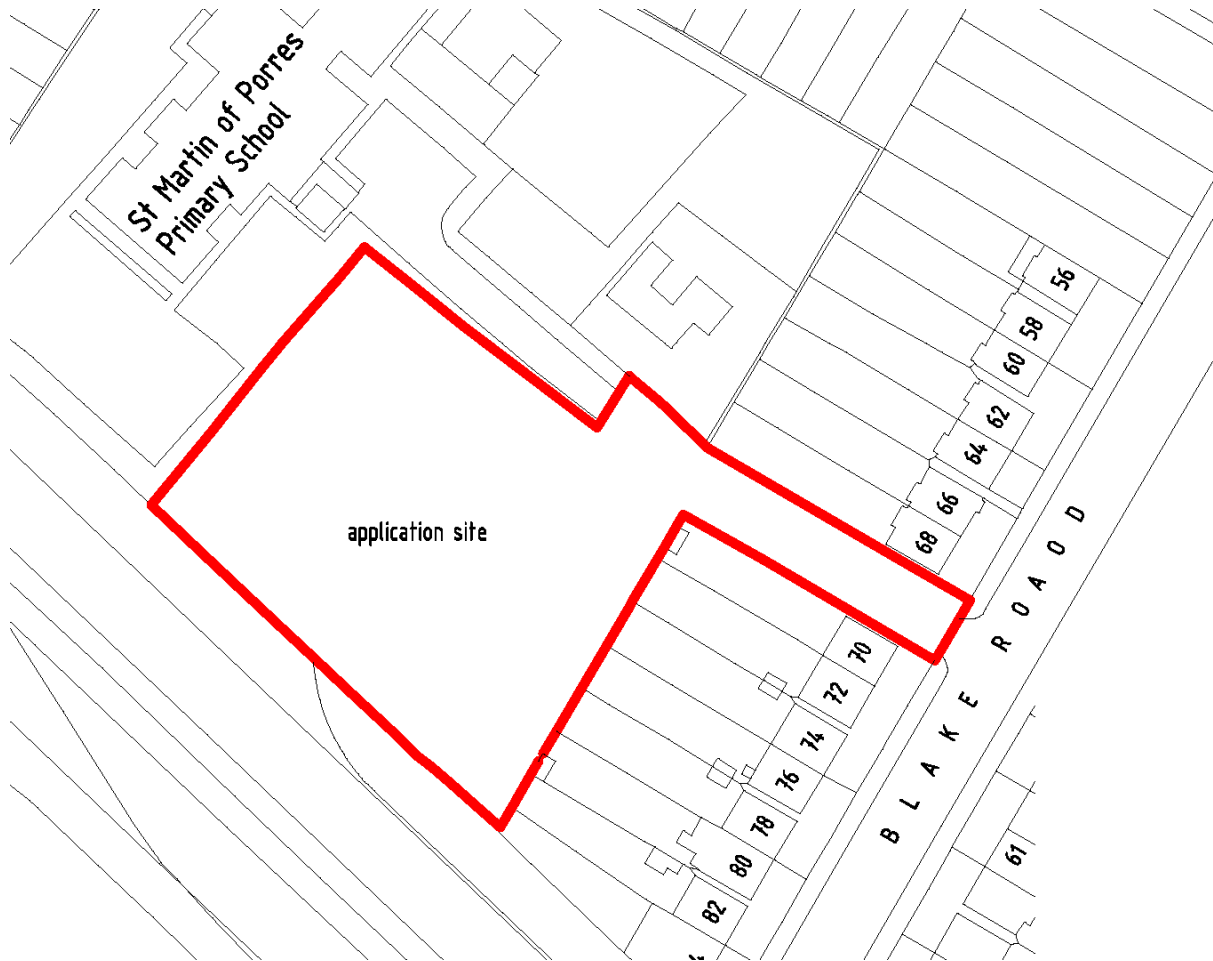


Construction Management Plan



**Discharge of Condition 3 Attached to Planning Permission Ref:
HGY/2023/0364 for the “Repair of building following fire damage”**

Glencairn Bowls Club, Blake Road, London N11 2AF

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1. Introduction

The following Construction Management Plan has been produced on behalf of Lousada LLP with the aim of discharging pre-commencement condition 3 attached to planning permission HGY/2023/0364.

Condition 3 reads as below:

"No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors;*
- b) loading and unloading of plant and machinery;*
- c) details of measures to protect pedestrians and other highways users from construction activities on the highway;*
- d) timings of deliveries and other traffic related to the construction in order to minimise conflict with the main arrival and departure time of pupils from the neighbouring school.*

Reason: To protect the amenity of neighbouring properties and to maintain traffic safety."

The purpose of this report aims to reduce any detrimental effects construction works may have on the neighbouring areas and environment. All work carried out on site will be carried out in accordance with this plan. Unless otherwise agreed in writing with the LPA.

2. Description of Development

The development proposed and approved under planning permission HGY/2023/0364 is set out below:

"Repair of building following fire damage"

3. Site Set Up

General

All site attendees will wear the necessary PPE at all times, where required this will be provided to individuals.

Deliveries, Loading and Unloading of Materials

All deliveries will take place between 9.30am and 3pm to avoid peak traffic time reducing the impact on the surrounding road network during construction. Restricting deliveries to these times will also prevent any overlap between deliveries and school drop off and pickups with the school day running from 8.45am to 3.20pm. All deliveries will be planned and co-ordinated to ensure the site is only receiving deliveries which can be handled within the site at any one time.

Delivery vehicles will enter and exit the site via the existing access taken from the existing private road off Blake Road. A holding and offloading area will be designated within the site, (within the blue hatched area on plan 1 below), for delivery vehicles to deliver materials to. These areas will be clearly signed with both warning and directional signs. Where required a banksman will be provided to aid with loading and unloading and ensure the safety of those on site.

4. Site Logistics and Highway Details

Construction Parking

This will be provided on site to reduce the impact of the construction phase on the local highway. As shown on the site plan in Appendix 1, (hatched blue), there is an existing area of parking provided within the site which will be used. As the proposed works are minimal there will only be a small number of vehicles parked on site at any one time. The existing parking is located away from the access to the public highway. By locating the parking away from the access to the public highway the risk of obstructions being created by parked vehicles is significantly removed.

Pedestrian Safety

The site will be kept secure at all times to prevent pedestrians entering the site. Due to the proposed works being minor all works will be contained within the site preventing any spill onto the surrounding footpaths and local highway. All delivery vehicles will load and unload within the site boundary.

Appendix 1: Site Layout Details



Blue hatched area depicts parking and servicing area.