

CONSTRUCTION MANAGEMENT PLAN

(Condition 6 Compliance Submission)

Planning Application Reference: HGY/2024/2534

Site Address: Land Rear of 98 Alexandra Park Road, London, N10 2AE

Prepared in Support of:

Discharge of Condition 6 – Construction Management Plan

Development Description

This Construction Management Plan (CMP) has been prepared in support of the proposed erection of a single two-storey residential dwelling located within the rear garden of 98 Alexandra Park Road.

The development is a small-scale, low-impact infill scheme within an established residential area. Construction activities will be carefully managed to ensure that any temporary impacts such as vehicle movements, noise, dust, and material deliveries are fully controlled and kept to a minimum throughout the build programme.

Purpose of this Document

The purpose of this CMP is to set out a clear and practical approach to managing all construction activities associated with the development. It demonstrates how the works will be delivered safely, responsibly, and in a manner that protects neighbouring amenity and the local highway network.

In particular, this document addresses all requirements of Condition 6, including:

- Construction programme and sequencing
- Vehicle routing and access strategy
- Management of deliveries and reversing movements
- Storage of materials and plant
- Site hoarding and security arrangements
- Waste management (wait & load system)
- Environmental protection measures

Approach to Construction

The construction methodology has been designed to reflect the constrained nature of the site and its rear garden location. All works will be contained entirely within the site boundary, with access taken via Mansions Avenue.

A low-impact, traditional build approach will be adopted, supported by controlled deliveries, strict working hours, and proactive communication with neighbouring residents. The overall objective is to ensure a safe, well-managed and considerate construction process from start to finish.

Prepared By

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Statement

This Construction Management Plan has been prepared in good faith to demonstrate compliance with the planning condition and to provide assurance that construction impacts will be properly managed throughout the duration of the development.