



CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN rev a

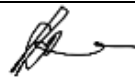
Project/Contract	North London Cricket Club Refurbishment			
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Client details	NLCC Gary Tidmarsh 07811 208112 gary.tidmarsh@sky.com			
Architect details	Berzins Architects Nick Berzins 020 3442 1042 nick@berzinsarchitects.com			
Site Address	NLCC Montenotte Road, London N8 8LR			
	Name	Title	Signature	Date
Document Author	Stephen Harris	Site manager		
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1. Description of Works

The project involves the complete refurbishment and strip out of the North London Cricket Club pavilion, located at 13 Montenotte Road, London N8 8RL.

The works shall generally comprise:

Light demolition/strip out works within the east pavilion changing rooms. Demolition to include the removal of the single storey bar store at the western end of the pavilion which is in very poor condition. Existing floor and wall structure, roof trusses and deck are to be retained.

Internal refurbishment and alteration works within both pavilions, including the gas and electrical works. New single storey extension to replace existing. New external fabric, and external works comprising new decking, ramps and canopies. The proposed construction work is envisaged to be undertaken during the off-season so as not to impact the cricket club. Internal works to take place within the existing cladding, to contain dust, prior to its replacement.

The site is approximately 1.5ha in size and located along Montenotte Road, Crouch End Playing Fields, London. The site is an active cricket club largely comprising modified grassland and six buildings. Two of the buildings (under one roof) are part of the clubhouse pavilion, three are storage facilities and one scoreboard. The site boundaries consist of a single row of native trees of varying ages and sizes. There are no other buildings in close proximity to the site.

The site is part of Crouch End Playing Fields Complex Site, of approximately 14.59ha and is of Importance for Nature Conservation (SINC) and is classified as a 'Site of Borough Importance Grade 1'. A woodland is situated immediately to the west, beyond which is Wood Vale road with residential buildings and further beyond is Queen's Wood SINC Site of Metropolitan Importance (SMI) and Local Nature Reserve (LNR). To the east is a residential area, including Highgate Wood School. Large areas of grassland adjoin to the northern and southern site boundary. Further south is Sherds Hill Allotments SINC.

As set out in Ecology Solutions CEMP, paragraph 2.1.9:

"Overall, the site is considered to be sufficiently removed from the above statutory designations given the intervening land use, the small scale and limited in scope nature of the development proposals whereby significant direct or indirect effect on the features and species of interest is unlikely."

2. Purpose of this report

This report is prepared to address the requirement for details as part of the planning permission for the site (Planning application ref: HGY/2025/3278). It provides details of the proposed mitigation and avoidance measures that shall be employed during the construction phases of the Proposed Development in respect of CEMP condition 4 of the Planning Approval.

The condition wording is as follows:

Prior to the commencement of development, a CEMP proportionate to the scale of the works shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:

- storage of building materials, plant and equipment;
- construction access and contractor parking;

- proportionate dust, noise, light and runoff controls;
- measures to avoid disturbance to breeding birds and bats, including seasonal timing or checks by a qualified ecologist;
- how two dusk-emergence bat surveys (to be undertaken between May and September, at least three weeks apart) have been carried out or have been arranged and programmed as part of the works, and if the presence of roosting bats is confirmed necessary measures will be taken to avoid harm, including obtaining a licence from Natural England prior to the commencement of any such works.

The development shall thereafter be carried out in accordance with the approved CEMP.

Reason: To ensure the safe and orderly implementation of the development and to protect local amenity, ecological features and the adjacent public footpath, in accordance with London Plan Policy T7, DPD Policies DM1 and DM19, and the NPPF.

This report is to be read in support of the CEMP prepared by Ecology Solutions that outlines measures to avoid disturbance to breeding birds and bats and the two dusk-emergence bat surveys, and the actions and mitigations outlined within it.

The construction activities will follow the relevant actions set out in: table 3.1 Risk assessment of construction activities of the Ecology Solutions CEMP.)

This report provides details of how the contractor will avoid, minimise the proposed mitigation and avoidance measures that shall be employed during the construction phases of the Proposed Development in respect of CEMP condition 4 of the Planning Approval including: storage of building materials, plant and equipment; (see 4i), construction access and contractor parking; (see 4b), proportionate dust, noise, light and runoff controls; (see 4d,e,g)

By following these measures, the development will be in line with all relevant legislative and planning policy requirements.

3. Contractor Details

Name	Position	Contact Number(s)	Email
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S. Harris Ltd 3 Watton House Watton at Stone SG14 3NZ			

4. Site Specific Environmental Issues

a. Erosion and Sediment Control

Objective	To manage construction activities with the potential to cause erosion and the release of sediment
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Actions	Requirements	Responsibility	Timing
	Refurbishment of the pavilion	Stephen Harris	Prior to construction commencing
Performance Indicators	Keep the site clean and adhere to the site rules	Site Manager	Throughout construction works
Monitoring	Daily visual inspections of works site	Site Manager	Throughout construction works
Reporting	. Reporting to site manager and PBPL	All staff	Throughout construction works
	Any reporting to Department of Environment and Heritage Protection	Site manager	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

b. Construction access and contractor parking;

- The car park is currently open to the public and It shall remain open during the construction period.
- Control of the public access to the car park is limited to the access to the Pavilion • Site deliveries will be always managed by staff, at prearranged dates.
- Vehicle sizes restricted to accessible dimensions only
- Contractors parking restricted to club designated areas.
- Public access maintained at all times, safety monitored as a priority.
- To avoid construction traffic congestion and nuisance to the surrounding area, all suppliers and contractors will be made aware of traffic routes. Deliveries are made directly from Montenotte Road, through the car park into the designated storage compound within the site compound or into the pavilion itself. All vehicles shall access and egress site in forward gear. No large delivery vehicles to be used. See Appendix B for swept path analysis.
- The club has 10 allocated parking spaces in the carpark which are available for the contractors use during the construction works. There will be an average of four parking spaces used on a daily basis that leaves six spaces for deliveries by small vans, authorised site visitors or other sub-contractors.
- Delivery vehicles will avoid 'peak public traffic hours' (08:00-09:00 and 17:00-18:00) and school dropoff/pick-up times (08:00-09:00 and 15:00-16:00) to reduce traffic congestion and nuisance to the existing road and highway network.
- Site entrances will be maintained and kept clean and clear. There will be a road sweeper in operation when required and in line with the works activities to ensure no mud is left on the public path and access roads. Visual inspections of Montenotte Road and of the car park pedestrian path immediately to the northern boundary will take place at the start and end of each working day.
- For environmental and road safety all material containers leaving site will be appropriately covered to avoid soiling of the roads and public path.
- Engines of all vehicles, mobile and fixed plant on site are not left running unnecessarily.
- Using low emission vehicles and plant fitted with catalysts, diesel particulate filters or similar devices.
- Use of low sulphur fuels in plant and vehicles will be recommended where possible.
- All plant used on site will be well maintained, with routine servicing of plant to be completed in accordance with the manufacturer's recommendations and records maintained for the work undertaken.
- All project vehicles, including off-road vehicles, will hold current MOT certificates, where applicable and where required due to the age of the vehicle and that they will comply with exhaust emission regulations for their class.
- Wheel washing facilities will also be on site to avoid mud being transported onto the local road network

c. Water Quality

Objective	To appropriately manage stormwater and groundwater quality during construction activities		
Actions	Requirements	Responsibility	Timing
		. Site Manager	Prior to construction commencing
Performance Indicators	. No untreated stormwater leaving site	Site Manager	Throughout construction works
Monitoring	. Water quality monitoring program no waste water to ground	Site manager	Throughout construction works
Reporting	Reporting to site manager and NLCC	. All staff	Throughout construction works
	Any reporting to Department of Environment and Heritage Protection	. NLCC	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

d. Dust Control

Objective	To manage construction activities with the potential to impact on air quality		
Actions	Requirements	Responsibility	Timing
	Hand operated pressure Water sprays will be used for dust suppression	Site Manager	Throughout construction works
Performance Indicators	. No complaints regarding dust from workers/neighbours/community members	Site Manager	Throughout construction works
Monitoring	.Regular daily Visual checks	Site Manager	Throughout construction works
Reporting	Reporting to site manager and NLCC	All staff	Throughout construction works
	Any reporting to Department of Environment and Heritage Protection	NLCC	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout

Proposed checks and strategies to control emissions include the following:

- Dampening the ground before cleaning on dry days and dampening methods for dust producing activities where necessary.
- Vehicles will keep to the site speed limit, 5 mph, to prevent dust becoming airborne. Wheel washing will be used where necessary by all construction vehicles entering and leaving the site.
- Rubbish removal by skips, to use proprietary dust covers.
- Tools that would produce dust during their use will be fitted with an industrial vacuum unit to draw away and store the dust until they can be emptied.
- Proprietary dust covers on loads will be used by all construction vehicles entering/leaving site
- Workers will be instructed to stay away from and avoid any wind blown dust when working outside.
- Workers involved in dust generating activities will be issued with the appropriate PPE including face masks and protective clothing.
- Site Management will endeavour to locate machinery and dust generating activities away from receptors.
- Subcontractors will be encouraged as far as is reasonably practicable to prefabricate material off site prior to delivery to site.
- Smart procurement will minimise multiple deliveries, reduce emissions from vehicle and maintain the neighbourhood air quality.
- Site management will endeavour to minimise cutting, grinding and sawing on site.
- Where such activities must take place subcontractors will be required to spray water preferably from a water efficient spray pump over the material as it is being cut. This will reduce the amount of dust generated.
- Site Management will check that cement, sand, fine aggregates and other fine powders are sealed after use.
- Preparation for the new Larch cladding consists of a careful strip and regular disposal of the old defective material. All new Larch cladding to include fire retardant measures.
- The small defective single story blockwork store to be removed in one day and all the debris removed from site immediately. These works to be occur during the school summer break in order to avoid any dust issues.
- We aim to complete any dust creation works in the off season to avoid said issues.
- Mud and debris will be cleaned as they become dust once they dry out.
- For all activities involving release of silica dust and persons carrying out sweeping activities, all personnel will be expected to be face fit tested and wear a suitable FaceFit P3 mask.

e. Noise Control

Objective	To appropriately manage noise during construction activities to minimise impact to workers, neighbours and community members.		
Actions	Requirements	Responsibility	Timing
	All significant noise generating activities will be undertaken between Mon-Fri 8.00am to 6.00pm Saturday 8:00 – 1:00pm Sunday/Bank Holidays: No Work	Site Manager	Throughout construction works
Performance Indicators	No complaints regarding noise from workers / neighbours / community members	Site Manager	Throughout construction works

Monitoring	Noise monitoring program or complaint based monitoring	Site Manager	Throughout construction works
Reporting	Reporting to site manager and NLCC	All staff	Throughout construction works
	Any reporting to Department of Environment and Heritage Protection	NLCC	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

In order to maintain the above working hours, contractor(s) will be given a period of 30 minutes before and at the end of the working shift to start up and close down the works activities.

- Due to small scale of the refurbishment project it is expected that most works can be undertaken without the need for heavy plant machinery. Where this is unavoidable, all plant machinery and vehicles shall be fitted with effective exhaust silencers, and maintained in good condition and operated in such a way as to minimise noise emissions.
- Plant noise emissions shall not exceed that set out in the legislation; if any item is suspected of breach, it shall be tested and replaced as necessary.
- The plant will be maintained so that extraneous noise, creaking and squeaking and mechanical vibration is kept to a minimum.
- Ancillary pneumatic percussive tools are fitted with mufflers or silencers of the type recommended by the manufacturers.
- Machines in intermittent use shall be switched off or throttled down to minimum in intermittent periods.
- Any machinery / plant shall be shut down when not in use. Plant engine covers will be kept in place at all times.
- All compressors and generators are to be of a super silenced type. Compressors will be fitted with properly lined and sealed acoustic covers and kept closed whenever in use.
- Pumps, generators and compressors will be positioned to cause minimum noise disturbance to wildlife near the site and following the guidance of the projects ecology consultants , Ecology Solutions, with temporary acoustic barriers to be provided if necessary.
- Noise emitting machinery requiring constant running will be housed in a suitable acoustic enclosure.
- All reasonable practical means shall be employed to keep noise to a minimum.
- Care shall be taken when loading or unloading vehicles, dismantling scaffolding or moving materials to keep noise to a minimum.
- No part of the works or maintenance of the plant will be carried out in such a way as to cause unnecessary noise or vibration.

f. Light control

- Personnel will ensure all unnecessary lights are switched off each night and there will be no construction lighting outside of working hours and all lights are switched off one hour before sunset.
- Security and construction lights to be orientated away from boundaries of the site, particularly the southern and western boundary, and never aimed upwards to avoid potential disturbance to nocturnal species and minimise light pollution.
- Construction lighting will have no ultraviolet lighting, utilise warm white LEDs (not to exceed above one lux), low pressure or sodium spectrum lights, in conjunction with directional downlights.

g. Run-off control

- There will be no fuel stored on site. All vehicles are refuelled off site.
- Designated areas for storage shall be on impermeable surfaces and away from the protection zone.

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- Standard spill prevention measures will be used throughout the construction, including safe storage of all chemicals in a secured designated area well away from retained habitats.
- Spill kits on-site are to be used as required with substrate (sand). Once used, they are to be disposed of in accordance with best practice guidelines.

h. Hazardous Substances

Objective	To manage construction activities with the potential to cause contaminated soil.		
Actions	Requirements	Responsibility	Timing
	All chemicals will be stored in bunded, roofed areas with MSDSs kept nearby	. Site Manager	Throughout construction works
Performance Indicators	. No spills	Site Manager	Throughout construction works
Monitoring	Chemical storage areas and spill kits will be inspected on a routine basis	Site Manager	Throughout construction works
Reporting	Reporting to site manager and NLCC	All staff	Throughout construction works
	Any reporting to Department of Environment and Heritage Protection	NLCC	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

i. Storage of building materials, plant and equipment

- When not in use all plant, equipment, and materials will be stored within designated and securely fenced construction compounds and site boundaries. Appropriate warning signage indicating the demise of the construction site will be affixed to the compounds.
- Smaller items and deliveries will be stored in a designated area within the building.
- Designated zones are located to avoid materials being stored, equipment parked, or driving within Tree Root protection Areas or beneath branch spreads.
- No material storage or vehicle trafficking is permitted outside designated boundaries.
- Any materials prone to weather damage, such as wind or rain, will be covered and enclosed appropriately.

j. Contaminated Soil

Objective	To manage construction activities with the potential to cause or disturb contaminated soil.		
Actions	Requirements	Responsibility	Timing

	No fill material will be imported to or removed from site	Site Manager	Throughout construction works
Performance Indicators	No evidence of contaminated soil on site	Site Manager	Throughout construction works
Monitoring	. Any contamination sampling	Site Manager / consultant	Throughout construction works
Reporting	Reporting to site manager and NLCC	All staff	Throughout construction works
	Any reporting to Department of Environment and Heritage Protection	NLCC	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

k. Waste management

Objective	To appropriately manage waste during construction activities.		
Actions	Requirements	Responsibility	Timing
	Appropriate waste receptacles will be provided on site inc, for recyclable and nonrecyclable waste	Site Manager	Prior to works commencing
Performance Indicators	No waste deliberately or unintentionally released	Site Manager	Throughout remediation works
Monitoring	Waste receptacles will be inspected daily and emptied weekly. Skips once full	Site Manager	Throughout remediation works
Reporting	Reporting to site manager and NLCC	All staff	Throughout construction works
	Any reporting to Department of Environment and Heritage Protection	NLCC	Throughout construction works
Corrective Actions	Corrective actions and implementation time frame	Site Manager	Throughout construction works

I. Flora and Fauna

Objective	To appropriately manage construction activities with the potential to disturb flora and fauna.		
Actions	Requirements	Responsibility	Timing
	No marine or terrestrial vegetation will be disturbed without prior approval	Site Manager	Throughout construction works
Performance Indicators	No injury / harm to local flora and fauna	Site Manager	Throughout construction works
Monitoring	Visual monitoring	. Site Manager	Throughout construction works
Reporting	. Reporting to site manager and NLCC	All staff	Throughout construction works
	. Any reporting to regulators	NLCC	Throughout construction works
Corrective Actions	. Corrective actions and implementation time frame	Site Manager	Throughout construction works

m. Green/Reverse logistics

Green reverse logistics in building refurbishment focuses on stripped-out materials, architectural fixtures, and internal components. Measures to be employed shall include:

- Selective Stripping and Source Separation: Surgical strip-outs to isolate reusable assets. This methodical approach ensures clean material streams that are fit for immediate re-use by the cricket club.
- Non-Structural Strip-outs: Systematically removing existing carpets, ceiling and partition walls before touching the timber frame primary structure.
- Component Extraction: Intact extraction of light fixtures, doors, and copper wiring for clean take-back routing.
- Hazardous Isolation: Immediate isolation of asbestos to prevent contaminating recyclable streams.
- Upcycling and Re-manufacturing Hubs: Due to the small scale, age and poor condition of the existing building and its materials it is not envisaged that there shall be any opportunity to send any elements to specialised processing centres to convert commercial-grade building products.
- A Pre-Refurbishment inspection has identified the quantity and condition of all fixtures. Due to the small scale, age and poor condition of the existing building and its materials it is not envisaged that there shall be any opportunity to match stripped out materials to other markets. The small number of items that are capable of being re-used shall be re-used in the refurbished building including;
 - Timber structural frame
 - Roof trusses and deck over
 - Raised timber floor to western pavilion building
 - Concrete floor to eastern pavilion building and male W/C off central passageway.
 - All Kitchen appliances,
 - Club memorabilia,
 - External decking,
 - Electric hand driers in existing toilets
 - Cubicles in existing male W/C
 - Cubicle doors to existing male and female W/Cs.

Programme of Works

DEMOLITION

Works to be carried out in the closed season.

The blockwork store is to be demolished by hand.

The debris will be removed by covered skips.

The debris will be removed as soon as possible to limit dust and noise.

Cladding

The old defective cladding will be removed in sections under the guidance of the Ecologist as it is subject to a Bat Survey. The debris will be removed by covered skips.

Existing wall structure strengthened and insulated.

These works to be carried out in compliance with the Ecologist and Building Control.

New windows are to be fitted along with new Larch Cladding.

The new cladding will be treated with HR Prof Fire Retardant liquid.

Doors

New external doors will be fitted with new locks.

These doors will be fitted with compliant ALU 60 finger guards' hinges.

Entrance

A new entrance porch will be built matching the new Larch cladding.

INTERIOR

The dressing rooms will be completely refurbished

Including new showers and changing rooms.

New floor finishes over existing sub-structure.

All the works will comply with building control.

Kitchen and Cellar

The old blockwork store will be rebuilt with insulated timber work

This will be the new kitchen and cellar.

Player's Lounge

The lounge will be completely refurbished including a new bar.

New doors and windows and flooring over existing floor

COMPLIANCE

The site will be closed off from the public during the works

The major works will be carried during the closed season to minimise inconvenience to the public.

The works are to be fully compliant with all the relevant statutory requirements, planning approval, regulations and approved specifications.

All works shall be undertaken in accordance with current legislation, standards and best practice guidance.

Appendix A – Site Location Plan



