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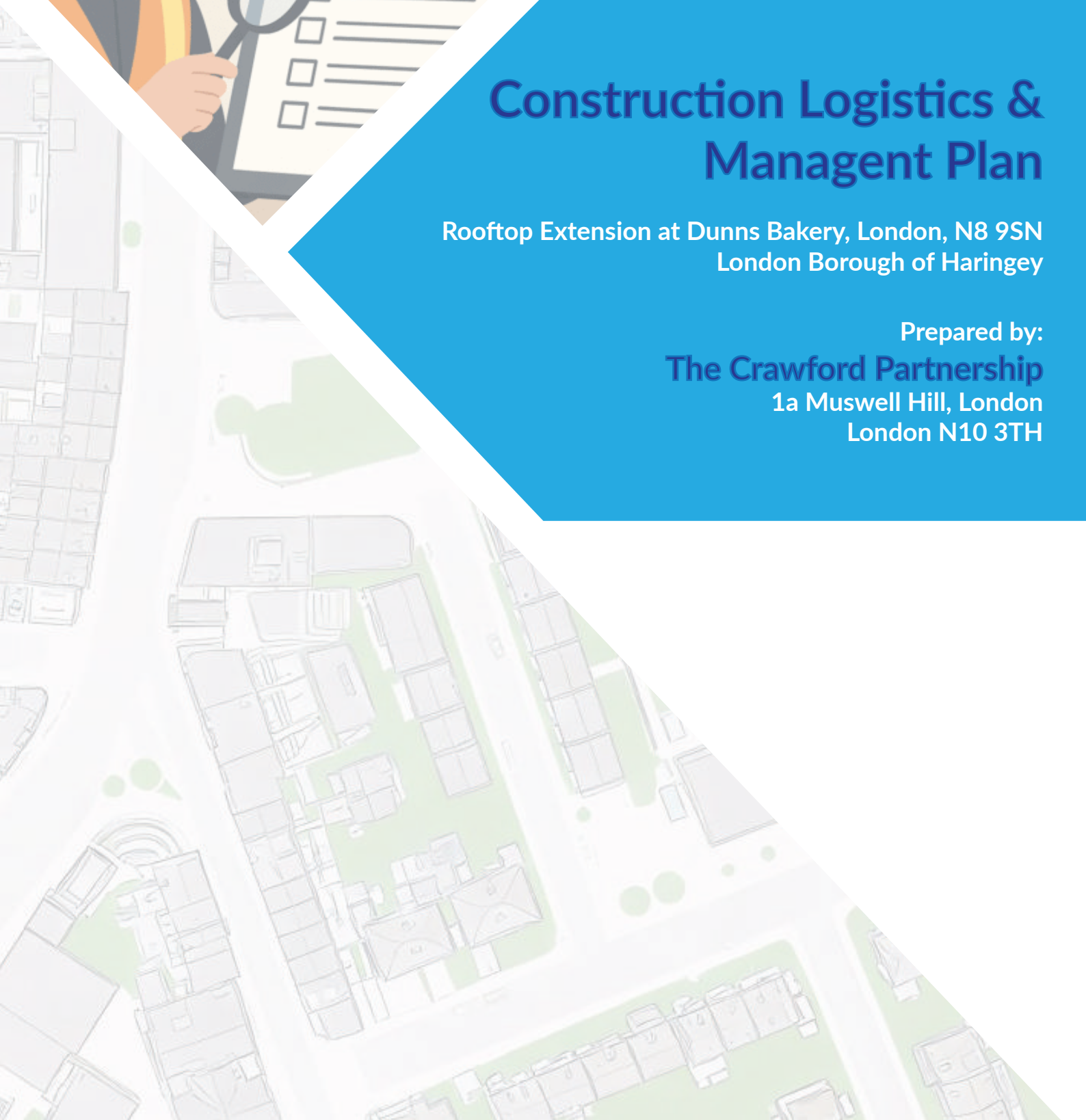
CRAWFORD
PARTNERSHIP



Construction Logistics & Management Plan

Rooftop Extension at Dunns Bakery, London, N8 9SN
London Borough of Haringey

Prepared by:
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Executive Summary

This Construction Logistics & Management Plan (CLMP) has been prepared by The Crawford Partnership with reasonable skill, care and diligence, in accordance with our appointment by Dunns Bakery (the Client) for submission to the London Borough of Haringey.

It provides an outline strategy for managing construction logistics, site operations and associated risks in relation to the proposed rooftop extension at 6 The Broadway, Crouch End, N8. The document is intended to support the planning application and will be further developed and refined by the appointed main contractor prior to commencement on site.

The CLMP is based on:

- Site inspections and photographic surveys
- Review of the local context and constraints
- Our experience of similar high-street and rooftop projects
- Best practice guidance for construction logistics and site safety

All copyright and intellectual property in the drawings and text remain vested in The Crawford Partnership. This CLMP should be read as a whole; clarification should be sought on any elements that may be unclear.



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1.0 Introduction

1.1 The proposal comprises the construction of a new lightweight, contemporary rooftop extension above the existing two-storey Dunns Bakery building at 6 The Broadway, Crouch End N8. The works include:

- A new set-back, low-profile roof level providing approximately 111 m² of additional floorspace
- Reconfiguration of internal layouts to provide improved staff welfare, office and ancillary space
- Associated structural works, new lift access, building services, and roof finishes
- Limited external alterations at parapet level, with the existing brick façade, parapet and wheatsheaf pediment retained

The bakery will continue to operate throughout the works. The project is therefore being planned to minimise disruption to:

- The ongoing bakery and retail operations at ground and first floor
- Adjacent commercial occupiers and residents
- Pedestrian and vehicular flows along The Broadway, which includes a signal-controlled junction immediately adjacent to the shopfront

1.2 Objectives of the CLMP

The key objectives of this CLMP are to:

- Demonstrate that the works can be carried out safely and efficiently in a constrained town-centre, high-street location
- Minimise impact on local residents, businesses, pedestrians and road users
- Set out a framework for site access, deliveries, waste management and environmental control
- Provide London Borough of Haringey with confidence that construction activities will be appropriately managed

Further detailed method statements, risk assessments and traffic management plans will be prepared by the appointed contractor in due course and can be secured by planning condition.

1.2 Figure: Site Visual



2.0 Site Constraints & Risks

2.1 High-Street Location and Junction

The building fronts directly onto The Broadway (A103) at a busy signal-controlled junction. There is no off-street parking or yard on the frontage, and kerbside space is heavily constrained by pedestrian crossings, guard rails and bus routes. Footways are relatively narrow and experience high pedestrian flows, particularly at peak times and on weekends.

2.2 Existing Occupation

Dunns Bakery is a long-established, popular local business operating extended hours with multiple shifts. The intention is to maintain trading throughout construction, necessitating careful sequencing of works, dust/noise control, and safe segregation of customers from construction activities.

2.3 Rear Access – Hatherley Gardens / Broadway House

A secondary service route is available to the rear via Hatherley Gardens, through or alongside Broadway House, subject to agreement with relevant freeholders and occupiers. This route was previously used as a construction access for the refurbishment of Hornsey Town Hall, demonstrating its suitability in principle for managed construction traffic and deliveries. Width, turning radii and headroom constraints mean that vehicle size will be limited (anticipated use of vans and rigid lorries rather than articulated vehicles).

2.4 Vertical Logistics and Rooftop Working

All new construction is at roof level, above an operational building. Works will require full perimeter scaffolding and temporary access stair towers; a goods hoist or mast climber may be used for materials handling. Where practicable, the project will explore Modern Methods of Construction (MMC) and volumetric / panelised systems, allowing large elements to be prefabricated off-site and craned into position during carefully controlled lifting operations.

2.5 Neighbouring Properties

The building is flanked by other commercial premises with upper-floor residential accommodation and is opposite the Town Hall Square. There is a need to control noise, dust, vibration and overlooking, and to maintain safe access to all adjoining properties at all times.



3.0 Construction Methodology

3.1 Enabling Works

- Pre-start condition surveys of adjacent buildings and public areas
- Coordination with statutory undertakers to identify and protect existing services
- Erection of site hoarding / secure scaffold on the front and rear elevations
- Establishment of segregated access routes for bakery customers and staff

3.2 Superstructure and Envelope

- Removal of the existing low-pitched roof structure behind the parapet, with temporary weather protection installed as required
- Construction of a new roof-level structural deck, using lightweight steel and/or engineered timber framing
- Installation of prefabricated modular or panelised wall and roof elements brought to site in manageable units, with final assembly on the roof
- Installation of new lift overrun and associated structural supports
- External envelope works including glazing, cladding, roofing and parapet detailing

MMC Option:

Subject to contractor input and final design, the project may utilise factory-fabricated modules or large panel elements to minimise site labour and programme. Where modules are used, a limited number of mobile crane lifts will be scheduled, ideally in off-peak periods and potentially at weekends, with appropriate road closures and traffic management agreed with the Council.

3.3 Internal Works and Fit-Out

- Internal partitions, services distribution (power, data, ventilation, heating/cooling)
- Installation of staff welfare facilities, offices and ancillary spaces
- Finishes, fixtures and fittings
- Testing, commissioning and final connections

3.4 Working Hours

Unless otherwise agreed with Haringey, working hours will follow typical borough standards:

Monday–Friday: 08:00–18:00

Saturday: 08:30–13:00

Sunday and Bank Holidays: No noisy works

Any out-of-hours activities (for example, crane operations or deliveries timed to avoid traffic peaks) will be agreed in advance with the Council and local stakeholders.



4.0 Site Access & Traffic Management

4.1 General Principles

Priority will always be given to pedestrian safety and maintaining access to Dunns and neighbouring businesses.

The frontage to The Broadway will not be used for routine loading or unloading, other than in exceptional circumstances (e.g. crane operations) and then only under an agreed traffic management plan.

Construction traffic will be limited, as far as possible, to the rear access route via Hatherley Gardens / Broadway House, subject to legal agreements and risk assessment.

4.2 Rear Access – Hatherley Gardens

Deliveries and collections will generally be routed from the wider road network via arterial roads into Hatherley Gardens, avoiding residential side streets where possible.

A designated unloading point will be agreed in consultation with the building owners / managing agents of Broadway House. From here, materials will either:

be moved via existing service corridors and stair cores, or
be hoisted to roof level via a rear scaffold and goods hoist.

Vehicle sizes will be limited to small and medium rigid lorries / vans. Articulated lorries will be avoided.

4.3 Frontage – The Broadway

The Broadway frontage will remain open and welcoming to bakery customers throughout.

Any façade scaffolding at the front will be designed to:

- Maintain a minimum clear footway width in line with Haringey's requirements
- Avoid obstructing the pedestrian crossing and signal sight lines
- Incorporate protection fans or gantries where necessary to protect the public

No routine construction parking will be permitted on The Broadway. Any short-duration stops (e.g. for craneage) will be controlled using:

- Advanced notice to neighbours
- Temporary traffic management and, where required, a TTRO (Temporary Traffic Regulation Order)
- Trained banksmen and appropriate signage



4.0 Site Access & Traffic Management

4.4 Deliveries and Collections

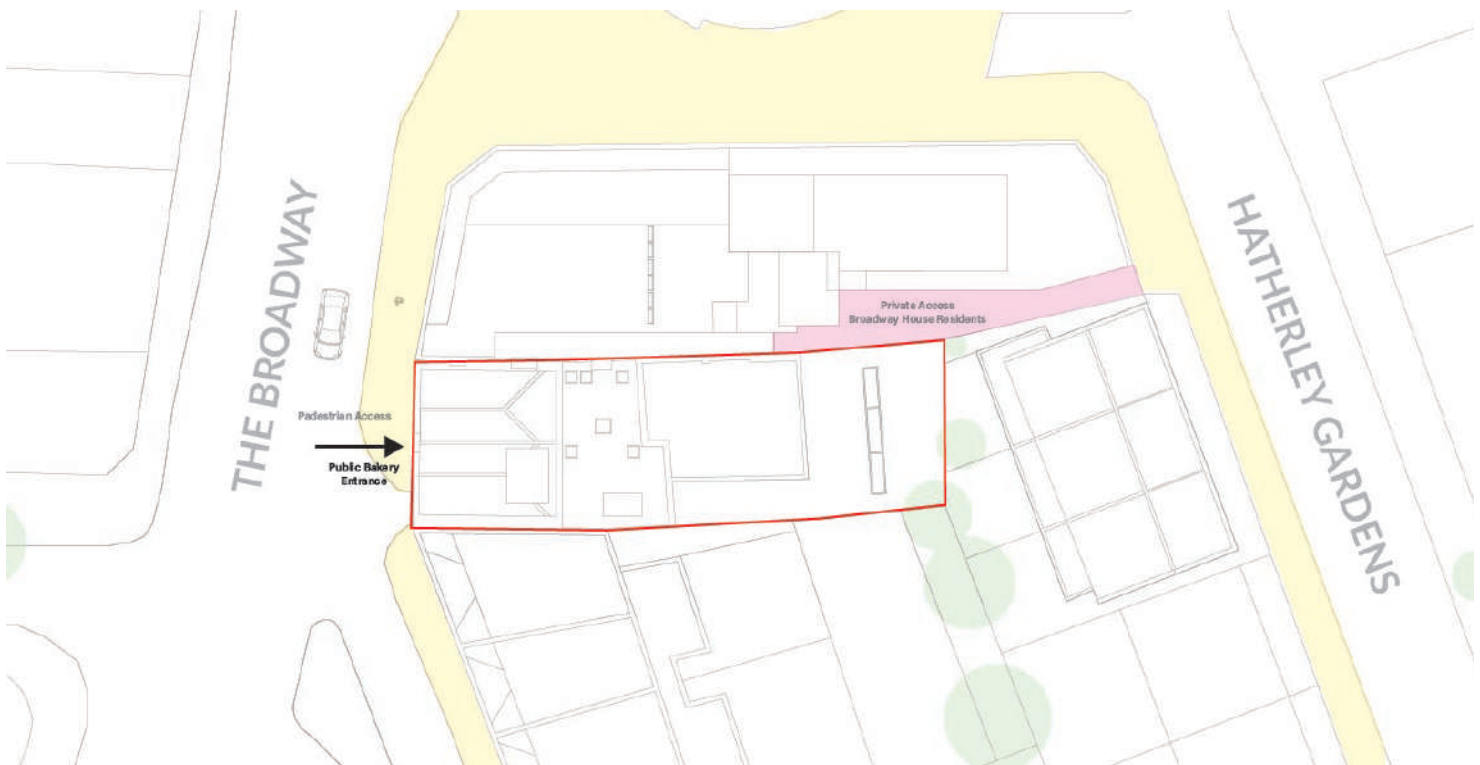
Deliveries will be pre-booked and scheduled, with a delivery management system operated by the contractor's site manager.

Delivery times will be coordinated to avoid school times and peak trading periods for the bakery, as far as reasonably possible.

Drivers will be provided with:

- A route plan
- Instructions on no-idling, no waiting on The Broadway
- Contact details for the site manager to confirm entry before arrival

4.5 Figure: Local Access Plan



4.0 Site Access & Traffic Management

4.6 Figure: Proposed Construction Access and Hoist Location



This image shows the site at the end of Hatherley Gardens having been used as a contractor's compound during the renovation of Hornsey Town Hall, demonstrating that the location is suitable for site set-up, material storage, and construction access without significant disruption to the surrounding residential area.

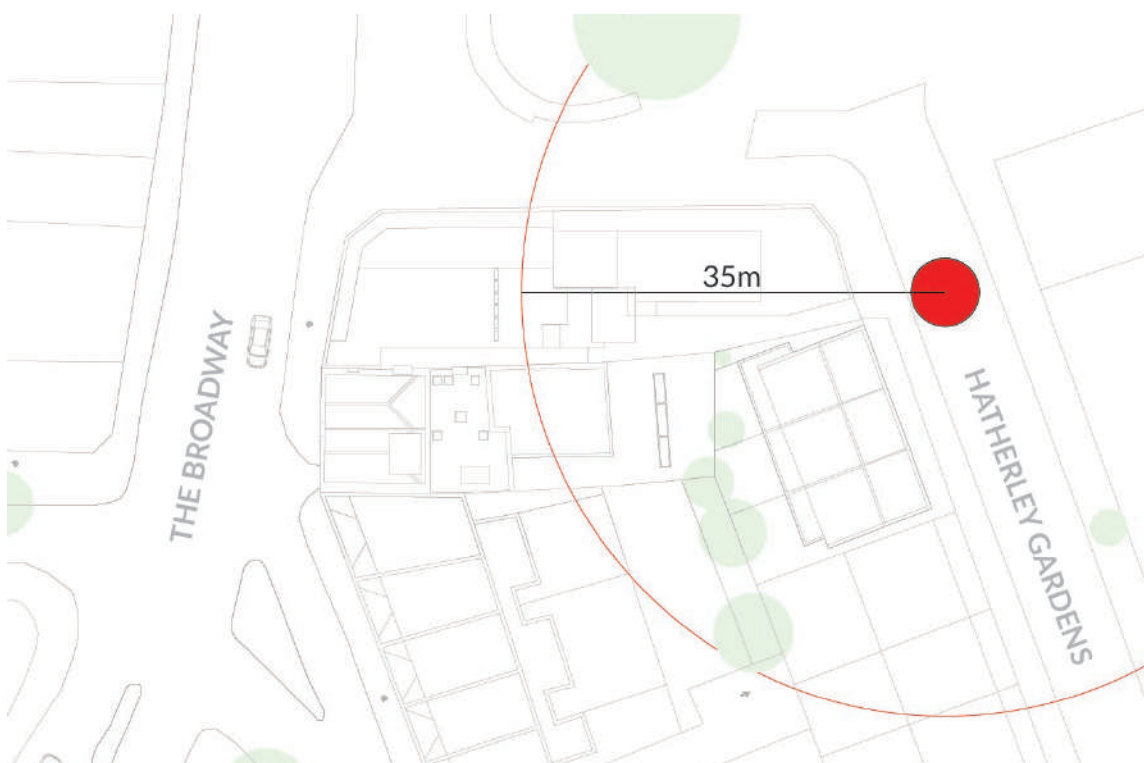
4.7 Lifting Operations

Any mobile crane lifts (for MMC modules or large plant) will be:

- Planned with a detailed lift plan and risk assessment
- Booked for off-peak traffic periods where practicable
- Coordinated with Haringey Highways for any required road closures or parking bay suspensions.

Crane positions are likely to be from Hatherley Gardens / rear yard where space permits; any front-of-house crane placements would be exceptional and subject to specific approvals.

4.8 Figure: Indicative Crane Position and Lifting Radius



5.0 Site Setup, Security and Asset Protection

5.1 Site Establishment

A site compound / welfare area will be established either within the rear service zone (subject to agreement) or at roof level, with temporary welfare cabins as required.

Segregated access routes for construction personnel will be identified to avoid conflict with customers and staff.

5.2 Hoarding, Scaffolding and Edge Protection

Timber or proprietary hoarding will be installed where necessary to protect public interfaces at ground level. Full edge protection, guardrails and toe-boards will be installed on all scaffolding and roof edges in line with current regulations.

Any scaffold on The Broadway elevation will be fitted with debris netting and boarded lifts as appropriate.

5.3 Security

Access to the site will be via controlled entry points, with gates locked outside working hours.

The contractor will maintain a visitor and deliveries log and ensure that only authorised personnel are admitted.

Where feasible, existing CCTV coverage will be supplemented with temporary cameras to monitor key areas.

5.4 Protection of Adjacent Properties & Public Realm

Protective sheeting and temporary coverings will be used to safeguard adjoining façades and roofs where there is a risk of debris or dust.

Condition surveys of neighbouring property façades, pavements and any shared access routes will be undertaken prior to commencement, to allow any claims to be assessed fairly.



6.0 Environmental Management

6.1 Noise and Vibration

Noisy operations will be limited to core working hours and carefully sequenced. The contractor will adopt Best Practicable Means to control noise, including:

- Use of quieter equipment and methods where available
- Localised acoustic screening if required
- Regular maintenance of plant to minimise noise

Where there is a risk of perceptible vibration (e.g. during demolition of existing roof elements), the contractor will monitor and, if necessary, adjust methods to avoid nuisance.

6.2 Dust and Air Quality

Dust suppression measures will include:

- Damping down during cutting and demolition
- On-tool extraction
- Covered skips and controlled loading of waste
- Regular cleaning of access routes

The contractor will ensure no burning of waste on site and will comply with relevant London-wide air-quality guidance.

6.3 Waste Management

A Site Waste Management approach will be adopted to reduce, re-use and recycle materials wherever possible.

Separate skips will be provided for key waste streams (e.g. timber, metal, mixed construction waste). All waste carriers will be licensed and records kept of disposal routes.

6.4 Sustainability and MMC

The use of lightweight, prefabricated elements is expected to:

- Reduce the number of deliveries to site
- Shorten the construction programme
- Reduce noise and dust from prolonged on-site cutting and assembly

The new extension is also intended to incorporate:

- High levels of insulation in walls and roof
- High-performance glazing
- Roof-mounted solar PV panels, where feasible and visually acceptable



7.0 Drainage and Utilities

No significant changes are proposed to the existing below-ground drainage. Any local modifications (e.g. to connect additional roof drainage) will be designed to ensure no adverse impact on the existing system.

Service isolations and diversions (electrical, gas, water, telecoms) will be carefully planned and coordinated with statutory undertakers to avoid disruption to the bakery operation and neighbouring occupiers.



8.0 Health, Safety, Monitoring & Compliance

The project will be managed in accordance with the Construction (Design and Management) Regulations 2015 (CDM 2015).

The principal contractor will prepare a full Construction Phase Plan, including risk assessments and method statements for key activities.

Regular inspections of scaffolding, lifting equipment and fall-protection systems will be carried out by competent persons.

The contractor will maintain a complaints and contact register, with clear liaison arrangements for neighbours and the Council to raise any concerns.



9.0 Site Setup, Security and Asset Protection

An indicative high-level programme is as follows (durations subject to contractor input):

Pre-Construction (4–6 weeks)

- Appoint contractor and agree detailed logistics
- Confirm rear access agreements and any highway licences
- Finalise CMP, traffic management plans and crane lift plans

Enabling and Scaffold (4–6 weeks)

- Set up site compound and welfare
- Erect scaffolding and protective hoarding
- Strip existing roof finishes and install temporary waterproofing

Structure and Envelope (8–10 weeks)

- Construct new structural deck and framing
- Install modular / panelised elements and primary roof
- Complete external cladding and glazing

Fit-Out and Services (8–10 weeks)

- Internal partitions, M&E services and finishes
- Commissioning, testing and internal completion

Demobilisation (2–3 weeks)

- Remove scaffolding and temporary works
- Make good public realm and adjoining areas
- Final inspections and handover

The programme will be refined once a contractor is appointed and construction methodology agreed.



10.0 Conclusion

This CLMP demonstrates that the proposed rooftop extension to Dunns Bakery at 6 The Broadway can be constructed:

- Safely and efficiently in a constrained town-centre location
- With deliveries and heavy vehicle movements managed predominantly via the rear access route
- With the High Street frontage remaining open and welcoming to customers
- With appropriate measures in place to protect neighbours, the public realm and the wider environment

The document will form the basis for the main contractor's detailed construction management strategy and can be secured by an appropriate planning condition.



