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**Land at Rear of
88–90 Westbury Avenue,
London
N22 6RT**

CONSTRUCTION MANAGEMENT PLAN

June 2026

1. INTRODUCTION

This Construction Management Plan (CMP) has been prepared in connection with planning permission HGY/2023/1355 for the demolition of an existing lock-up garage and the construction of a detached two-bedroom dwelling with basement level at land to the rear of 88–90 Westbury Avenue, London N22. The purpose of the CMP is to discharge Condition 8 of this consent.

The purpose of this Plan is to provide a framework for the management of construction activities and to ensure that the development is undertaken safely, efficiently and with minimal impact on neighbouring occupiers, highway users and the local environment.

The CMP has been prepared having regard to:

- London Plan 2021 Policies T4, T7 and D14;
- Haringey Local Plan Strategic Policies;
- Development Management DPD Policies DM1 and DM21;
- Submitted Basement Impact Assessment;
- Submitted Surface Water Drainage and SuDS Strategy;
- Health and Safety Executive requirements.

The document will be implemented by the Principal Contractor throughout the construction period.

2. SITE DESCRIPTION

The site is located to the rear of Nos. 88 and 90 Westbury Avenue and is accessed from Rusper Road.

The site currently contains a single-storey garage structure which will be demolished.

The approved development comprises:

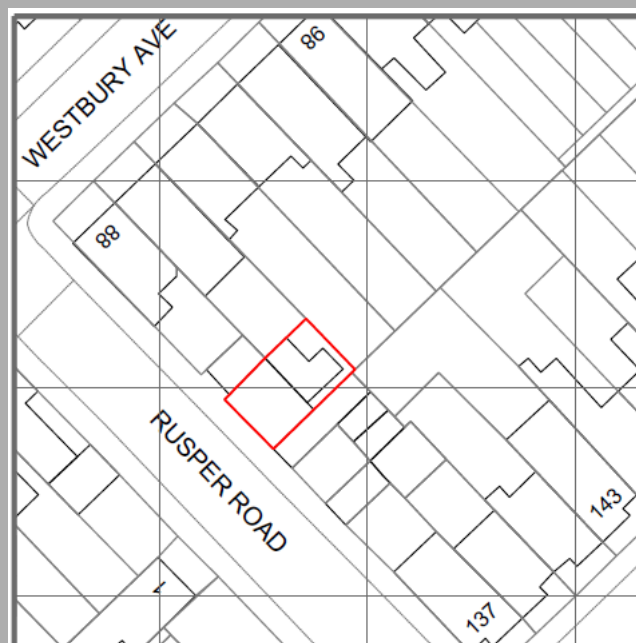
- Demolition of the existing garage;
- Excavation and construction of a basement level;
- Construction of a detached two-bedroom dwelling;
- Installation of a green roof;
- Associated drainage and SuDS infrastructure;
- Landscaping and boundary treatments.

The site is situated within a residential area and is constrained by:

- Restricted access arrangements;
- Close proximity to neighbouring dwellings;
- Limited on-site storage capacity;
- Absence of contractor parking provision.

Construction activities will therefore be carefully coordinated and managed.

The site plan showing the site is provided below;



3. CONSTRUCTION PROGRAMME

The anticipated construction programme is set out below:

Phase	Duration
Site setup and hoarding installation	1 week
Demolition and clearance	2 weeks
Basement excavation and spoil removal	4–6 weeks
Basement structure and retaining walls	4–5 weeks
Ground floor superstructure	4 weeks
Roof construction and envelope	3 weeks
Drainage and SuDS installation	2 weeks
Internal fit-out	6 weeks
External works and landscaping	2 weeks

Total anticipated duration: approximately 6–7 months.

Working Hours

Construction works shall be restricted to:

- Monday to Friday: 08:00–18:00
- Saturday: 08:00–13:00
- No working on Sundays or Bank Holidays

No deliveries, collections or noisy operations shall take place outside these hours.

4. CONSTRUCTION TRAFFIC GENERATION

The development is small in scale and will generate relatively low levels of construction traffic.

Estimated vehicle movements are:

Demolition Phase

- 2–4 vehicle movements per day

Basement Excavation Phase

- 6–8 vehicle movements per day at peak periods
- Primarily spoil removal vehicles and material deliveries

Superstructure Phase

- 2–4 vehicle movements per day

Fit-Out Phase

- 1–2 vehicle movements per day

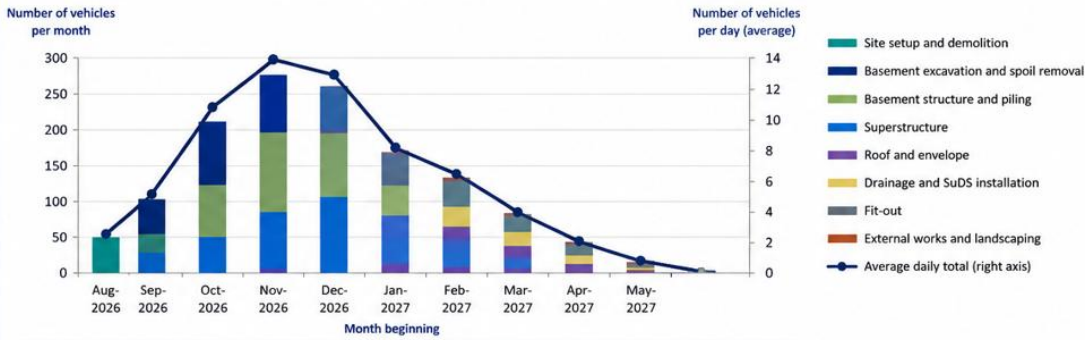
No abnormal loads are anticipated.

No articulated vehicles will be required.

4. CONSTRUCTION TRAFFIC GENERATION

The anticipated start on site is 20th August 2026 with a construction period of approximately 6–7 months.

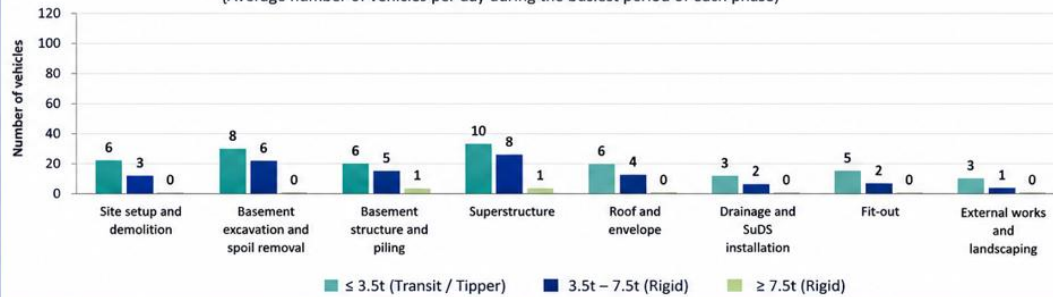
TOTAL NUMBER OF VEHICLES THROUGH CONSTRUCTION PROGRAMME



Note: Vehicle numbers are estimates based on the anticipated construction programme and are subject to refinement by the appointed contractor prior to commencement.

Phase	Total Vehicles (Approx.)
Site setup and demolition	90
Basement excavation and spoil removal	540
Basement structure and piling	420
Superstructure	360
Roof and envelope	240
Drainage and SuDS installation	120
Fit-out	300
External works and landscaping	60
TOTAL (APPROX.)	2,130

NUMBER OF VEHICLES BY TYPES DURING PEAK OF PHASE
(Average number of vehicles per day during the busiest period of each phase)



Vehicle Types	Description
≤ 3.5t (Transit / Tipper)	Vans, small tippers and deliveries
3.5t – 7.5t (Rigid)	Rigid lorries for materials and spoil removal
≥ 7.5t (Rigid)	Occasional rigid vehicles (aggregates / plant) No articulated vehicles required

Notes:

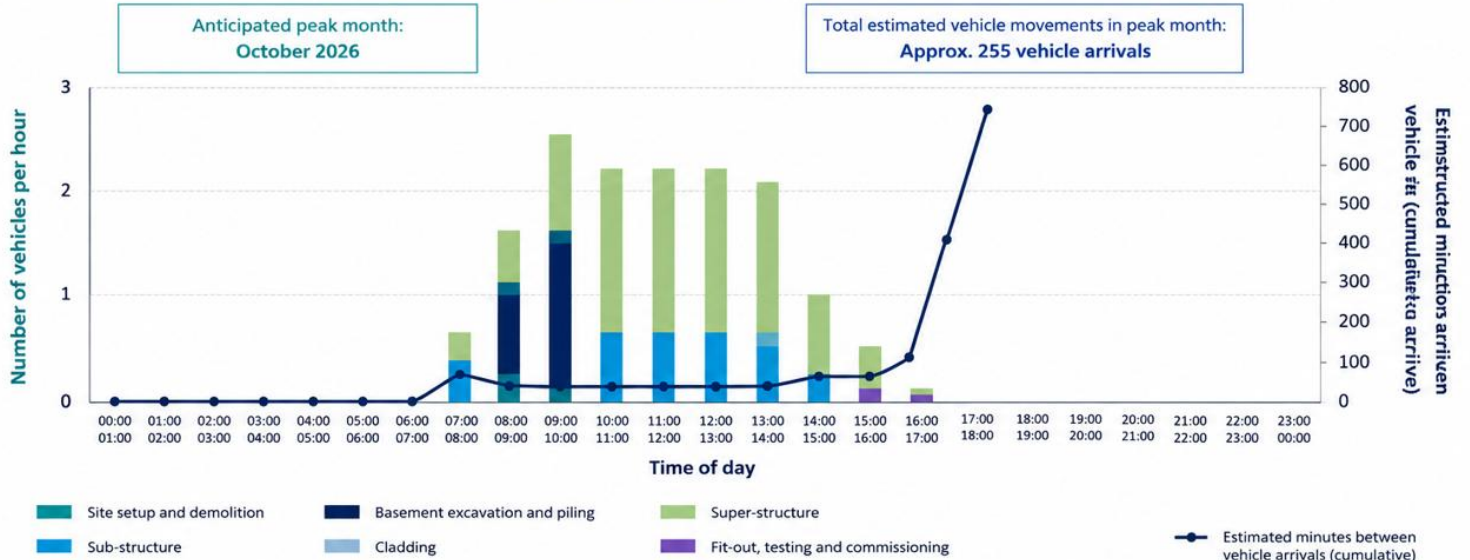
- No abnormal loads are anticipated.
- No articulated vehicles will be required.

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NUMBER OF VEHICLES IN PEAK MONTH (OCTOBER 2026)

Peak construction activity is anticipated during the basement excavation phase.



PEAK MONTH SUMMARY – OCTOBER 2026

⌚	Typical working hours	08:00 – 17:00 (Mon – Fri)
🚚	Total vehicle arrivals (peak month)	Approx. 255 arrivals
📊	Average vehicles per hour (peak)	2 – 3 vehicles/hour
⌚	Average minutes between arrivals (peak period)	10 – 30 minutes
Note: Vehicle numbers are estimates based on the construction programme and are subject to refinement by the appointed contractor prior to commencement.		

ACTIVITY CONTRIBUTION DURING PEAK MONTH

- Basement excavation and piling:** Principal contributor to morning vehicle movements (spoil removal and material deliveries).
- Sub-structure works:** Increased deliveries of concrete, reinforcement and materials.
- Super-structure works:** Ongoing deliveries of materials and equipment.
- Cladding:** Limited deliveries (lightweight materials).
- Fit-out, testing and commissioning:** Minimal vehicle movements at this stage.

No abnormal loads are anticipated. No articulated vehicles will be required.

5. CONTRACTOR TRAVEL AND PARKING

No contractor parking will be provided on site.

Construction personnel will be encouraged to travel by:

- Public transport;
- Bicycle;
- Walking;
- Shared transport arrangements.

Contractors will be instructed not to park on surrounding residential streets.

The Site Manager shall monitor compliance throughout the construction period.

6. DELIVERY MANAGEMENT

A strict booking system shall be implemented.

Measures include:

- Deliveries scheduled in advance;
- One delivery vehicle on site at any time;
- Just-in-time delivery principles;
- Avoidance of peak highway periods where practicable;
- Delivery coordination by the Site Manager.

Vehicles arriving early will not be permitted to wait on Rusper Road or surrounding streets.

7. VEHICLE ROUTING STRATEGY

Construction vehicles shall approach the site via the local distributor road network before accessing Rusper Road.

Drivers shall be provided with routing instructions before arrival.

Requirements include:

- No circulation of vehicles searching for the site;
- No waiting or queuing on local roads;
- Compliance with all traffic regulations;
- Engines switched off when stationary.



8. LOADING AND UNLOADING ARRANGEMENTS

Loading and unloading activities will be undertaken within the site boundary wherever practicable.

Where temporary activity adjacent to the access is unavoidable:

- Operations will be supervised by a trained banksman;
- Pedestrian routes will be maintained;
- Activities will be kept to the minimum duration necessary;
- Vehicle engines will be switched off when stationary.

No simultaneous deliveries will be permitted.

9. VEHICLE MANOEUVRING

Due to the constrained nature of the site, construction traffic will comprise:

- 3.5 tonne transit-type vehicles;
- Small rigid delivery vehicles;
- Occasional 7.5 tonne rigid lorries.

Large articulated vehicles will not be used.

Vehicle manoeuvring measures include:

- Banksman supervision;
- Controlled reversing procedures;
- Pre-booked arrival times;
- Low-frequency vehicle movements.

These measures will ensure highway safety is maintained throughout the construction period.

10. STORAGE OF PLANT AND MATERIALS

All construction materials, plant and equipment shall be stored within the site boundary.

The following controls will be implemented:

- Designated material storage areas;
- Secure compound for tools and equipment;
- Phased deliveries;
- Prompt removal of waste materials;
- No storage on the public highway.

Excavated spoil shall be removed from site as soon as practicable.

11. BASEMENT CONSTRUCTION MANAGEMENT

The approved development includes the formation of a basement beneath the dwelling.

Basement works shall be undertaken in a controlled sequence comprising:

1. Site clearance and setting out;
2. Excavation in managed stages;
3. Temporary support measures where required;
4. Construction of retaining walls;
5. Basement slab construction;
6. Waterproofing installation;
7. Superstructure construction.

Spoil Removal

Excavated material shall be removed using pre-booked vehicles operating under the delivery management system.

Neighbour Protection

Measures shall include:

- Regular inspection of adjoining boundaries;
- Monitoring during excavation works;
- Immediate investigation of any reported issues;
- Compliance with the submitted Basement Impact Assessment.

Noise and Vibration

Appropriate construction techniques will be adopted to minimise disturbance to neighbouring occupiers.

12. SURFACE WATER MANAGEMENT AND SUDS DURING CONSTRUCTION

Construction activities shall be undertaken in accordance with the submitted Surface Water Drainage and SuDS Strategy.

Measures include:

- Temporary drainage controls;
- Prevention of sediment entering drains;
- Covered stockpiles where required;
- Protection of drainage infrastructure;
- Controlled discharge of surface water;
- Maintenance of drainage routes during construction.

The green roof and drainage systems shall be installed in accordance with approved details.

13. WHEEL WASHING AND HIGHWAY CLEANLINESS

Wheel washing facilities shall be provided close to the site exit.

All vehicles leaving the site shall be inspected.

Additional controls include:

- Regular inspection of surrounding roads;
- Immediate removal of mud and debris;
- Road sweeping where necessary.

The public highway shall be maintained in a clean and safe condition throughout construction.

14. BOUNDARY HOARDING AND SITE SECURITY

Secure site hoarding shall be erected prior to commencement of works.

The hoarding shall:

- Be located within the site boundary;
- Protect public safety;
- Include emergency contact details;
- Include health and safety signage.

Site gates shall remain locked outside working hours.

15. ENVIRONMENTAL MANAGEMENT

The Principal Contractor shall implement environmental protection measures including:

Dust Control

- Water suppression where required;
- Covered skips;
- Dust monitoring as necessary;
- Minimisation of exposed stockpiles.

Noise Control

- Modern, well-maintained equipment;
- Avoidance of unnecessary idling;
- Compliance with approved working hours.

Waste Management

- Segregation of recyclable materials;
- Re-use of materials where practicable;
- Licensed waste disposal contractors.

NRMM compliance

- Haringey sits within the Greater London NRMM Low Emission Zone. All relevant plant will be registered on the NRMM register and meet the applicable emissions standards.

Sustainable Construction

The project incorporates:

- Air Source Heat Pump technology;
- Photovoltaic panels;
- High-performance building fabric;
- Green roof provision.

Construction activities shall support the sustainability objectives of the approved development.

16. COMMUNITY LIAISON

A Site Manager shall be appointed prior to commencement of development and shall remain responsible for community liaison throughout the construction period.

The Site Manager shall act as the primary point of contact for local residents, neighbouring occupiers and the Local Planning Authority in relation to construction activities.

Responsibilities shall include:

- Acting as the principal contact for all enquiries and complaints;
- Maintaining a complaints and enquiries register;
- Investigating all complaints promptly;
- Coordinating deliveries and construction activities;
- Implementing corrective measures where appropriate;
- Providing updates to residents regarding significant construction operations.

Contact Details

The following information shall be displayed prominently at the site entrance throughout the construction period:

- Site name and address;
- Principal Contractor details;
- Site Manager name;
- Telephone number;
- Email address;
- Emergency out-of-hours contact number.

The contact board shall be maintained in a clearly visible position adjacent to the site access.

Complaint Handling Procedure

Any complaint received from local residents or businesses shall be logged in a complaints register and investigated by the Site Manager.

The following response targets shall apply:

- Acknowledgement of complaints within 24 hours (Monday–Friday);
- Initial investigation commenced within 48 hours;
- Written response provided within 5 working days where appropriate;
- Records maintained on site and made available to the Local Planning Authority upon request.

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Where a complaint identifies a breach of this Construction Management Plan, corrective measures shall be implemented as soon as reasonably practicable.

Resident Notification

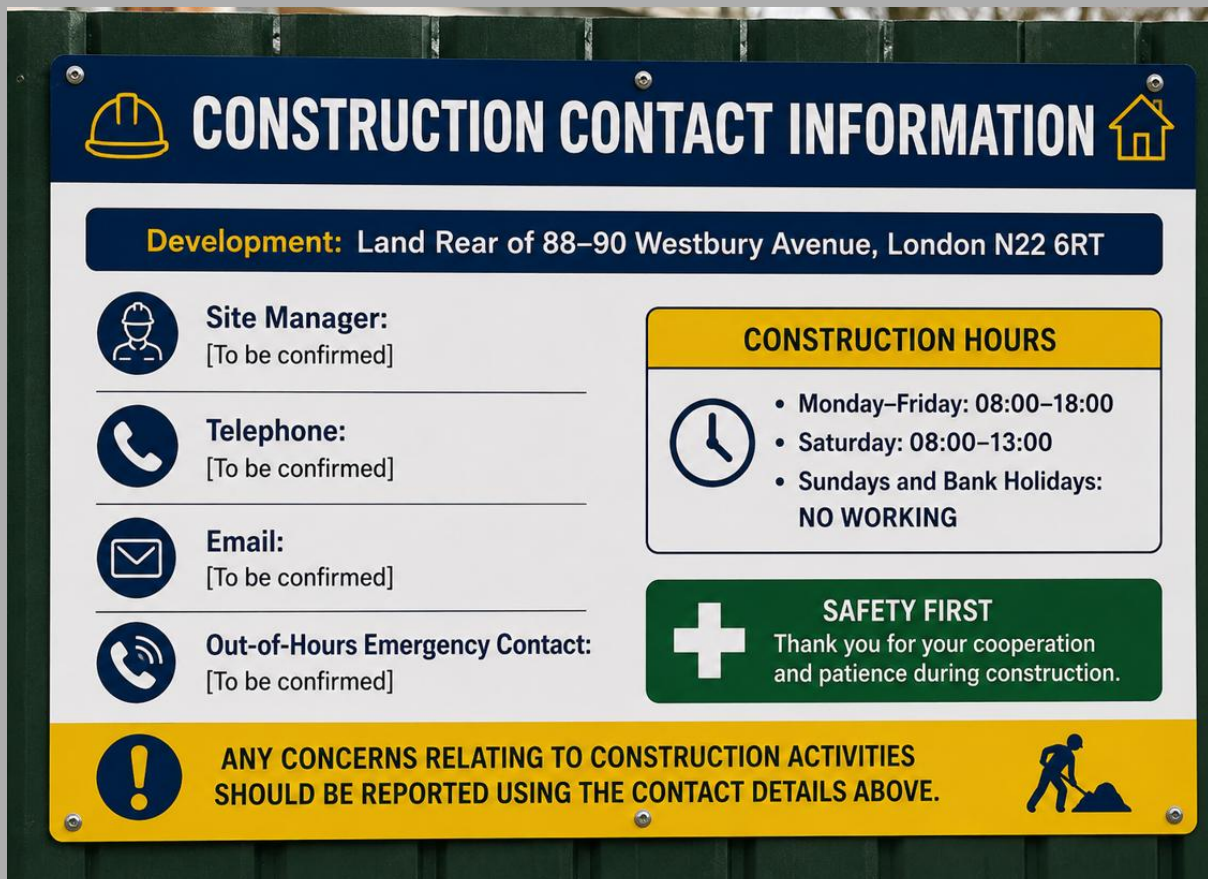
Residents adjoining the site shall be notified in advance, where reasonably practicable, of activities likely to cause temporary disturbance, including:

- Basement excavation works;
- Concrete pours;
- Crane operations (if required);
- Temporary road or access restrictions;
- Any exceptionally noisy construction activities.

Notification shall normally be provided at least 48 hours in advance.

Example Site Notice

Construction Contact Information



The image shows a sample construction site notice sign. It has a dark blue header with a yellow hard hat icon on the left and a yellow house icon on the right. The text 'CONSTRUCTION CONTACT INFORMATION' is in white. Below the header is a yellow bar with the text 'Development: Land Rear of 88-90 Westbury Avenue, London N22 6RT'. The main body of the sign is white and contains four rows of contact information, each with an icon (hard hat, telephone, envelope, and mobile phone) and the text 'Site Manager:', 'Telephone:', 'Email:', and 'Out-of-Hours Emergency Contact:', all followed by '[To be confirmed]'. To the right of this is a yellow box titled 'CONSTRUCTION HOURS' with a clock icon and a list of hours: 'Monday-Friday: 08:00-18:00', 'Saturday: 08:00-13:00', and 'Sundays and Bank Holidays: NO WORKING'. Below this is a green box with a white plus sign and the text 'SAFETY FIRST' and 'Thank you for your cooperation and patience during construction.' At the bottom is a yellow bar with a yellow exclamation mark icon on the left, the text 'ANY CONCERNS RELATING TO CONSTRUCTION ACTIVITIES SHOULD BE REPORTED USING THE CONTACT DETAILS ABOVE.', and a yellow silhouette of a person digging on the right.

CONSTRUCTION CONTACT INFORMATION

Development: Land Rear of 88-90 Westbury Avenue, London N22 6RT

Site Manager:
[To be confirmed]

Telephone:
[To be confirmed]

Email:
[To be confirmed]

Out-of-Hours Emergency Contact:
[To be confirmed]

CONSTRUCTION HOURS

- Monday-Friday: 08:00-18:00
- Saturday: 08:00-13:00
- Sundays and Bank Holidays:
NO WORKING

SAFETY FIRST
Thank you for your cooperation
and patience during construction.

**ANY CONCERNS RELATING TO CONSTRUCTION ACTIVITIES
SHOULD BE REPORTED USING THE CONTACT DETAILS ABOVE.**

17. MONITORING AND COMPLIANCE

The Principal Contractor shall be responsible for implementation of this Construction Management Plan.

The Plan shall:

- Remain on site at all times;
- Be reviewed periodically;
- Be updated where necessary;
- Be adhered to throughout construction.

Any significant amendments shall be agreed with the Local Planning Authority where required.

At the time of drafting this CMP, the Principal Contractor has not yet been appointed. Prior to the works commencing on site, the relevant case-officer at the Council involved with discharge of the CMP condition will be alerted by email as to who the contractor is.

18. CONCLUSION

This Construction Management Plan demonstrates that the approved development at Land Rear of 88–90 Westbury Avenue can be constructed safely and efficiently whilst minimising impacts upon neighbouring occupiers, local amenity and the surrounding highway network.

The measures contained within this document provide a robust framework for the management of construction activities and ensure compliance with the relevant planning conditions and planning policy requirements.