

Construction Management Statement (prepared by JKL Properties)

Project: 492 West Green Road, London N15 3DA

Developer: JKL Properties Ltd

Date: 16.04.2026

Reference: Planning Application HGY/2024/1971 (Condition 05)

1. Introduction & Site Strategy

This report has been prepared to discharge Planning Condition 05 (Construction Management) for the development of four new residential units at 492 West Green Road. The primary objective of this CMP is to ensure that disruption to the flow of traffic on West Green Road and pedestrian movement on the surrounding footways is minimized. The development will proceed primarily within the existing boundary and curtilage of the building. The area identified as the future residential entrance and cycle store—the "Green Gate" area—will be utilized as a dedicated internal logistics hub for the duration of the project to contain activity on-site.

2. Programme of Works & Traffic Management (Req. a)

- **Hours of Operation:** Works will strictly follow Haringey's standard hours: 08:00–18:00 (Mon–Fri) and 08:00–13:00 (Sat).
- **Delivery Windows:** To avoid peak congestion and bus lane restrictions on West Green Road, all heavy deliveries will be scheduled between 10:00 and 15:00.
- **Traffic Management:** A temporary delivery zone will be established on Willow Walk. Unloading will occur from the highway within a pre-booked parking suspension zone. A "sterile zone" using cones and barriers will be created during HIAB lifting operations, overseen by a qualified banksman.

3. Vehicle Routing & Banksman Protocols (Req. b)

- **Vehicle Size:** Deliveries are restricted to 10-metre Rigid HGVs (approx. 20ft load bed). No articulated "semi-trailer" units (40ft+) will be permitted due to the constraints of Willow Walk.
- **Reversing Manoeuvres:** Vehicles will perform a "Reverse-In" manoeuvre from West Green Road into Willow Walk. This ensures vehicles can exit Willow Walk in a forward gear, providing maximum visibility of cycle lanes and traffic flow.
- **Banksman Deployment:** Two qualified, high-visibility (Class 3) certified banksmen will be deployed for every delivery. **Banksman A** will be stationed on West Green Road to signal traffic/cyclists. **Banksman B** will be stationed at the mouth of Willow Walk to manage pedestrians. Banksmen will be equipped with two-way radios for constant communication.

4. Storage of Plant & Materials (Req. c)

- **On-Site Storage:** All materials and plant will be stored within the designated internal Material Store and Tool Store (refer to PC005.1).
- **Waste Management:** A 12-yard skip is located on-site for waste storage. Skip collection will be performed by a dedicated skip lorry reversing into the site where possible to avoid highway obstruction.

5. Construction Compound & Welfare (Req. d)

- **Welfare Facilities:** The basement will house the Site Office. Ground-floor areas are designated for Site Welfare Facilities (toilets/changing). These are provided by the existing public house WCs.
- **Site Status:** The public house is currently closed and will not be in operation during the works.
- **Compounds:** No temporary structures or site cabins will be placed on the public highway.

6. Security Hoarding (Req. e)

- **Site Perimeter:** Secure hoardings and gateways (marked 'H' on the plan) will be erected to enclose the site.
- **Access Control:** Clear signage will denote "Access to site office" and "No entry to site personnel" in specific zones to maintain safety.

7. Parking for Operatives & Visitors (Req. f)

- **Zero-Parking Policy:** Due to the site's high PTAL and local parking constraints, no on-site parking is provided for operatives or visitors.
- **Travel Plan:** All personnel will be encouraged to use the Turnpike Lane/Seven Sisters underground and bus network. Contractors are prohibited from parking in local residential bays.

8. Impact Mitigation (Req. g)

- **Noise:** Silenced plant and equipment will be used. Noisy works will be restricted to core hours.
- **Dust:** Water suppression will be used during any demolition or cutting. The highway will be swept and cleared of debris immediately following any delivery.
- **Vibration:** Monitoring will be conducted if heavy demolition is required to protect the structural integrity of adjoining properties.
- **Liaison:** A site notice board will be displayed providing contact details for the Site Manager to address any neighbour concerns immediately.

9. Programme of Works

The sequence of works is designed to minimize cumulative impact on West Green Road. The final construction of the ground-floor residential entrance and stores will not impede the use of this area for logistics during the main build.

- **Phase 1: Site Setup (Weeks 1–2):** Erection of hoarding 'M' and fit-out of basement welfare. Application for Willow Walk parking suspensions.
- **Phase 2: Demolition & Site Clearance (Weeks 3–10):** Removal of waste via 12-yard skips (approx. 2 movements per week).
- **Phase 3: Substructure & Groundworks (Weeks 8–12):** Excavation and scheduled deliveries of steel/concrete/timber/masonry via 10m Rigid HGVs.
- **Phase 4: Superstructure & Fit-out (Weeks 12–60):** High-volume material storage moved to internal Material Store.
- **Phase 5: Landscaping & Commissioning (Weeks 60–72):** Delivery of final finishes. Removal of hoardings and final highway inspection of the lowered kerb.