



Ath Alpha Investments
Fairport, Fortis Green, N103BQ Jan 2026

Construction Management Plan
Relating To
The Annexe, Fairport, Fortis Green, London N103BQ

Introduction

The purpose of this document is to set out the relevant and necessary considerations to the issues arising from the planning and construction of the works at The Annexe, Fairport, Fortis Green, London N103BQ (“the Property”) as more particularly set out in the Drawings and Specifications submitted by the Crawford Partnership (Architects).

This Plan seeks to broadly describe the works that are proposed to be undertaken to the Property, the exact details of which are subject to the final Specifications to be provided (and which may be subject to change as the Works progress).

This Plan also describes the programme, systems and procedures that are intended to be implemented whilst controlling the construction operations on site at the Property, with the intention of ensuring the smooth and expeditious progress of the project in the safest and most efficient manner reasonably attainable in the applicable circumstances and having due regard to the necessity to minimise adverse impact on the local environment and any surrounding amenities etc.

Particular consideration will also have to be given to all applicable Building Regulations and Health and Safety Measures. Compliance will be necessary even if this causes an increase in the cost of the works and an extension of time for the Works to be carried out to completion.

This **Construction Management Plan (CMP)** has been prepared with the objective of providing guidance on measures; methods and procedures considered necessary to be adhered to during the building works at the Property and having special regard to ensuring the safe and effective management of pedestrians outside the Property.

The CMP will be in effect during the period the works are being undertaken and will be subject to refinement; change and variation as and when necessary having due regard to programme or scope changes.

The aims of the CMP are broadly as follows; -

To ensure (wherever possible) that the construction scheduling have been agreed and approved to ensure the safety and efficiency of vehicular and pedestrian movements.

To ensure (insofar as practicably possible) that the works do not have a detrimental impact on the local community.

That all works are carried out within Permitted Working Hours.

That all necessary measures are applied with regard to local traffic and parking operations.

The works will be managed in accordance with all applicable best practice guidance and industry body codes of conduct. The works will be carried out with adherence to the Considerate Constructors Scheme. Upon commencement of the Works, the full-time Site Manager will be responsible for ensuring that all operations adhere to such guidelines.

CMP will be conducted in accordance with current legislation and the specific requirements of Haringey Council. Regard will be given to **Section 172 of the Highways Act 1980 and Chapter 8 of the Traffic Signs Manual pursuant to the New Roads and Street Works Act 1994.**

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1. Site Description

The Site comprises the existing building situated at The Annexe, Fairport, Fortis Green, London N103BQ. It is a detached property which consists of ground and first floor.

It is situated in a residential road on Fortismere Avenue. The property is detached and is surrounded by garden and a side passage. The front of the Property has its own drive way dropped curve and garage gates. The width of the Property is approximately 7m.

The main external walls are of a solid brick with cavity wall construction and the first floor has a pitched roof with large dormer windows on both sides.

2. Description of Works

The Works entail the adjustment of the current walls at ground floor and new first floor design to be built which is a mix of a pitched roof and elevated side wall with Large dormer windows.

The Works will entail the total refurbishment of the ground floor and newly built first floor with new windows throughout the project.

The Working Hours will be- Monday
to Friday 0800 to 1800

Saturday 0800 to 1300

No Sunday or Bank Holiday working will be permitted (save in special circumstances¹)

Noisy operations shall not take place outside these hours without approval from Haringey Council.

This is a very light construction project 90% of the material from the current building will be re used. The Majority will be the installation of a new roof and raised flank wall similar to a large extension on a home.

Wherever possible arrangements will be made for the delivery and removal of materials to take place outside of peak hours (usually between 10.00 am and 15.00 hours).

3. Works Programme

The works duration is estimated and planned for 12 months (from the date of commencement and subject to any unforeseen circumstances causing delay).

1st Phase will be the removal of the current roof where all the tiles will be removed and recycled all the timber joists will then be removed and used through the project. (4 weeks)

2nd Phase the Adjustments to current walls to accommodate the new design with new openings and slight raising of one of the flank walls to the adjusted design of the new roof. (8 weeks)

3rd Phase The new roof will be built using timber and tiles. (8 weeks)

4th Phase Installation of new Windows. (4 weeks)

5th Phase Internal 2nd fix and finishes. (3months+)

Construction Delivery Schedule by Phase

Phase	Typical Vehicle Type	Max. Deliveries p/Day	Av. Deliveries p/Week
Roof Removal (4 Weeks)	Transit Van/7.5t Lorry	1	2
Wall Alterations (8 Weeks)	Transit Van/Concrete Wagon	1	2
New Roof (8 Weeks)	Transit Van/Timber Delivery Vehicle	1	2
Window Installation (4 Weeks)	Transit Van	1	1
Internal fit-out (12+ Weeks)	Transit Van	1	1

4. Site Access and Traffic Management Systems

The Annexe, Fairport, Fortis Green, London N103BQ is situated on a quiet side road Fortismere Avenue, Of Fortis Green Main Road.

The proposed routing for Vehicles (including Waste Collection and Materials off-loading) would be with entry from Fortis Green N10 main road onto Fortismere Avenue where the site has its own large dropped kerb

and front drive making it easy for any deliveries with no obstruction to any traffic.

A Traffic Marshall will be responsible for guiding all traffic movements for the Works, guiding vehicles into position and managing the immediate area outside the Property to ensure no unnecessary hold-ups or other inconveniences occur.

Vehicles will be able to park up in in first gear facing forwards and then leave in 1st gear driving out the parking space forwards.

No restriction to any road traffic will occur as the property consists of a large drive with dropped curve allowing delivery vehicles to park directly outside in front of the property.

Refuse Collection should not be affected by the Works and associated operations.

Most deliveries will be undertaken using transit vans, small rigid lorries and supplier vehicles appropriate to the scale of the development. Occasional larger vehicles may be required for the delivery of structural materials, timber, roofing materials and concrete. Deliveries will also be made by normal courier vans.

Construction deliveries and collections will generally take place from the carriageway immediately adjacent to the site frontage, utilising the existing dropped kerb. Vehicles will park directly outside the site frontage and will be managed by a Traffic Marshal during loading and unloading operations to ensure the safe movement of vehicles, pedestrians and other road users. No wheel wash is anticipated.

We estimate there to be 1 delivery a week. For the first 4 months of the project after that it will drastically be reduced.

It is assumed that most visitors will arrive at the Property on foot making use of Public Transport facilities including the nearby East Finchley Underground Station or Bus Links.

5. Loading and Unloading of Goods, Materials and Plant

Most Goods will be unloaded by hand (and by trolley) parking is proposed directly Outside the site for any deliveries no restrictions will occur to the

movement of traffic. The property has its own drive and dropped curve outside where vehicles can park on the road and not cause any restrictions to traffic no bays or parking areas will need to be suspended. The vehicles will be able to just pull up and park directly outside with ease and leave with ease.

If any loading or unloading is done by Hi-Ab the traffic marshals shall stop any pedestrians with mobile barriers during this short process and ensure safety at all times.

6. Vehicle Parking

There is no parking available on site but some is available on Local roads if needed.

Information appertaining to the applicable parking restrictions will be sent to all members of the workforce prior to them starting work. It is estimated that the majority of the workforce will use public transport to make their way to and from the site.

7. Measures to Control the Emission of Dust and Dirt During Construction

We envisage there to be very little if any dust during the works to ensure that if there is any dust it will be kept to the minimum and if required dampened down to stop any dust and kept away from neighbouring buildings. If needed Power Washers will be available to dampen down dirt/dust and clean away any dirt and debris if needed.

All vehicles carrying loose or potentially dusty materials from or to the site are to be fully sheeted strengthened and securely fastened.

The Contractor will take steps wherever possible, to prevent dust and dirt accumulating from materials, vehicles or site workers in public areas surrounding the site entrance. Should this occur, public roads and footpaths will be cleaned using wet sweeping methods to ensure the road and pavement are cleared of mud and detritus (and not to allow them to accumulate in Gullies). This will be checked daily but as its light construction work this shouldn't occur.

8. Recycling/Disposal of Waste resulting From Construction Works

The Contractor will take all appropriate measures to ensure that all plant, surplus materials, rubbish of every kind are removed from site, the street and pathway. The Site will be left clean and in a condition to the satisfaction.

A Waste Management Plan will be put into effect by the Contractor prior to the commencement of works.

All rubbish (including recycling) will be carefully packaged, bagged and labelled as required to ensure that it can be collected and disposed of in a suitable and efficient manner.

No waste compactors will need to be used.

There will be very little waste as 90% of the current building is going to be re used.

Any Hazardous Waste will be required to be registered and disposed of in the correct way under the **Special Waste (Amendments) Regulations 1996**.

9. The Considerate Contractor Scheme

Subject to Building Consent and Planning permission, the Contractor will be advised to register the site with the Considerate Contractor Scheme. This will ensure that the Code of Considerate Practice is adhered to, committing the site to enhance their appearance, respect for the community, protection of the environment, secure everyone's safety and provide care for the workforce.

It should be noted that the Scheme covers three main areas;-

1. The neighbourhood and General Public- with the reduction of impact and positive impact
2. The Workforce- provision of clean and appropriate facilities.
3. The Environment- working in an environmentally conscious and sustainable manner.

10. Control of Construction Traffic

A Traffic Marshall will supervise and de facto control all traffic movements for the works, guiding vehicles into position and managing the immediate area outside the Property to ensure (insofar as is possible) no hold ups or inconvenience occurs.

Delivery Schedules and specific times will be discussed weekly by the Site Management Team and the Project team and agreed delivery times issued in advance of any orders being placed. A Planner for deliveries will be kept to manage this. Responsibility to control deliveries will be the site based Project Manager and Site Manager.

Early, late or unexpected deliveries will not be accepted and drivers will be instructed to return at an agreed delivery slot. Vehicles will not be permitted to wait on the surrounding road network pending access to the site.

11. Emergency Services Route and Access by Third Parties.

Such routes for emergency services and any third party movements will just be standard and totally unaffected for the surrounding areas and access to the site as there is no restrictions to access.

12. Police Requirements

There are none anticipated at this time.

13. Location Environmental Considerations

We are aware that construction operations can impact on a residential amenity on a day-to-day basis. It is our intention to endeavour to minimise any impact on the locality associated with the construction works to be conducted. All necessary care will be taken not to cause environmental nuisances, noise and dust pollution.

We have already referred to some of the precautionary measures that will be adopted during the programmed works to give credence to these considerations. In summary these will be;-

Co-ordinated delivery times to avoid peak traffic times.

Taking steps to ensure all Plant has appropriate sound reduction measures (mufflers, baffles or silencers). A strict adherence to the site working hours.

Making use of suitable Plant for the required tasks with the intention that they should be as small as practicable and as unobtrusive as possible.

Particular consideration will be given to minimising dust and dirt pollution or other airborne debris contaminating the neighbourhood but we do not foresee this as there will be very little if any as 90% of the building is going to be re used and the majority of the construction is of timber in the roof area.

In particular we will try to ensure that all materials transported to and from site are fully sheeted or in closed containers.

During dry periods works will be damped down to control the generation of dust escaping. if there will be any but we do not foresee this.

Be taken to ensure Goods arrive with a minimum of packaging consistent with safe delivery methods and that all polystyrene or materials are weighted down.

Taking steps to ensure all dust generating materials are adequately packaged.

The Property will be sealed to the extent practicably possible to minimise dust escaping from it.

No green reverse logistics will be needed, as this is a small and light construction project similar to a large extension.

In addition to the above provisions the following measures will be taken to reduce any further negative effects on the environment; -

Ensuring that all Contaminants kept on site are safely stored with the necessary procedures put in place for leaks and spillages.

The above will have due consideration to the Mayor's best Practice Guidelines on Control of Dust and Emissions.

Noise, dust and vibration will be controlled by utilising Best Practicable Means (BPM) as prescribed in Statute and the approved code of practice BS 5228:

The Control of Pollution Act 1972, the Health and Safety at Work Act 1974, The Environmental Protection Act 1990, Construction (Design and Management) Regulations 1994, the Clean Air act 1993.

14. Site Security and Fire Protection

In accordance with Industry Practice the site will be secured by a heavy duty mechanical locking device to all doors and gates.

The hoarding will usually be kept closed save for a small inset door. Visitors to the site will be required to report to the Site office and to register their times of entry and exit.

Temporary fire protection measures will include the installation of a temporary fire alarm system with heat detection heads set in appropriate locations. In the event of activation, notification will be sent to the Site/Project manager by text message to alert the team that a detection has been identified. Fire extinguishers will be located at suitable places on site.

15. Emergency Procedures

Emergency Procedures will be detailed within the Construction Phase Health & Safety Plan prior to the commencement of works. Any applicable Health & Safety requirements will be encompassed.

16. Site Office and Welfare Accommodation

A Site Office will be installed within site area. A temporary WC will also be located within the Property. If possible screening will be employed to conceal site activities.

17. Bike Storage

There Is ample On Site Storage containers where bikes will be able to be stored safely and locked away enough room for 5+ Bikes.

18. Hoarding

No Hoarding will be needed as the Building is already behind the current wall and Garage doors which will remain.

19. Liaison and Good Neighbour Policy

The person responsible for the works will be the site based Project/Site Manager, and their details will be posted on the hoarding and included in correspondence as the first point of contact for all discussions, or if a problem arises, and provide 24 hr assistance as required. This person will have a good understanding of the statutory regulations and policies that must be adhered to whilst construction works are being undertaken, as well as any Conditions of Planning attached to the permission.

A Log will be maintained to record any complaints and to record what was discussed, issues raised and action taken to remedy the complaint and/or mitigate any nuisance occasioned by the works.

In particular consideration will have to be given to Party Wall Issues and compliance with the provisions of any Party Wall Agreement/Award.

20. Protection of Third Parties

Good practice requires all site activities to be undertaken within the site boundary, with all deliveries and collections adhering to the traffic management plan. This will ensure that any contact with Third parties is limited and managed.

Where access into the property is required for goods and collections, the Traffic Marshall will be present and responsible to direct the operations. Use will be made of temporary signage and temporary barriers if required.

The majority of the deliveries being in the first 3 to 4 months of the construction and with roughly 1 to 2 delivery a week this is very minimal.

21. Sign Boards

Sign boards will be displayed clearly at the entrance for health and safety, traffic management, and for the use of the Contractor, architect and Engineers.

22. Notifications

Prior to the commencement of works the following organizations will be notified

Health & Safety executive (HSE)- the form F10 will be issued by the HSE Compliance Officer advising the HSE of the works to be undertaken.

Local Authority Building Control/Approved Inspector-notified of the works commencing and that the inspection regime is to begin.

Considerate Constructors Scheme.

Independent Health & Safety Auditor.

23. Materials Control & Storage.

In accordance with Industry Practice, we (and any subcontractors engaged by us) will produce a Procurement Schedule for the materials to be delivered on site, which will be monitored at weekly or fortnightly meetings.

“Just in Time” scheduling of deliveries will be used wherever possible (so as to minimise storage capacity, double handling and congestion on site).

Where this may not be economic or practical, site storage of materials will need to be carefully controlled. We will determine what areas on site will be suitable for storage during the various stages of the works.

We will always endeavour to use existing materials within the proposed scheme to minimise waste and reduce the number of deliveries. This usually will include bricks, timbers and roof slates/tiles. This will be subject to the final specifications for the project.

As this is a light construction project where there is a current building we do not envisage any problems at all with the supply chain.

In the event of supply chain delays, deliveries will be rescheduled by the Site Manager to avoid congestion on the highway and maintain safe operation of the site.

We will provide a Site Waste Management Plan (SWMP). The SWMP will manage the entire process of waste production, removal and recycling.

24. Secure Storage of Materials, Plant, Tools, Chemicals and Gases.

All materials, plant and tools delivered to the site will be stored within secure enclosures or within the Property itself. These goods are to be stacked neatly and safely to enable safe and efficient working. It is our usual practice to size all goods so that they are more manageable for handling around the site.

No goods will be left on the roadway or pavement for any time at all.

Chemicals and Gases will be moved and stored in accordance with COSHH (Control of Substances Hazardous to health) Regulations and Guidelines. A COSHH Cage will be used to store such materials which will be kept locked and we will maintain a current list of all goods stored there. The COSHH Register will be kept by the Site Manager who will manage these items.

25. Craneage and Hoists.

Mechanical lifting may be used within the Property making use of Block and Tackle equipment where necessary. Any Lifting Equipment used will be sized to carry out the required task safely and effectively and to minimize any difficulties with regard to access, use and removal from site.

Vehicles with Hi-Ab type arms will be used occasionally for deliveries. When used to offload they will safely unload into the confines of the site. Traffic Marshall will be present and responsible to direct the operations. Use will be made of temporary signage and temporary barriers.

26. Waste removal, Management and recycling.

In today's environmentally conscious climate careful consideration must be given to waste management. It is, therefore, an important aspect of the proposed scheme and general site management procedures that there is management of waste production, recycling and disposal. Accordingly, we will adopt the SWMP format which will require that consideration is given to the creation of waste and how to deal with this on a continuing basis.

The waste management techniques used as part of the site processes for reduction of waste include:-

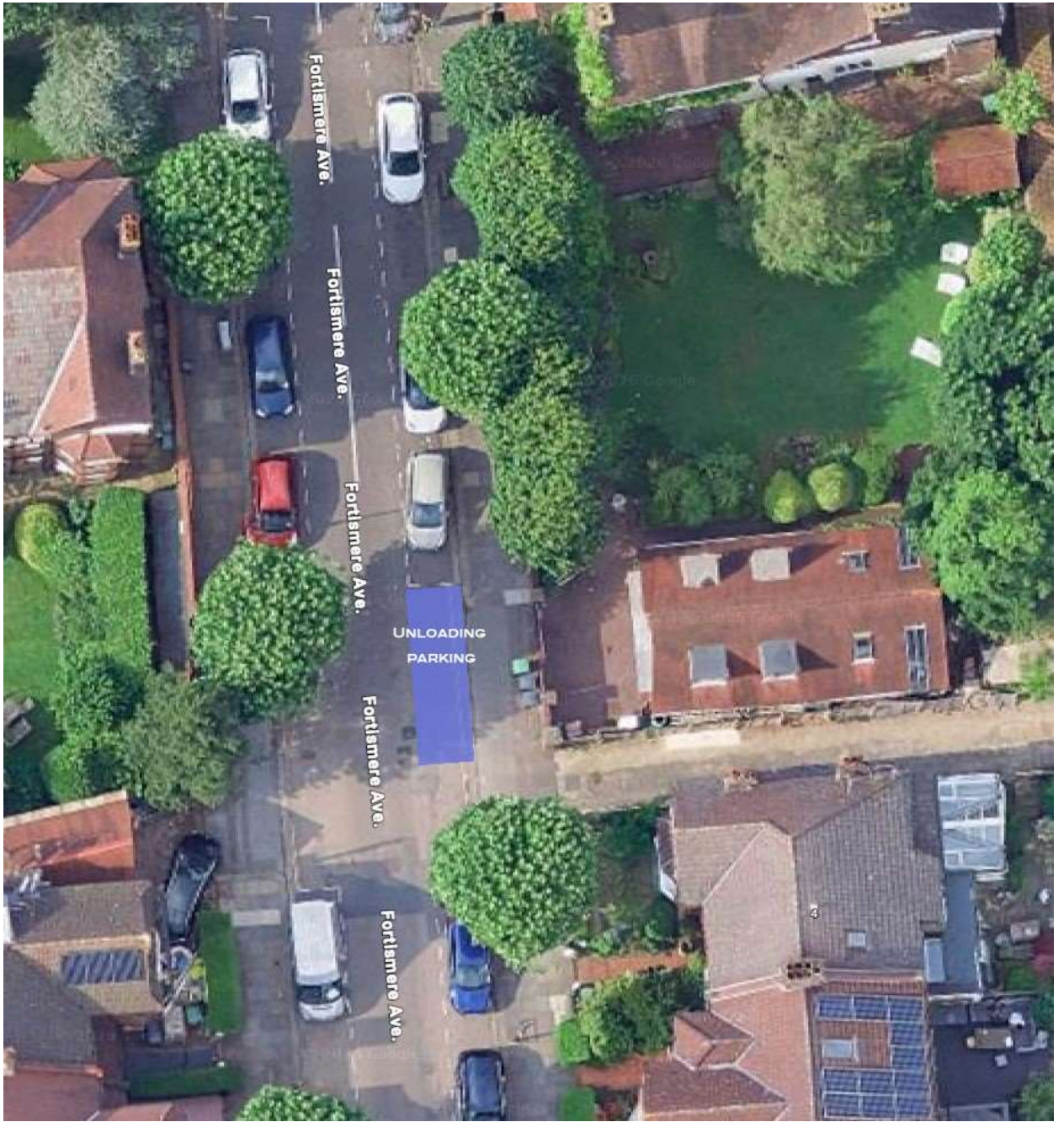
- Eliminate-avoiding the production of waste in the first place;
- Reduce-minimise the amount of waste that is being produced;
- Re-use-use as many items as many times as possible in the permanent and temporary works.
- Recycle materials after they have been re-used.
- Dispose of whatever is left in a responsible way.

No waste compactors will need to be used.

Wherever possible, we shall stipulate that new materials/goods delivered on site should have a minimum of packaging consistent with the necessity for safe transportation and off-loading on site, and where necessary, to be removed for re-use.

Where possible, all waste will be segregated and disposed of in separate containers to allow waste processing to be undertaken much more efficiently and cleanly, and to encourage the re-use of materials.

We do not envisage a great deal of waste as 90% of the building is going to be re used.





CRAWFORD PARTNERSHIP Architecture & Planning 15, Richmond Hill London, W9 1TH T: 0208 444 2070 W: www.crawford.co.uk		PROJECT: Fairport/Annexe DRAWING NO: CMP Location Plan DRAWN: NE CHECKED:		SCALE: 1:200 @ A3 DATE: Jan 2026		NOTES: Report all errors and discrepancies promptly to architect before proceeding with the works. Do not scale from drawing. If ground dimensions to be used for the design, please refer to the site survey for the dimensions, bearings and references. All structural information to be taken from the structural engineer's drawing.	
				SCALE: 1:1250 @ A3 DATE: Jan 2026			