

Tuesday 17th February 2026

86 NORTH ROAD LONDON N6 4AA
ALTERATION, EXTENSION & REFURBISHMENT WORKS

CONSTRUCTION MANAGEMENT PLAN

1.0 INTRODUCTION

This Construction Management Plan has been prepared to discharge the HGY/2025/2572 Decision Notice's Condition No. 6 dated 21ST November 2025. This document outlines the specific approach to be taken in executing the proposed alteration, extension and refurbishment works at 86 North Road, ensuring compliance with agreed works conditions, health and safety regulations, and best practices.

2.0 DESCRIPTION OF WORKS

The proposed works at 86 North Road includes temporary works, whole house strip out, internal reconfiguration and refurbishment, the construction of a rear side infill conservatory, enlargement of the existing cellar, replacement of the existing 2 no. dormer windows with a larger zinc clad dormer extension, addition of air conditioning and solar panels, dismantling of two small single storey extensions off the outrigger, replacement of an existing roof light (main roof), addition of new roof light to the outrigger and replacement of existing sash windows.

3.0 PROGRAMMING OF WORKS

Start date : Construction work is expected to commence in the first quarter of 2026.

Duration : The expected duration of works is 12 months. Excavation, underpinning and other structural work are expected to be carried out in the first 3 months.

Any major deviation from the above schedule will be communicated promptly to both neighbours and Haringey Council.

4.0 ACCESS AND REMOVAL OF SPOIL AND MATERIALS

- The only access available for contractors, visitors and materials will be through the existing front door on North Road.

- The railings of the front garden will be ply hoarded to provide a tidy and secure site frontage.
- Deliveries will be scheduled to avoid peak hours and will be coordinated from the front entrance.

- Waste and surplus materials will be handled as per Haringey Council waste regulations.
- For basement spoil removal, a high-level conveyor belt will be installed to transfer soil over the footway and into a skip located on the street as indicated in the Site Establishment Plan.
- This will expedite soil removal and mitigate the need for barrowed soil removal across the footpath
- This conveyor belt will be encased in a scaffold structure clad in plywood to provide safe access / unobstructed use of footpath by the public.

- A mini digger will be brought through the front door to undertake the main dig work. Underpins will be done by hand.
- Although light weight, sheeting will be laid across the footpath to spread load of the digger and protect the pavers.

- The skip with spoil will be regularly collected

- Stripped out materials will also be disposed of via the skip. A banksman will be used to monitor safe transfer of materials across the public footpath.
- Wait & load bagged materials will also be employed
- No waste or construction materials will be left on the pavement or on the street unless it is to be immediately collected.

- An area in the rear garden has been allocated as indicated in the Site Establishment plan for use as storage area by the contractor.

5.0 NOISE, VIBRATION AND DUST CONTROL MEASURES

- Noisy work will be restricted will be to the following hours as per Haringey Council regulations:
 - 8.00am - 4.00pm on weekdays.
 - 8.00am - 1.00pm Saturday
 - No work permitted on Sundays and Bank Holidays
 - It is not the intention to work Saturday particularly structural works

- Dust extraction equipment will be used and areas sealed off to minimise dust spread.
- Noise will be controlled by using low-noise tools where possible, and noisy activities will be scheduled to minimise disruption.
- Vibration-intensive works are not anticipated, will be limited in duration and monitored to prevent structural impact.

6.0 SCAFFOLDING AND HOARDING

- Read in conjunction with Section 4.0
- External scaffolding will be required to the front and rear elevation as indicated in the Site Establishment plan.
- Site hoarding will be clad in 18mm ply, painted and designed in accordance with temporary works forum site hoarding guidance.
- Lights will be provided to the front of site hoarding and the underside of pedestrian gantry.

7.0 TRAFFIC MANAGEMENT PLAN

- Deliveries will be coordinated to avoid congestion.
- No road closures or diversions are anticipated.
- Materials will be manually transported to the site from delivery points, and the conveyor system will be used (as above) for removals.

8.0 SECURITY MEASURES

- The site will be secured with locked access points outside of working hours.
- A sign-in/out system will be maintained for workers and visitors. No parties who are not directly appointed to undertake the works or services are permitted to enter the property unless prior consent is given by the Architect. Any guests must be accompanied at all times.
- A Health and Safety signboard is required, and to be installed at the site's front door.
- Emergency contact details will be displayed on site.
- All workers will be required to wear high-visibility vests at all times.

9.0 NEIGHBOURLY MATTERS AND LIAISON

- Regular updates will be provided to the adjacent property owners.
- Contact details of the site manager will be shared for immediate resolution of concerns.
- No work will obstruct access to neighbouring properties.
- Residents will be notified of upcoming work and potential disruptions at regular intervals.

10.0 PROTECTION OF COMMON AREA AND NEIGHBOURING PROPERTIES

- There are no common areas due to property being a single residence.
- Shared railings / return walls will be hoarded for protection.
- The footpath will be daily swept / cleaned.
- Regular inspections will be conducted to ensure no damage occurs.
- Any incidental damage will be reported and rectified immediately.

11.0 OTHER RELEVANT FACTORS

- Any unforeseen site conditions will be communicated to the client immediately.
- Compliance with all planning conditions and Haringey council policies is ensured.
- Risk assessments and specific method statements will be prepared for high-risk activities.
- A considerate contractor approach will be adopted to minimize noise and disruption to residents.