

Construction Logistics Plan

New Trade Park, 173-175 Willoughby Lane, Edmonton

The logo for Graftongate, featuring the word "GRAFTONGATE" in a white, uppercase, sans-serif font. The text is centered within a dark blue rectangular background. A thin white horizontal line is positioned below the text.



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1. Introduction

The development site is a portion of land 173-175 Willoughby Lane, bound by Willoughby Lane, Dyson Road and Brantwood Road. Construction of 2 steel frame buildings facing each other each split into separate industrial units; 3 in one building and 4 in the other. Each individual unit will have a mezzanine office level.

The work will involve the demolition of existing structures down to ground level and removal of underground storage tanks, weighbridges and foundations, with cut & fill works across the site to form levels.

Generally, the office accommodation comprises reception areas, stairs, cleaners store and accessible WCs and showers. Open plan office accommodation is provided with tea points and WCs. Offices to be open plan. Some of the units will have the offices fitted out and will have lifts, as per the drawings and specifications. The development comprises external site works (as shown on the proposed plans) which form the service yards, carparking and soft landscaping. These areas include concrete hard standings, block paving, perimeter paladin fencing with pedestrian and vehicle gates, entrance bollards, Armco barriers, wheel guides, door barriers, cycle storage, bin store, soft landscaping with knee railings, mains services and ducting and site drainage.

The development proposals consist of the following accommodation measured on a gross internal area basis, measured on completion in accordance with the RICS code of measuring practice.

Schedule of accommodation

	m ²	ft ²		m ²	ft ²
Unit 1 -	1,073	11,545	Unit 2 -	1,075	11,570
Unit 3 -	1,072	11,535	Unit 4 -	544	5,855
Unit 5 -	546	5,880	Unit 6 -	546	5,880
Unit 7 -	662	7,125	Total -	5,518	59,390

Units to have a clear height to underside of haunch of 10m.

Contractors Involved

Wilten Construction will be the main contractor for the demolition and construction works. Qualified specialist subcontractors will be brought in to carry out the works.

2. Context of the site, Considerations and Challenges

2.1 Context

The local area is characterized by commercial, industrial, and residential properties. All of which surround the project.



2.2 Considerations and Challenges

The table below identifies potential issues and the responses if required.

Challenges	Responses
Managing Traffic to and from site	Deliveries and other vehicle movements will be planned.
Public Relations	Onsite management will be available to mitigate any issues and difficulty with the neighbours.
Residents/Neighbors	Pre-Commencement letter to be delivered out to residents and business informing them of the start date and contact details for any issues while the project is in progress.
Access	Will be of the main road through a secure perimeter and maned Gate. All deliveries will be planned to be within a designated working hours slot to avoid disturbance to the local area. Monitoring of deliveries will be constant.
Demolition	Noise and Dust will be monitored. Site demolition / dismantle all structures. Contractor to comply with all Air Quality and Dust Management and Demolition Method statements submitted to the Local Authority. Demolition does not commence until 2No. dust monitors are in-situ.

3. Construction Program and methodology

The construction phase of the project is due to commence 23rd October 2023 with a contract program of 42 weeks including a demolition period of 10 weeks. Construction of the new building will commence after the demolition with a scheduled completion date of 05th August 2024. See Attached Program Below.

Methodology

Demolition

Demolition of the existing buildings shall be cleared of all structures, underground structural, all drainage, hard standings, utilities, and vegetation prior to commencement of the construction works.

Construction

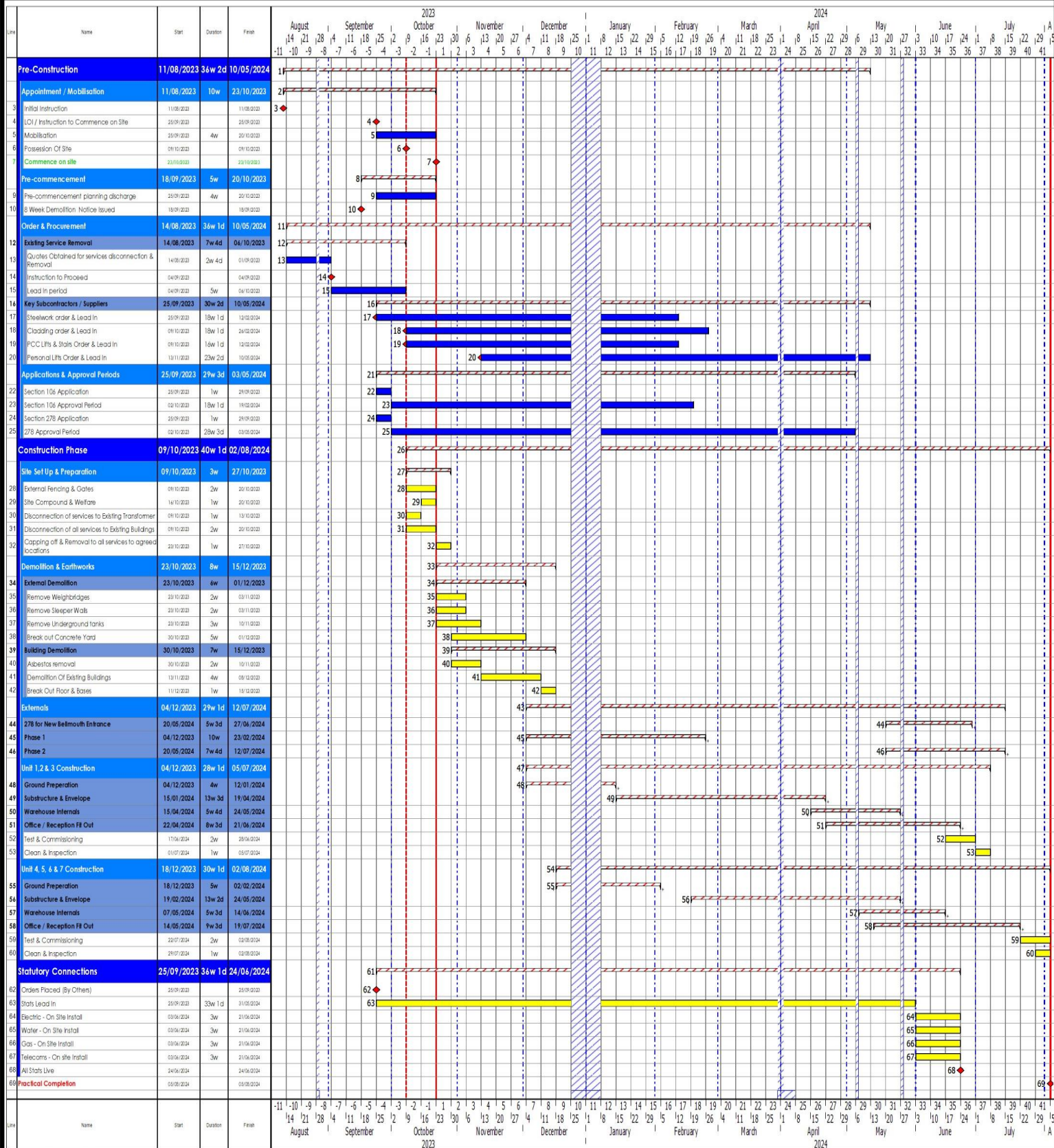
Groundworks including drainage / Ducts / Foundations including vibro-piling will start the build part of the project, followed by the structural build – Steel / Cladding / Internal Services / Concrete Floor Slab Pour. The Office fit-out will follow.

External yard works will progress through the structural build time with landscaping to complete the works.

Edmonton - Multi Units

Contract Programme

Client: Graftongate



Programme No: P23-001 Cont

Issue Date: 06/03/2023

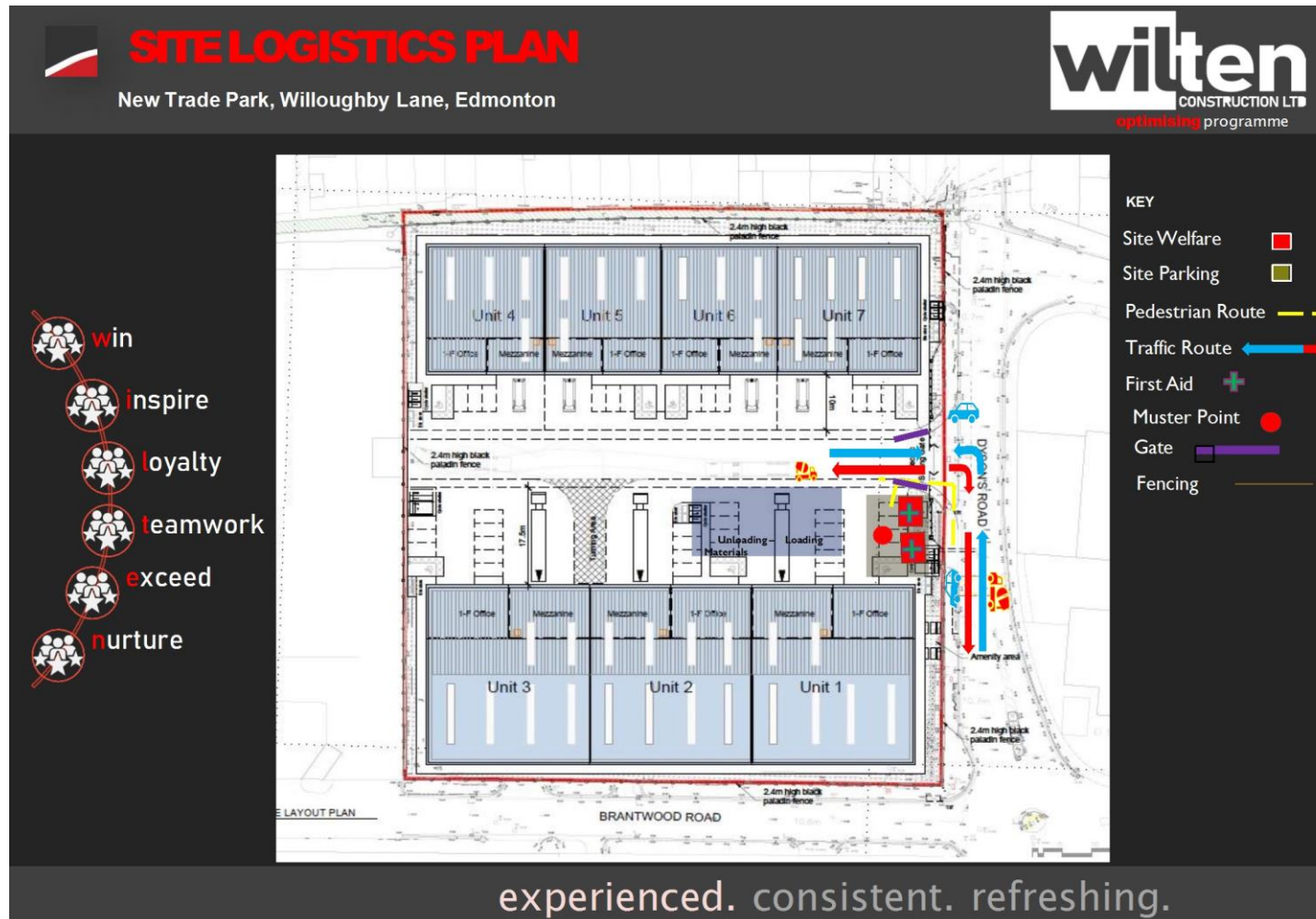
Programme Status: Contract Programme

Revision Date : 25/09/2023 Revision No: 005

Chart Comments : Revised LOI & Start date - Possession date added

Chart Author : MAC

4. Vehicle Routing and site Access, Site office and Logistics plan



5. Estimated Vehicle Movements and Size

- All vehicle movements will access and egress via Dyson Road.
- Wiltén staff and Subcontractor staff to site will average up to 40 per week, with approx. 20 vehicles.
- Skip exchanges will average 2 per week. More during demolition.

6. Provisions within and around the site to ensure that all vehicles associated with construction works and responsibly managed.

- Wiltén site management will be on site to monitor and review and update any procedures and plans where necessary.
- Wiltén site management to be in regular dialog with the neighboring businesses and residents to inform them of deliveries and reduce potential disruptions.
- Wiltén will have a regular monthly audit by a health and safety representative to help have a fresh set of eyes on site and review site activities, in a report.
- Deliveries will be planned and booked in with site. Suppliers will be advised delivery slots outside of rush hour times when possible.
- If issues occur on site / RAMS are not followed / works on site are not health & safety compliant – Wiltén site management will stop the task at hand immediately, reviewed and a suitable health and safety compliant solution will be implemented.

7. Strategy to Reduce the Impact of the Development

- There will be a Wheel Cleaning Facility and Dust Suppression onsite as necessary.
- Wiltén Staff and Demolition operatives will be onsite to review any issues that may occur and action accordingly.
- Plant Certificates / LOLER / POWER – Will be in date and approved before any plant shall be used.
- Wiltén Construction – Representation will be onsite to monitor, review and action where necessary.

8. Implementing, Monitoring & Updating and Dilapidation surveys

8.1 Planning.

- Deliveries to be planned.
- Neighbors to be informed.
- Commitment to surveying the condition of the public highway prior to any works commencing on site and submitting to the highway's development team.

8.2 Breaches and complaint, including;

- Deviation from prescribed vehicle routes.
- Unacceptable queuing.
- Unacceptable parking.

8.3 Safety, including;

- Logistics related collisions / near-misses.
- Any injuries or fatalities.
- Methods of travel for staff to site.

9. The Parking of Vehicles of Site Operatives and Visitors

Parking will be made available at each construction site for operatives and site visitors, wherever possible.

The location of the parking will be as per the Logistics Plan

- a) Parking will be retained within the confines of the development site, where possible.
- b) Parking will be within a compound and close to the main site offices and facilities
- c) Hardcore areas will be provided for parking and access roads.

The hardcore will be well compacted and laid on a geotextile membrane laid on sub soil. Damping down will be undertaken in dry and/or windy periods.

d) Appropriate cycle storage will be provided

e) Any parking outside the site will be restricted to designated paid or free recognized parking bays. No parking in front of house driveways or in permit holder areas.

10. Deliveries

Deliveries of materials and plant will be unloaded and loaded within the confines of the construction site.

- All deliveries to and from the site will be covered.
- All suppliers will be encouraged to avoid deliveries during the weekday morning rush hour, 7.30 to 9.30am.
- Delivery times will be coordinated to avoid queuing and parking vehicles on the main trunk roads. Any vehicles that must wait for offloading will be parked within the confines of the development site or sent away until they can return.
- All the above will be included in the site-specific Traffic Management Plan. This will be displayed on site and forwarded to all contractors for them to advise their suppliers.
- The Construction Phase Health & Safety plan will address Internal Traffic Management and delivery routes.

11. Hours of construction and hours of deliveries

The applicant should note that Haringey Council expects building contractors undertaking construction and maintenance works, whether on private land, highways or railways, to comply with our Construction Code of Practice which restricts noisy work to:

Days	Hours
Monday to Friday	08:00 to 18:00
Saturday	08:00 to 13:00
Sundays and Bank Holidays	No noisy activities on site at any time

The above guidelines also apply to delivery activities, the only exception being one-off deliveries of large / special equipment e.g., cranes, which can be done outside of the above specified hours with prior agreement and permission from the council.

12. Loading and unloading of plant and materials

- Deliveries of materials and plant will be unloaded and loaded within the confines of the construction site.
- All deliveries of loose materials to and from the site will be covered.
- Delivery drivers will unload to their own RA but comply with site rules.
- Engines will be turned off while unloading takes place and while waiting for unloading.

13. Compliance with the non-road mobile machinery (NRMM) regulations 2015

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance.

Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. Wiltan Construction shall keep an up-to-date list of all NRMM used during the demolition, site preparation and construction phases of the development.

Your Sites

Site	Postcode	Start Date	End Date	Role at Site	
173-175 Willoughby Road	N17 0RU	23 Oct 2023	05 Aug 2024	Site Administrator	✕ Remove

14. Storage of Plant and Materials

Materials are to be stored within the secure site compound/storage areas which shall be located away from sensitive receptors.

Valuable materials and equipment and materials sensitive to the weather will be kept within locked steel containers or within the newly constructed buildings. Palletted materials will be kept within a surfaced storage area.

Loose materials will be kept within designated areas and covered as appropriate.

Plant will be locked, with dead mans keys removed and stored within designated areas outside working hours.

15. Measures to control the emission of dust and dirt during construction

The following measures are to be imposed upon all contractors undertaking works on the development and these will form part of the contract documentation with Wilten Construction Ltd.

- 1. All loads entering and leaving site are to be covered.*
- 2. Hard surfaces to be provided for haul routes – roads to be constructed to base course level at earliest opportunity.*
- 3. Temporary haul routes are to have a hardcore surface as a minimum and are to be damped down in dry and windy conditions.*
- 4. No water to be discharged from the site on to the public highway.*
- 5. Where appropriate, vehicle wheels to be washed before leaving site.*
- 6. Road cleaning sweepers to be utilised on adjacent trunk roads, as necessary.*
- 7. Hardcore used for haul roads and site compounds to be stockpiled for re-use.*
- 8. Burning of waste on site is not permitted.*
- 9. A speed limit of 10mph is to be imposed on all vehicles within the development site during the construction period.*

16. A scheme for recycling / disposing of waste resulting from demolition and construction works.

In accordance with the Site Waste Management regulations, a site waste management plan will be developed for the site.

The objectives of the site waste management plan are:

Retain as much as possible of the excavated material on site or within the development area.

Control the removal of waste that must be removed primarily using recycling and where this cannot be achieved, disposed of responsibly to a licensed tip.

To mitigate the amount of waste generated, Wilten Construction Ltd will require their sub-contractors to:

- *Identify the waste types that are likely to be produced and aim to reduce the amount of waste as much as possible, through identifying routes to reuse or recycle materials.*
- *Control access to storage areas to minimize risk of theft or damage.*
- *Store any materials away from sensitive locations in fenced off areas.*
- *Label all waste storage and skips, detailing the type of waste, where space allows.*
- *Where space for skips is limited, segregation off site must be carried out by waste contractor to reduce the amount of waste going to landfill.*

17. Dilapidation Survey

- Surrounding footpaths and roads.



18. Utility connections

- All existing utility connections are being disconnected and new supplies are being installed to all units.
- Temporary water and electric supplies to be installed for use during the construction process. These will be metered and readings included in BREEAM reporting.

