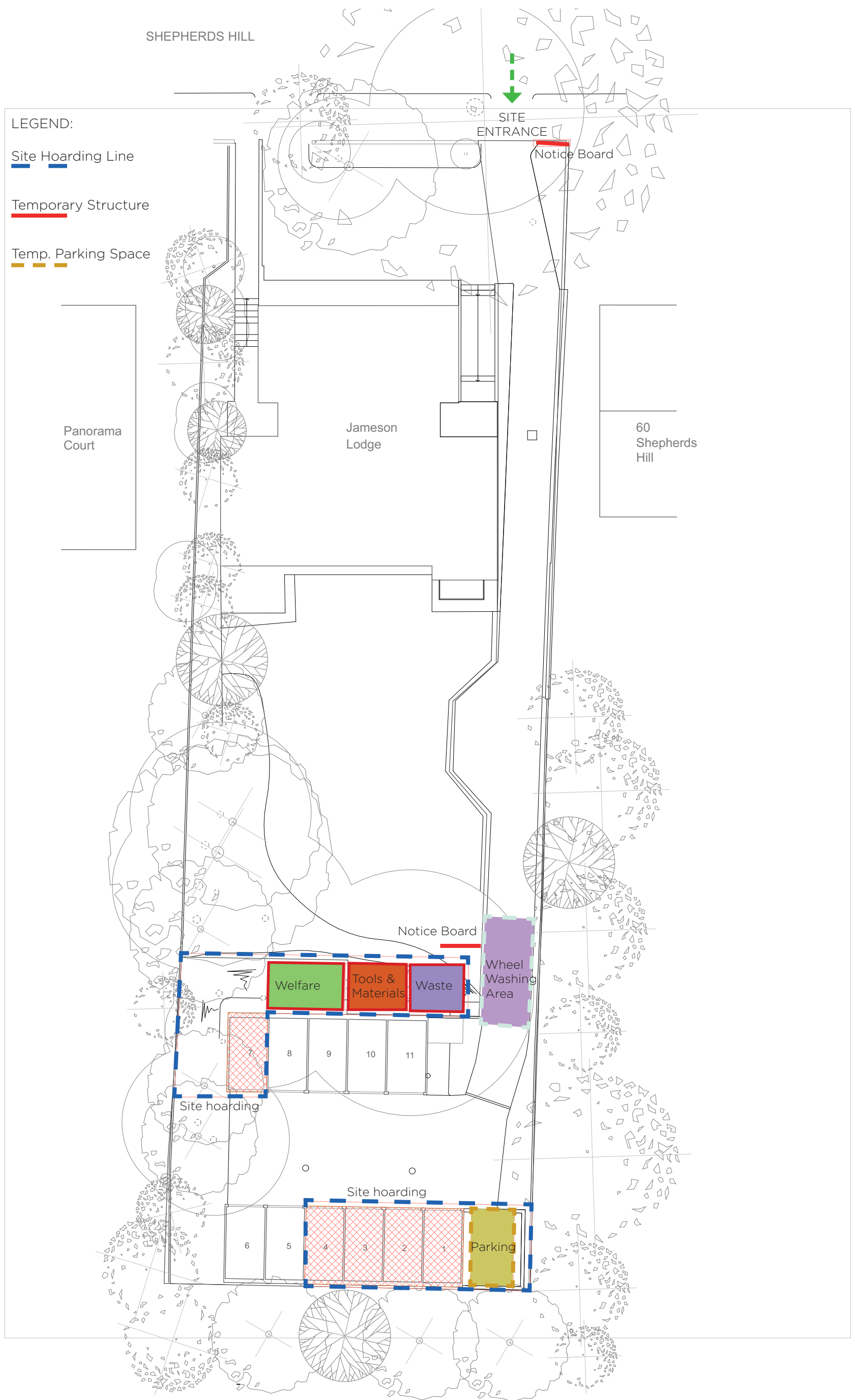
The contractor shall comply with the codes & policies listed below:

A range of approaches to mitigate the impact on air quality will be used to meet best practice:

- Use of low-emission vehicles.
- Removal of materials that have potential to produce dust, where possible;
- Enclosure of material stockpiles at all times and damping down of dusty materials during dry weather.
- Provision of appropriate hoarding and / or fencing to reduce dust dispersion and restrict public access.
- Maintenance of Site fencing, barriers and scaffolding clean using wet methods.
- Control of cutting or grinding of materials on the Site.
- Dust generating machinery e.g., disk cutters to be fitted with vacuums.
- Appropriate handling and storage of materials, especially stockpiled materials.
- Restricting drop heights onto lorries and other equipment.
- Fitting equipment with dust control measures such as water sprays, wherever possible.
- Ensuring bulk cement and other fine powder materials are delivered in enclosed tankers and stored silos with suitable emission control systems to prevent escape of material and overfilling during delivery.
- Switching off all plant when not in use
- No fires would be allowed on the site.

Site Lighting

Site lighting will also be positioned and directed as so to minimize nuisance to residents or adjacent buildings.



Arrangement of Site Facilities - Not to Scale

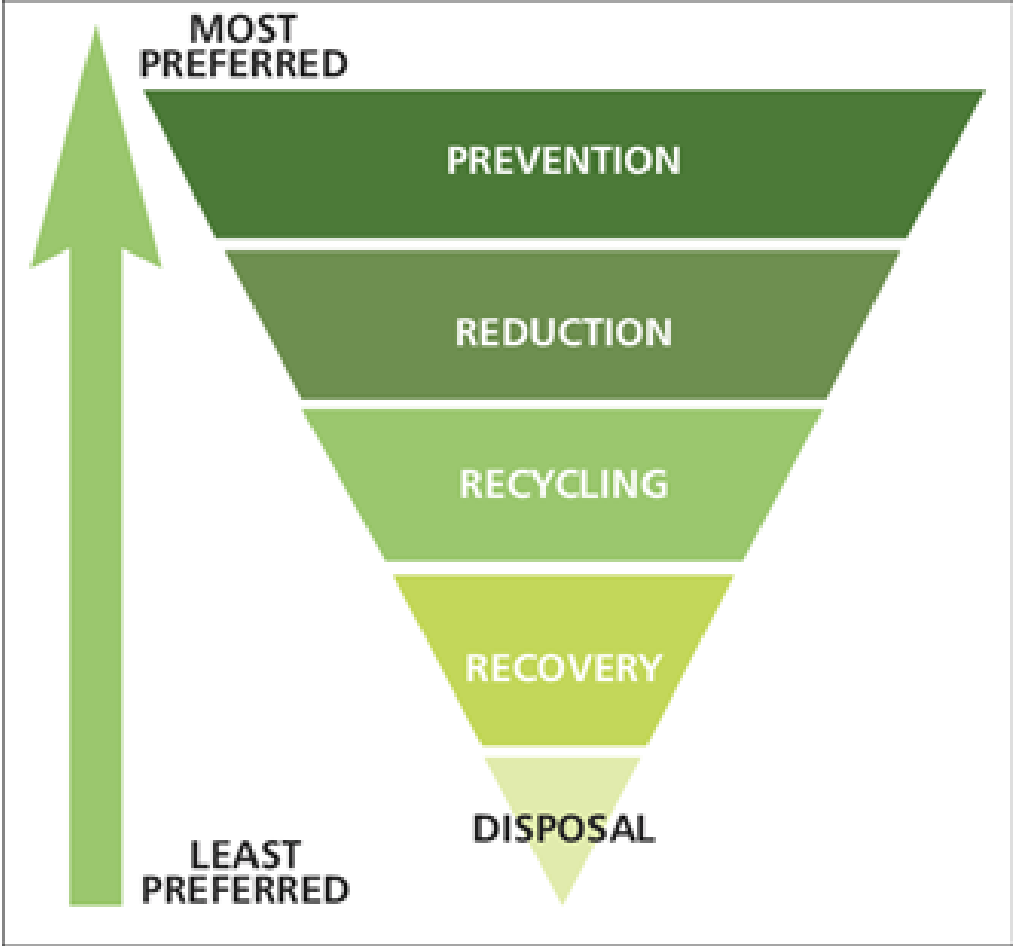
6.0 SITE OPERATIONS & ENVIRONMENTAL MANAGEMENT (CONT.)

Waste Management & Recycling

Surplus or waste materials arise from either the materials imported to site or from those generated on-site.

Segregation

A specific area shall be laid out and labelled to facilitate the separation of materials for potential recycling, salvage, reuse, and return. Recycling and waste bins are to be kept clean and clearly marked to avoid contamination of materials and minimize/eliminate the adverse impacts.



Site Waste Reduction

7.0 COMMUNITY LIAISON & COMMUNICATION

Community Communication & Liaison

A ‘good neighbour’ policy will be implemented to minimise any impact of works that might have on local residents and business. The policy will maintain a continuous dialogue with the local neighbours, the following is proposed:

- A contact board will be placed outside of the site, at the site entrance on Shepherds Hill, with the name of the site manager and contact details.
- There will be a localised solid hoarding around the site which will be kept tidy and free of graffiti, with the entrance painted in a sympathetic colour.
- Neighbours will be kept informed about the project and various stages of works planned, via. a site notice board located
- Communications to advise of any one-off or out of hours operations, unavoidable disturbance, such as from unavoidable noise, dust, or disruption of traffic flows. Clear information shall be given well in advance, of activities which have the potential to cause disruption
- All complaints will be maintained in a complaints-register to ensure that complaints received are accurately logged and actions taken are recorded.

Site Contact

The site contact information and emergency contact information and complaint contact information will be clearly presented on the hoarding. When the principal contractor assigned, the information to be updated and shown on the site safety and information board.

Conduct

Complaints often arise from the conduct of builders in an area when construction works are taking place. The Principal Contractor will not tolerate inappropriate behaviour or swearing from any of its staff generally and specifically not in public or residential areas. A smoking area will be designated, in a safe zone within the site, to ensure it does not distrub nearby residents or passersby.

Complaints Procedure

The principal contractor will clearly display contact details in prominent locations, at various points around the site boundary. The principal contractor will keep accurate records of any complaints received.

Documentation

The contractor may hold appropriate documentation that may include vibration and dust monitoring results, complaint logs and any subsequent action taken.



DARQS Ltd - Site Safety Board