

CONSTRUCTION LOGISTICS PLAN

Bloomfield Court, Bloomfield Road, Highgate
N6 4ES

LP Build Ltd
Devon House
Church Hill
London
N21 1LE

This Construction Management Plan has been produced by LP Build Ltd for the vertical extension of Bloomfield Court constructing 4no new residential dwellings.

1.0 Proposed Programme

Main Contract Works

- Commence: 21st June 2023
- Completion: 1st June 2024
- Duration: 9 Months

Key Phases

Site set up – 1 month

- This phase will involve the erection of scaffolds, hoarding and temporary site accommodation and welfare facilities as per the site logistics plan.

Demolition & enabling works – 1 month

- There is minimal demolition work required on the scheme, the enabling works will involve breaking out small pockets of the existing parapet walls at roof level to create padstones and support the new steel structure along with stripping the existing roof covering. Dust and debris will be kept to a minimum by spraying a fine water mist when using cutting tools. Noisy working will be kept to a minimum and only during the hours of 9:30am – 16:30pm

Structural works – 2 months

- This phase will involve the erection of the new structure at roof level. Materials will be lifted to gantry and roof level via an extended hi-ab on the delivery vehicle then moved into their final position by 'genie' lifts. The steel structure will then be infilled with a cut timber roof and clad with the reclaimed roof tiles

Fit out and finishes – 5 months

- This phase will involve the finishes within the apartments such as floors, doors and kitchen installation. Deliveries will be lifted onto the gantry and moved to the top floor via the materials hoist.

2.0 Introduction

This is a proposal for the site known as Bloomfield Court, Bloomfield Road, Highgate N6 4ES. The proposed works comprise of a vertical extension to create 4no new residential dwellings. The works will also include the repair and restoration of the existing building façade and communal areas.

The building will remain occupied by residents throughout the work and work shall be organised to limit disruption for residents.

The agreed contents of the Construction Management Plan must be complied with unless otherwise agreed. The Project Manager shall work with the Authority to review the Construction Management Plan should any problems arise in relation to the construction of the development any future revised plan must be approved by the Authority and complied with thereafter.

3.0 Construction Start/Completion Dates

The target dates for the project are:

Main Contract Works

- Start date: 21st June 2023
- Completion date: 1st June 2024

4.0 Access arrangements for Vehicles

There shall be no vehicle access directly onto site. Delivery vehicles will pull up and unload via hi-ab offload onto the scaffold gantry at 1st floor level on Bishops Road , materials will then be lifted to roof level using a materials hoist on the scaffold.

Proposed hours in which vehicles will arrive and depart

Deliveries will arrive and depart between 9:30am and 16:30pm to avoid peak traffic rush hours.

Deliveries will not be required outside of these hours.

Banksman/Traffic Marshall – a Key Role

A strict delivery procedure will be implemented to ensure that Bloomfield Road is not overrun with site and delivery vehicles. Our banksmen will ensure that traffic flow on both roads is maintained at all times as well as the safety of pedestrians

All sub-contractors and suppliers will be required to give 48 hours notice of deliveries. The movement of materials will also be controlled by our Traffic Marshall. He will be responsible for the coordination and control of all aspects of material deliveries and movement.

5.0 Proposed routes for Vehicles to the site

Details of agreed access/egress routes will be issued to all our suppliers and subcontractors. This will be policed as far as practical but it must be recognised that we have no jurisdiction over the vehicles once they have left our site.

Vehicles will approach the site travelling up Archway Road before turning into Southwood Lane then briefly onto The Park before turning into Bishops Road pulling up into the vehicle unloading area.

When delivery vehicles are present the site traffic marshalls will be responsible for ensuring the safe flow of traffic, cyclists and pedestrians along Bloomfield Road.

Once deliveries are complete the delivery vehicles will be guided away from site by the banksman travelling North along Bishops Road before turning into Archway Road. This will allow vehicles to re-join the strategic road network in the most efficient way whilst minimising disruption to the quieter, residential streets around the site.

See location map and logistics map below



-  = Suspended residents parking bay for vehicle unloading
-  = Loading gantry over pavement at first floor level with materials hoist to roof level
-  = Independent scaffold for roof access and façade repair works
-  = Platform at roof level to facilitate site office and welfare facilities as well as material storage

Site Logistics Plan

Bloomfield Court

6.0 Size of Vehicles

Numerous types of delivery vehicles will be used to bring materials to and from the site. These include:

- Skip lorries. These will include standard 8 yard skips for waste as well as 'wait and load' type vehicles (approx. size 7m long and 2.4m wide.)
- Flatbed delivery vehicles for the delivery of various materials including scaffolding, steelwork, reinforcement, bricks/blocks, timber, roofing materials, plaster, joinery etc. (approx. size 8.5m long and 2.45m wide.)
- Articulated Lorries, for various material delivery's

The projected vehicle movements are likely to be approximately 5 per week during the main contract works period.

7.0 Tight manoeuvres into the site

All vehicles will stop in the street loading area on Bloomfield Road, there will be no vehicles entering site.

8.0 Details of any highway works necessary to enable construction to take place

None required.

9.0 Parking and Loading Arrangements

A strict delivery procedure will be implemented with pre arranged delivery slots to ensure that Southwood Lane is not overrun with delivery vehicles. Our traffic marshall will ensure that traffic flow is maintained at all times.

All subcontractors and suppliers will be required to give 48 hours' notice of deliveries. The movement of materials, particularly in the main contract works stage, will also be controlled by our traffic marshall. He will be responsible for the control and coordination of all aspects of material deliveries and movement.

Materials will be stored within the boundary of the site.

No parking will be permitted on site and all sub-contractors will be informed at the pre-order meeting that the surrounding area is for resident parking only. All subcontractors will be encouraged to use public transport.

10.0 Temporary traffic management orders

None required.

11.0 Proposed overhang of the Public Highway

We propose to erect a loading gantry at first floor level over the public footpath on Bishops Road. This will enable us to lift deliveries onto the gantry and bring them into site without site operatives having to walk back and forth across the pathway, minimising disruption to the public.

The gantry will be hoarded and full lit with domed mirrors installed for the safety of the public.

12.0 Details of any Hoardings or Fencing

Site compound, gantry and scaffold will be hoarded to provide segregation between the public and the site. As well as to provide security to the existing residents of the building.

13.0 Details of how pedestrian and cyclist safety will be maintained

When vehicles are entering or leaving the vehicle loading area, these will be supervised by our traffic marshalls.

The appointed Site Manager will also ensure that the external perimeter of the site is regularly inspected (twice a day) to ensure that any debris is kept clear of the entrance or pavement.

With regard to cyclist safety any delivery vehicle parked within the loading area will be coned off to direct the cyclist around the lorry.

Should there be any complaints arising from the works, local residents will be able to call personally to the site manager at our site office or contracts manager in the HQ. Our Construction Director will deal personally with comments or complaints from the public or neighbours and will ensure that they are resolved swiftly. A record will be kept of all comments and complaints.

14.0 Management of traffic to reduce congestion

The Site Manager will be responsible for the day to day management of all deliveries to the site. These will be booked in using a Delivery Schedule so as to prevent lorry congestion to the road network that surrounds the site. Should a lorry/vehicle arrive that has not been booked in, that lorry will be turned away.

Deliveries will be made between 9:30 and 4:30. - not during peak times

In order to reduce traffic movements, we shall call off full loads whenever possible and only accept part loads when essential.

We shall encourage our sub-contractors to use public transport to travel to site. We shall also inform potential sub-contractors that parking is very restricted in the local area and mostly residents only.

15.0 Control of dirt and dust on the public highway

Mud and debris on the road is one of the main environmental nuisance and safety problems arising from construction sites. LP will make provision to minimise this problem.

As there are no groundworks to carry out and no vehicles accessing/egressing site this nuisance will be greatly reduced. Any debris from deliveries will be cleaned up immediately after the delivery.

We will also make provision for cleaning of the road if required by an approved road sweeper.

We will insist on all skips be fully sheeted to minimise the risk of any debris over-spilling onto the highway.

We will consider spraying a fine spray to suppress dust on the following:

- Structures and building during demolition.
- Unpaved areas that are subject to traffic or wind.
- Sand, spoil and aggregate stockpiles.
- During loading/unloading of dust generating materials.

16.0 Details of consultation with local businesses or neighbours

As a company we will take due care of the community and environment within which we will be working.

The site team will have direct responsibility for fostering good community relations with all neighbouring residents and businesses. From the start of this project an individual directly involved in the management of the site will be identified as being specifically responsible for community relations. This single point of contact will be established for all liaison with the general public.

We will initiate early and honest communications to establish a good rapport with the community which will help reduce problems that may arise during the construction process.

We will ensure that any particularly sensitive works or issues are dealt with in a professional and accountable manner, with the public and local community kept informed at all times.

Information boards will be displayed on the site boundary which will highlight the key personnel on site including their contact details. In the event of a complaint the site manager or contract manager will respond by return or as soon as they can. All complaints will be logged, all actions tracked and each item closed out to the satisfactory agreement of all parties.

Prior to any person being allowed on site they have to go through a Site Induction which, amongst others, will highlight the requirements set out in the Considerate

Constructors Scheme which we are registered with and in LP's own project procedures.

17.0 Working Group and other measures to reduce the impact of the site

Before work commences we will send out letters to the neighbours informing them of what will be happening and giving them our contact name and telephone number.

This will include a 24hr emergency hotline.

We will also maintain full and regular communications with affected neighbours regarding site activity, deliveries and traffic.

Should there be any complaints, as we have stated earlier, local residents will be able to call personally to the site offices. A record will be kept of all comments/complaints.

Other points that we will action:

- Ensure that site lighting does not affect neighbours.
- We will ensure that our workforce maintain a respectable standard of dress code.
- Register the project with the Considerate Constructors Scheme.
- Provide ID hi-viz for all operatives.

18.0 Targeting zero non-hazardous waste to landfill

As part of our environmental approach we seek to source materials from local companies provided that specification requirements and costs are met.

19.0 Energy usage

Where practicable, we will use low energy lighting and other measures to reduce energy use and waste

20.0 Fuel consumption

We strive to procure local contractors for the project therefore minimising transport costs and impact on the local environment.

21.0 Waste Management

Our approach to the treatment of waste is to employ a specialist waste removal supplier. This contractor is responsible for the safe removal of waste from site. Due to restrictions on space it is unlikely that segregation will be possible on site. However this will occur at transfer stations.

We will ensure that all access routes and fire escapes are swept and kept clear of debris on a regular basis to maintain high standards of health and safety on the project. All general areas of the project will be swept clean on a weekly basis. Sub-

contractors will be responsible for removing waste emanating from their works to a central point on site.

Refer to LPs Environmental Statement

LP Build	
Environmental Policy	
LP build is a London based building company operating at sites throughout the capital and surrounding counties. The activities of the company involve the design, construction, refurbishment, maintenance and repair of both new and existing residential and commercial buildings. LP build recognises that its activities have an impact on the environment in its procedures, working practices and business relationships. We are committed to protecting, conserving and enhancing all aspects of the environment over which we have control or can influence. We shall ensure compliance with all relevant environmental legislation and regulations, and will take action to continually improve our environmental performance and prevent pollution across all of our activities, products and services.	
In particular we shall:- ▪ Take environmental considerations into account at design stage with our designers, engineers and clients ▪ Take environmental consideration into account when selecting our suppliers and sub contractors ▪ Use resources wisely by reducing resource use and re-using or recycling materials wherever possible ▪ Improve the efficiency of our energy use in our offices and on all our sites ▪ Monitor and minimise water use in our offices and sites and prevent waste and leaks ▪ Prevent or minimise the risk of pollution arising from our activities and processes ▪ Consider use of land undergoing development having regard to archeology finds and the storage, treatment and disposal of any waste, hazardous or potentially toxic materials to avoid environmental harm ▪ To continually develop, monitor and investigate our systems, practices and procedures at each stage of construction to ensure the environment remains a foremost consideration	
We will ensure this policy is implemented throughout our operations by:- ▪ Ensuring all our employees understand the environmental impacts of their own roles within the company ▪ Informing all suppliers and subcontractors of the requirement to comply with this policy when providing us with goods and services ▪ Periodically reviewing the environmental issues at the highest level within our organization ▪ Reviewing this policy and its effectiveness on an annual basis	
This policy provides a framework for setting and reviewing environmental objectives and targets through our Environmental Management System. This statement is fully supported by the Managing Director Mr Joe Griffin	