

CONSTRUCTION MANAGEMENT REPORT (CMP) for 108-110 COLNEY HATCH LANE PROJECT

July 2023

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1.PROJECT INFORMATION

A. Introduction

This Construction Management Plan (CMP) provides project-specific management measures and outlines responsibilities for compliance with legislation.

This document intends to provide the necessary information to demonstrate that principal contractor is fully understood the requirements and conditions placed on them regarding the works at 108-110 Colney Hatch Lane, Hornsey, London, N10 1EA

This CMP is a live document which should be reviewed at regular intervals and when activities or conditions on site change in a way that may influence management measures.

B. Planning condition reference

This section outlines the required items for the council's CMP requirements and related planning conditions.

Prior to commencement of the development hereby approved, a Construction Management Plan (CMP) or Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP or CLP shall detail the programme of works and provide details in respect of: the construction traffic movements, material/plant storage areas, details of necessary suspended car parking spaces and details of how impacts on the operation of the bus lane will be avoided. Thereafter, the development shall be implemented in line with the approved details throughout the project period.

2. SITE MANAGEMENT

A. Site personnel Responsibilities

The principal contractor would 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. Individual specialists may also be appointed to provide expert advice.

The selected contractors would be responsible for coordinating and managing all the environmental activities during the construction phase. The Construction Manager would 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.
- Any emergency deviation from shall be notified to, Haringey Council and Public Protection Department as soon as practically possible.

B. Development site layout and welfare arrangements

The site layout and welfare arrangements are shown in the Appendix A.

C. Site personnel and visitors' traffic

The Principal Contractor will instruct and train the team, subcontractors, and visitors to give minimum impact to the neighborhood traffic. The Contractor also will facilitate parking spaces at the site when there is no loading/unloading. However due to limited parking space available within the site, the site personnel and visitors are encouraged to use public transport or the public car parking space available within 0.7 miles north of the site:

JustPark - Trott Road Off, Colney Hatch Ln: This is a public parking space located just 0.7 miles from the address. It is open 24/7.

The estimated number of personnel working on the site will peak at about 8 persons. All personnel will be inducted prior to commencing work on the site. The site induction is the primary means of communicating the project travel plan and supporting info. The site induction is carried out by the Construction Manager or the Site Manager.

D. Managing materials, site storage, and good housekeeping

The contractor will use the existing building for welfare. Site storage is within the site hoarding area. All plant and materials will be stored on site away from the pedestrian and vehicular access routes. Please refer to the Appendix A for further information.

For the **housekeeping** the Contractor will follow the below:

- 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 barriers if necessary.
- 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. Tidy up as you go.
- Make sure you have: - toilets with hot water, paper, and soap; - somewhere for workers to change, store and dry their clothing, and somewhere to sit and eat.
- Keep all the welfare facilities clean, tidy, well-lit, and warm.
- Put skips where they can be filled easily and collected safely.
- Make sure timber is stacked flat rather than upright and pallets used to stack materials are in good condition, on firm ground and not leaning.
- Explain to everyone on site the importance of keeping their work area clear and enforce it.

E. Site security

All worksites will be completely fenced from public ingress. A range of allowable variations are as follows:

- The Minimum Case A post chain link/mesh fence, where appropriate for minimum security and noise limitation needs.
- The Standard Hoardings will cover the front of the building, and to rear: A 2.4m minimum height, plywood faced, timber framed boundary hoarding, of a surface density of not less than 7kg/m² for normal security and noise limitation requirements. It may be necessary to increase the minimum height to protect buildings from noise.
- Bifold Hoarding Gates for easier ingress & egress to and from site.
- Special Circumstances Where a particular appearance or acoustic rating is needed.

The provisions of the Health and Safety at Work Act 1974 will be followed in all cases. Hoardings erected causing poorly lit walkways will have bulkhead lights fitted.

Gates in the fencing or hoarding should, as far as is practicable be positioned and constructed to minimize 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 unauthorized 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.

3.COMMUNITY LIAISON AND COMMUNICATION

A. Site Contacts

The site contact information and emergency contact information and complaint contact information will be clearly presented on the hoarding.

Contact Name & Surname	Company	Role	Mobile Number	Email
Tom Horrocks	XP Property	Project Manager	07405 443 239	tom@xpproperty.co.uk
Contractor to be appointed		Contractor		

B. 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.

C. Documentation

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

D. Community Liaison

The site management team will liaise with residents continuously and place all necessary notice before hand including relevant contact details of related people.



4. SITE OPERATIONS

A. Construction Programme

Projects key dates can be found below.

ITEM	START DATE	FINISH DATE
Site setup	OCT 2023	OCT 2023
Basement extension works	OCT 2023	JAN 2024
Structural and façade alterations	JAN 2024	MAY 2024
Internal fit-out	MAY 2024	JUNE 2024
Landscaping works	JUNE 2024	JULY 2024
Snagging and handover	JUNE 2024	JULY 2024

B. Working hours

Construction works which will be audible at the site boundary will be restricted to the following hours: 08:00 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays and no working on Sundays and / or public holidays.

C. Deliveries and transport of materials, plant, and equipment to site

All deliveries will be from site through the B550 Colney Hatch Lane Road and met on site by a traffic marshal. Please refer to the appendix for the shown loading/unloading area.

The Contractor will contact the Council if they plan to have any deliveries on the highway, and will not utilize the highway parking for the deliveries until Council's written agreement is obtained.

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

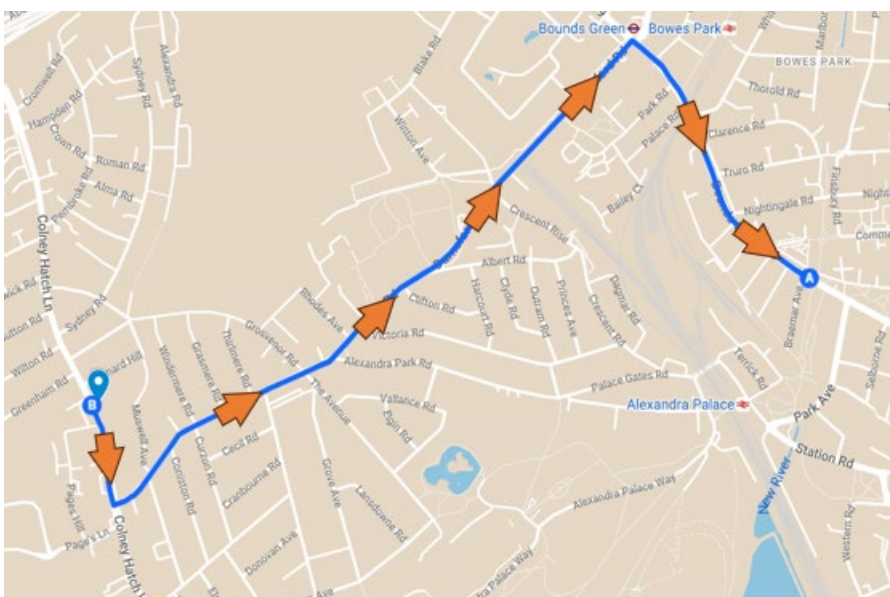
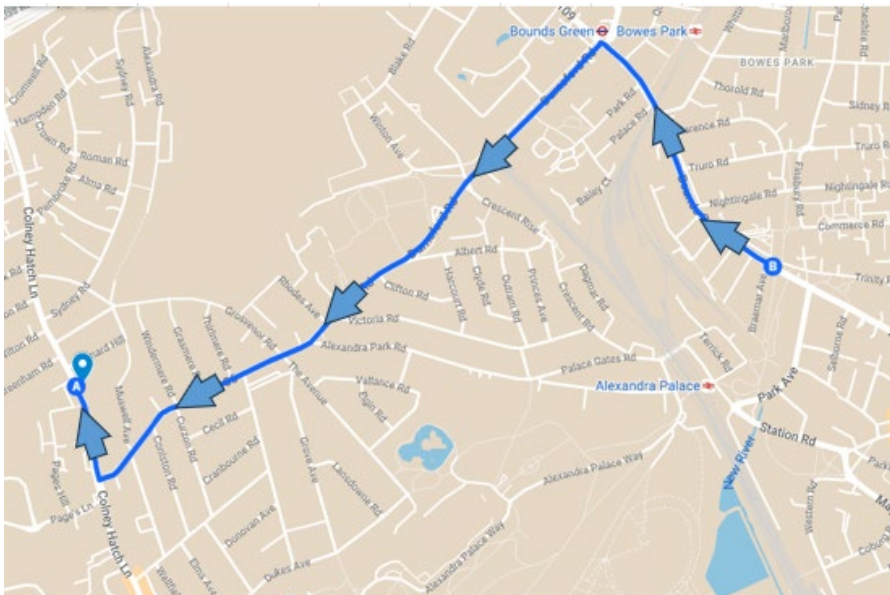
2002, in order to carry the materials by manual handling. Main frame and associated members will be manufactured off site and delivered in small pieces for manual handling.

Any services on the road will be marked and protected during the construction work. The expected numbers of deliveries are shown in the table.2 below.(Section 4.D.4) The principal contractor to arrange deliveries in a schedule to avoid peak hours and reduce the congestion.

D. Construction Traffic Management

1. Routing To And From The Site

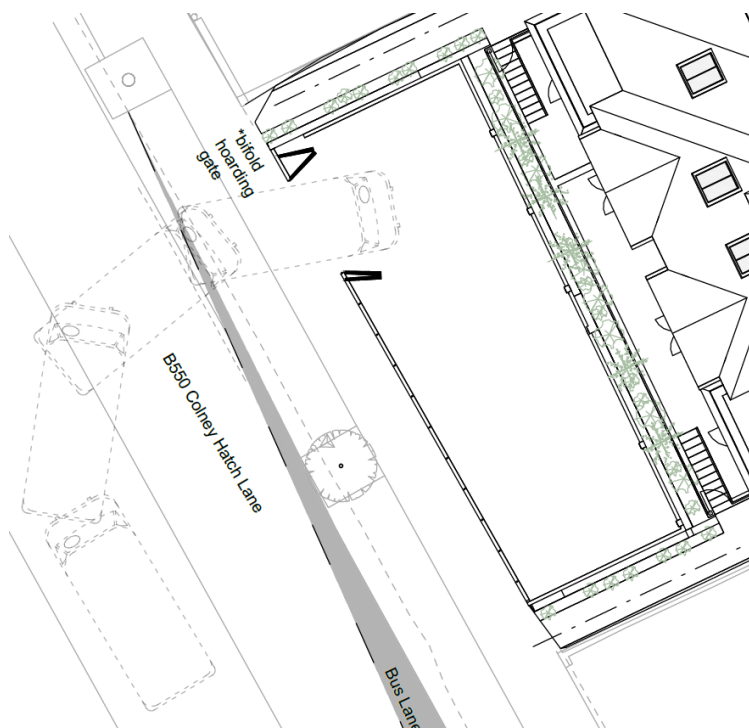
The delivery vehicles will use B550 Colney Hatch Lane via the connection to B106 and A109 roads. Since A406 Road is a very busy road, therefore A109 was preferred for site accessing route.



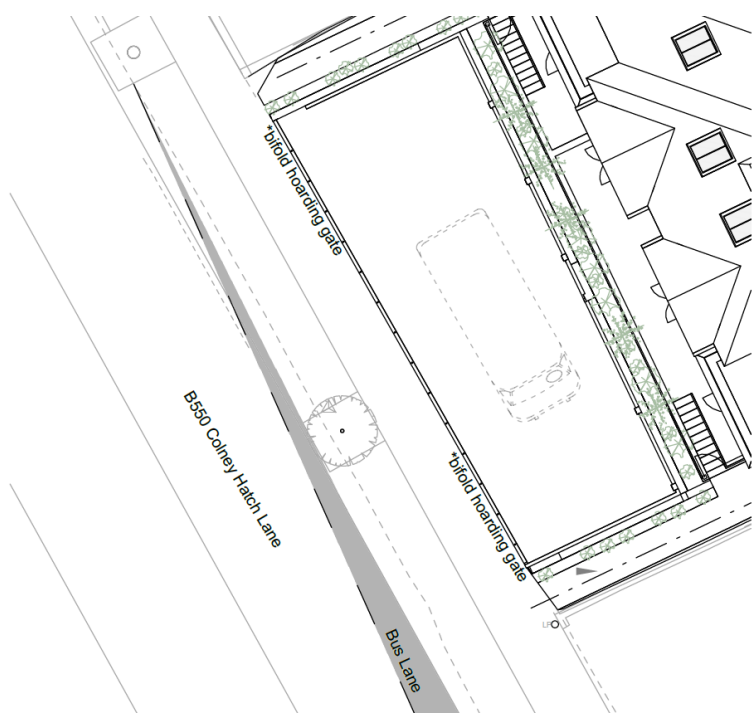
2. Ingress & Egress To The Site

The ingress and egress will be from the B550 Colney Hatch Lane to the site. It is recommended to use 2 bifold hoarding gates (figure.2) on the both edges on the sites hoarding which fronts the road. The folding doors will fold into the site not on the pedestrian way, there will be a traffic marshal who is responsible for both gates and deliveries. Shown in sketches below.

Site Ingress



Loading & Unloading in Site



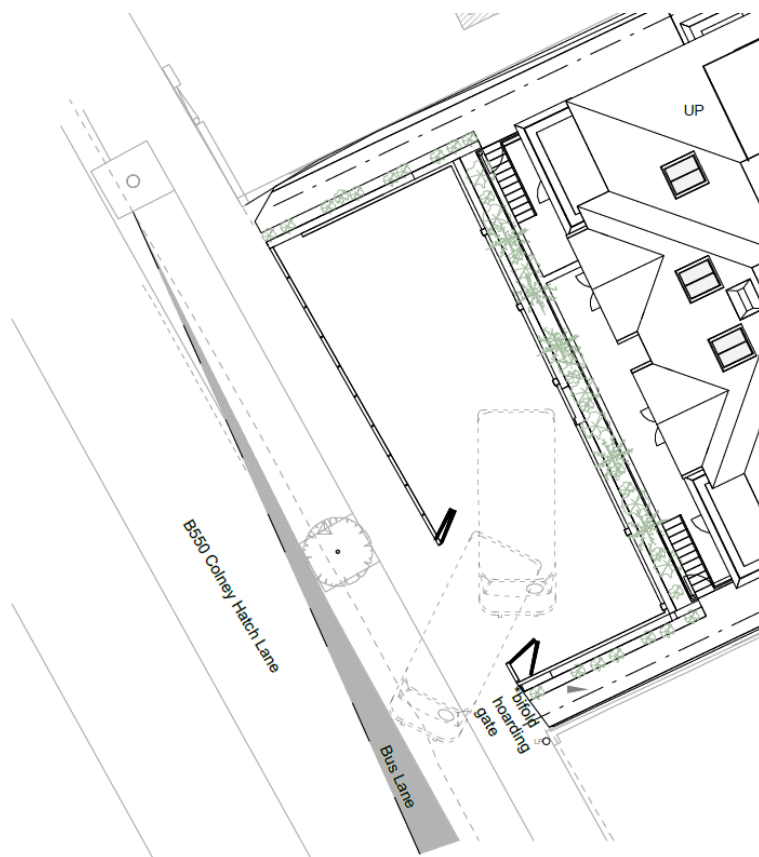
Site Egress

Figure.2: Proposed Bifold Hoarding Gate

3. Traffic Impact Mitigations and Ingress/Egress Arrangements

The busy hours for both roads are Monday-Friday, 7am-9am and 5pm-7pm. The traffic volume is also higher on weekdays than on weekends. Therefore the delivery hour was determined to be outside the pick hours as can be seen below.

The following safety measures will be in place to ensure that deliveries for ingress & egress is undertaken in a safe manner:

- To avoid disruption and mitigate the impacts of deliveries to the local community, school's afternoon peak times and the busses, the delivery hours & loading/unloading hours are between 10.30-15.00 weekdays.
- There will be no loading or unloading directly out of the site, only within the site.
- Construction manager to ensure scheduled deliveries to avoid idling in front of the site.
- A traffic marshal to ensure the accessibility of the entrance for incoming deliveries and safe passage during ingress and egress process. He will manage the traffic flow, pedestrian and cyclist passage during the loading/unloading to ensure safety.

4. Construction Vehicle Traffic

		Construction Phase					
		Site Setup	Basement Extension Works	Structural and Facade Alterations	Internal Fit-Out	Landscaping Works	Snagging and Handover
Vehicle Type	Estimated Number						
General Skip Lorry	Twice a week	✓	✓	✓	✓	✓	✓
Mini Concrete Mixers	Twice a month		✓				
Flatbed Lorry Deliveries*	Three times a week		✓	✓	✓	✓	
Van Deliveries**	Three times a week	✓	✓	✓	✓	✓	✓
*plasterboard, stud etc.							
**consumables,paint,decorating products, tools							

Table.2: Estimated Vehicle Numbers

5. Public Transport

Since there is limited parking space available within the site, the site personnel and visitors are encouraged to use public transport. There are 2 bus stops nearby, which are shown in the figure below.

Figure	Road	Busy Hours	Bus Stops	Buses that use it
A	Colney Hatch Lane	Monday-Friday, 7am-9am and 5pm-7pm	Alexandra Park Road	43,134,634
B	Alexandra Park Road (B106)	Monday-Friday, 7am-9am and 5pm-7pm	Colney Hatch Lane	102,299

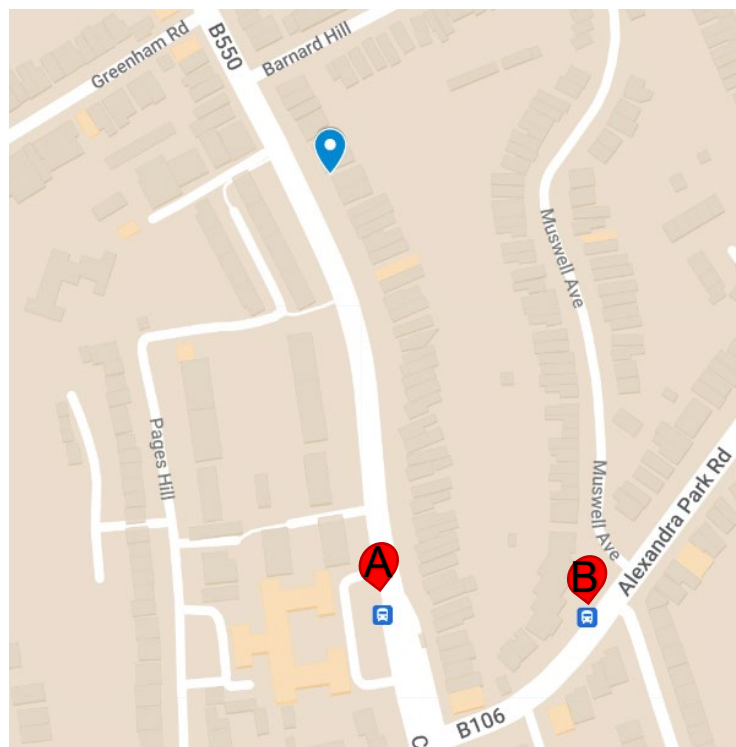


Figure.3 : Bus Stops Nearby

E. Noise control and management

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 principal contractor will make sure that; all contractors should make available for inspection a method statement (in accordance with the principle described in BS 5228: 2009: Part 2: Code of practice for noise and vibration control on construction and open site) stating precisely the type of plant to be used and the proposed noise control methods. The contractors will also be required to comply with other relevant provisions of the Control of Pollution Act 1974

The risk assessment will:

- Identify where there may be a risk from noise and who is likely to be affected.
- Contain a reliable estimate of employees' exposures and compare exposure with the exposure action values and limit values.
- Identify what we need to do to comply with the law (eg whether noise control measures or hearing protection are needed and if so where and what type
- Identify who needs to be provided with health surveillance and whether any are at particular risk

The contractor should also comply with the recommendations set out in BS 5228:1997 AMD 1 Code of practice for noise control on construction and demolition sites.

- Compressors should be fitted with properly lined and sealed acoustic covers, which should be kept, closed whenever in use.
- Pneumatic percussive tools should be 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.
- Care should be taken when loading or unloading vehicles or dismantling scaffolding or moving materials etc. to reduce impact noise.

Best practice should be adopted where possible, to minimize noise from site preparation, demolition, earthworks and landscaping. Examples of this are:

- Developers and constructors to follow guidelines in BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites. Noise.
- Plant and vehicles should 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.
- Locate vehicle routes away from sensitive sites and ensure road surfaces are well maintained to reduce rattling of vehicles.
- Avoid noise-sensitive areas regards to materials handling and storage.
- Locate stationary plant away from noise-sensitive areas.

Requirements under the law:

- Provide employees with hearing protectors if they ask for them and their noise exposure is between the lower and upper exposure action values.
- Provide employees with hearing protectors and make sure they use them properly when their noise exposure exceeds the upper exposure action values.
- Identify hearing protection zones (ie areas where the use of hearing protection is compulsory and mark them with signs if possible)
- Provide employees with training and information on how to use and care for the hearing protectors.
- Ensure that the hearing protectors are properly used and maintained.

Using hearing protection effectively:

- Make sure the protectors give enough protection (aim at least to get below 85 dB at the ear)
- Target the use of protectors to the noisy tasks and jobs in a working day
- Select protectors which are suitable for the working environment (consider how comfortable and hygienic they are)
- Think about how they will be worn with other protective equipment (eg hard hats, dust masks and eye protection)
- Provide a range of protectors so that employees can choose ones which suit them.

Don't:

- Provide protectors which cut out too much noise as this can cause isolation or lead to an unwillingness to wear them.
- Make the use of hearing protectors compulsory where the law doesn't require it
- Have a 'blanket' approach to hearing protection (better to target its use and only encourage people to wear it when they need to)

F. Vibration control and management

The Principal Contractor will assess the risks to employees & neighborhood from vibration; 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.
- If necessary, measurement of the magnitude of vibration to which his employees are liable to be exposed.
- Employer shall assess whether any employees are likely to be exposed to vibration at or above an exposure action value or above an exposure limit value.

The risk assessment will include consideration of:

- Magnitude, type and duration of exposure, including any exposure to intermittent vibration or repeated shocks.
- Effects of exposure to vibration on employees whose health is at particular risk from such exposure.
- Any effects of vibration on the workplace and work equipment, including the proper handling of controls, the reading of indicators, the stability of structures and the security of joints
- Any information provided by the manufacturers of work equipment.
- Availability of replacement equipment designed to reduce exposure to vibration.
- Any extension of exposure at the workplace to whole-body vibration beyond normal working hours, including exposure in rest facilities supervised by the employer.
- Specific working conditions such as low temperatures
- Appropriate information obtained from health surveillance including where possible published information.

The control measures will include:

- **Prevent:** Where possible think about eliminating or reducing the amount of vibration. Consider:
 - eliminating unnecessary vibrating tasks at the design stage and using prefabricated components
 - using an alternative process that does not expose workers to vibration. For example:
 - block splitters instead of cut-off saws
 - bursting or crushing instead of pneumatic drilling
 - isolating workers from tasks creating vibration; eg by using a breaker attachment for an excavator or remote controlled equipment instead of a hand-held breaker
- **Control:** Even if you stop some of the risk this way, you may still do other work that can create significant vibration. Control the risk by:
 - Equipment – don't buy or hire a problem if you don't have to. Select low-vibration tools and equipment. Make sure it is also correct for the work you are doing. Equipment that is unsuitable, too small or not powerful enough may mean the task takes much longer and exposes workers to unnecessary vibration.
 - Work practices – the right equipment still has to be used correctly. Check how it should be operated to ensure you get reduced vibration levels. Promote techniques that reduce grip force. Improve the design of workstations to limit the loads on hands, wrists and arms caused by any possible poor posture. Devices, such as jigs and suspension systems, can be used to take the weight and vibration of the tools away from the worker.
 - Rest and rotate workers – limit the time workers are exposed to vibration for long, continuous periods. Rotate workers where tools require continual or frequent use.
 - Gloves and warm clothing – provide protective clothing if needed to keep workers warm and dry. Maintain core body temperature as this encourages good blood circulation. Use gloves to keep hands warm but be aware that they do not provide any protection from vibration.
 - **Train:** Tell workers about the risks from vibration and how to use the controls properly.

G. Air Quality & Dust Control

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 and avoidance of scabbling;
- 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;
- Using a wheel wash, avoiding of unnecessary idling of engines and routing of Site vehicles as far from sensitive properties as 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;
- Using gas powered generators rather than diesel if possible and ensuring that all plant and vehicles are well maintained so that exhaust emissions do not breach statutory emission limits;
- Switching off all plant when not in use
- No fires would be allowed on the Site; and
- Ensuring that a road sweeper is available to clean mud and other debris from hardstanding, roads and footpaths.

H. Mud control and management

The principal contractor will take strict measurements to prevent deposition of mud on the highways. This will be included but necessarily be limited to:

- There will be clean hard standings for vehicle entering, parking, and leaving the site.
- Wheel cleaning facility will be deployed within the site hoarding.
- Road sweepers will be readily available to clean site hard standing, and any mud or debris deposited on the road.
- Complete sheeting of each lorry load of spoil removed to prevent spoil falling off during its journey to the tip.

Wheel Cleaning

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.

To reduce the pollution risk, make sure that you consider all relevant measures, including:

- plant and wheel washing is carried out in a designated area of hard standing at least 10 metres from any watercourse or surface water drain, rock outcrop (hard rock at surface)
- run-off is collected in an impermeable sump
- settled solids are removed regularly and appropriately disposed of



Figure 1 - Proposed Wheel Washer

All construction vehicles accessing and egressing the site will pass through our access within the site. As noted on our Plan, Appendix A, an area has been set aside for wheel washing facilities. Where necessary a mobile Jet wash will be placed and used to remove any mud from construction vehicles. Strict traffic management on site should minimize the risk of vehicles tracking debris from the site

- Wheel cleaning will consist of two simple operations carried out by designated operative, suitably attired for this work.
- Before leaving, the vehicle will stop and turn the engine off. If necessary, any heavy deposits will be removed manually using scrapers or the like.
- Following step one, wheels will be washed using a high-pressure jet wash lance ensuring that any residual deposits lodged in the tires are removed. If required, the vehicle will move forward slightly to ensure that the complete circumference of the wheel is clean.

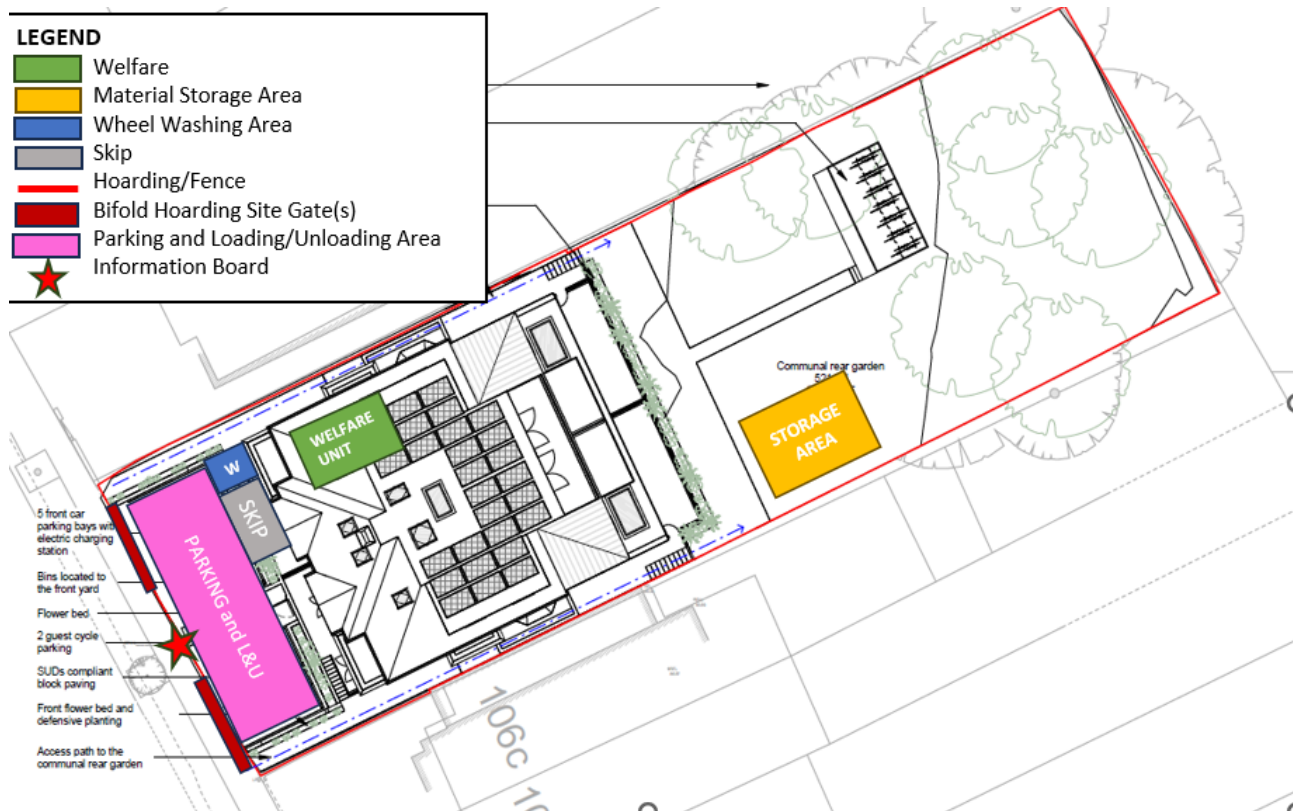
On completion wheels will be inspected and confirmed that the vehicle is fit to leave site. The site operatives will ensure that water used during wheel washing operations does not migrate out onto the main highway.

i. Artificial lighting

Lighting to site boundaries will be provided with illumination sufficient for the safety of the passing public, including disabled people. Wherever possible, such lighting will be fed from an electricity mains supply. Precautions will be taken to avoid shadows cast by the site hoarding on surrounding footpaths and roads. Site lighting will also be positioned and directed as so to minimize nuisance to residents or adjacent buildings and land uses, or to cause distraction or confusion to passing traffic on adjoining public highways. The contractor shall comply with the Institute of Lighting Engineers document Guidance Notes for Reductions of Light Pollution 2000 (revised 05/03).

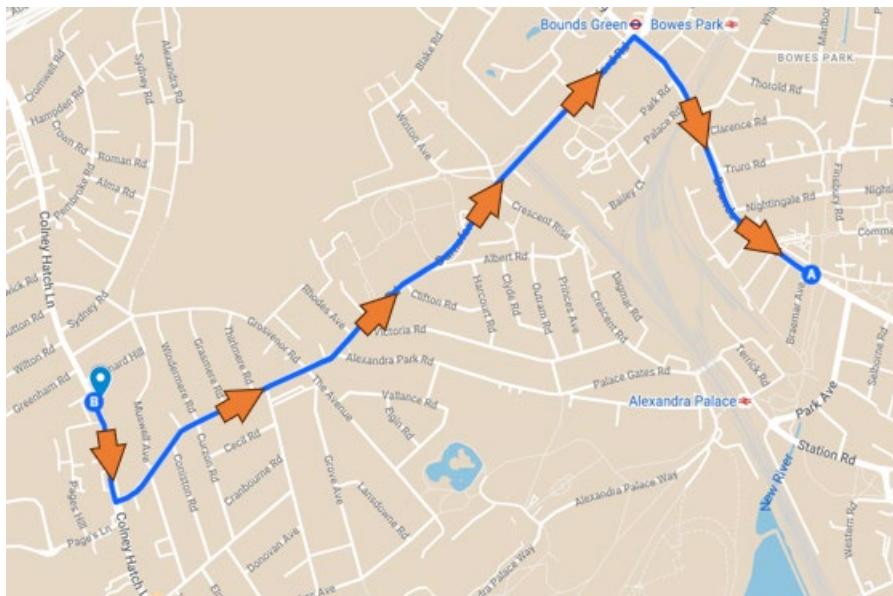
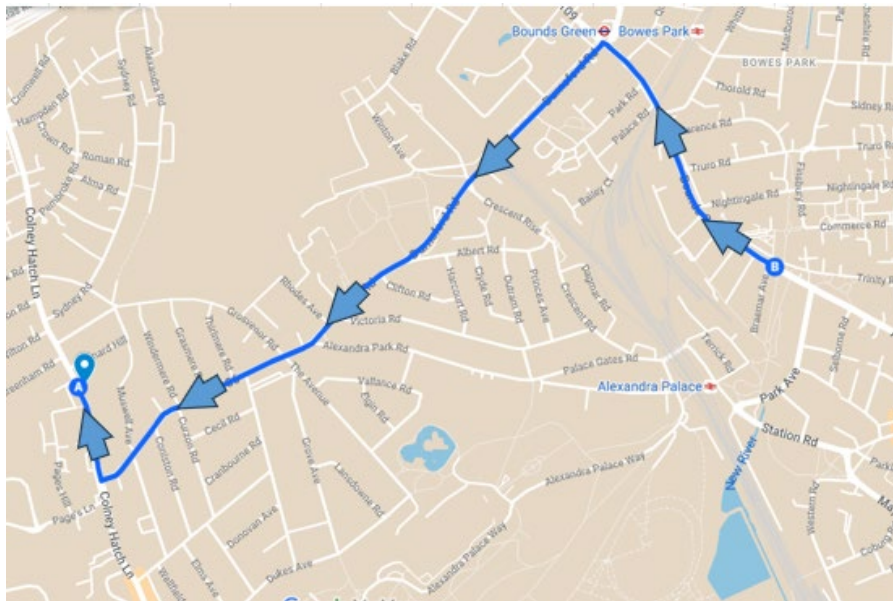
APPENDIX A

The below sketch indicates the welfare facilities, skip location and proposed material drop of area.



APPENDIX B

The below figures indicate the accessing routes to and from the site.



REPORT INFORMATION

REPORT NAME	REV	DATE	PREPARED BY	PREPARED FOR	CHECKED AND APPROVED BY
Construction Management Plan (CMP) for 108-110 Colney Hatch Lane	0	12/07/2023	Liongate Construction LTD	XP Property	
Construction Management Plan (CMP) for 108-110 Colney Hatch Lane	1	31/10/2023	Liongate Construction LTD	XP Property	