

1 CHURCH ROAD, HORNSEY, LONDON, N6 4QH

PROPOSED 2 STOREY INFILL DWELLING

DRAFT CONSTRUCTION MANAGEMENT PLAN

INTRODUCTION & POLICY CONTEXT

This Construction Management Plan (CMP) supports a planning application for a two-storey, two-bedroom infill dwelling on land adjacent to 1 Church Road, Highgate, within the Highgate Conservation Area.

The CMP demonstrates how construction will be managed responsibly, minimising environmental impact, disruption to neighbours, and impacts on the public highway, in accordance with:

Haringey Local Plan: SP4 (Sustainable Design), SP11 (Design), SP12 (Conservation)

Development Management Policies: DM1, DM3, DM9 (Construction Management), DM21 (Sustainable Design), DM23 (Environmental Protection), DM31 (Waste Management)

Other legislation & standards: Control of Pollution Act 1974, Environmental Protection Act 1990, BS 5228, CDM Regulations 2015, and relevant Building Regulations

SITE OVERVIEW

Site Size: Approximately 5.7 m × 10.4 m

Location: Adjoining 1 Church Road, bounded by 3–5 Church Road and 54 Talbot Road

Current Condition: Small timber shed, hardstanding, minor vegetation (previously removed invasive “tree of heaven”)

Proposed Development: Demolition of the shed, site clearance, and construction of a two-storey, two-bedroom dwelling

Boundaries: Existing fences maintained until construction of proposal exterior walls; front gate and fence temporarily replaced with Heras fencing allowing access to site. The front gate and fence temporarily replaced with Heras fencing allowing access to site

Tree Protection: No basement proposed. Construction will not impact any mature trees, including the tree outside the site, as per Arboricultural Statement. The mature street tree located on the footway outside the site will be protected in accordance with the approved Arboricultural Method Statement. Protective fencing will be installed around the trunk at the commencement of works. No excavation, storage of materials, or vehicle loading will take place within the tree’s Root Protection Area. As no groundworks are proposed within the RPA, full highway exclusion fencing is not required.

Site Security & Facilities:

- Heras fencing to secure site perimeter
- Security monitoring of materials and equipment
- Temporary CPZ suspensions and placement of skips/portaloos will be coordinated with Haringey Council and permissions secured prior to works commencing.

SITE ACCESS & TRAFFIC MANAGEMENT

Access Point:

- Vehicles will enter via the existing dropped kerb at the site frontage
- Maximum two vehicles on site at any time (vans or small lorries, up to 10 m)
- Banksman will guide reversing into the site to prevent obstruction

Just-in-Time Deliveries:

- All deliveries pre-booked to minimise on-site storage
- Materials delivered in phased quantities according to construction sequence
- Vehicles will not idle or obstruct neighbouring properties

Temporary Highway Arrangements:

- Temporary suspension of parking bays (via CPZ agreement) may be required to allow vehicle manoeuvring and unloading
- Clear signage and pedestrian diversion measures installed if footway is partially obstructed
- Upon completion, dropped kerb will be reinstated to full kerb height, restoring pavement and pedestrian continuity

Pedestrian & Public Safety:

- Hoarding (Heras fencing) to protect pedestrians and site
- Any temporary footpath closures will include clear signage and safe alternative access however footpath remains fully open.
- Contractor Parking:
- Managed via day-to-day permits; vehicles will avoid obstructing resident parking

SEQUENCE OF WORKS

1. Site Establishment (1 week)

- Clear shed and minor vegetation; materials recycled where possible
- Install Heras fencing for security and safe enclosure
- Set up temporary utilities and portaloo

2. Demolition & Excavation (1-2 weeks)

- Demolish timber shed
- Excavate shallow foundation trenches (~1.5 m depth)
- Remove existing hardstanding and paving
- Soil managed and recycled responsibly

3. Foundations & Services (2 weeks)

- Mark foundation layout with stakes and strings
- Install reinforced concrete foundations (formwork, steel reinforcement, pour, and cure)
- Install water, sewage, and electrical services to boundary
- Apply waterproof coating to foundations

4. Superstructure Construction (4-5 weeks)

- Erect two-storey dwelling per approved plans
- Safe working practices along shared boundary with 4-storey tower block
- Ensure no impact on neighbouring properties or trees
- The flank wall adjoining the 4-storey tower block (3-5 Church Road) will be constructed as an independent structure entirely within the application site. No structural attachment or alteration to the neighbouring building will occur, and the wall will comply with current Building Regulations for fire and thermal performance.

5. Internal Works & Fit-Out (2-3 weeks)

- Install insulation, plastering, flooring, kitchen, and bathroom fit-out
- Complete final decoration

Total estimated construction duration: 10-13 weeks (estimates and will be refined once contractors are appointed)

ENVIRONMENTAL & NEIGHBOUR MITIGATION METHODS

Working Hours:

- Monday–Friday: 08:00–18:00
- Saturday: 08:00–13:00
- No works on Sundays or public holidays

Noise, Dust & Vibration:

- Compliance with BS 5228 and DM23
- Use of modern, silenced plant
- Dust suppression, covered skips, and daily housekeeping
- No driven piling
- The contractor will notify immediate neighbours in advance of any particularly noisy operation

Waste Management:

- Segregated recycling and disposal by licensed contractors
- Skips located within site where possible; waste transfer notes retained

Health & Safety:

- Compliance with CDM Regulations 2015
- Risk assessments and method statements for each phase
- Mandatory PPE for all personnel
- Qualified first aider present
- Emergency contact info displayed; works cease immediately in serious incidents

Materials Storage & Handling:

- Delivered in phased quantities according to construction sequence
- Due to the constrained nature of the site and small footprint of the development, materials will be delivered in phased quantities on a just-in-time basis. No long-term bulk storage will take place on the public highway. During early construction phases, materials will be stored within the site boundary. As the superstructure progresses and external space reduces, materials will be delivered for immediate installation where practicable, with wait-and-load arrangements used where appropriate.
- Small enclosed skips or wait-and-load services used to minimise site congestion

Pedestrian & Public Safety:

- Hoarding protects public and site
- Clear signage and diversion if footway obstructed
- Banksman guides vehicle movements at all times

SUMMARY

This CMP demonstrates that construction of the two-storey infill dwelling can be managed safely and responsibly with minimal disruption to neighbours or the public highway.

Key considerations:

- Existing dropped kerb reinstated post-construction
- Safe management along boundary with 3–5 Church Road and 4-storey tower block
- Phased vehicle deliveries and Just-in-Time strategy with banksman guidance
- Temporary CPZ suspension and clear pedestrian diversion signage if required
- Environmental mitigation for noise, dust, vibration, and waste management
- Compliance with all relevant policies, legislation, and best practice