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Construction Management Plan

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1 Introduction

1.1 Background

Northumberland Terrace is the next phase proposed for the Northumberland Development project (NDP)(HGY/2015/3000). The proposal is to repair and restore the historic terrace running from Nos. 798 to 808 High Road, including the addition of some rear extensions, forming a landscaped boulevard behind the terrace and constructing a new linear building beyond that against the existing Sainsbury's elevation.

As one of the planning submission requirements a Construction Management Plan was specified as being required, to reduce the impact of the development during the construction on the transportation and highways network.

1.2 Listed Building Conditions

Listed Building Conditions will be documented and adhered to under this section of the Construction Management Report once available.

1.3 Objectives

The overall objective of this CMP is to ensure that robust management policies and procedures are implemented throughout the construction phase at Northumberland Terrace referencing the National Planning Policy of the Haringey Local Plan with the aim of:

- Reducing the impact of the development during the construction process on the local area;
- Delivering a resource efficient construction process, achieving both waste reduction and improved business efficiency and cost savings; and
- Developing good neighbour relationships and heightened employee morale.

1.4 Site Description

The site location is at National Grid Reference TQ 435229 90295 and sits on the eastern side of High Road.

The site comprises an area of approximately 3764 square meters

Total approximate internal area 5280 square meters.

The vision is to develop a new arts quarter in the heart of Tottenham which supports a series of creative industries such as recording studios and performing spaces, while providing community focus.

The Northumberland Terrace comprises of buildings and land to the rear of Nos. 798 to 808 High Road Tottenham. The Northumberland Terrace development is intended to support the operations and functions of the new stadium approved as part of the Northumberland Development project (NDP)(HGY/2015/3000) The proposed scheme is considered to be the third phase of a "mini-masterplan" to regenerate the land to rear of the existing building Nos. 798 to 808 High Road.

2 Construction Phasing

Construction Phase is anticipated to be 18 months.

2.1 Schedule of Works

- Site to be cleared and cleaned.
- Protection of trees and Roots. 1no. tree to Northumberland Park only, outside of the application site boundary.
- Site Hoarding to be set up around the perimeter
- Excavation

2.2.1 Site Set Up

Photographic Condition survey. Site Hoarding

- Location of welfare facilities;
- Location of site personnel;
- Location of construction materials storage;
- Location of construction plant and equipment storage;
- Location of construction waste storage;
- Location of wheel wash facilities (as appropriate)

All storage areas will be located away from surface water drains and other sensitive receptors.

Boundary hoarding will be erected along the site boundary.

3 Roles and Responsibilities

Table 3.1 below summarises the key roles required to be filled and outlines the responsibilities associated with each role for the Construction phase.

Table 3.1 CMP Roles and Responsibilities – Construction Phase

Role	Responsibilities
Base Contracts Ltd	Responsible for the submission of this CMP to the Planning Authority and the obtaining of written approval prior to construction works commencing Provision of personnel to fill other roles, as detailed below
Site Manager	Weekly site audits to ensure this CMP is being complied with Responsible for communicating all aspects of site inductions, including, as necessary, toolbox talks on good practices Review and implementation of any corrective actions required and handling of complaints Monitor adherence of the CMP against internal targets and report performance to both staff on the ground and to Senior Management

4 Liaison and Communication

4.1 Communication with Regulatory Bodies

Base Contracts Ltd will be responsible for communicating with Haringey Council and other regulatory bodies as necessary.

Specifications and samples, where necessary, with regard to materials and methods to be employed will be submitted to Haringey Council when defined. Details of documents, etc. will be available in the Site Office. At least some of the following will be included in specifications and samples:

- Sample panels of bricks and mortar to be used
- Details of proposed removal of the front stone steps and their replacement
- Details of proposed lead or cast-iron rainwater goods
- Samples of proposed roof tiles
- Details on joinery and timber and floor repair works including floor joists, mouldings and architraves.
- Details and specifications for proposed fire protection and sound insulation
- The colour and composition of the proposed paint to be used

4.2 Community Liaison Manager

Base Contracts Ltd will appoint an identified contact who will be responsible for fulfilling the role of Community Liaison Manager for the development as a whole. The Community Liaison Manager's responsibilities will include the following:

- Recording and responding to enquiries or complaints from the local community, including local businesses and the public;
- Communicating to the local community including local businesses the nature of the construction work that will be carried out;
- Communicating the programme of work to the local community including local businesses, specifically highlighting any works that may result in complaints (e.g. noisy activities);
- Updating the local community including local businesses of any changes to the nature of works or programme of works as necessary; and
- Establishing and maintaining good relationships with local stakeholder groups.

4.3 Complaints Procedure

The Community Liaison Manager (CLM) will inform stakeholders of the complaint's procedure as part of the communication programme. The complaints procedure must satisfy the following requirements:

- Publication of contact details for all relevant contacts, including their telephone and email contact details;
- Implementation and maintenance of a complaints register which records all communications (whether verbal or written) received from the general public or stakeholders;
- Classification of the nature of each communication (above) by category (e.g. complaint, enquiry, comment);
- If a communication requires action the CLM will assign the task to an appropriate Management Team member; and
- Ensure completion of actions and ensure the complaints register is updated with a record of all actions.

5 Traffic Management

5.1 Sensitive Receptors

Base Contracts Ltd recognises that traffic movements arising as a result of site activities will require a management strategy in order to minimise the impact of such movements on the surrounding road network in relation to congestion, access problems and noise. The key sensitive receptors that have been identified in relation to this aspect of the development are:

- Local businesses and residents
- Local air quality; and
- Local road network and users.

5.2 General Management Controls

To minimize the potential impact of construction traffic movements on the local road network, a number of management controls will be implemented. The following are based on measures designed to work in respect of the site and the surrounding sensitive receptors:

- Traffic movements, both to and from the site, during peak hours will be minimised to reduce the risk of traffic congestion on local roads;
- Off site: All vehicles will access the site via High Road access, which is at the front of the site. For further information please refer to our Construction Logistics Plan in the Appendix.

The hours of working which will include hours of delivery, will be the following,

- Monday to Friday: 08.00 to 18.00 hours
- Saturday: 08.00 to 15.00 hours
- Sundays/Bank and Public Holidays: No working

5.3 Wheel Washing

All vehicles will be parked on hard standing for loading and unloading. A light jet wash will be used on the wheels to ensure that no mud or debris is taken off the site.

During the washing process, filter protection to the drains will be used so only water goes through rather than mud.

5.4 Vehicle Scheduling and Management

We undertake to follow the methodology for vehicle scheduling and management on site.

- Suppliers will be provided with delivery restrictions, information and timescale information prior to an order being placed.
- Upon confirmation of a delivery, the details will be added to the “Deliveries Board” on site. The details will also be recorded on the electronic system in advance to ensure single delivery accommodation and co-ordination with waste removal.
- The number of deliveries will be minimised by accumulating smaller orders into larger lots.

- It is the intention to use smaller vehicles so there will be NO reversing of vehicles onto the road network.
- All unloading of vehicles will be within our site compound and be done by forklift onto the ground floor hoisting area, or via the ground floor hoarding entrance.
- A lifting plan will be implemented in relation to all lifting operations involving lifting equipment.
- All lifting operations will be undertaken in accordance with lifting operations and lifting equipment regulations 1998 (LOLER)
- The Project Manager and Logistics Manager will manage the traffic and working within the unloading point and the Development.

Currently deliveries are not predicted daily as this will be done once the project commences.
Once construction is underway vehicle movements as known can be supplied weekly if required.

5.5 Traffic Management Procedures

- Vehicle engines are switched off whilst unloading
- Traffic Management Plan implemented.
- No localized waiting. Deliveries will be turned away if a vehicle is already unloading or if the arriving vehicle has not been booked in within agreed time slot.

6 Air Quality and Dust Management

6.1 Sensitive Management

Air pollution and nuisance dust emissions from construction activities are issues that require close attention and consideration, with relevance to the legislation as detailed in Appendix A.

Dusty emissions escaping the work area may cause nuisance through, for example, surface soiling, loss of visibility due to deposition, and effects on flora and fauna. Since it is difficult to suppress dust once it is airborne, it is preferable, where possible to prevent dust from being generated in the first place.

6.2 Sensitive Receptors

Numerous construction activities have the potential to produce dust emissions, e.g. the movement and placing of granular materials and the excavation of foundations. Such activities have the potential to affect sensitive (local) receptors (e.g. local residents).

6.3 Dust Management Controls

The dust management controls that will be implemented by each development team throughout the construction phases are, as a minimum:

- Where practicable, ready mixed materials (e.g. use of ready mixed concrete) will be used to replace those that would otherwise have the potential to produce dust.
- Material stockpiles (e.g. granular materials, topsoil, excavated soils) will be minimized and positioned away from sensitive receptors where possible;
- Vehicles transporting materials capable of generating dust to and from site will be suitably sheeted on each journey to prevent release of materials and particulate matter. The sheeting material will be maintained in good order, free from excessive rips and tears;
- Regular monitoring of the road network in close proximity to the site entrance / exit will be implemented to ensure appropriate additional measures are applied as required to minimise dust generation.

6.4 Dust Control Monitoring

Other than the monitoring activities outlined above, it is not anticipated that routine monitoring to assess environmental nuisance will be required during construction works, provided the control measures outlined above are put in place. However, in the event of a complaint, Base Contracts Ltd will take appropriate action to deal with the problem.

The Environmental Coordinator will keep records of the results of the regular monitoring undertaken. Additionally, a record of all environmental incidents that result in air pollution and remedial action taken will be recorded in an environmental incident logbook. Complaints received will be recorded and investigated by the Site Manager.

7 Noise Management

7.1 General Guidance

The potential sources of noise from work undertaken in connection with the construction of this project are likely to include (but not be restricted to):

- Plant and machinery usage on-site;
- Vehicle deliveries.

Base Contracts Ltd will implement the necessary management and operational controls in order to minimise any adverse noise impacts on the local community from works' activities, referencing the relevant legislation as presented in Appendix B.

7.2 Noise Management Controls

Base Contractors Ltd will control construction noise in accordance with the recommendations established in the relevant British Standard for the control of noise on construction and open sites (BS5228-1:2009 and BS5228-2:2009). Noise is to be controlled at source where practicable.

Fixed items of plant will be electrically driven where possible. Other control measures are to include:

- All vehicles, compressors and plant will be equipped with effective silencers and noise reducing insulation in accordance with BS5228: 2009 part 1;
- Work practices will be adopted such that noise emissions are kept to a minimum, i.e. plant will be switched off when not in use and noise suppression covers will be closed at all times;
- Vehicle noise will be kept as low as possible (e.g. excessive revving of vehicles will not be permitted);
- Where possible, noisy plant and equipment will be sited away from sensitive noise boundaries. Where this is not possible, noise emissions will be controlled where possible by the erection of acoustic shielding, or by locating the plant behind site accommodation or spoil heaps;
- Loading and unloading of vehicles, dismantling of site equipment such as scaffolding or moving equipment or materials around site will be conducted in such a manner as to minimise noise generation and where possible these actions will be conducted away from noise sensitive areas;
- Deviation from approved method statements will only be with prior approval of Base Contracts Ltd.
- Noise complaints, breaches of any Section 60 notices or exceedances of action levels will be reported to and investigated by the Site Manager.

7.3 Relevant Documents

Should any noise related complaints be received, they must be relayed to the Site Manager who will keep a record of all environmental incidents and remedial action taken in an environmental incident log book and investigate each complaint.

At least one Environmental tool box talk fortnightly will be conducted to all Base operatives on site by the Base Management team.

8 Water Management

8.1 General Guidance

It is vital that surface water and effluent discharge are properly managed and controlled on-site to protect the environment. Any pollutants entering surface water drains could end up in nearby streams or rivers.

Throughout the construction phase, the pollution prevention measures detailed below will be required to be implemented. The measures detailed in the following sections will be protective of sensitive receptors and ensure compliance with the applicable regulations (as presented in Appendix C).

8.2 Drainage Systems

A drainage plan is available for review in relation to this project.

8.3 Materials Storage Area

Base Contracts Ltd will establish a dedicated hazardous material storage area within its site compound (e.g. for fuels and oils). The material storage area will be provided with appropriately segregated areas for storage of different materials, each of which will be provided with secondary containment, typically to 110% of the volume of material stored (or to meet the requirements of applicable regulations, see Appendix C). Spill kits will be available in areas of material storage. All COSHH Items to be clearly marked and stored safely. Records of all COSHH items being used, to be recorded within the site files.

- Materials storage areas will be inspected on a regular basis, but at least once a week as part of the scheduled site audit.
- Ensure that refueling is carried out away from water sources and drains if possible and in accordance with the following general principles:
 - o An emergency spill kit containing sand or suitable absorbent materials is to be kept readily available in case of spillage in the main fuel storage area;
 - o All bowsers must be equipped with an automatic cut-off mechanism;
 - o All refueling operations must be supervised by trained personnel;
 - o Valves and taps must not be left open unattended and must be locked when not in use; and
 - o Personnel carrying out refueling are to be made aware of this code of practice and refueling protocol and trained in the use of spill kits and emergency procedures.

8.4 Plant Maintenance Area

Plant maintenance will, in general, be carried out off-site. Daily inspections of plant by the plant operator will identify whether maintenance is required. Routine minor maintenance such as refueling and oil top up will be carried out on-site, with suitable precautions taken, e.g. away from surface water courses, on areas of hard standing and in accordance with the refueling principles detailed in Section 8.2.2.

9 Ecology

9.1 Documentation

There is no ecology report available for this site. Should any ecology related complaints be received, the Site Manager must be informed and will record all ecological incidents and any remedial action taken in an environmental incident logbook. Complaints received will be recorded and investigated by the Site Manager.

10 Cultural Heritage and Archaeology

A historical ground investigation report to be submitted for approval by Haringey Council prior to commencement of works where necessary.

11 Waste Management

11.1 Site Waste Management Plan

A SWMP is intended to define roles and responsibilities for the construction project with respect to waste management and minimisation. The SWMP must identify waste streams and re-use, recycling and reduction targets. It is an active document that must be updated regularly and is used to track waste movements. It also provides a method for compiling this information into an auditable document.

11.2 Solid Waste

Works carried out during the construction phase must consider the waste hierarchy, therefore there is a need to consider reducing the amount of waste produced during the work.

Prior to commencing construction, Base Contracts Ltd will identify the means of reducing waste, including (but not limited to) consideration of the following:

- Use of off-site manufacturer for products i.e. timber frames,
- Use of returnable pallets;
- Retention of materials in packaging until required; and
- Ensure surplus materials returned to suppliers.

Appendix A: Relevant Air Legislation

Appendix A: Relevant Air Legislation

<i>Relevant Legislation</i>	<i>Description</i>
Clean Air Act 1993	Bans emission of dark smoke from chimneys and furnaces, sets minimum chimney heights, and creates smoke control zones.
Climate Change Act 2008	Sets 2050 as the target for reducing greenhouse gas emissions; outlines a carbon budgeting system, greenhouse gas emissions trading schemes, financial incentives for businesses to reduce waste and recycle more and powers to charge for single use bags.
Environmental Permitting (England and Wales) Regulations 2007 SI 3538	Introduces a system for environmental permits (and exemptions) for industrial activities and waste operations, including landfill and waste incineration, and sets out the powers, functions and duties of the regulator.
Environmental Protection (Controls on Ozone-Depleting Substances) Regulations 2002 SI 528	Controls the production, marketing, use of, trade in, emission and transport of specified ozone-depleting substances.
Volatile Organic Compounds in Paints, Varnishes and Vehicle Refinishing Products Regulations 2005 SI 2773	Sets maximum levels of organic solvents that can be contained in paints, varnishes and vehicle refinishing products (such as cleaners, primers and fillers).

Appendix B: Relevant Noise Legislation

Appendix B: Relevant Noise Legislation

Relevant Legislation

Description

Control of Pollution Act 1974 SI 1974/40

Part III of COPA sets out control of noise pollution, and specifically sections 60-61 set out requirements for construction sites.

Control of Noise (Codes of Practice for Construction and Open Sites) (England) Order 2002 SI 2002/461

Approves four British Standards Institution codes of practice for appropriate methods of minimising noise and vibration from construction and open sites in England. Compliance with the British Standards cited in the Order ensures compliances with COPA.

Environmental Protection Act 1990 (sections 79-81) SI 1990/43

Defines within England, Scotland and Wales the legal framework for duty of care for waste, contaminated land and statutory nuisance, which includes noise. Local authorities are empowered to deal with noise nuisance.

Clean Neighborhoods and Environment Act 2005 SI 2005/16

Sets out mechanisms by which noise nuisance caused by intruder alarms may be dealt with.

Noise Emission in the Environment by Equipment for Use Outdoors Regulations 2001 SI 1701 (as amended)

Establishes maximum noise levels for equipment used outdoors, mainly in construction and land maintenance, such as generators, lawn mowers, compaction machines and concrete breakers.

Appendix C: Relevant Water Legislation

Appendix C: Relevant Water Legislation

<i>Relevant Legislation</i>	<i>Description</i>
Water Resources Act 1991	Sets up the regime, now controlled by the Environment Agency, to conserve, manage and control pollution of water resources, abstraction and impoundment, and offences for contravening and organizing flood defenses.
Water Industry Act 1991	Consolidates previous legislation on water supply and sewerage services (including trade effluent consents) and opens up the market to allow private sector companies to compete to be appointed as water and sewerage undertakers.
Anti-Pollution Works Regulations 1999 SI 1006	Made under the WRA 1991. Sets out the contents of anti-pollution works notices, how to appeal against such notices, and how to claim compensation for access rights in connection with anti-pollution works.
Control of Pollution (Applications, Appeals and Registers) Regulations 1996 SI 2971	Made under the WRA 1991. Sets out procedures for applying for or varying consents for discharge into controlled waters and appeals to the Secretary of State. Details the information the Environment Agency has to keep in water pollution control registers.
Control of Pollution (Oil Storage) (England) Regulations 2001 SI 2954	Imposes general requirements for preventing pollution of controlled waters from oil storage, particularly fixed tanks or mobile bowsters, by setting out minimum standards for tank construction and secondary containment. Makes contravention a criminal offence.
Groundwater Regulations 1998 SI 2746	Empowers the Environment Agency in England and Wales and SEPA in Scotland to prevent direct or indirect discharge of certain dangerous substances to groundwater and control pollution resulting from the discharge of those and other substances.
Water Act 2003	Sets out the framework for abstraction licensing, regulates impoundments, increases competition in water supply and includes measures for drought management and flood defense work in England and Wales.
Environmental Damage (Prevention and Remediation) Regulations 2009 SI 153	Implement the European Directive on Environmental Liability. Makes operators responsible for an imminent threat of, or actual, environmental damage, as defined in the Regulations. With respect to controlled waters environmental damage includes an adverse effect that could result in deterioration of the water body's status under the Water Framework Directive.

Appendix D: Relevant Nature Conservation Legislation

Appendix D: Relevant Nature Conservation Legislation

<i>Relevant Legislation</i>	<i>Description</i>
Wildlife and Countryside Act 1981 SI 69 (as amended)	Bans certain methods of killing or taking wild animals, including birds, and restricts the introduction and sale of certain non-native animals and plants. Also sets out the amended laws relating to public rights of way.
Natural Environment and Rural Communities Act 2006	Establishes Natural England as the main body responsible for conserving, enhancing and managing England's natural environment. It also covers biodiversity, pesticides harmful to wildlife and the protection of birds.
Countryside and Rights of Way Act 2000	Sets out rules on countryside access, rights of way, driving vehicles off road, nature conservation and protecting wildlife and areas of outstanding natural beauty. Enables traffic regulation orders to be made to conserve areas of natural beauty.
Conservation of Habitats and Species Regulations 2010 No. 490	Makes provisions to conserve natural habitats and wild fauna and flora.
Protection of Badgers Act 1992	Makes it an offence to willfully kill, injure, take, or attempt to kill, injure or take a badger. Also sets out the exceptions, licenses, enforcement and penalties for this offence.

Appendix E: Construction Logistics Plan

