ARDENT
CONSULTING ENGINEERS
AN EMPLOYEE OWNED COMPANY

SOUTH TOTTENHAM PROPCO LTD

LAWRENCE ROAD

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

REPORT REF. 2602780_A-ACE-XX-00-RP-C-0101A

September 2026

HEAD OFFICE (LONDON): 3rd Floor, The Hallmark Building, 52-56 Leadenhall Street, London, EC3M 5JE **T** | 020 7680 4088
SUFFOLK: Suffolk Enterprise Centre, 44 Felaw Street, Ipswich, IP2 8SJ **T** | 01473 407 321
ESSEX: 1 - 2 Crescent Court, Billericay, Essex, CM12 9AQ **T** | 01277 657 677
NOTTINGHAM: Office 3, Garage Studios, 41-43 St Mary's Gate, Lace Market, Nottingham, NG1 1PU **T** | 0115 697 0940
KENT: Maidstone Studios, Vinters Park, New Cut Road, Maidstone, Kent, ME14 5NZ **T** | 020 7680 4088
BRISTOL: Temple Studios, Temple Gate, Bristol, BS1 6QA **T** | 0117 456 4994
EDINBURGH: Lochside Way Edinburgh EH12 9DT **T** | 0131 516 8111
MANCHESTER: Chancery Place, 50 Brown Street, Manchester, M2 2JG **T** | 020 7680 4088
GLASGOW: 22 Montrose Street, Glasgow, G1 1RE **T** | 0141 648 7670
SHEFFIELD: Office 406, Block 2, 1 Tenter Street, Sheffield, S1 4BY **T** | 020 7680 4088

Email: enquiries@ardent-ce.co.uk

Contents Page

1. Introduction 1
2. Existing Situation & Permitted Development 2
3. Construction Programme & Vehicle Numbers 4
4. Construction Methods 6
5. Construction Logistics 11
6. Measures for Noise and Dust Management 14

Appendices

Appendix A – Construction Phase Health and Safety and Environmental Management Plan and Traffic Management Plan

Appendix B – Hoarding Plan

Document Control Sheet

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	Draft	SR	BS	DRAFT ONLY	21.05.26
-	Final	SR	BS	KM	11.06.26
A	Final	BS	BS	PP KM BS	28.09.26

Distribution

This report has been prepared for the exclusive use of SOUTH TOTTENHAM PROPCO LTD. It should not be reproduced in whole or in part, or relied upon by third parties, without the express written authority of Ardent Consulting Engineers.

1. Introduction

1.1. Ardent Consulting Engineers (ACE) has been appointed by South Tottenham PropCo to produce a Construction Environment Management Plan for the consented self-storage development at Lawrence Road, South Tottenham, for submission to the London Borough of Haringey Council (LBH).

1.2. Full permission was granted for the following application (HGY/2025/3108):

"Alterations and extension to existing building to provide new self-storage facility (Use Class B8), new flexible workspace / incubator units and other works ancillary to the development."

1.3. This CEMP supports an application to discharge Condition 11 of the decision notice. Condition 11 states:

The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:

i. A construction method statement which identifies the stages and details how works will be undertaken;
ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
iii. Details of plant and machinery to be used during demolition/construction works;
iv. Details of an Unexploded Ordnance Survey;
v. Details of the waste management strategy;
vi. Details of community engagement arrangements;
vii. Details of any acoustic hoarding;
viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
ix. Details of external lighting; and,
x. Details of any other standard environmental management and control measures to be implemented.

1.4. The remainder of this CEMP is structured as follows:

- **Section 2** reviews the existing situation of the site and outlines the consented development;
- **Section 3** outlines the construction programme for the development and vehicle numbers;
- **Section 4** details the construction methodology;
- **Section 5** considers the logistics of construction, including vehicle routeing; and
- **Section 6** provides details of Dust and Noise Management.

2. Existing Situation & Permitted Development

2.1. This section outlines the site location, the immediate surrounding area and provides an overview of the permitted development.

Site Location/Context

2.2. The site is located on the eastern edge of Lawrence Road in Tottenham within the London Borough of Haringey.

Figure 2.1 – Site Location Plan

2.3. The site is currently occupied by a two-storey unrestricted use class E building with full height roller shutters, fronting on to a substantial vehicular servicing / parking area. The site was previously used as an industrial dry cleaners.

2.4. There are a variety of residential, community and commercial uses in the vicinity, including a cluster of local shops, a primary school and a church.

2.5. The main building on site is set back from Lawrence Road, with a substantial parking / servicing area provided to the front. Pedestrian and vehicular access is directly from the service yard on to Lawrence Road. A pedestrian access is also located to the south of the site, via a pedestrian gate fronting onto the Lawrence Road pavement.

2.6. The existing gated access located to the north of the site and currently comprises a vehicular crossover approximately 6.5m wide.

2.7. The site currently benefits from a large turning area, and circa 25 vehicular parking spaces in the service van/ car park.

3. Construction Programme & Vehicle Numbers

Construction Programme

3.1. The initial construction programme is set out below:

Commencement Date: Q2/3 2026

Completion Date: Q1/2 2027

3.2. The construction programme is attached at **Appendix A**. Construction consists of the refurbishment of the existing building, which is currently underway (Phase 1) and the construction of the extension, in accordance with permitted development plans. It should be noted that this report solely addresses measures and details regarding the upcoming Phase 2 of development.

3.3. Further details on the construction programme are outlined below: -

Phase 1;

- To soft strip existing structure back to steel frame.
- To remove all asbestos containing materials.
- To demolish 2 bays of existing structure and demolish the outbuildings.
- Remove roof cladding and façade cladding to existing structure.
- Install new roof and façade cladding to existing structure.

Phase 2;

- Reduce dig and install piling mat.
- Install piles, ground beams and ground floor slab.
- Install precast lift shaft and precast stair cores.
- Erect six storey steel framed structure.
- Install roof, façade cladding and glazing to new structure
- Internal fit out to create self-storage units, office and Fab-Labs.
- Install internal lift.
- Create new operational loading area area.
- Landscape local area.

3.4. The above works will be conducted sensitively to ensure that the proposals will accord with all necessary planning requirements and will seek to minimise the impact of the works on the environment and neighbouring properties.

Construction Vehicle Movements

3.5. Approximately 2 construction vehicles are expected to visit the site per day during the peak construction period – these will comprise a variety of vehicles, including cranes, rigid trucks and smaller delivery vehicles.

NO. OF VEHICLES IN PEAK PHASE (EX. OTHER PHASES)

Construction phase	Period of stage	No. of trips (monthly)	Peak no. of trips (daily)
Site setup and demolition	Q3 2026 - Q3 2026	0	0
Basement excavation and piling	Q3 2026 - Q3 2026	40	2
Sub-structure	Q3 2026 - Q4 2026	30	2
Super-structure	Q4 2026 - Q4 2026	20	1
Cladding	Q4 2026 - Q1 2027	40	2
Fit-out, testing and commissioning	Q1 2027 - Q2 2027	30	2

3.6. There is sufficient space on site to accommodate the anticipated number of vehicles, whilst deliveries will also be managed to ensure these are spaced out throughout the day.

3.7. Traffic movements will be managed to ensure that the vehicle movements do not impact the neighbourhood, due to the large site area all vehicles will be able to gain direct access into the site without the need to park on the surrounding roads.

3.8. HGVs will be required to travel along the agreed routes as indicatively set out in **Section 5.0** of this report.

3.9. The anticipated vehicle movements associated with the build are detailed within the accompanying Detailed Construction Logistics Plan (Ardent Ref:2602780_A-ACE-XX-00-RP-0102).

Anticipated Plant Machinery

3.10. It is anticipated the following vehicles will be operational on site throughout the construction programme: -

- 13t excavator
- Bomag 120 Ride on Roller
- 6t dumper
- Enteco 7009 Piling Rig
- Manitou MT420H Telehandler
- MEWPS (cherry picker & scissor lift)

4. Construction Methods

24h Contact Details

4.1. Contact Details for the site will be as follows:

Principal Contractor: **David Churchward**

Contact Phone Number: **07729772635**

Working Hours

4.2. Construction working hours will be as follows:

4.3. No work relating to the construction of the development, including works of preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or Public Holidays.

4.4. Work outside of these days or times will only take place if it is associated with an emergency or carried out with the prior written approval of LBH.

Storage of Plant and Materials

4.5. Materials used in constructing the development will be stored on-site in an orderly fashion in the designated storage areas. The storage of chemicals and hydrocarbons will be very minimal. Any chemicals will be stored in accordance with the legislation and Control of Substances Hazardous to Health (COSHH).

4.6. Materials will be stacked on firm ground within the development boundary, bricks and blocks will be stacked no more than two pallets high, all other material will be suitably stored and protected and the storage area will also be fenced off to increase the assurance of protecting construction staff.

4.7. Pedestrian walkways and vehicle routes will be segregated and marked out with appropriate barriers. Lay down areas will be set out for trades such as steel work and cladding and suitably fenced off. No flammable materials will be stored near boundary fencing or existing buildings. Storage of flammable materials in and around new buildings under construction will be strictly monitored and controlled.

4.8. Plant will be stored on-site in an orderly fashion. Keys will be removed and isolators, if fitted, will be activated. Fuel for plant will be housed in a double skinned bunded tank.

4.9. Where generators are required until mains supply is connected, the generators will be carefully positioned to avoid impact on any neighbour properties. The generators

will be limited to operating only during working hours and not overnight where battery storage will provide the necessary backup power.

Erection and Maintenance of Security Hoarding

4.10. A solid wooden hoarding has been erected around the perimeter of the site to ensure separation from members of the public. Pedestrian access into the site is to be taken off Lawrence Road via a dedicated gate with a secured coded access. This access will provide secure pedestrian access into the site and will open inwards to maintain pedestrian thoroughfare. The location of the hoarding and pedestrian site access are outlined in **Appendix B**. The applicant has permission for temporary parking bay suspension to maintain pedestrian width.

4.11. At key locations, sections of hoarding will contain site information boards with out of hours contact details, 24-hour telephone number (for comments/complaints), community information and information on the works programme. Notices will also be placed on the hoarding to warn of hazards on-site such as deep excavations and the construction access.

4.12. Clear sight lines will continue to be maintained around hoardings and fencing with no hidden corners, in order to limit opportunities for anti-social behaviour and crime and to ensure safety of vehicles. Adequate sight lines for vehicles and pedestrians/cyclists to safely see other road users will continue to be provided. Footways of adequate width to facilitate pedestrian flows will be provided with signs to facilitate safe access around the site boundary.

4.13. The location of fencing/hoarding is such that it does not damage sensitive habitats.

Location of Site Huts, Cabins and Office Facility

4.14. Given the anticipated scope of work and workforce requirements, a container providing welfare facilities, and a separate tools / materials storage area will be utilised.

4.15. The location of the compound welfare facilities are shown on the plan provided at **Appendix A**.

Road Condition

4.16. Vehicle movements on site will predominantly be across existing and internal block paved tarmac roads and hardstandings and therefore the ability to collect mud and debris will be limited, therefore reducing the ability to deposit mud on the public

highway. Footways and highway immediately adjacent the site will be inspected twice daily to ensure mud and dust is removed.

Public Engagement

4.17. The site will be registered with the Considerate Construction Scheme (CCS), the site and build will be subject to regular audits, undertaken by CCS.

4.18. A meeting with local residents, businesses and Petite Starz Nursery will be held to discuss the construction phase and to answer any concerns. Local residents will be notified of any key events in the form of a letter drop. Morda is proactive in dealing with neighbour relations. There will be an open line of communication available to all residents.

4.19. Local residents will be kept informed of the progress of the works throughout the construction process and, in addition, they will be informed of dates and times of significant deliveries (abnormal loads for example) should the usual delivery controls be affected.

4.20. As set out above, at key locations, sections of hoarding will also contain site information boards with out of hours contact details, 24-hour telephone number (for comments/complaints), community information and information on the works programme.

4.21. Signage will be updated on the site fencing where information about the site will be displayed, together with updates on key activities.

4.22. A project manager and a site manager have been employed (see **Section 3.0**) and suitable contact details will be available on signage.

4.23. Principal Contractors on each phase will provide a dedicated emergency contact number. The contact and emergency contact details will also be posted on the site hoarding for the benefit of residents.

Construction Lighting

4.24. It is not anticipated that any external lighting is required for this scheme.

Storage of Fuel or Other Hazardous Substances

4.25. Storage of fuel or hazardous substances shall be separate, secure and bunded. Spill kits will be available for immediate use should the need arise.

4.26. Any container containing hazardous liquids will be placed on top of drip trays.

Measures to be taken in the event of spillages

4.27. Standard site practice will be that fuelling and re-fuelling of plant etc will be carried out a minimum of 8m from any known water course.

4.28. When refuelling of plant equipment is required, it will be carried out using a mobile diesel bowser – this diesel bowser will be double bunded.

4.29. For any spill, any activity suspected of causing the incident will stop, the area shall be contained, notification to the site management and cleaned up.

4.30. For minor spills a spill kit may be all that is required, providing no vulnerable receptor is affected. Spill kits will be provided at all fuelling points.

4.31. For more major spills notification to the Environment Agency is required to evaluate the significance of the incident, and the proposals to clean up.

4.32. Clean up equipment and debris will be disposed of correctly with records retained on site.

Collection and Disposal of Construction Waste

4.33. It is the aim of the principal contractor (Morda Construction Ltd) to recycle, recover and reuse as much waste as possible to comply with BREEAM requirements. In order to achieve this, waste generated in the construction process is segregated at the source on site – to ensure that the correct waste stream is identified at the earliest possible point. The waste will be either loaded directly into skips on site prior to export of site.

4.34. Green logistics are applied as set out in the Haringey Sustainable Design and Construction SPD (2013) whereby the project will seek to minimise waste and unnecessary vehicle movements through the reuse and recycling of suitable materials arising from the retained existing building. Additionally, materials procurement and deliveries will be coordinated to minimise transport movements, and where opportunities for take-back schemes, returnable packaging and reuse of surplus materials will be sought.

4.35. The requirements for prevention of littering and the disposal of waste from the site will be covered in the site rules, with site rules passed to those working on the site via their induction training.

4.36. The contractor will drive-out waste from the site activities and from those of the supply chain. This can be achieved in a variety of ways:

- Using 'Lessons Learnt' reports from other projects.
- Engaging with product and materials suppliers to review value stream.

- Carrying out specific studies
- Shared Systems and Processes

4.37. All waste movements will be recorded by Morda Construction Limited and handled in accordance with the duty of care and Hazardous Waste Regulations. A summary of material movements will be provided in the post construction Health and Safety File.

4.38. Main contractors will be made responsible for their own waste management and disposal to encourage efficient use of materials.

4.39. Covered storage will be provided for weather sensitive materials to reduce losses/waste caused by weather damage. There will be no burning of materials at any time.

4.40. All loads leaving the site will be covered and secures to prevent discharge of dust and spoil.

4.41. All loaded vehicles leaving site must be sheeted and will utilise prescribed routes outlined within this CEMP.

4.42. The on-site Waste Management Strategy can be found in **Appendix A**.

Protection of Surface Water Receptors

4.43. Construction phase operations would be carried out in accordance with guidance contained within the Health and Safety Plan, Method Statements and Waste Management Plan for the site.

4.44. There will be no pumping to controlled waters without a Discharge Consent obtained from the Environment Agency, furthermore, there will be no pumping into surface water drains without the permission of the Environment Agency.

4.45. Additionally, there will be no pumping into the foul sewer without the permission of the Water Company.

5. Construction Logistics

5.1. As outlined in **Section 3.0**, to support the on-site construction activity there will be a range of delivery vehicles required to access the site in order to bring plant, materials and workers to/from the site.

5.2. The measures to control the logistics of vehicles serving the site are set out in this chapter and include keeping to permissible routes.

5.3. An information poster will be issued in all pre-starts with suppliers and contractors, to ensure all are fully aware of the restrictions.

Method of Access During Construction

5.4. The primary access route from the wider area will mainly be coming from either the M25 exiting south onto the A10 (Great Cambridge Road) before heading south east onto The Roundway and Bruce Grove. Vehicles will then route south onto High Road , heading west onto West Green Road and turning right (northbound) into Lawrence Road and the site access (via a right turn).

5.5. **Figure 5.1** below shows the proposed vehicle routeing.

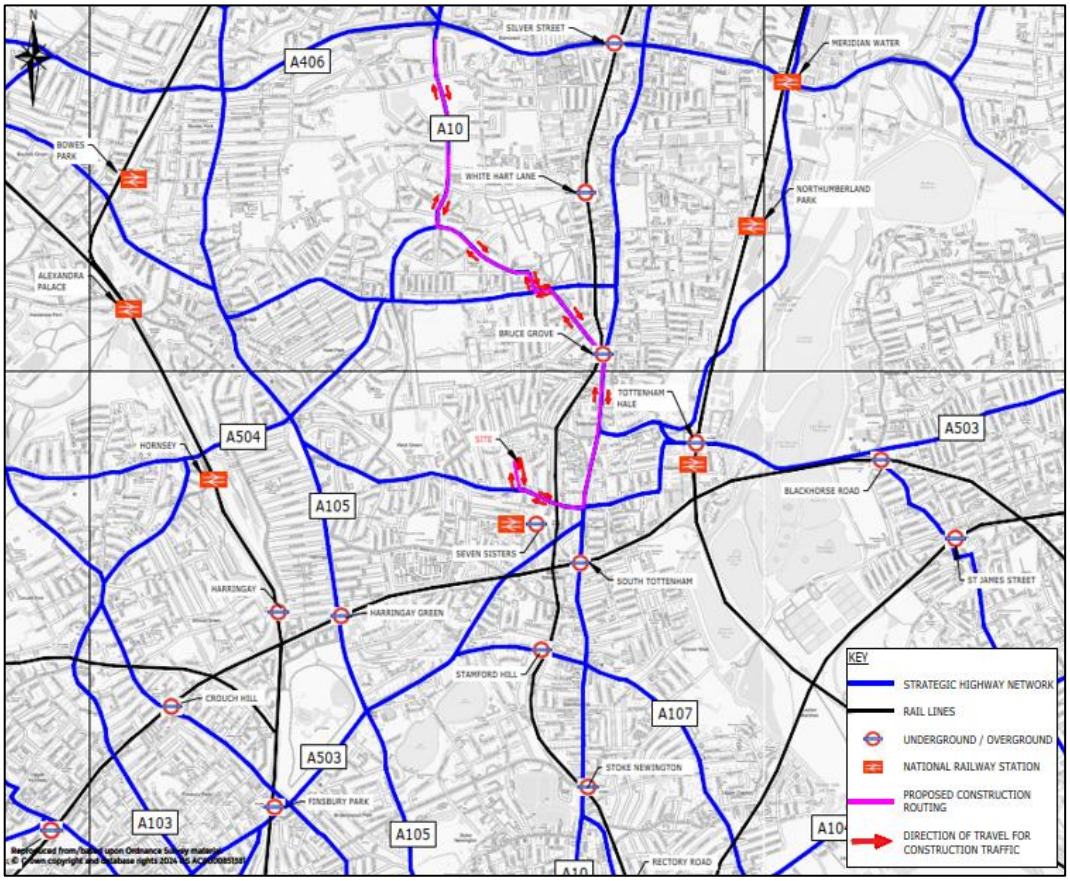


Figure 5.1: Proposed Vehicle Routing

5.6. Access to the site will be via Lawrence Road utilising the former southern access to the site, with egress via the existing access fronting onto the carriageway. This access will be updated throughout the construction period and will comprise the primary vehicular access for the site upon completion. Full details for the proposed vehicular access to the site can be found in the TA which supported the Outline Application (ACE Ref: 2504840-ACE-00-XX-RP-XX-0101).

5.7. For the majority of operatives who will travel to work via train, Seven Sisters Rail/ Overground/ Underground Station is only a few minutes' walk away – via Brunswick Park and surrounding on street footways. For operatives residing locally, cycling will be encouraged and cycle spaces will be provided.

Loading and Unloading of Plant and Materials

5.8. Delivery and material orders and plant will be controlled with clear instructions about site location and agreed routes, this will be communicated as part of all prestart meetings with suppliers and contractors. A plan showing the build compound arrangement is located at **Appendix A**.

5.9. Waste skips will be located within the site compound. Care will be taken to segregate waste and waste generated will be kept to a minimum.

5.10. A booking system for deliveries will be implemented to control the movement of vehicles and avoid vehicles waiting on the public highway. Traffic Marshals will be at the site gates to ensure vehicles are escorted into a holding area within site to maintain access on the road. We have agreed a road narrows scheme with Haringey highways which will allow us to use the suspended car parking on Lawrence Road as a holding area. Note; The suspended car parking bays will be fenced and will form part of the site boundary.

5.11. Deliveries will be directed to the workface where practicable to reduce double handling and unnecessary site movements.

5.12. A trained, qualified and certified Traffic Marshal (TM) wearing high visibility clothing will be used to direct delivery vehicles within the development site. The TM will wait at the site access, where they will then proceed to direct delivery vehicles to the designated loading point within the site. They will use hand signals and will communicate to the drivers through the vehicle mirrors, while watching the driver's blind spot.

5.13. All wagons fitted with a Hi-ab will be required to comply with Lifting Operations and Lifting Equipment Regulation 1998 (LOLER).

Restrictions on Vehicle Size, Weight and Height

5.14. There are expected to be a number of construction vehicle types visiting site, including: transit vans, HGVs, mobile plant, skip lorries and tipper trucks. Normal weight ranges are expected to be between 5 and 32 tonnes and normal overall lengths of between 4m and 16.5m. These are commonly seen on the surrounding public roads as they do not exceed the 44 tonne gross (4 axle) limit.

5.15. The majority of large HGVs expected to visit the site are Large rigid vehicles, measuring approximately 10m in length.

6. Measures for Noise and Dust Management

Noise and Vibration Control

6.1. Construction works have the potential to generate noise levels which may cause disturbance. The site's location will demand that careful controls are put in place to minimise noise impact, particularly surrounding the site. The contractor will comply with the recommendations set out in BS 5228:2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites (or most recent revision)

6.2. Noise control should follow the hierarchy whereby control at source is the preferred approach followed by noise control in the transmission path and then lastly noise control at the receiver. Noise will be controlled at the source for the construction phase where practical.

6.3. Noise control at source will comprise the selection of appropriate plant, the position and orientation of the plant, the correct operation of plant (through training), appropriate timing of operations and servicing of the plant in accordance with the manufacturer's instructions.

6.4. Noise control in the transmission path is often limited to screening structures that interrupt the direct path between the source and the receiver. Where practicable plant will be located behind screens, site buildings and material stockpiles.

6.5. The developer will work closely with LBH and any local resident groups to agree systems of work that minimise the impact to the surroundings if necessary.

6.6. The project will be managed under considerate working principles (including CCS where adopted), with contact details displayed on site signage. Communications may include advance notice of potentially disruptive activities where practicable. Any non-compliances will be recorded and notified to the site manager and developer director so that immediate remedial action can be taken.

6.7. The following measures will be implemented to reduce the noise generated by on-site operations:-

- The site hoarding will form a solid screen comprising OSB or similar to a nominal height of 2.4m surrounding the worksite;
- Appropriate plant should be selected; training should be undertaken in relation to the correct operation of plant and appropriate timing of noisy operations shall be considered.

- Noisy plant or equipment shall be situated as far as possible from noise sensitive buildings. Barriers (e.g. site huts, acoustic sheds, or partitions) to mitigate noise affecting sensitive buildings should be employed where practicable.
- Keep construction time near noise sensitive areas to a minimum. Avoid unnecessary noise, such as shouting, the use of horns, loud site radios, rough handling of material and equipment, and banging or shaking mobile plant.
- Vehicles and plant servicing the site shall be fitted with white noise/broadband vehicle reversing alarms where possible.
- Plant shall be maintained in a good condition so that extraneous noise from mechanical vibration, creaking and squeaking is reduced to a minimum.
- Plant used for breaking down materials will use crushing techniques rather than by using air driven impact or drop hammering where practical e.g. for cutting down piles;
- Where practical, fixings and holes will be formed/cast into concrete to minimise drilling and cutting on site.
- Idling of plant, machinery and delivery vehicles should be prohibited when not in use;
- Care should be taken to reduce impact noise when loading or unloading vehicles, scaffolding or moving materials, etc.
- Consideration will be given to neighbouring residential properties when locating the temporary site compounds and material stockpiles
- RAMS-based controls aligned with statutory nuisance expectations. RAMS reviewed/authorised before works commence to ensure controls are understood and implemented.

6.8. The Site Manager will be in charge of implementing the CEMP. Their role will include checking compliance with the CEMP during construction and seeking mitigation measures to be implemented should any breaches or complaints be made.

6.9. If during progression of construction activities, timescales are changed then updates to the CMP will be made to reflect this and discussions with LBH if appropriate.

Dust and Emission Control Measures

6.10. Air Quality and Dust control measures are set out in the Air Quality and Dust Management Plan – submitted separately.

Implementing, Monitoring and Updating

6.11. The measures and actions outlined within this CEMP will be adopted by the appointed contractor. The contractor will undertake a review of all measures set out within the Dust Management Plan (DMP) - submitted separately - and ensure they are appropriate for the anticipated methods of working and site activities. Where any changes to the DMP are anticipated these will be agreed with LBH, following which the DMP will be updated.

6.12. As part of the review the contractor will also update the DMP and provide additional information/clarification where required/indicated within the current version.

6.13. If during progression of the construction activities timescales or working practices are expected to change, then updates to the DMP will be made to reflect this and LBH informed accordingly.

Appendix A

MORDA CONSTRUCTION

Construction Phase Health, Safety & Environmental Management Plan and Traffic Management Plan

STOREX South Tottenham

Rev A01: January 2026

Contents

A: Document Control 4
A.1 Demolition and Construction Management and Traffic Management Plan 4
A.2 Site Health & Safety Folder 5
A.3 Drawings 5
B: Project Personnel 6
B.1 Client's Team 6
B.2 Principal Contractor's Team: 7
B.3 Sub-Contractors: 8
B.4 Site Responsibilities: 9
C: Project Details 10
C.1 Project Overview 10
C.1.1 Project Profile / Scope of Works 10
C.1.2 Programme Information 10
C.1.3 Working Hours 10
C.1.4 Notifications 10
C.2 Site Details 11
C.2.1 Location 11
C.2.2 Surrounding Land Use 11
D: Health & Safety 11
D.1 Risk Assessments & Method Statements (RAMS) 11
D.2 Vehicle Movements 12
D.2.1 Safe Movement of Vehicles & Pedestrians 12
D.2.2 Traffic Management Plan 12
D.2.3 Deliveries 13
D.3 Services 13
D.4 Asbestos 14
D.5 Site Details 14
D.5.1 Welfare Facilities 14
D.5.2 Site Security & Hoarding 15
D.6 Plant & Equipment 15
D.6.1 Mobile Plant (work equipment) 15
D.6.2 Lifting Operation & Equipment 16
D.6.3 Static & Portable Equipment 16
D.7 Paperwork 16
D.7.1 Permit to Work 16
D.7.2 COSHH 16
D.7.3 Post-Construction Health & Safety File 16
D.8 Site Rules 17
D.9 TEMPORARY WORKS 18
E: Environmental 18
E.1 Environmental Impacts 18
E.1.1 Site Access Vehicle Movements 18
E.1.2 Road Cleanliness 18
E.1.3 Fuelling and Hazardous Liquids 19
E.1.4 Dust and Air Emissions 19
E.1.5 Noise 19
E.1.6 Vibration 20
E.1.7 Water Management 20
E.1.8 Housekeeping 20
E.1.9 Contaminated Land 20
E.1.10 Ecological Issues 20
E.2 Waste Management 20
E.2.1 Waste Separation 21
E.2.2 Waste Disposal 21
F: Communication, Training & Information 22
F.1 Communication with … 22
F.1.1 Project Team 22
F.1.2 Local Community 22

F.1.3 Enforcing Authorities 22
F.1.4 Public Relations and Complaints 22
F.1.5 Changes to the Health & Safety Plan....23
F.2 Training 23
F.3 Information 24
F.3.1 Site Inductions....24
F.3.2 Daily Activity Briefings (DAB)....24
F.3.3 Toolbox Talks (TBT) 24
F.3.4 Site Inspections 24
F.3.5 Standards 24
G: Emergency Procedures 26
G.1 General 26
G.2 Accident Reporting & Procedures....26
G.3 Fire Procedures 27
A1: Method Statements & Risk Assessments 28
A2: Drawings.... 29
A3: Site Traffic Management Plan 30
A4: Regional Routing Plan.... 31
A5: Local Routing Plan 32
A6: Construction Method Statement (Brief) 33
A7: Table of Proposed NRMM 34
A8: Waste Management Strategy.... 35
1. Legislative Framework....35
2. Project Waste Management Objectives....35
3. Demolition Phase – Waste Management Summary (Completed)....35
4. Construction Phase – Waste Management Strategy....35
4.1 Expected Waste Streams 35
4.2 On-Site Waste Handling & Segregation 35
4.3 Off-Site Sorting and Recycling....36
5. Waste Storage and Site Controls....36
6. Waste Transfer & Documentation 36
7. Roles & Responsibilities 36
Principal Contractor – Morda Construction Ltd....36
Site Manager....36
Subcontractors....36
Waste Carrier....37
8. Monitoring & Reporting 37
9. Waste Targets 37
10. Environmental Benefits....37

Construction Phase Health, Safety & Environmental Management Plan and Traffic Management Plan

This Construction Health, Safety & Environmental Management Plan and Traffic Management Plan has been written to enable the Project Team to easily follow through and implement the steps required to ensure we meet the projects goals

Project Goals:

- to complete the project with zero accidents and incidents,
- to complete the project on time,
- to complete the project on budget.

Document Layout:

The Plan has been split into the following headings:

A	Document Control
B	Project Personnel
C	Project Details
D	Health & Safety
E	Environmental
F	Communication, Information & Training
G	Emergency Procedures

Contents

A: Document Control

A.1 Demolition and Construction Management and Traffic Management Plan

- Morda Construction Ltd Project Management Team are responsible for implementing and updating the Demolition and Construction Management and Traffic Management Plan. All amendments will be recorded in Table 2.
- The Master Demolition and Construction Management and Traffic Management Plan will be located within the site office.

Table 1

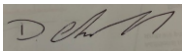
PREPARED BY		REVIEWED BY		ISSUED TO	
NAME:	David Churchward	NAME:	Morgan Fouracre	NAME:	Kelly-Anne Williams
POSITION:	Operations Director	POSITION:	Managing Director	POSITION:	CDM Principal Designer
SIGN:		SIGN:	M. Fou	COMPANY:	SWECO
DATE:	January 2026	DATE:	January 2026	DATE:	January 2026

Table 2

REVISION	DATE	PAGE	DESCRIPTION OF REVISION	AMENDED BY
A01	07/01/26	NA	Submission to CDM Principal Designer (SWECO) for review.	NA
A02	28/04/26	Various	Updated document to include pre commencement conditions	DC

A.2 Site Health & Safety Folder

- A site Health & Safety Folder will be held on site. The purpose of the folder is to hold recorded site specific SHE information, as required to comply with internal procedures, including the Construction Phase Health, Safety & Environmental Management Plan and Traffic Management Plan and legal requirements. Blank forms for respective requirements can be found at each section.

Section	Form	Description
1	A.01	Induction Records & Personal Training
2	A.02	Daily Activity Briefings
3	A.03	Contractors RAMS
4	A.04	Toolbox Talks
5	A.05	PPE Issues
6	A.06	Work Equipment and Plant Inspection: PUWER
7	A.07	Scaffold and Mobile Tower Inspection
8	A.08	Lifting Equipment Inspection: LOLER
9	A.09	Contractor Health & Safety Inspections
10	A.10	Complaints Log
11	A.11	Permit to Work: Hot Works
12	A.12	Permit to Work: Excavations
13	A.13	Permit to Work: Confined Spaces
14	A.14	Permit to Work: Roof Works/Slate Removal
15	A.15	Certificate of Practical Completion
16	A.16	COSHH Register and Assessments
17	A.17	Insurance, HSE Notification, Site Rules

A.3 Drawings

- All drawings relating to this project can be found on the South Tottenham Project Box Folders;
  - Design;
    - Architect
    - Civils and Structural
    - Landscape Architect
    - M&E

B: Project Personnel

B.1 Client's Team

Client:	**EQT Partners /** **South Tottenham PropCo Ltd** 55 Baker Street London W1U 7EU	**Robert Grant** Tel: 07710 309 789 Email: Robert.grant@eqtexeter.com
Principal Contractor:	**MORDA Construction Ltd**	**David Churchward** Tel: 07729 772 635 Email: dave@mordaconstruction.co.uk **Morgan Fouracre** Tel: 07966 415 376 Email: morgan@mordaconstruction.co.uk
Building Control Approver:	**R360 Building Control Limited** 124 City Road London EC1V 2NX	**Dale Anderson** Tel: 07833 092 024 Email: daleanderson@r360group.com
Building Regulations Principal Designer:	**OSG Architecture** Unit 2A Capital House 4 Jubilee Way Faversham Kent ME13 8GD	**Keith Owen** Tel: 07545 152121 Email: k.owen@osgarchitecture.co.uk
CDM Principal Designer:	**SWECO** SWECO UK Limited 1st Floor South Kiln Felaw Maltings 44 Felaw Street Ipswich IP2 8PN	**Kelly -Anne Williams** Tel: 07780 450 191 Email: Kelly-anne.williams@sweco.co.uk
Architects:	**Fusi Allan** C/O Dains Accountants 44 Bank Street Kilmarnock Ayrshire Scotland KA1 1HA	**Dougie Allan** Tel: 07880 071711 Email: DouglasAllan@FusiAllan.com **Anthony Fusi** Tel: Email: AnthonyFusi@FusiAllan.com
Civil & Structural Engineers:	**Will Rudd Davidson (Glasgow) Ltd** 100 Brunswick Street, Glasgow, G1 1TF	**Alasdair MacPhee** Tel: 01412 484 866 Email: Alasdair.MacPhee@ruddconsult.com
M&E Consultants:	**Atelier Ten** Amazon House, 3 Brazil Street, Manchester, M1 3PJ	**Oliver Metcalfe** Tel: 01615 185 999 Email: Oliver.Metcalfe@atelierten.com
Planning Consultants:	**ROK Planning** 51 – 51 St. Johns Square, London, EC1V 4JL	**Alun Evans** Tel: 07739 199 711 Email: Alun.evans@rokplanning.co.uk

B.2 Principal Contractor's Team:

Principal Contractor:	**Morda Construction Ltd** C/O Heaton Accountancy Services Ltd, 113 Treen Road, Tyldesley, Manchester, M29 7HB	Tel: Email:	07729 772635 info@mordaconstruction.co.uk
Managing Director:	Mr. Morgan Fouracre	Tel: Email:	07966 415376 morgan@mordaconstruction.co.uk
Contracts Director:	Mr. David Churchward	Tel: Email:	07729 772635 dave@mordaconstruction.co.uk
Finance Administrator:	Mrs Julie Churchward	Tel: Email:	07507 144 221 julie@mordaconstruction.co.uk
Site Supervisor:	Alison Souza	Tel: Email:	
Labourer:	Labour supplied by agency as and when required	Tel: Email:	

B.3 Sub-Contractors:

- All contractors used on this project will be vetted by Morda Construction Ltd as per the company's internal Health and Safety Competency Assessment. All contractors appointed must be competent and have allocated sufficient resources to fulfil their obligations under Safety, Health, and Environmental legislation.
- All contractors will appoint a senior member as their principal point of contact for all matters relating to Safety, Health and Environmental issues.
- Where possible a prestart meeting will be undertaken with the proposed Contractor. The meeting will cover Health & Safety arrangements for the project.
- All Contractors and their employees are expected to assist Morda Construction Ltd in implementing this plan by:
    - Informing the Site Manager of any significant risks that have not been foreseen so that the appropriate precautions can be put into place.
    - Ensuring their employees have received information, instruction and training as is necessary to ensure their health and safety.
    - Providing the appropriate personal protective equipment
    - Providing well maintained plant, tools, and equipment
    - Ensuring employees follow the site rules and any relevant method statements.
    - Check own competence of operatives.
    - Cooperate with other and co-ordinate work to ensure the health and safety of construction workers and others who may be affected by the work.
    - Report obvious risks to the Site Manager.

- The following trade packages will be undertaken by contractors.

Name and address of company, contractor or individual:	***Work activity:***	***Point of contact details (name and telephone number)***
Oakmere Demolition	Demolition Contractor	Lewis Davis (07592 649253)
Roger Bullivant	Piling Contractor	Andrew Preece (07966 402917)
Gales	Cladding and Roofing Contractor	Richard Plume (07836 277776)
H Young	Steel Erector	Barry Tipple (01953 601881)
TBC	Fire Protection	*TBC*
TBC	Curtain Walling & Glazing Contractor	*TBC*
Environmental Climate Systems	Mechanical Contractor	Stefan Baker (07966 461798)
Countrywide Electrical Services	Electrical Contractor	Tony Meakin (0121 248 1400)
TBC	Scaffolding	*TBC*
FP McCann	Structural Shafts (Lift Shaft & Stair Cores)	Chris Hyde (07850 655848)
McRail Construction	Enabling, Civils & Groundworks	Alfie Ferizoli (07841493288)
Janus	Storage Units	Steve White (0773 455 8832)
Janus	Storage Unit Automation	Steve White (0773 455 8832)
TBC	Brickwork / Blockwork	Alfie Ferizoli (07841493288)
Schindler	Lift Installation	Nick Boyce (079099 55508)
TBC	Flooring	TBC
TBC	Mezzanine (Ceiling and Chipboard Floor)	TBC
TBC	Builderswork	TBC
TBC	Signage, inc. Internal & External	TBC
TBC	Gates & Fencing	TBC
TBC	Landscaping	TBC

B.4 Site Responsibilities:

- Morda Construction Ltd Project Management Team shall ensure that the contents of the Construction Phase Health, Safety & Environmental Plan are communicated to all staff working on the project. They must make themselves and all personnel under their control familiar with the content of this plan and work within the management system defined therein.
- The table below names individuals that are responsible for implementing the various sections of the Construction Phase Health, Safety & Environmental Plan. The Project Management Team can make other appointments in writing in consultation with the employee.

Item	Nominated Person	Deputy
Implementation of Construction Phase Health, Safety & Environmental Plan	Dave Churchward	Morgan Fouracre
Site Health & Safety including Welfare Coordinator:	Dave Churchward	Morgan Fouracre
Induction briefing:	Dave Churchward	Morgan Fouracre
RAMS briefing, reviewing & amending:	Dave Churchward	Morgan Fouracre
Daily Briefing &: Toolbox Talks	Dave Churchward	Morgan Fouracre
Health & Safety Site Inspections:	Dave Churchward	Dave Churchward
First Aider:	Dave Churchward	Morgan Fouracre
Fire Marshall:	Dave Churchward	Morgan Fouracre
Temporary Works Coordinator:	Morgan Fouracre	Dave Churchward
Traffic Management Plan implementation & update:	Dave Churchward	Morgan Fouracre
Permit Issues:	Dave Churchward	Morgan Fouracre
Utility service coordinator:	David Churchward	Morgan Fouracre

C: Project Details

C.1 Project Overview

C.1.1 Project Profile / Scope of Works

- The project and scope of construction works will be carried out in two phases;
  - ***Phase 1;***
    - To soft strip existing structure back to steel frame.
    - To remove all asbestos containing materials.
    - To demolish 2 bays of existing structure and demolish the outbuildings.
    - Remove roof cladding and façade cladding to existing structure.
    - Install new roof and façade cladding to existing structure.
  - ***Phase 2;***
    - Reduce dig and install piling mat.
    - Install piles, ground beams and ground floor slab.
    - Install precast lift shaft and precast stair cores.
    - Erect six storey steel framed structure.
    - Install roof, façade cladding and glazing to new structure
    - Internal fit out to create self-storage units, office and Fab-Labs.
    - Install internal lift.
    - Create new car parking spaces.
    - Landscape local area.
- All Risk Assessments and Method Statements (RAMS) relating to this project will be located on Dropbox – South Tottenham folder.
- Project Drawings will be available on Dropbox – South Tottenham folder.
- Variations and changes to the scope of works affected by the client / contractor will be documented with all variations being approved by the Client prior to Contractors undertaking the works.

C.1.2 Programme Information

- Commencement date: 01st December 2025 (Phase 1)
- Completion date: 03rd April 2026 (Phase 1)
- Commencement date: 04th May 2026 (Phase 2)
- Completion date: 30th April 2026 (Phase 2)

Note: Above dates for Phase 2 subject to change due to planning.

C.1.3 Working Hours

- Monday to Friday: 08:00 – 18:00
- Saturday: 08:00 – 13:00
- Sunday & bank holidays: no operations

C.1.4 Notifications

C.1.4.1 HSE

- Notification of the project has been submitted to the HSE on a F10 form by the Principal Designer SWECO. A copy of the F10 will be displayed on the SHE notice board.

C.2 Site Details

C.2.1 Location

- 30 – 48 Lawrence Road, South Tottenham, N15 4EG South Tottenham, NW2 6ND (site highlighted in red)

C.2.2 Surrounding Land Use

- The site is located to the east of Lawrence Road. Lawrence Road is a two-way minor road with permit parking located on both sides of the road. Public pavements are located on both sides of Lawrence Road.
- On the opposite side of Lawrence Road are residential apartment blocks. There is a small coffee shop located on the ground floor of the apartment block directly opposite the site.
- Located to the North of the site are rentable offices and workshops.
- Located directly to the south of the site is a six-storey residential apartment block.
- Located to the east of the site are the rear gardens of residential terraced houses.

D: Health & Safety

D.1 Risk Assessments & Method Statements (RAMS)

- Morda Construction Ltd and their Contractors have a duty to examine their undertakings to establish those operations that pose a significant SHE risk and develop control measures to eliminate or minimise those risks.
- Contractors RAMS shall be reviewed by Morda Construction Ltd to ensure that contractors have recognised and understood their safety, health and environmental obligations associated with their activities within the overall context of the project.
- No works will commence until the RAMS have been written for the tasks being carried out on site. A copy of all RAMS relating to each specific task will be located in the site Contractors RAMS folder.
- The RAMS will be communicated to the relevant operatives carrying the various tasks by the Contractors nominated Managers or Supervisors. Operatives will sign the RAMS to ensure they have been read and understood.
- The RAMS will be constantly reviewed as the project progresses by the Contractors competent person.

NO RAMS ≡ NO WORK

D.2 Vehicle Movements

D.2.1 Safe Movement of Vehicles & Pedestrians

- Arrangements will be made to ensure that pedestrians and operatives are kept clear of site vehicles and mobile plant by the provision of adequate traffic routes and other controls.
- All vehicles shall:
  - be driven in a manner which is safe,
  - have means to provide adequate visibility to the operator,
  - have suitable steps taken to prevent unintended movement of the vehicle (min; keys out),
  - be fitted with a flashing beacon.
- Reversing is prohibited unless under the direction of a banksman.
- All vehicles leaving site will have clean wheels and bodywork free of loose material with wheel wash facilities where deemed necessary. The site gateman will visually inspect the roads for contamination on a regular basis.

D.2.2 Traffic Management Plan

- A Traffic Management Plan (TMP) has been drawn up by the Project Management Team, a copy of which can be found in below a detailed copy of the Traffic Management Plan will be displayed on the site Health & Safety notice board.
- The TMP will be implemented on day one of the contract and will be explained to all site personal during induction.
- A copy of the TMP will be displayed in the site office and canteen. The TMP will be reviewed on a regular basis and updated by the competent person nominated in B.4. Any changes to the traffic management plan will be explained to all site personnel via a toolbox talk.
- The traffic management plan will be drawn up to take into account the following:
  - HGV and light vehicle access into the site will be off Lawrence Road located to the east of the site.
  - Wide vehicle access gates have been installed to allow easy access for HGVs.
  - The TMP has been developed to allow all vehicles to drive into site and out of site without the need for reversing.
  - Arrangements are made to ensure pedestrians and site vehicles are kept separate. Barries will be erected to keep vehicles and pedestrians separate.
  - A separate gate will be established for pedestrian access. The pedestrian access will be located off Lawrence Road pavement and will locate near the site and welfare facilities.
  - Access & egress gates are closed and locked when not in use
  - The pedestrian route is to be kept clear of all materials and is to be clearly lit at all times
  - If any reversing has to be carried out it will be directed by a banksman
  - Speed limit for the site 5mph
  - Adequate safety signage is erected showing access/egress points and pedestrian routes

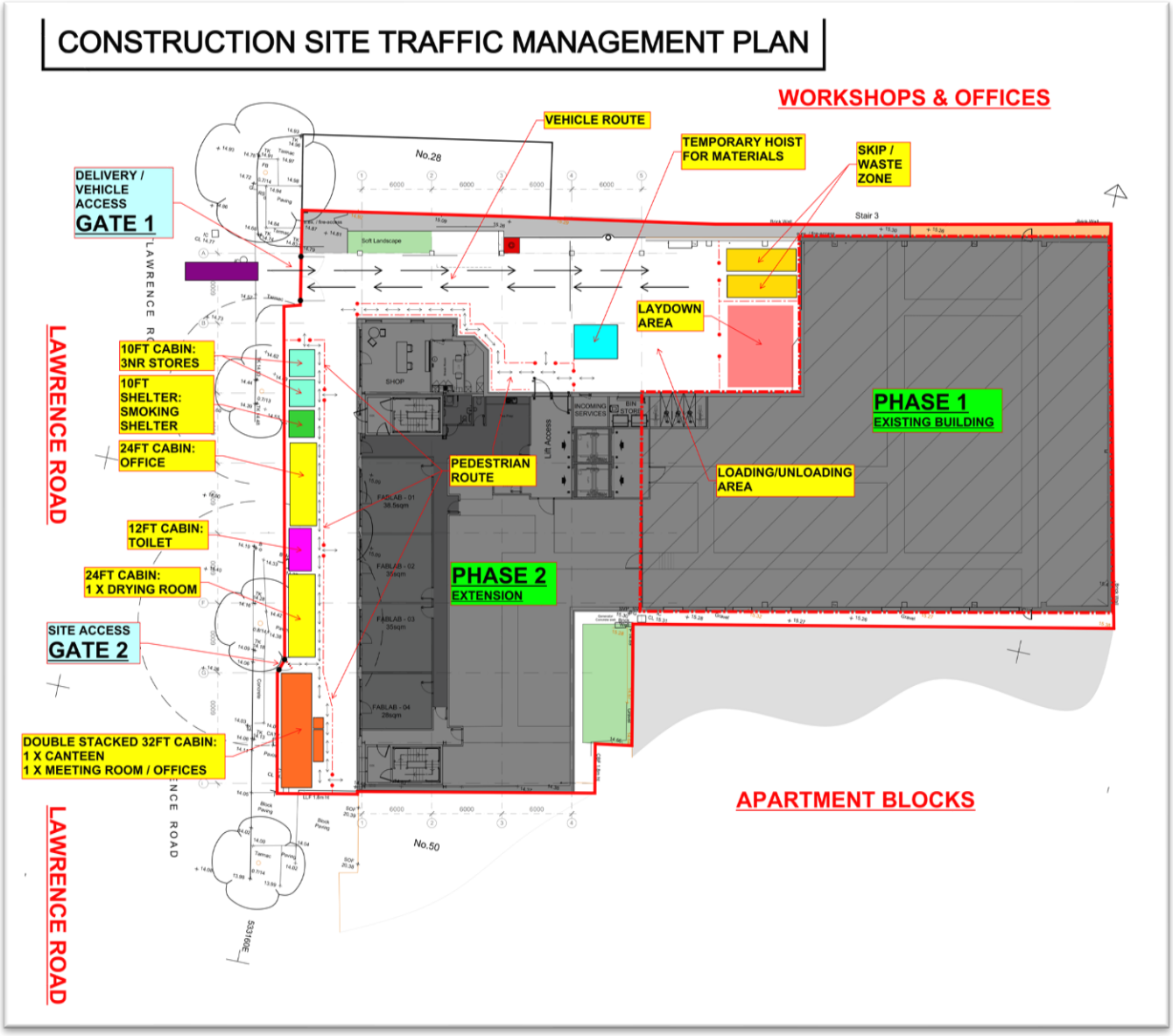


Figure 2: Site Traffic Management Plan
To be displayed on the site notice board as the project progresses.

D.2.3 Deliveries

- All significant deliveries to site (e.g. excavator) must be pre-arranged with 24 hours' notice given to the Project Team by the Operations Manager or driver and be delivered as per the movement order.
- Peak times, including rush hour traffic times will be avoided for HGV deliveries.
- All delivery drivers must be wearing the site mandatory PPE when they are out of their vehicles.
- Primarily, deliveries will use gate 3 for access to reduce congestion at the entrance to the Lidl car park.
- There is no parking on site for contractors

D.3 Services

- The existing utility services in the area highlighted for the refurbishment works are to be completely isolated or disconnected of all known utility feeds prior to the commencement of the demolition works. Written confirmation of these disconnections will be obtained prior to commencement of the works from the relevant utility companies or competent persons responsible for carrying out the isolations/disconnections.

- Services identified on the Ground Penetrating Radar (GPR) survey are to be investigated, identified and diverted where required, to allow for Phase 2 works to progress.

Service	Provider	Remarks
Gas	Cadent	Cadent gas have disconnected all gas pipes outside the boundary. The Isolation and gas purge certificate is located on Dropbox The new building and Phase 2 extension does not require gas
Electric	UKPN	UKPN have disconnected the electrics outside of the site boundary. A separate Temporary Builders Electric Supply (TBS) will be installed to supply power for the welfare and the site for general use.
Water	Thames Water	Thames water has been contacted to disconnect the water feeds into site. A temporary water feed will supply the welfare facilities.
Sewage	Thames Water	An existing foul drainage manhole located next to the site boundary fence will remain live throughout the project. This existing foul manhole will be utilised for the new connection on completion of the project.
Air condition units	N/A	Air condition units have been degassed prior to removal. Certificate of degassing can be found on Dropbox.
Fibre Optic	BT	A new BT connection has been applied for by Morda Construction.

- Atelier Ten are the Clients utility and M&E consultants. Regular meetings are held with Morda Construction Ltd and Atelier Ten to coordinate the utility services for the project.
- Service utility plans and investigation works can be found on Dropbox, South Tottenham folder.

D.4 Asbestos

- A Demolition & Refurbishment Asbestos Survey has been carried out by Flair Environmental (ref J002659). A copy of the asbestos surveys can be found on Dropbox.
- All asbestos containing materials as detailed in the D&R asbestos survey will be removed as part of the demolition package.

D.5 Site Details

D.5.1 Welfare Facilities

- Morda Construction Ltd will supply the welfare facilities for the site, which will be in the form of a series of welfare cabins.
- Full compliance with legal standards will be available from day one on site.
- The welfare facilities will satisfy the requirements if the Construction, Design and Management Regulations 2015. An area within the site compound will be fenced and utilised as welfare facility area, the welfare facilities will include:

    - site office,
    - canteen facilities,
    - drying facilities,
    - toilet facilities,

  - hot & cold running water,
  - clean towels or hand drying facilities.
  - smoking shelter

- The location of the welfare facilities can be found in the traffic management plan located in Appendix 2 of this document.
- The welfare facilities will be kept clean and fully stocked. A cleaner will be employed to ensure the welfare facilities are maintained to a high standard. An inspection of the welfare facilities will be carried out on a weekly basis by the competent person nominated in B.4.
- The facilities are to be treated with respect. Anybody caught vandalising or abusing the welfare facilities will be asked to leave site.
- A Health, Safety & Environmental notice board will be located in the site office and canteen and will display the following information as a minimum:

  - HSE Poster
  - Fire procedures
  - First aid procedures (inc. route to nearest hospital)
  - Site & Traffic Management Plan
  - Company Insurance information
  - Site Rules

D.5.2 Site Security & Hoarding

- Solid wooden hoarding has been erected around the perimeter of the site to ensure separation from members of the public.
- Pedestrian access into site will be off Lawrence Road. A dedicated pedestrian gate secured by coded access will provide secure pedestrian access into the site. Refer to traffic management plan for location (gate 2).
- The dedicated vehicle and pedestrian entry and exit points to the site will be clearly signed.
- Safety signage will be erected on the fence to all elevations.
- Access to the site will be via lockable gates. The access gates will be kept closed and locked when not in use.
- The Project Management Team will check the building and fence line daily to ensure its integrity. A log will be maintained and kept in the site office to record any incidents.
- Any persons attempting to gain unauthorised entry will be advised that the site is dangerous and asked to leave.
- A monitored CCTV system will be installed during the works.

D.6 Plant & Equipment

All Non-Road Mobile Machinery (NRMM) comply with the Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999.

D.6.1 Mobile Plant (work equipment)

- All plant operators will need to provide the Site Management Team with a copy of a valid plant training card.
- Proof of Certification is to be provided to the Site Management Team that all mobile plant has been inspected in accordance with Provision and Use of Work Equipment Regulations (PUWER)1998 and Lifting Operations & Lifting Equipment Regulations (LOLER) 1998.
- Morda Project Management Team will ensure weekly checks are completed by all contractors on site. Contractors may use their own inspection forms and documents.
- All mobile plant shall have all round vision, by use of mirrors or a CCTV system, a flashing beacon and a reversing alarm, where applicable.
- Morda Construction Ltd reserves the right to inspect any plant on its arrival on site or at any time during its presence on site. If it is not compliant, the item of plant will be refused access to site or prohibited from working.

D.6.2 Lifting Operation & Equipment

- Before any lifting operations commence on site an appropriate lifting plan, or similar document, will need to be submitted to Morda Construction Ltd Site Management team for review a minimum of 5 working days before the work is to be carried out.
- Where possible this is to include copies of training certificates for all operatives involved with the work i.e. the Appointed Person, the Lift Supervisor, the Banksman and the Slinger Signaller.
- Copies of test certificates for all lifting plant and equipment will need to be included with all specific method statements and risk assessments.
- Further checks will be required before any lifting operations can commence.
- All personnel must adhere to LOLER 98 and PUWER 98 and ensure all equipment is checked on arrival on site or prior to first use and that thorough examination certificates other appropriate documentation is also checked. Daily inspections must also be carried out on the equipment. All in accordance with the lifting plan and relevant risk assessment and method statements.

D.6.3 Static & Portable Equipment

- All equipment brought onto site or used on site must be in suitable and safe condition, in good working order and appropriate for the job it is to be used for. All work equipment must be inspected and weekly records must be maintained and where appropriate test certificates must be kept on site.
- Morda Construction Ltd reserves the right to inspect any portable equipment on its arrival at site or at any time during its presence on site and if it is not compliant the item of plant will be refused access to site or returned to the owner / hire company / sender.

D.7 Paperwork

D.7.1 Permit to Work

- A 'Permit to Work' System is an integral part of a safe system of work and will be issued on a task by task basis.
- The issue of a 'Permit to Work' will be identified in the task specific method statement and risk assessment to ensure the necessary control and precautions are in place to mitigate the risks.
- All permits except 'permit to excavate' will last for a period of one shift or one day which ever is the sooner.
- Permit to excavate will cover a specific area to be excavated. The permit will last until the specified area has been excavated.
- Morda Construction Ltd will issue the following 'Permit to Works':
    - hot works
    - excavations
    - confined spaces
    - permit to load / unload
    - Permit to work on electrics
- Permit to Work forms can be found in the Site Health and Safety Folder.

D.7.2 COSHH

- Hazardous chemicals and substances will be identified during the contractors risk assessments.
- COSHH assessments with the relevant Safety Data Sheets will be produced and will accompany the contractors RAMS document.

D.7.3 Post-Construction Health & Safety File

- Developing the health and safety file will be a continuous process throughout the project. Upon completion of a project, where more than one Contractor is involved, it is required under CDM 2015 that a health and safety file is prepared by the Principal Designer.

- The Principal Designer will be updated by Morda Construction Ltd of any information that may be necessary for the compilation of the health and safety file, including as built drawings, operating and maintenance manuals and plans compiled during the construction process. Regular liaison with the Principal Designer will ensure that any relevant information is passed on.
- The format for the health and safety file will be agreed with the Client and Principal Designer prior to the construction phase of the project. A brief description of the work carried out.

- Information will include;

  - Residual hazards and how they have been dealt with (for example surveys or other information concerning asbestos, contaminated land, water bearing strata, buried services);
  - Key structural principles incorporated in the design of the structure (e.g. Bracing, sources of substantial stored energy – including pre- or post-tensioned members) and safe working loads for floors and roofs, particularly where these may preclude placing scaffolding or heavy machinery there;
  - Any hazards associated with the materials used (for example hazardous substances, lead paint, special coatings which should not be burnt off);
  - Information regarding the removal or dismantling of installed plant and equipment (for example lifting arrangements);
  - Health and safety information about equipment provided for cleaning or maintaining the structure;
  - The nature, location and markings of significant services, including fire-fighting services;
  - Information and as-built drawings of the structure, its plant and equipment (e.g. the means of safe access to and from service voids, fire doors and compartmentation.
  - The format for the health and safety file will be agreed with the Client and Principal Designer prior to the construction phase of the project.

D.8 Site Rules

- A copy of the site rules will be posted on the site cabin notice board and will be read to all operatives during site induction.
- No work to commence until all method statements and risk assessments attributed to your working activity have been read and understood.

1. High visibility vests shall be worn in the correct manner at all times.
2. Hard hats shall be worn at all times in the correct manner at all times.
3. Protective footwear shall be worn at all times.
4. Task specific PPE such as RPE, gloves, safety glasses etc will be worn when the relevant risk assessment deems it necessary.
8. All PPE is to be maintained to a suitable standard; defective PPE will not be permitted for use on site.
9. Suitable light clothing shall be worn to protect the skin from burning during hot periods.
10. The canteen is to be used to consume food. No eating on site.
11. Spitting is not permitted. Urinating on site is not permitted, unless in designated welfare facilities.
12. Complaints from the public shall be dealt with in a courteous manner and reported to the Site Project Team.
13. No swearing, wolf whistling or other behaviour that could be deemed harassment.
14. No unauthorised use of plant. When in use, observe the on-site speed limit. The site dictates this limit.
15. Works shall be guarded at all times where necessary.
16. First aid boxes and fire extinguishers are to remain on site at all times and must not be interfered with unless in an emergency.
17. Alcohol/Drugs are not permitted on site or to be consumed during working hours. No persons are to arrive at work under the influence of drugs or alcohol. Employees taking prescribed drugs are to inform the Project Management Team as they potentially affect their working ability.

18. All accidents and incidents are to be reported to the Project Management Team immediately and recorded as per Morda Construction accident reporting procedure.
19. All defects of equipment, PPE or materials are to be reported to the Project Management Team intermediately.
20. Personal stereos and ear pods are not to be used on site.
21. 240V equipment is not allowed onto site without prior permission from site management.
22. All personnel must undergo a site induction prior to starting works.
23. NO SMOKING inside working areas building (including plant). Smoking is allowed in designated areas only.

D.9 TEMPORARY WORKS

- A temporary works register will be established on site to record all temporary works activities.
- Morda Construction will nominate a Temporary Works Coordinator for site activities.
- The relevant contractors requiring Temporary works will nominate a trained Temporary Works Supervisor for the project.
- The TWC and TWS will liaise on a regular basis with regards to Temporary Works.

E: Environmental

In adherence to regulatory standards and industry best practices, Morda Construction Ltd confirm that all construction activities associated with the South Tottenham scheme will be conducted in accordance with British Standards BS 5228-1:2009+A1:2014. Furthermore, our commitment extends to employing the best practicable means to ensure the highest standards of safety, quality, and environmental responsibility throughout the construction phase.

E.1 Environmental Impacts

- The information detailed in the environmental section of this plan demonstrates Morda Construction Ltd capabilities as Principal Contractor to identify and minimise environmental impacts during construction.
- BREEAM underscores Morda Construction's commitment to identifying and mitigating environmental impacts throughout the construction process. By adhering to the principles, the plan ensures that Morda Construction Ltd acts as a responsible Principal Contractor. A copy of the BREEAM 'hitlist' for the South Tottenham scheme is available on Dropbox.
- Comprehensive records will be maintained throughout the project and will be available for inspection at any time by the appropriate regulators. Such records will include, but are not limited to, general site records; duty of care waste transfer and consignment notes; photographs; incident reports; details of complaints and corrective action reports; inspection reports; and other records generated.
- All Non-Road Mobile Machinery (NRMM) will be registered on the Greater London Authority Register. A brief register of NRMM being used on this site can be found in Appendix 7.

E.1.1 Site Access Vehicle Movements

- Traffic movements will be managed to ensure that the vehicle movements do not impact on the neighbourhood.
- Due to the large site area all vehicles will be able to gain direct access into site without the need to park on the surrounding roads.

E.1.2 Road Cleanliness

- Vehicle movements on site will predominantly be across existing internal block paved / tarmac roads and hardstanding's and therefore the ability to collect mud and debris will be limited, as well as the potential to deposit mud on the public highway.
- The Project Management Team will monitor the roads throughout the contract and additional mitigation measures such as wheel wash facilities or road sweepers will be implemented if the Project Management Team deems necessary.
- Referring to Figure 2: Site Traffic Management Plan, the location of the wheel wash facility (if required) will be located as close to the vehicle exit gates as possible.

E.1.3 Fuelling and Hazardous Liquids

- The management of re-fuelling is critical to ensure that pollution does not result from poor re-fuelling operations.
- When re-fuelling of plant and plant equipment will be carried out using a mobile diesel bowser. The diesel bowser will be double-bunded.
- A designated area on site will be identified for refuelling plant. The area will be on a hardstanding located away from drains. All diesel bowsers will be double bunded.
- The site will have a spill emergency kit in case of accidental spillage.
- Any container containing hazardous liquids will be placed on top of drip trays.

E.1.4 Dust and Air Emissions

- Undertaking the main construction works and the associated vehicle movements during the project has potential to generate dusts and air emissions from the site. The following activities have been identified as being likely to cause these emissions;

E.1.4.1 Construction of Buildings

- Damping down measures will be implemented during the construction process to minimise the generation of dust. Water will be applied strategically to construction areas using water spraying systems to control dust levels.
- The frequency of damping down will be determined by weather conditions and the nature of the construction activities. Regular monitoring will be conducted to ensure effectiveness.
- Localised direct dust suppression will be used when using hand tools such as cut off saws (sthil saws) etc. this will be in the form of water spray bottles or hose pipes.
- It may be necessary to suspend works during windy and adverse conditions.

E.1.4.2 Vehicle Movements

- Where possible vehicles will be restricted to hard standing and a speed limit of 5mph will be introduced to further reduce the potential for dust generation.
- All road-going vehicles entering or leaving the site will be required to be properly sheeted to contain any loose materials and prevent the escape of dust during transportation. Wheel washing will also be undertaken where required.
- Routine inspections will be carried out to ensure that vehicles are adequately sheeted before departing the construction site.
- Prior to leaving the site, all vehicles will undergo inspections by the gateman to identify and rectify any mud or loose materials that may contribute to dust emissions during transit. Any identified issues will be promptly addressed to ensure compliance with dust suppression measures. The banksman will use a jet wash to wash down the wheels where deemed necessary.

By implementing these measures, the construction team aims to effectively manage and minimise dust and air emissions, ensuring compliance with regulatory requirements and promoting environmental responsibility throughout the construction phase.

E.1.5 Noise

- Potential noise impacts have been identified from plant based operations, vehicle movements and generators. In order to minimise the potential effects on local residents and other sensitive receptors, the following measures will be implemented:
    - site will be operated in accordance with the agreed site hours,
    - welfare to be powered using Temporary Building Supply electric rather than generators.
    - single access points and prescribed traffic routes will be established,
    - plant will be well maintained and fitted with effective silencers,
    - all acoustic covers to machines will be kept closed whenever the machine is in use,
    - prompt action to complaints.

E.1.6 Vibration

- Potential vibration impacts have been identified during the piling works and civils works. In order to minimise the potential effects on local residents and adjacent infrastructure the following measures will be implemented:
    - Site will be operated in accordance with the agreed site hours.
    - CFA piling in certain areas to reduce vibrations near adjacent infrastructure.
    - Carry out vibration monitoring during piling works.
    - Prompt action to complaints.

E.1.7 Water Management

- Drainage runs will be identified on site and, where practicable, a filter will be fitted to prevent any potential contamination from entering the drainage system.
- A copy of the drainage plans for the site will be located on Dropbox.

E.1.8 Housekeeping

- Housekeeping on site will be maintained to a high standard. A tidy site is generally a safer site.
- The Project Management Team will regularly monitor the site for cleanliness. Where necessary an individual or team will be detailed to clean areas should the need arise.

E.1.9 Contaminated Land

- If any land is suspected of being contaminated, work will stop, expert advice sought and reported to the client.
- A geo-environmental report has been undertaken by Brownfield Solutions Ltd. A copy of the report can be found on Dropbox.

E.1.10 Ecological Issues

- A preliminary ecological appraisal has been undertaken by The Ecology Partnership. A copy of the report can be found on dropbox.
- No specific ecological issues have been raised at this stage. During site set up and preliminary works, we will be vigilant for the signs of nesting birds, bat roosts, etc. Should there be any indication of the above, then work will cease, the client will be informed, and Morda Construction Ltd will seek the expert advice of a suitably qualified ecologist.

E.2 Waste Management

- It is the aim of Morda Construction Ltd to recycle, recover or reuse as much waste as possible to comply with BREEAM. In order to achieve this, waste generated during the construction process will be segregated at source to ensure the correct waste stream can be identified.
- The waste will either be loaded directly into skips on site prior to export off-site.

- All waste movements will be recorded by Morda Construction Ltd and handled in accordance with duty of care and Hazardous Waste Regulations. A summary of material movements will be provided in the post-construction Health & Safety File.
- Refer to Appendix 7 for Waste Management Strategy.

E.2.1 Waste Separation

- The following waste generated during this contract will be segregated into the following waste streams;

TYPE OF WASTE	EWC	WASTE STREAM
Metal (iron & steel)	17-04-05	Recycled
Metal (nonferrous)	17-04-01, 17-04-02, 17-04-03, 17-04-09	Recycled
Brick	17-01-02	Recycled
Concrete	17-01-01	Recycled
Concrete & brick	17-01-07	Recycled
Wood	17-02-01	Recycled
Mixed construction waste	17-09-04	Recycled

- Any additional waste found on site and not identified in the table above will be separated, identified and stored in a suitable location until removed from site using the correct carrier, consignment note and EWC.

E.2.2 Waste Disposal

- Morda Construction Ltd will ensure waste materials is taken to a licensed facility for recycling or recovery. Morda Construction Ltd will ensure that any other waste carriers being used to transport waste will be similarly licensed.
- Morda Construction Ltd will only use licensed waste carriers and licensed sites to recycle waste materials.

E.3 UXO Survey

- A UXO Survey has been undertaken by First Line Defence. The UXO report can be found on the Project Dropbox folder.

F: Communication, Training & Information

F.1 Communication with …

F.1.1 Project Team

F.1.1 Between Client / Morda Construction Ltd

- Morda Construction Ltd will consult and co-operate with the Client or their Design Team in order to co-ordinate the construction activities so as to ensure that all identified risks are minimised and mitigated and that open communication is maintained between Morda Construction Ltd and the Client.
- A design team meeting with Morda, the Client and his design team will be undertaken on a two-weekly basis.
- Client contact names and telephone numbers are located in section B.1.

F.1.2 Between Morda Construction Ltd & Contractors

- All nominated Contractors will attend a prestart meeting to discuss their trade specific contract. The prestart meeting will include programme, site management and supervision, training requirements, site Health, Safety and Environmental arrangements.
- Co-ordination and liaison of day-to-day health, safety and environmental matters shall be communicated by Morda Construction Ltd Project Management Team to all Contractors.
- Each Contractor must ensure that their employees receive adequate and suitable information contained in their risk assessments and method statements. This will be carried out via a Daily Activity Brief (DAB) given by the Contractors nominated Site Management team.
- Morda Construction Ltd will establish a regime of Toolbox Talks so that every Contractor ensures their employees receives a health, safety & environmental briefing at least once a week.

F.1.2 Local Community

- The site will be registered with Considerate Constructors Scheme (CCS). A regular audit will be undertaken by CCS.
- All liaison with the local community will be discussed with the client.
- Clear contact details will be presented on the hoarding for visitors and deliveries.
- The details of the community liaison contact for all works associated with the development is Dave Churchward (07729 772635) and Morgan Fouracre (07966415376) of Morda Construction Ltd.
- Morda Construction Ltd will regularly liaise with the following stakeholders;
    - Local residents directly opposite and adjacent to the site
    - Petite Staz Nursery
    - Studio 28
    - With Milk (café)
- Regular communication with the above Stakeholders will consist of letter drops, news letters and personal meetings.

F.1.3 Enforcing Authorities

- All visits to the project's undertakings by inspectors from the Health and Safety Executive, Environment Agency, Environmental Health or other stakeholders with enforcement interests (ecologist) shall be promptly notified to the Client.
- Members of Morda Construction Ltd Project Management Team will make themselves available to accommodate such visits.

F.1.4 Public Relations and Complaints

- Morda Construction Ltd will aim to complete this project with zero complaints. To achieve this, effective communication will be encouraged on commencement of the project and during the contract ensuring that the public, where necessary, are kept informed of key dates and activities that may directly affect them. Where necessary letter drops will be undertaken.
- Complaints will be recorded, and, where applicable, actions taken to rectify the source of the complaint and control measures taken to prevent a reoccurrence in accordance.

F.1.5 Changes to the Health & Safety Plan

- Should any changes to the construction process occur, the relevant method statement and risk assessment document will be reviewed and amended, as necessary. If these changes impact Health & Safety on the project, these documents will be submitted to the Principal Designer for approval. Work will not proceed until this approval has been granted.

F.2 Training

- All Contractors employed on site will be competent to fulfil their roles.
- Details and proof of training of employees must be provided to Morda Project Management Team upon request.
- Compliance will be recorded as part of the induction process using Site Safety, Health and Environmental Induction Training Record.

F.3 Information

F.3.1 Site Inductions

- Site Inductions will be carried out daily between 07:30 and 08:00, unless by prior agreement with the Project Management Team.
- All persons engaged on site will receive a site-specific induction carried out by Morda Project Management Team
- The induction will include (but not limited to);
    - date of induction
    - who gave the induction
    - medical requirements
    - site management
    - project details
    - emergency procedures
    - welfare arrangements
    - traffic management plan
    - site rules
    - method statement briefings
    - environmental arrangements

F.3.2 Daily Activity Briefings (DAB)

- All Contractors will undertake a Daily Activity Briefing to all site operatives every morning prior to commencing works. The nominated Contractors Managers or Supervisors will carry out the DAB.
- The purpose of the DAB is to outline the day's activities, hazards and controls and other important points to note. It may also incorporate lessons learnt from the previous day and changes to the project.

F.3.3 Toolbox Talks (TBT)

- Toolbox Talks will be carried out on a weekly basis as a minimum and recorded.
- Additional TBTs will be carried out as directed by site conditions or working practices.

F.3.4 Site Inspections

- Morda Construction Ltd will carry out a formal SHE inspection of all work areas at least every 14 days. This will be recorded, actioned within reasonable timescales, and formally closed out detailing action taken and by whom.
- Each sub-contractor must ensure that their line managers or supervisors monitor the health, safety and environmental standards of their activities as a normal part of their duties. A copy of the inspection report will be forwarded onto the Contractor's directors for review.
- In addition to the above, it is expected that the Contractors will carry out their own Health & Safety Inspections throughout the course of their works on site. A copy of the HSE inspection report will be forwarded on Morda Construction Management Team for review.
- Morda Construction Ltd will employ the services of an external Health & Safety Consultant to undertake a Health, Safety and Environmental Audit every two months.

F.3.5 Standards

- Includes but not restricted to the list below:
    - The construction will be carried out in accordance with BS 6187: 2011.
    - The Management of Health & Safety at Work (Amendment) Regulations 2006.
    - The Construction Design and Management Regulations 2015.
    - The Personal Protective Equipment at Work Regulations: 1992.

- The Provision and Use of Work Equipment Regulations: 1998 (PUWER)
- The Lifting Operations and Lifting Equipment Regulations: 1998. (LOLER)
- The Manual Handling Operations Regulations: 1992.
- The Health and Safety at Work Act 1974.
- Health and Safety (First Aid) Regulations: 1981.
- Control of Substances Hazardous to Health Regulations 2002.
- Control of Asbestos Regulations: 2012.
- Asbestos (Licensing) (Amendment) Regulations: 1998.
- Work at Height Regulations 2005.
- The Control of Noise at Work Regulations 2005.
- Control of Vibration at Work Regulations 2005.

G: Emergency Procedures

G.1 General

- Morda Construction Ltd and all Contractors must identify via their risk assessments any emergency procedures that are required as a result of their work activity. These requirements should then be discussed with Morda Construction Project Management Team to assess whether a common procedure is appropriate.
- The table below indicates responsibilities in the case of an emergency:

Emergency	Nominated person	Assistant / deputy	Action
First Aid	David Churchward 07729 772 635	Morgan Fouracre 07966 415 376	Call 999 if serious Take to hospital (follow first aid procedures)
Fire	David Churchward 07729 772 635	Morgan Fouracre 07966 415 376	Call 999 if serious Fight fire if safe to do so (follow fire procedures)
Utility Service Strike	David Churchward 07729 772 635	Morgan Fouracre 07966 415 376	Inform relevant utility service provider

G.2 Accident Reporting & Procedures

- Morda Construction Ltd will provide first aid and emergency care. An accident book, eye wash and first aid kit will be located in the site office as indicated on the Site Plan which will be displayed on the Site Health & Safety notice board. This will be shown to all operatives at their site induction.
- Site accident emergency procedures will be displayed on the Site Health & Safety notice board and will consist of the following information:
    - location of the first aid box & accident book,
    - identification of site first aid personnel,
    - address of site,
    - route map and address of the nearest accident and emergency unit.
- All accidents will be recorded in the site accident book and will be reported to the Morda Construction Project Management Team by the most immediate means as soon as possible.
- Morda Construction Project Management Team will carry out an accident investigation. If required by RIDDOR 13 Morda Construction Project Management Team will notify the HSE on a form F2508.
- A route map to the nearest A&E hospital will be displayed on the Health & Safety Notice Board within the site office.
- All first aiders will be clearly identified i.e.by a first aid sign on the hi-visibility jacket or hat.
- Significant Contractors will provide their own trained first aiders. This will be determined in the prestart meeting.
- A defibrillator will be kept in the site office.
- The location of the nearest A&E hospital is:
    - North Middlesex University Hospital Emergency Department
    - Telephone: 02088872000

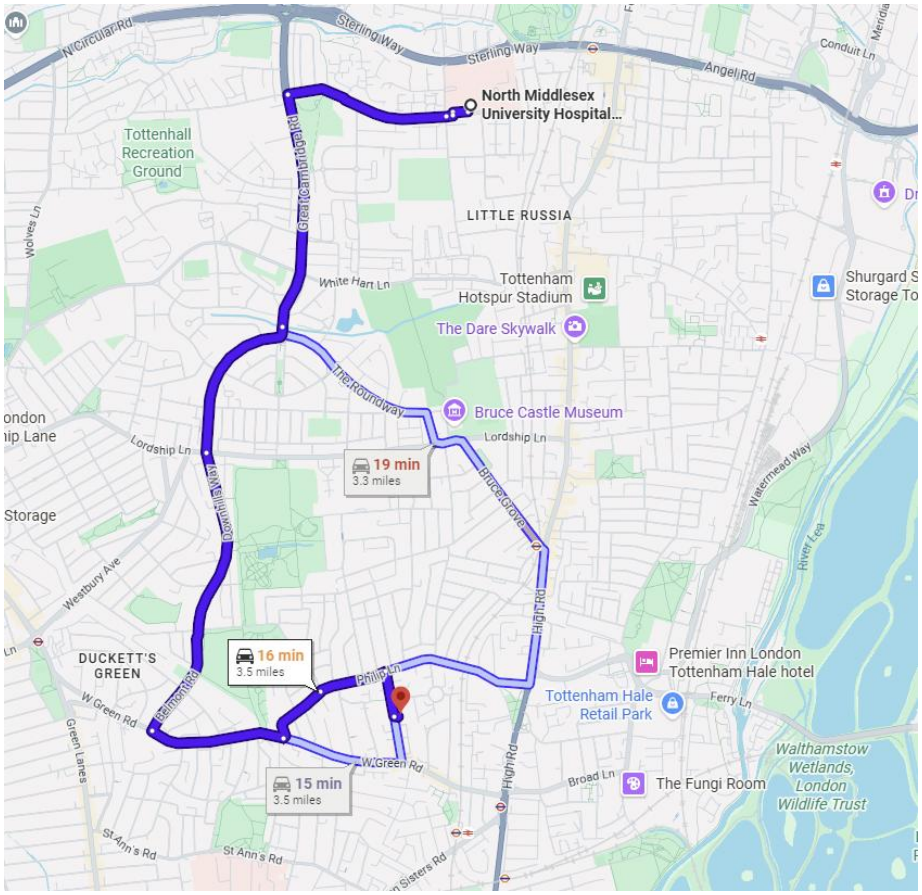


Figure 4 – Route from South Tottenham site (N15 4EG) to Nearest Hospital (North Middlesex University Hospital Emergency Department, Sterling Way, London N18 1QX)

G.3 Fire Procedures

- All operatives will be shown, at induction, the site specific fire procedures.
- A fire risk assessment will be undertaken by Morda Construction Project Management Team and will feed into the fire emergency plan for the site.
- A site fire emergency plan will be displayed on the Site Health & Safety notice board and will consist of the following information;

    - action on discovering a fire,
    - location of fire extinguishers,
    - location of fire alarms,
    - location of assembly point,
    - address of site,
    - identification of fire marshals.

- All existing doors and passages inside of the buildings will be kept clear and used as fire routes.
- Site entrances will be kept clear to give emergency vehicles access to the site.
- A log will be kept of all operatives and visitors to the site. The nominated fire marshall will be responsible for ensuring all persons are out of the buildings by form of a roll call.
- There will be no smoking inside any of the buildings. Smoking will only be permitted in the designated smoking area.
- Fires are not permitted on site.

A1: Method Statements & Risk Assessments

Method Statement Register

MS Reference	Description	Date / Revision				
15-8161-LR-NL-PoW-RA-Rev1	Oakmere Demolition (Demolition & Asbestos Removal Works)	18/11/25				
TH/C6257/14963	Brownfield Solutions (Ground Investigation Works)	04/12/25				

A2: Drawings

Design team drawings uploaded to Dropbox:
https://www.dropbox.com/scl/fo/ovzr5xzr3sv5mbo86mdg3/AGGNm7erLpyzw7ch_sh9MEM?rlkey=7e88x8h0e8u7sa74qwn5dtykf&st=tmsn9psz&dl=0

Ref	Description	Date / Revision					
260107	MORDA Site Traffic Management Plan	07/01/26					

A3: Site Traffic Management Plan

A4: Regional Routing Plan

A5: Local Routing Plan

A6: Construction Method Statement (Brief)

1. Civils & Groundworks

    - Reduce dig to bottom of piling mat using a 13t excavator
    - Install piling mat using a 13t excavator and ride on roller
    - Install pile caps and ground beams. Establish shuttering around the piles and pour concrete to produce pile cap.
    - Install ground concrete ground by pouring concrete and polishing the concrete.
    - Install access road and walkways. Use paver to lay tarmac

2. Piling

    - Install 159 CFA and CHD piles using a pile rig

3. Erect Steel Installation

    - Six storey steel frame to be erected using a crane to lift the steel into position. Operatives working from MEWPS will fit the fixings to connect the steel components.

4. Install Roof and Cladding & Brick Slips

    - A green roof will be installed above the six storey area of the building. the remainder of the low level will be installed with PV panels located on the lower section of the roof.
    - The cladding and brick slips will be installed by fixing the units direct to the steel frame. Operatives will be working from MEWPS to fix the cladding panels.

5. Mechanical and Electrical Fit Out

    - The mechanical and electrical installation will be carried out in two Phases. Phase 1 will be to erect all of the containment and cables. The second phase will be to install the fixtures and fittings.

6. Lift Install
    - Install two lifts raising six storeys.

7. Internal Fit Out

    - Fit out all unit partitions and doors.

8. Gates and Fencing
    - Install SR2 security gates and fencing. The gates will be lifted into position using a hi-ab. The fencing posts will be dug into the ground with fencing panels secured to each post.

9. Landscaping
    - Establish and plant landscaping such as shrubs and trees

A7: Table of Proposed NRMM

Description of NRMM	Package
13t excavator	Civils & Piling
Bomag 120 Ride on Roller	Civils
6t dumper	Civils & Piling
Enteco 7009 Piling Rig	Piling
Manitou MT420H Telehandler	Morda (all packages)
MEWPS (cherry picker & scissor lift)	Roof, cladding a curtain walling installers

A8: Waste Management Strategy

The project involves the partial demolition of an existing building followed by construction works. Waste streams have been identified and managed in accordance with the **Waste Hierarchy**: *Prevent → Reuse → Recycle → Recover → Dispose*.

1. Legislative Framework

All waste activities on this project comply with:

- **Environmental Protection Act 1990 – Section 34 Duty of Care**
- **Waste (England and Wales) Regulations 2011**
- **Hazardous Waste Regulations 2005**
- **Control of Asbestos Regulations 2012**
- **Carriage of Dangerous Goods Regulations**
- Local authority requirements for waste handling and transport

All waste carriers and disposal facilities used must be fully licensed and permitted.

2. Project Waste Management Objectives

- Minimise waste generation through efficient planning and material control
- Maximise reuse and recycling of materials
- Ensure safe and compliant handling of hazardous waste
- Prevent pollution, contamination, and escape of waste
- Maintain accurate documentation for all waste movements
- Achieve high landfill diversion rates throughout the project

3. Demolition Phase – Waste Management Summary (Completed)

4. Construction Phase – Waste Management Strategy

4.1 Expected Waste Streams

- Timber
- Metals
- Plasterboard (must be segregated by law)
- Packaging (cardboard, plastic, pallets)
- Inert waste (concrete, rubble)
- General mixed construction waste

4.2 On-Site Waste Handling & Segregation

Although most waste will be sorted off-site, the following on-site controls apply:

- Designated waste zones with labelled skips
- Plasterboard segregated at all times
- Hazardous waste stored in sealed, labelled containers
- Waste areas kept tidy and inspected daily
- Lightweight waste netted to prevent escape

- No waste to obstruct access routes or fire exits

4.3 Off-Site Sorting and Recycling

All construction waste will be transported to a **licensed recycling facility**, where it will be:

- Mechanically sorted
- Manually picked
- Divided into recyclable waste streams
- Processed for reuse or recycling

This ensures maximum landfill diversion and compliance with the Waste Hierarchy.

5. Waste Storage and Site Controls

- Skips placed in designated, safe locations
- Hazardous waste stored in a locked, bunded area
- Spill kits available where hazardous waste is stored
- Regular housekeeping to prevent build-up of waste
- Waste not allowed to accumulate on walkways or work areas

6. Waste Transfer & Documentation

The Principal Contractor will ensure:

- Only **licensed waste carriers** are used
- Waste Transfer Notes (WTNs) are completed for every load
- Hazardous Waste Consignment Notes used where required
- Documentation retained for:
    - **2 years** for WTNs
    - **3 years** for hazardous waste
- Copies stored in the site office and digital project file

7. Roles & Responsibilities

Principal Contractor – Morda Construction Ltd

- Implement this strategy
- Ensure subcontractor compliance
- Maintain waste documentation
- Monitor recycling performance

Site Manager

- Daily supervision of waste areas
- Ensure correct use of skips
- Prevent contamination of waste streams
- Report non-compliance

Subcontractors

- Follow site waste rules
- Minimise waste generation

- Use designated skips only

Waste Carrier

- Hold valid waste carrier licence
- Provide correct documentation
- Deliver waste to authorised facilities

8. Monitoring & Reporting

- Weekly inspections of waste areas
- Monthly reporting of waste volumes and recycling rates
- Review performance against project targets
- Implement corrective actions where required

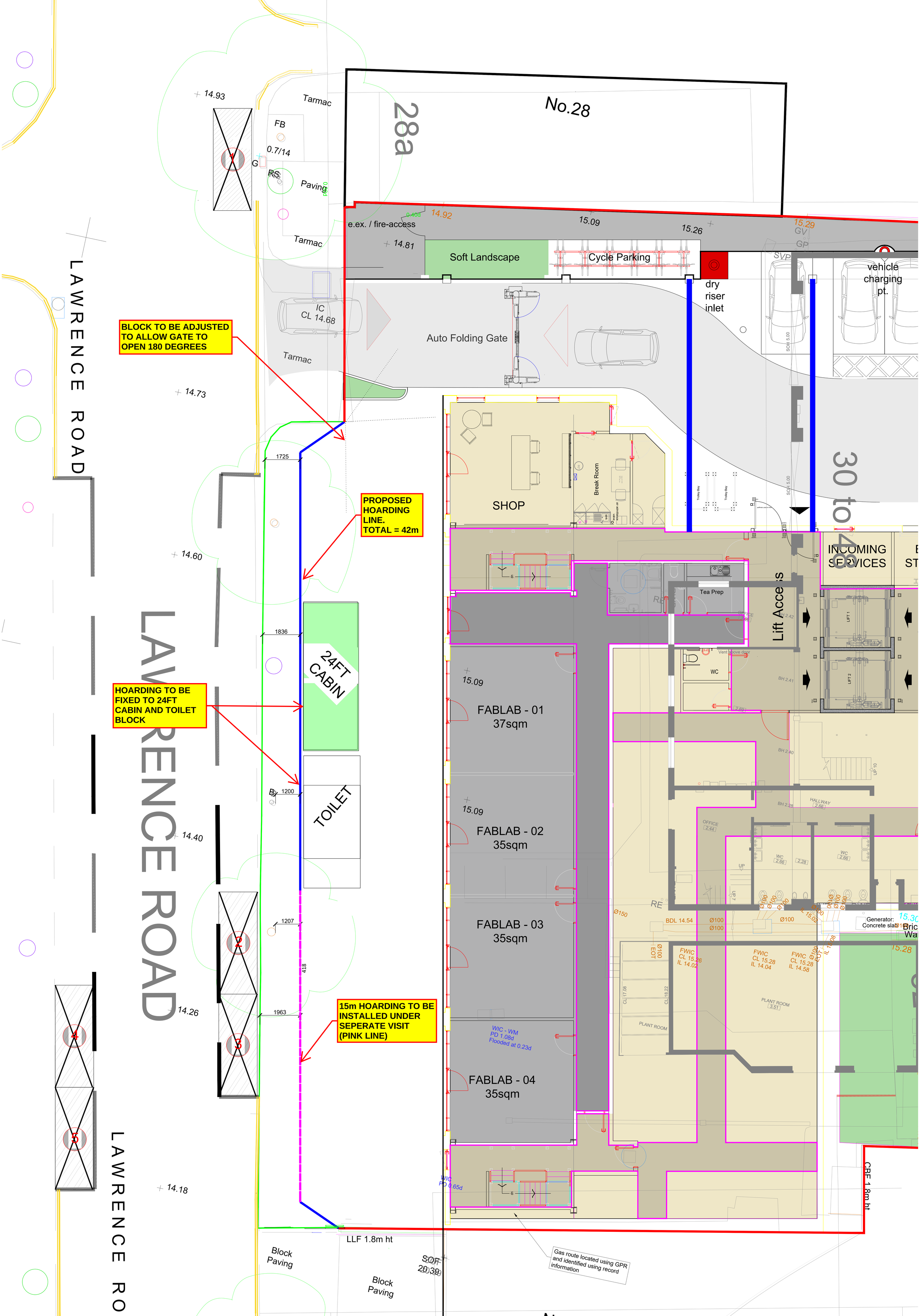
9. Waste Targets

Target	Goal
Recycling Rate	90%+ diversion from landfill
Hazardous Waste Compliance	100% correct documentation
On-Site Segregation	Plasterboard & hazardous waste always segregated
Housekeeping	Zero waste-related safety incidents

10. Environmental Benefits

- Reduced landfill
- Lower carbon footprint
- Improved resource efficiency
- Compliance with client sustainability expectations
- Demonstrates responsible environmental management

Appendix B


No.28
28a
30 to 48
LAWRENCE ROAD
LAWRENCE ROAD
Tarmac
FB
0.7/14
G
RS
Paving
Tarmac
Tarmac
Tarmac
14.93
14.92
14.81
14.73
14.60
14.40
14.26
14.18
e.ex. / fire-access
15.09
15.26
15.29
Soft Landscape
Cycle Parking
dry riser inlet
vehicle charging pt.
IC
CL 14.68
Auto Folding Gate
BLOCK TO BE ADJUSTED TO ALLOW GATE TO OPEN 180 DEGREES
PROPOSED HOARDING LINE. TOTAL = 42m
HOARDING TO BE FIXED TO 24FT CABIN AND TOILET BLOCK
15m HOARDING TO BE INSTALLED UNDER SEPERATE VISIT (PINK LINE)
24FT CABIN
TOILET
1725
1836
1200
1207
1963
418
SHOP
Break Room
Tea Prep
Lift Access
INCOMING SERVICES
FABLAB - 01
37sqm
FABLAB - 02
35sqm
FABLAB - 03
35sqm
FABLAB - 04
35sqm
WIC - WM
PD 1.08d
Flooded at 0.23d
WIC
PD 0.65d
WC
PLANT ROOM
HALLWAY
OFFICE
Generator: Concrete slab
FWIC
CL 15.26
IL 14.02
FWIC
CL 15.28
IL 14.04
FWIC
CL 15.28
IL 14.58
BDL 14.54
Ø100
Block Paving
Block Paving
LLF 1.8m ht
CBF 1.8m ht
Gas route located using GPR and identified using record information