

Site Construction Management Plan

INITIAL INFORMATION

Site address	271 Alexandra Park Road, London											
	Post code				N	2	2		7	B	J	

Contact details for person responsible for completing this form:

Name	Mick Cuni
Company	MAE Building Group Limited
Position	Director
Address	46 Camden Road, London NW1 9DR
Telephone	07515 971298
Email	mick@mbg-ltd.co.uk

Contact details of person to contact if a site visit is required:

Name	As above
Company	
Position	
Address	
Telephone	
Email	
Planning application reference number	HGY/2025/0714

Brief description of development:

Erection of a single storey ground floor rear side infill extension, increased depth and Footprint of existing basement area, creation of front and rear lightwells with associated external alterations.

Anticipated duration of development

52 weeks

The construction site management detail that must be submitted with this Management Plan will be **wholly dependent** on the construction processes that are being undertaken. All construction process must be in accordance with the guidance in this CoCP. Please note that traffic and highway issues are addressed in the Construction Traffic Management Plan.

Please provide the following:

- Site plan
- Details of neighbour consultation
- Working hours
- Details of liaison with other site managers in the vicinity (if applicable)
- Summary and programme of works including demolition and construction
- Demolition and construction details
- e.g. piling methodology
- Plans for site arrangement (including storage areas) and monitoring equipment where applicable
- Noise and vibration mitigation
- Dust mitigation and air quality
- Statement to confirm sign up to the Considerate Constructors Scheme

CONSULTATION

Details of pre-submission neighbour consultation (including proposed Party Wall agreements):

See attached draft letter to the nearby/adjacent residents in the road which will be circulated prior to the works commencing.

Andrew Marshall, the applicant's party wall surveyor, will serve the necessary party wall notices on the two neighbours who will be affected by the works which is 269 and 273 Alexandra Park Road.

Details of consultation proposals during the works:

The main contractor, via Mick Cuni, will be liaising with all residents to warn them of any potentially noisy work throughout the project by letter drop at least 48 hours before such work.

Details of how comments/concerns raised at planning or following notification are being addressed/mitigated:

There are no specific issues raised but with this site the contractor will ensure that it adheres to the Council's Code for such work and Sections 60 and 61 for the Control of Pollution Act 1974.

As stated above the main contractor will closely liaise with all residents to ensure any disruption is mitigated.

Details of liaison with other site managers in the vicinity to manage cumulative impacts if not part of the CTMP:

There are not currently any other construction sites in the vicinity but this situation will be monitored closer to the works commencing.

If there are any sites which commence before the subject site commences liaison with the other site manager will be instigated.

ENVIRONMENTAL MANAGEMENT

1. **Working hours** - Details of proposed working hours. These shall be in conformity with this CoCP.

General work to be limited to Monday to Friday between 8:00am to 6:00pm with the proviso that deliveries and spoil removal lorries will avoid the hours of 8:00 to 9:00, 15:00 to 16:00 and 17:00 to 18:00. If Saturday working is to be carried out then between 8:00am to 1:00pm.

The main contractor knows to book all deliveries between the above hours and as such there will be no early (before 8:00), unexpected or late (after 18:00) deliveries.

2. Summary and programme of main works

The entire project is expected to last no more than 52 weeks including forming the concrete retaining walls and floor, fitting the windows and doors and an internal fit out. A provisional start date is 12 October 2026 with a completion date of around 16 October 2027.

An indicative Construction Vehicle Movement table has been produced and is attached to this document.

The applicant agrees to undertake a highways dilapidation survey prior to works commencement and agree to work with the Council's Highways team to make good any footway/highway damaged during works.

3. Demolition and construction details e.g piling methodology

The demolition sequence is set out in the structural engineer's Basement Impact Assessment.

There is no piling as the building will be supported on deep underpins complete with toes.

4. Plans for site arrangement (including storage areas) and monitoring equipment (where applicable)

Tools and materials will be stored within the site. Tools will be kept overnight within a tool safe.

Site office/welfare for the operatives will be within the confines of the flat which will be emptied before the works commence. An internal wc will be kept within the flat.

Monitoring of any movement to the adjoining properties and the flat above will be specified by the structural engineer as per the Basement Impact Assessment equipment.

5. Details of licences that will be applied for

Details of all licences being applied for – this can include a skip licence, a scaffolding licence, a site hoarding licence and parking bay suspensions. Please confirm if there is an approved CTMP stating need for licences and provide the planning application reference no. for this.

~~There is only the need to obtain a parking bay suspension outside of the subject property for the skip which will be required for the majority of the project.~~

There are no parking restrictions directly outside of the subject site. See attached aerial view of the site and street which shows the white line, which runs up the street, finishes outside of the adjoining property 273 and as such there are no restrictions directly outside of the site and moving up the street. Neighbours will be aware that at least 2 spaces (sometimes 3) will be required for the majority of the project. The requisite neighbours will be given at least 48 hours notice when the third space is required.

6. Noise and vibration mitigation

For Category 1 sites where an application for Prior Consent under

S61 of the Control of Pollution Act must be submitted, it is unnecessary to duplicate this information in this section – however, please provide outline information on mitigation that will be employed to reduce noise to a minimum.

For Category 2 sites where an application for Prior Consent under S61 of the Control of Pollution Act is not being submitted, this section must include details of noise and vibration mitigation, details of high impact works (as defined within the CoCP), details of any attended noise monitoring to be carried out. The level of detail will be wholly dependent on the construction processes being undertaken (as described in this Code) and the size of the project. Please provide further documentation as appropriate.

Prior to commencement on site an application will be made to the Local Authority for Consent under Section 61 of the Control of Pollution Act 1974. This will take into consideration the extent of the works to be undertaken and the affects this might have on the immediate and surrounding neighbours.

7. Dust mitigation and Air Quality

Details of the risk rating, managing risks and reducing impacts, location of monitoring points, threshold values, analysis methods, procedures for recording and reporting monitoring results. The detail required will depend on the construction process and whether the project is categorised as Category 1 or Category 2. Please provide further documentation as appropriate.

A dust mitigation and air quality report will be provided to the local authority prior to commencement assuming planning permission is obtained.

See attached Dust and Air Quality Management Plan.

8. Statement of confirmation that the site developer has signed up to the Considerate Constructors Scheme

Mae Building Group Limited will register with the scheme prior to commencement on site.