



69 Cromwell Avenue, N65HS

Construction Management Plan

Project No: 69CA

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Construction Management
69 CROMWELL AVENUE



GENERAL NOTES

Document Control

Version No	Prepared by	Revised by	Date	Approval by	Date
V0	PT	-	19/01/24		
V0					

Amendment History

Version No	Date	Section/s Amended	Amendment Details
V0	17/01/24	All	Creation of new document for 69 Cromwell Avenue



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1 Introduction

Drive Edgware Ltd are required to prepare a Construction Management Plan (CMP), for the works to be undertaken at 69 Cromwell Close 'the site' in line with Haringey Council Code of Construction Conduct

Its main purpose is to ensure the project is undertaken in an environmentally responsible manner and to current industry best practice and standards. It also seeks to ensure works are carried out with minimal disturbance to neighboring properties, highways, and members of the public by setting out a methodology within which the demolition works will be carried out.

Name/address of scheme: 69 Cromwell Avenue

Client details: Mr Andreas Weiskam

Planning reference: HYG/2022/4004

Main contractor details:

Company name: Drive Edgware Ltd

Company contact: Mr Paul Tobin

Telephone: 07961333243

Email: Paul.Tobin@driveedgware.com

Person responsible for completing CMP:

Name: Joseph Doogan

Company: Drive Edgware LTD

Telephone: 07576131312

Email: Joseph.doogan@hotmail.com

2 Roles and Responsibilities

Site Manager - Mr Peter Lupu 07429047750

- Ensure work is carried out in accordance with the CMP.
- Ensure Workers are aware of the requirements of environmental plans and procedures.
- Ensure that CPM is implemented and maintained on site.
- Undertake Subjective and Visual Monitoring emissions as part of general site inspections.



- Ensure site documentation (method statements and environmental risk assessments) includes noise vibration and dust mitigation.
- Respond to alerts and complaints and maintain the site diary.
- To act as the first and point of contact for the community contact site.
- Prepare newsletters communication to neighbours.

All personnel

- Carry out the works in accordance with agreed methods and briefings.
- Report anything that deviates from agreed processes to site management.
- Report all incidents and examples of best practice to section manager.
- Attend environmental Training and Induction.

3 Relevant Guidance

The following guidance are considered relevant for the activities proposed and will be complied with at all times:

- BS5288, 'Code of practice for noise and vibration control on construction and open sites';
- CIRIA Environmental good practice on site.
- Network Rail Best Practicable Means: Control of Noise and Vibration from Construction Operations.
- London Good Practice Guide: Noise & Vibration Control for Demolition and Construction The London Authorities Noise Action Forum July 2016.
- Mayors SPG 'The Control of Dust and Emissions during Construction and Demolition', July 2014.
- Guidance on the assessment of dust from demolition and construction, Version 1.1, IAQM October 2018.
- Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, Version 1.1, IAQM, October 2018.
- Best in Class 'Guidance on Dust and Emissions from Construction' LLECP, March 2019.



4 Scope of works

As part of the Main Contractor scope of works in this current phase of works include:

- Substructure works
- Underpinning
- Drainage installation
- Superstructure works
- Slab installations
- Steel frame installation
- Brick work façade

Follow-on works include the following packages:

Fit out by other contractors.

The proposed planning application: HGY/2022/4004

PLANNING SUMMARY

Amalgamation of 4no flats into 1no dwelling house, demolition of existing ground floor Rear extension, erection of new ground rear extension, construction of basement extension and external stairs/lightwells, addition of rear roof lights, installation of balcony, various other external alterations and increase in height of front wall.

5 Outline Programme

Below is a summary outlining the scope of works and durations for Drive Edgware scope of works. There will be some overlap on some of the activities noted below.

ACTIVITY	START DATE	FINISH	DURATION
Site set up/enabling	04/03/24	08/03/24	1 wks
Substructure Works	25/03/24	11/10/24	28 wks
Structure	17/09/24	15/11/24	8 wks
External Works	19/08/24	15/11/24	10 wks

Table 1: Outline Programme

Total duration for Drive Edgware = 36 weeks

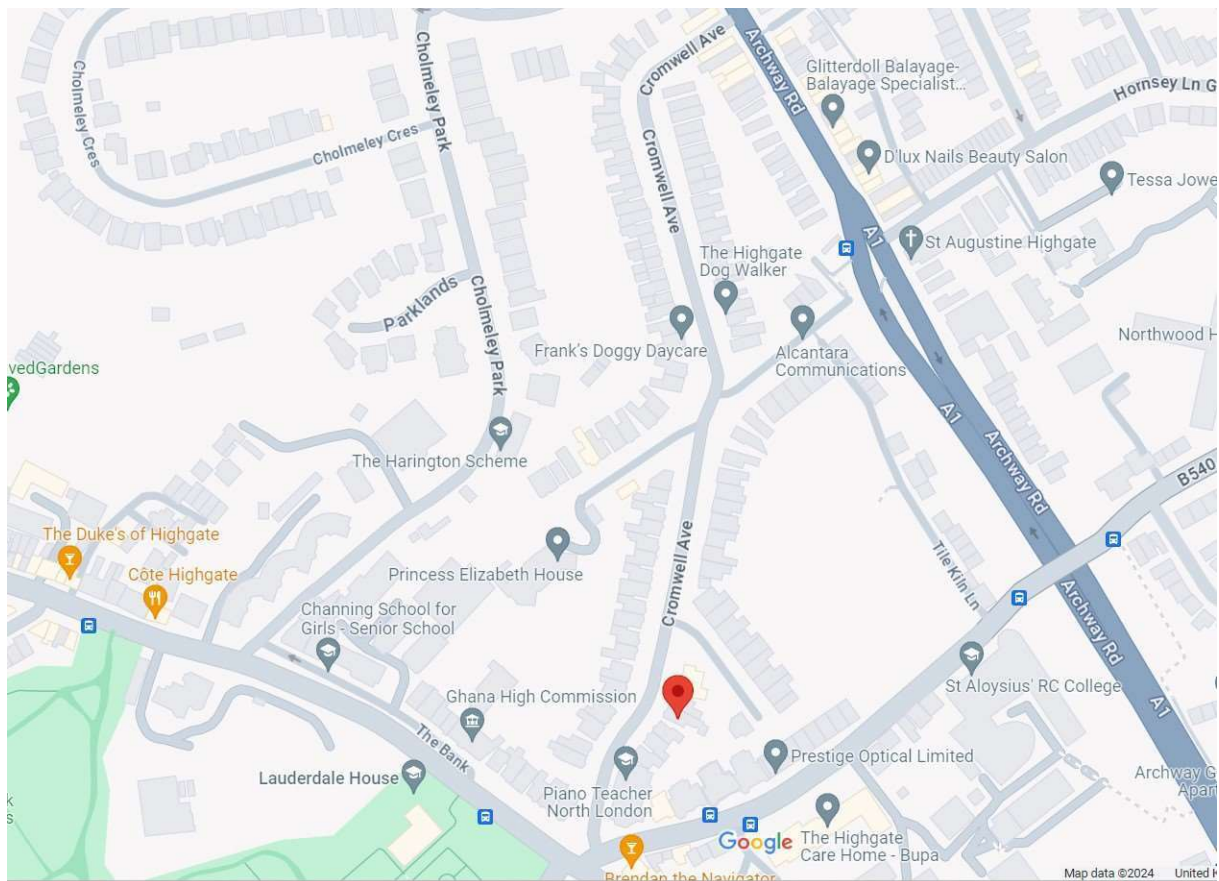
Total development duration (start to finish) . TBC by Client team

Site Details

The site is located near the south end of Cromwell Avenue, nearest Hornsey Lane (B540)

The existing site consists of a vacant property and is bounded by residential properties.

The site is situated in an area with heavily trafficked pedestrian and vehicular route in the surrounding area.



6 Hoarding

The site will be securely hoarded, with two doors that open up to accept deliveries and one door that will be used for access and egress.

Height of hoarding will not exceed 2.44m and will be constructed out of plywood, and painted an appropriate colour. Any scaffold and temporary structure will be located within the site boundary.

Drive Edgware will apply for a hoarding license from the highway authority if required, from the highway agency before the hoarding is constructed.





7 Site Layout

The site office and welfare facilities will be located on site, on the 1st floor and will be relocated to ground floor once new floor installed.

All deliveries/building materials will be stored within the site boundary and where required in locked containers and/or spill pallets as appropriate.

All deliveries will be timed to avoid any inconvenience or disturbance with the local neighbors.

No vehicle's are to arrive before 0930 and all vehicles must departure no later 1500 to avoid local school start up and finish times.

No idling of vehicles on site which will be enforced by a Traffic Marshall.

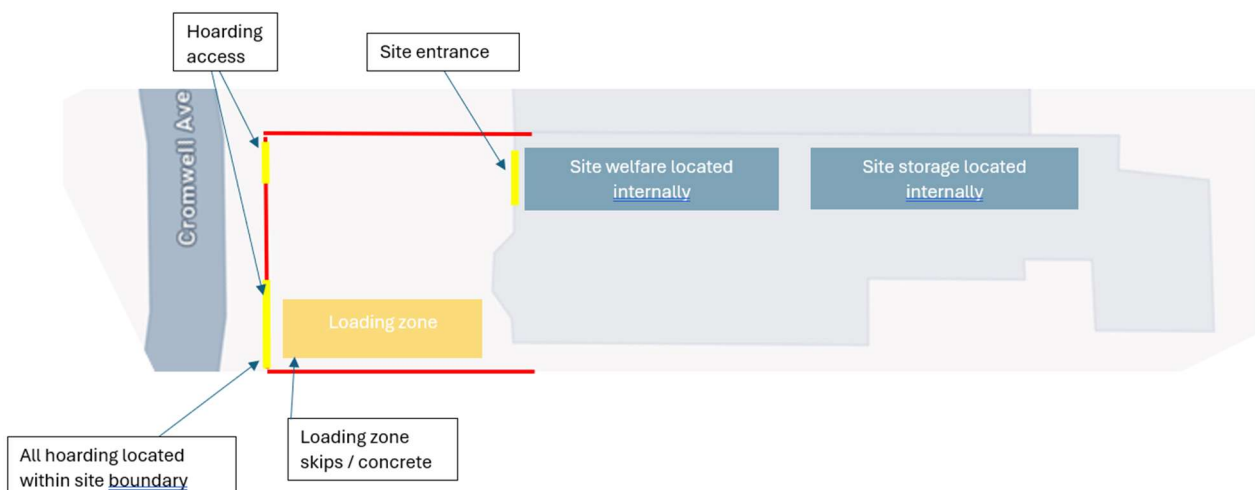
No requirements for a fuel storage area will be within the site boundary.

Concrete hard standing ground will be kept debris free by use of a jet wash or similar thus eliminating the need for a wheel wash.

Bi-fold gates will be kept shut at all times and locked during end of shifts. Any clanging of gates will be addressed accordingly by placing rubber stoppers.

Appropriate H&S / other construction site warnings will be placed on the outside of the perimeter including site emergency out of hours contact details.

Figure 6 below gives an indicative site layout.





8 Demolition/Construction Methodology

This Construction Management Plan (CMP) has been drafted to outline the current scope of works within Drive Edgware contractual obligations – Including substructure works, under pinning and drainage, and superstructure works including steel structure erection, slab installation etc



The Proposed underpinning will be done using a mixture of hand and power tools. Competent operatives will be asked to dig out pin, install shuttering and pour pin, working in a sequence to ensure structural stability.

All waste arisings will be removed via skips located from within the site boundary area on Cromwell Close. All waste will be bagged up and carried up by hand and unloaded into the skip located on the drive way. Skips will be changed regularly. To load and unload skips from the drive way traffic marshals will close off the foot path and instruct the skip lorry to load and unload, whilst diverting traffic and pedestrians around the work area. Once the skip lorry moves the area will be swept up and the footpath will be reopened.

5T NRMM will be used to pour concrete slab via concrete pours. Due to the size of the site we will not be able to pump concrete, so operatives will build a chute and we will unload concrete onto the chute will run to the basement to pour the required slabs. Whilst the chute is in place and concrete is being poured traffic marshals will close down the footpath using chapter 8 barriers and reroute pedestrians around the work zone. Once pour is complete operatives will clear and wash the foot path, ensuring all trip hazards have been removed before reinstating.

It is anticipated that all plant and machinery will fall below any NRMM requirements thus <36kW. Where required Drive Edgware will register the site on the NRMM platform.

It is anticipated that traditional methods of construction will be followed as part of these works.

Steel frame construction of the building will be carried out by competent personnel with steel deliveries via Cromwell Close

Dust suppression will be carried out throughout the works.

Working hours will be adhered to (Monday-Friday 8am-5pm and Saturday 8am-1pm) any deviations from these times will be discussed with the Environmental team in advance.

All operatives will hold CCDO cards and CSCS cards

Total Drive Edgware duration = 36 weeks

Fit out/façade

The final stage of the construction will include fit out (M&E/furnishings etc) and façade fit, these works are yet to be awarded.

The CMP will be updated to include further details once the new contractors get to site.

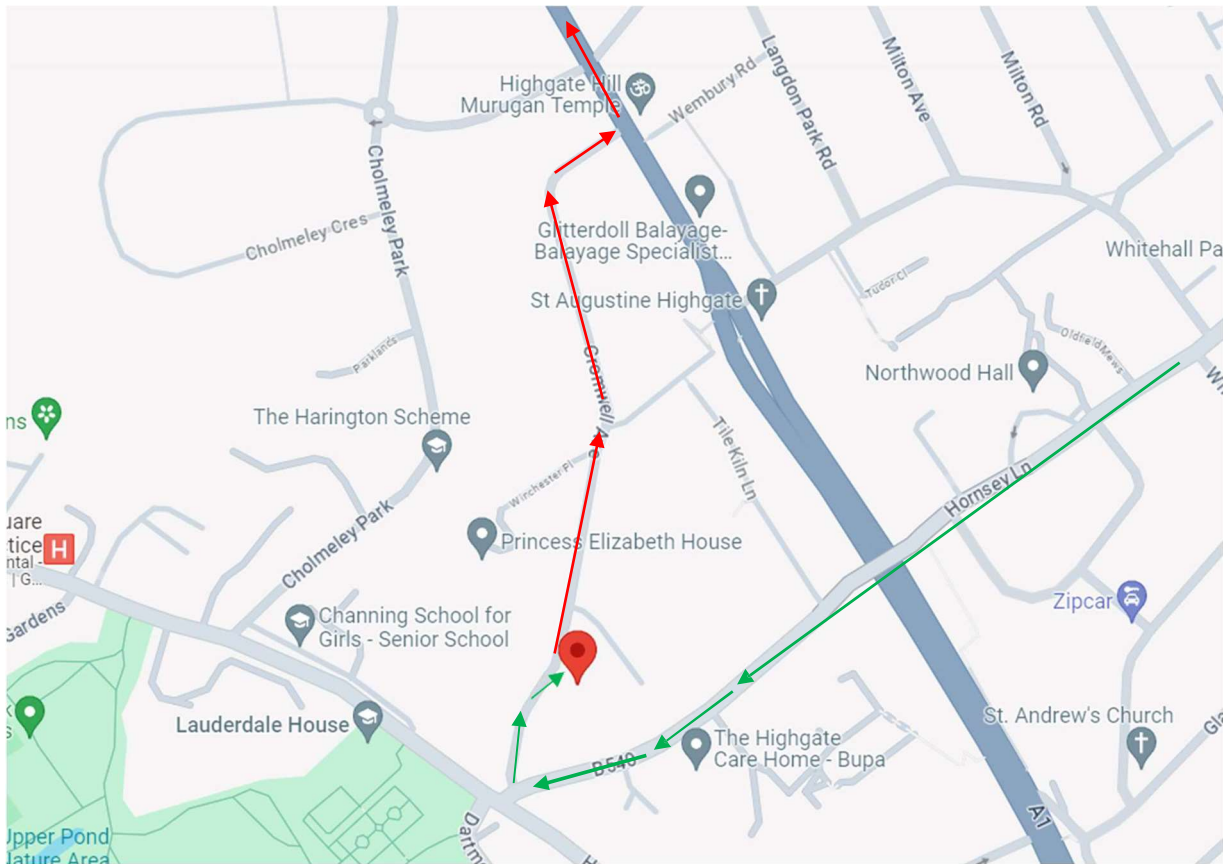
9 Vehicle Routes

Drive Edgware are responsible of access into the site, and control of vehicles upon arrival to site.

Traffic Marshall will be in place at site gate. Traffic marshal will manage pedestrians with concertina barriers or similar when a vehicle arrives.

Traffic Marshalls will escort vehicles from the when they arrive to or leave site.

The maximum vehicle speed limit on site will be 5mph.



ROUTE IN GREEN

ROUTE OUT RED

Delivery vehicles arriving to site will travel south down use Hornsey Lane (B548) and turn right into Cromwell Avenue, They will then be instructed via traffic marshals from this point.

Vehicles leaving site will be escorted by a traffic marshal and travel north up Cromwell Avenue, they will then turn left onto Archway road (A1)

It is estimated that no more than 2-5 vehicles, these will be from builders merchants and the skip yard and concrete trucks. All vehicles will be planned 24 hours before delivery

10 Noise, Vibration & Dust

As part of the works great care and attention will be undertaken to ensure NVD nuisance is kept to a minimum. As is the nature of the demolition works there will be occurrences where NVD nuisance is highlighted and we endeavor to work with the wider community to ensure where practical alternative working methods and other practical measures are adopted as applicable.

Liaison with the Camden Council will be on going throughout the works.

As per Table 1 contained with the CoCP Feb 2022 best practical means will be adopted for all aspects around Noise, Vibration and Dust throughout the works. There are no



requirements for a Section 61 prior approval thus no application will be made although any works outside of the core working hours (Mon-Fri 8am-6pm & Sat 8am-1pm) will require prior approval and will be arranged via the Environmental Sciences team.

All site personnel will given a toolbox talk to cover aspects relating to NVD. Furthermore, all site personnel will be made of aware of NVD during site induction. Site personnel will be sign posted to alternative documents held within site.

There will be no real time NVD monitoring during the works. Proactive boundary assessments will be carried out on an ad hoc basis throughout the works. Excessive NVD will be noted within the site diary and appropriate action taken.

Daily visual assessment by way of an inspection will be carried out by the Site Manager or his appointed deputy at least 4 times a day. A note will be kept in the site diary on any findings or an alternative form.

Furthermore, a weekly visual assessment by way of an inspection will be carried out by the Site Manager or his appointed deputy to make observations about dust emissions and dust soiling checks on street furniture, cars and window sills within 25m of the site boundary. Inspections will be recorded within the site diary or an alternative form.

Below is a table indicatively showing a program of Noise, Vibration and Dust generating activities throughout the works and inclusive of basement / construction.

MONTH	RESPONSIBILITIES
Site set-up	Installation of hoarding. Site traffic, deliveries and general plant operation (low). Vehicle and plant emissions.
Underpinning	Site traffic, deliveries and general plant operation. Vehicle and plant emissions. Concrete pumping. -Excavating area -Shuttering works -Concrete works
Super structure	Site traffic, deliveries and general plant operation. Vehicle and plant emissions. Concrete pumping. Site traffic, deliveries and general plant operation. Vehicle and plant emissions in connection to below:

	- Concrete - Steels - Brickwork/blockwork - Roofing - Rib-deck floors
General fit out	Site traffic, deliveries and general plant operation. Vehicle and plant emissions. Small hand tools noise, drills / recip saws.
Site demobilization and completion	Reinstatement of footpaths/road by way of dismantling hoarding. Site deliveries for material pick up. Loading and strapping down of materials on flatbed lorries.

Total duration = 36 weeks

11 Site Working Hours

Site working hours are as follows:

Monday – Friday 8am – 6pm

Saturday 8am – 1pm

Any requirements to work outside these hours owing to H&S reasons and/or special plant movements will be discussed with Environmental team in advance. Neighbors will be informed by return with any deviations on the agreed hours.

12 Community Liaison

As part of the works an initial newsletter will go out to all local residents and commercial properties/businesses as identified within the 50m buffer. The newsletter will contain details of the project scope of works, a timeline of the proposed works and but not limited to site contact details for any enquiries.

Neighbors will be kept informed by way of a newsletter on an ad hoc basis whenever a change to the current scope occurs or similar.

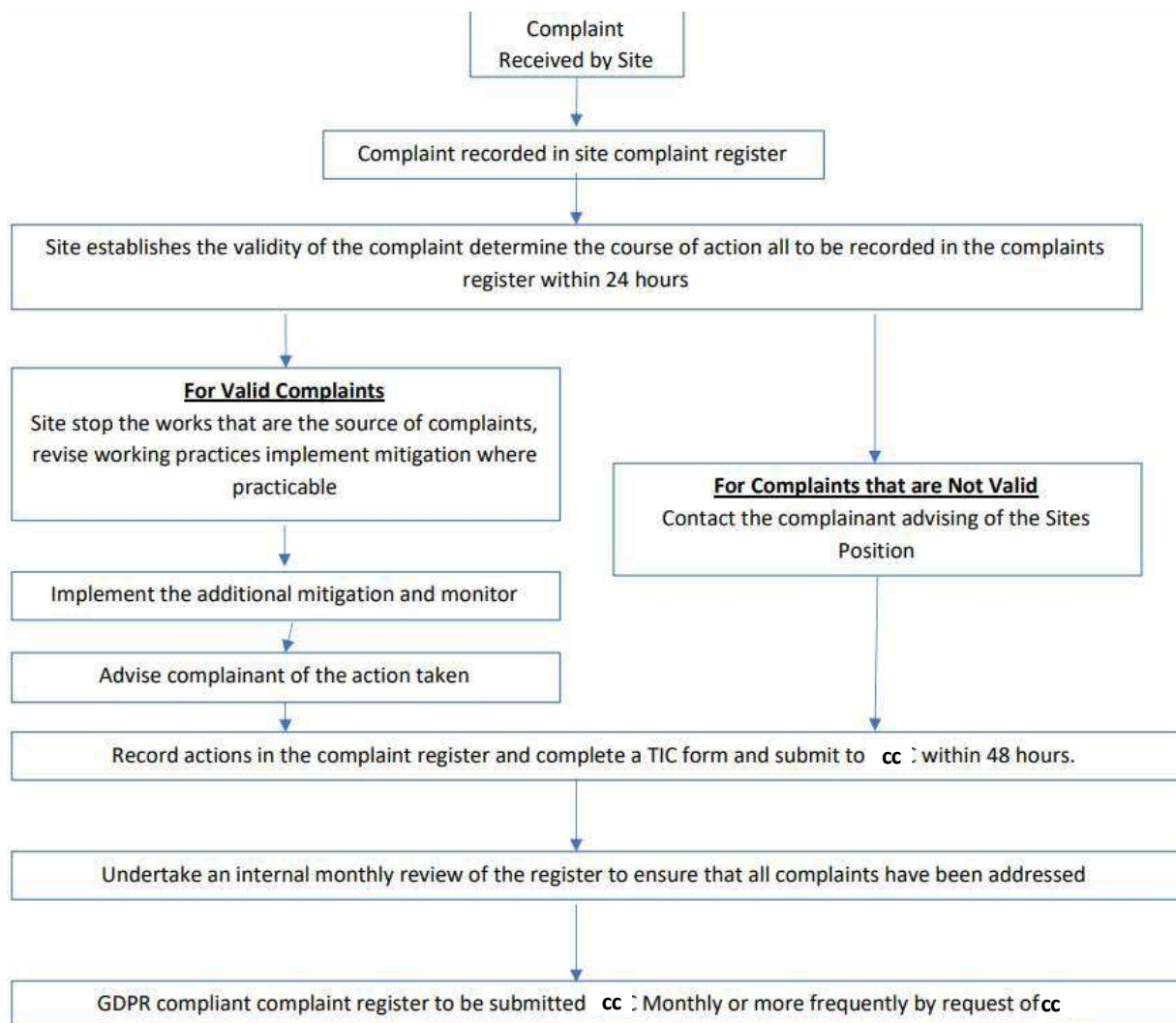
Any feedback will be shared with the Haringey Council and included within a template table such as the below. At the time of writing no feedback was received.

Community	Community Response	Developers Response

Site contact for all Neighborhood Liaison enquiries: Mr Petrica Lupu- 07414223211

All complaints will be responded to within 24hrs upon receipt and outcome will be discussed with the complainant. Where required all details will be shared with Camden Council.

A complaints procedure will be adopted to ensure a clear and transparent process is followed.



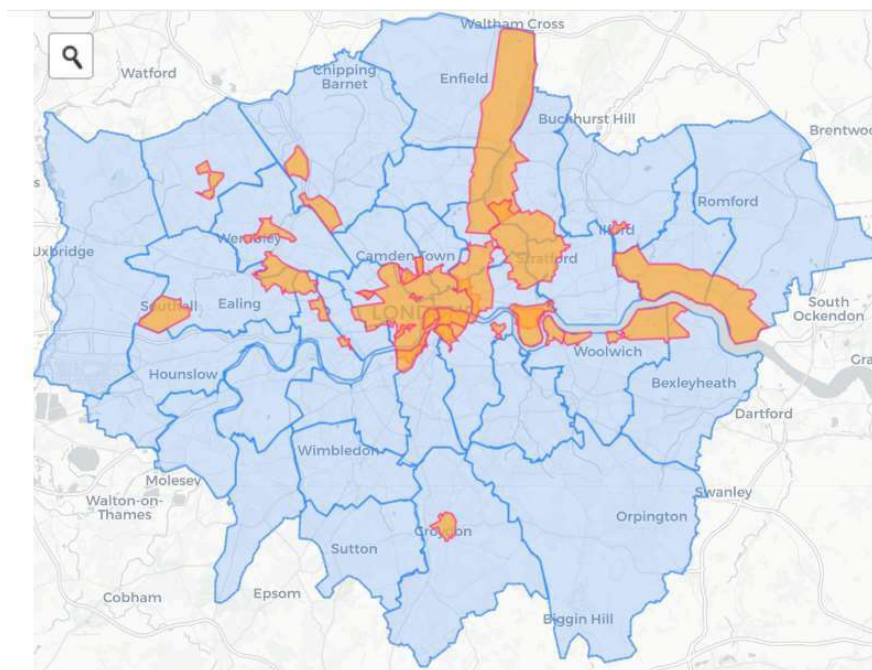
13 NRMM

Prior to the commencement of works, the site will be registered on the NRMM register.

All plant and machinery with engines 37kW-560kW shall be uploaded. It is anticipated that all plant and machinery will fall below the power rating.

Registration on the platform will remain in place for all phases of the works until completion.

The current standards are stage IV for construction machinery operating in the Central Activities Zone and Opportunity Areas (including Canary Wharf) and stage IIIB in the rest of London.



14 Considerate Constructors Scheme

Although there are no requirements for registration with the Considerate Constructors Scheme the site will work in line with the Code of Considerate Practice which commits contractors to be considerate and good neighbors as well as clean, respectful, safe, environmentally conscious, responsible and accountable.