Construction Management Plan for Clifton Hill Project

LIONGATE CONSTRUCTION

SEPTEMBER 2025

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1. PROJECT INFORMATION

A. Introduction

This Construction Management Plan (CMP) provides project-specific management measures and outlines responsibilities for compliance with legislation.

This document intends to provide the necessary information to demonstrate that principal contractor is fully understood the requirements and conditions placed on them regarding the works at 1 Clifton Hill, London NW8 0QE with ref no: 25/04603/FULL

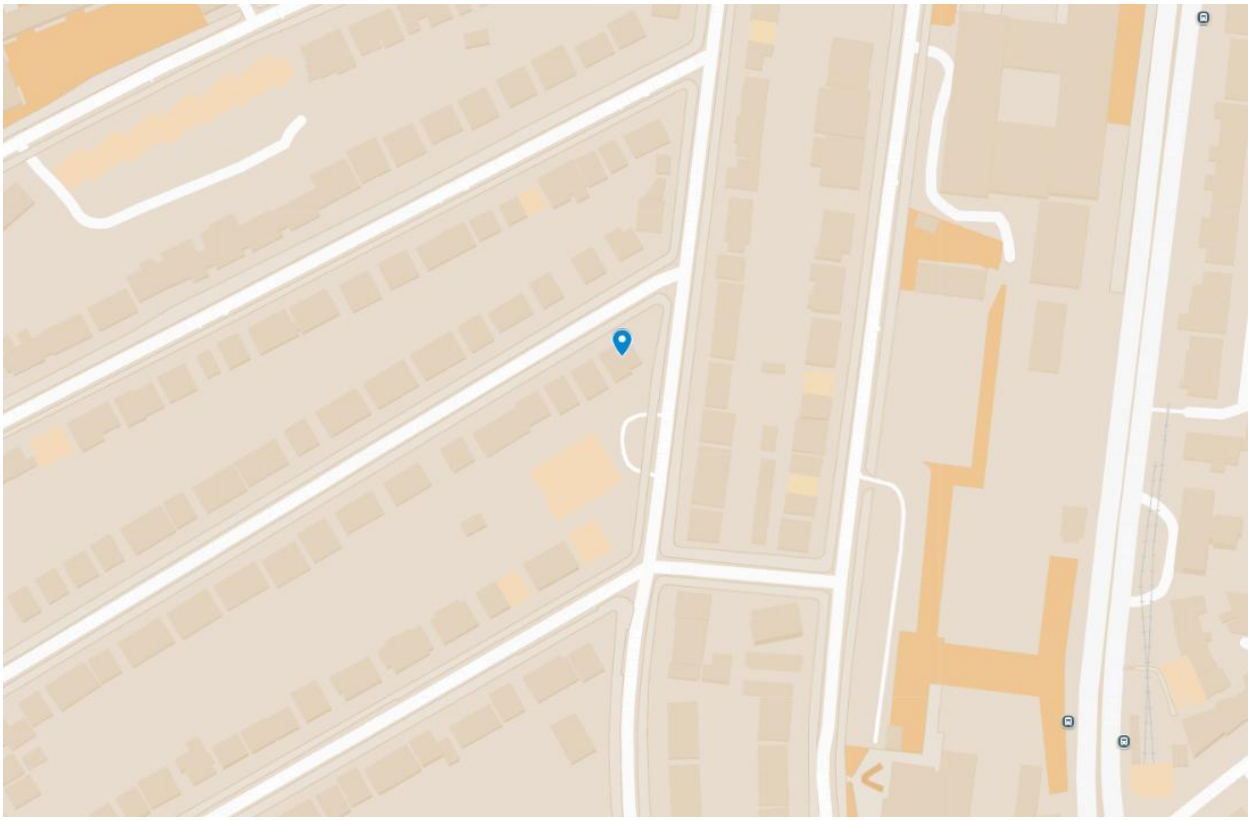
This CMP is a live document which should be reviewed at regular intervals and when activities or conditions on site change in a way that may influence management measures.

B. Development Type: Basement

The proposed development is classified as a basement development. Checklist B: Code of Construction Practice Basements is attached to this report, and the table below shows the relevant sections addressing the topics.

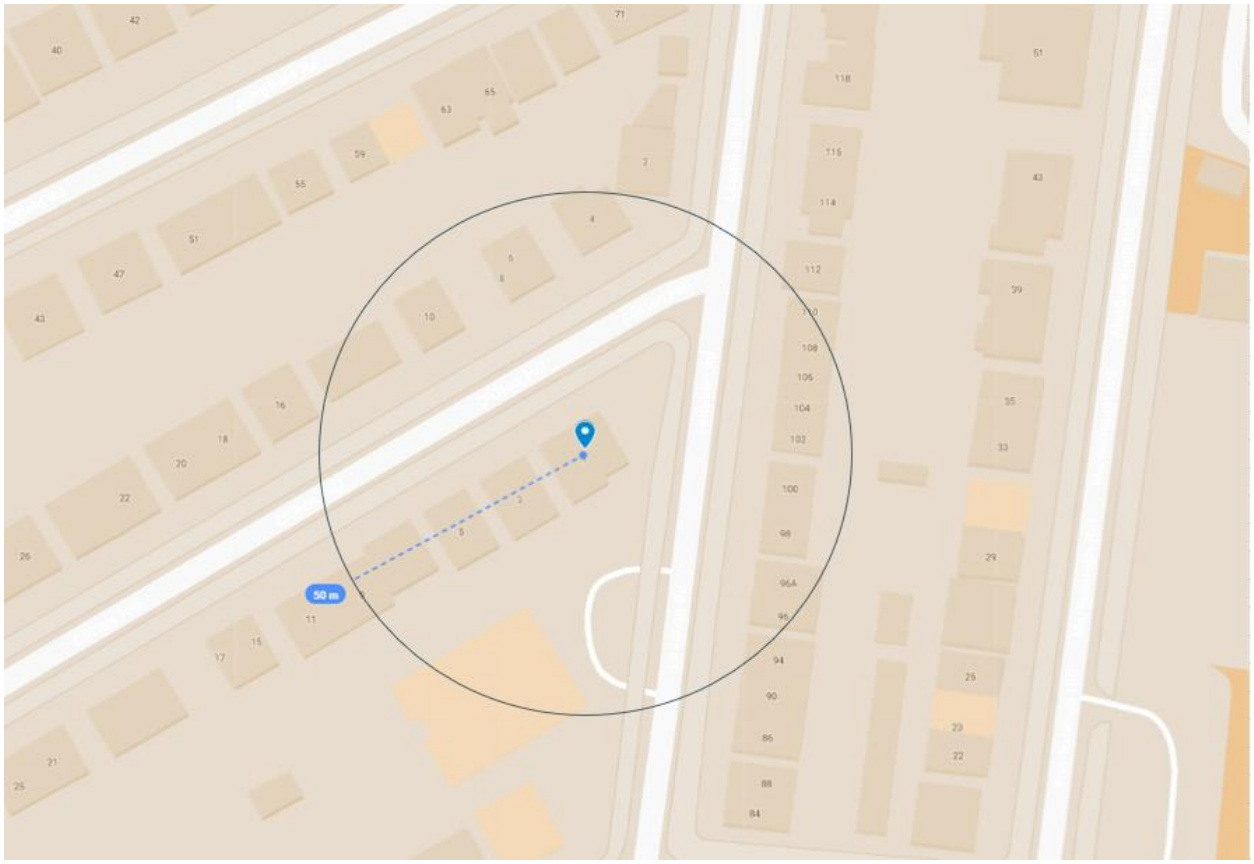
No	Included Items	Yes	Not applicable	Section
1	General site information	✓		1.C. Site Context
2	Programme of works (demolition and construction)	✓		4.A. Construction Programme
3	Working hours	✓		4.B. Working Hours
4	Demolition and construction methodology	✓		4.E. Construction Method Statement
5	Site Plan (including storage area) and monitoring equipment (if required)	✓		Appendix A: Site Arrangement
6	Plan showing location of any potentially sensitive receptors	✓		1.D. Sensitive Receptors
7	Plan showing location of any potential vulnerable road users on access/egress route and adjacent to site	✓		4.D Construction Traffic Management
8	Liaison with the local neighbourhood including Party Wall Agreements	✓		3.Community Liaison and Communication
9	Liaison with other sites to manage cumulative impacts	✓		4.C: Deliveries and Transport of Materials
10	Environmental management structure	✓		4.K: Waste Management
11	Roles and responsibilities	✓		2.Site Management
12	Statement to confirm sign up to Considerate Constructors Scheme	✓		3.Community Liaison and Communication
13	Summary of main works	✓		1.E: Project Overview
14	Use of the highways (for skips, hoarding etc.)		N/A – Small scale project	
15	Construction traffic arrangements, access/egress to/from site	✓		Appendix B: Site Ingress and Egress Routes
16	Road closures/ abnormal loads		N/a – Small scale project	
17	Noise and vibration management plan	✓		4.F: Noise and Vibration Control
18	Air Quality dust management plan	✓		4.G: Air Quality and Dust Management
19	Non-Road Mobile Machinery compliance		N/A – Small scale project	
20	Waste management arrangements	✓		4.K: Waste Management
21	Tree Protection	✓		4.J:Tree Protection Management

C. Site Context



The site address is 1 Clifton Hill, London, NW8 0QE. The development site is a basement of a four-storey detached single-family dwelling. The surrounding area is residential.

D. Sensitive Receptors



For basement developments, it is required to identify dust-sensitive receptors within 50 meters of the site boundary. Sensitive receptors are listed as below:

- 3 Clifton Hill
- 5 Clifton Hill
- 9 Clifton Hill
- 4 Clifton Hill
- 6 Clifton Hill
- 8 Clifton Hill
- 10 Clifton Hill
- 3 Clifton Hill
- 3 Clifton Hill
- 96 Loudoun Rd
- 96A Loudoun Rd
- 98 Loudoun Rd
- 100 Loudoun Rd
- 102 Loudoun Rd
- 104 Loudoun Rd
- 106 Loudoun Rd
- 108 Loudoun Rd
- 110 Loudoun Rd

E. Project Details and Overview

The project involves the extension of the existing basement to provide an additional 140sqm of internal floor space for ancillary residential use. The property is a four-storey detached dwelling with load bearing masonry walls, timber joisted floors, and a hipped roof construction.

2. SITE MANAGEMENT

A. Site personnel Responsibilities

The principal contractor would have overall responsibility for the project for the development and implementation of the CMP. Other members of the project team would also be assigned specific roles and would be responsible for the correct application of the CMP. Individual specialists may also be appointed to provide expert advice.

The selected contractors would be responsible for coordinating and managing all the environmental activities during the construction phase. The Construction Manager would carry out the following duties:

- Develop and review the CMP and specialist procedures.
- Update the CMP and inform the council if required.
- Lead the appointment of construction staff and environmental specialists.
- Ensure delivery of environmental training to personnel within the project team.
- Monitor construction activities and performance to ensure compliance with the CMP and that identified and appropriate control measures are being effective; and,
- Act as a main point of contact between the regulatory authorities and the project on environmental issues.

B. Development site layout and welfare arrangements

The site layout and welfare arrangements are shown in Appendix A.

C. Site personnel and visitors' traffic

The Principal Contractor will instruct and train the team, subcontractors, and visitors to give minimum impact to the neighbourhood traffic. The Contractor also will facilitate parking spaces at the site when there is no loading/unloading.

All personnel will be inducted prior to commencing work on the site. The site induction is the primary means of communicating the project travel plan and supporting info. The site induction is carried out by the Construction Manager or the Site Manager.

D. Managing materials, site storage, and good housekeeping

Welfare facility is within the existing building. All plant and materials will be stored on site away from pedestrian, and vehicular access routes. Please refer to the Appendix A for further information.

For the **housekeeping** the Contractor will follow the below:

- Keep the site boundary fence in good repair.
- Check it regularly to make sure it is in good condition; it isn't falling, and it hasn't been damaged.
- Only allow authorized people on site – and keep the gate closed between deliveries. Keep vehicles and pedestrians apart while they are moving around the site. Use barriers if necessary.
- Make sure footpaths and traffic routes are firm, level, stoned up if necessary, and gritted if icy.

- Keep walkways, stairs, and work areas clear and free from obstructions such as trailing cables, rubbish, and unused materials. Tidy up as you go.
- Make sure there are: - toilets with hot water, paper, and soap; - somewhere for workers to change, store and dry their clothing, and somewhere to sit and eat.
- Keep all the welfare facilities clean, tidy, well-lit, and warm.
- Put skips where they can be filled easily and collected safely.
- Make sure timber is stacked flat rather than upright and pallets used to stack materials are in good condition, on firm ground and not leaning.
- Explain to everyone on site the importance of keeping their work area clear and enforce it.

E. Site security

All worksites will be completely fenced from public ingress. A range of allowable variations are as follows:

- The Minimum Case A post chain link/mesh fence, where appropriate for minimum security and noise limitation needs.
- A minimum of 2.4-meters in height solid in construction and will be erected on all site boundaries.
- Existing fencing

The provisions of the Health and Safety at Work Act 1974 will be followed in all cases.
Gates in the fencing should, as far as is practicable be positioned and constructed to minimize the noise transmitted to nearby noise sensitive buildings from the worksite or from plant entering or leaving the site. Fencing will be provided and maintained, by the Contractor. Adequate security will be exercised by the Contractor to prevent unauthorized entry to or exit from the site. Site gates will be closed and locked when there is no site activity and site security provisions will be set in motion. Provision of alarms will follow HSE requirements.

3. COMMUNITY LIAISON AND COMMUNICATION

A. Site Contacts

The site contact information and emergency contact information and complaint contact information will be clearly presented on the fencing in a format similar to the following:

Contact Name & Surname	Company	Role	Mobile Number	Email
Rokas Bridikis	Aximor LTD	Site Manager	02086872413	info@aximor.co.uk

Considerate Constructors Scheme

The site is registered with the Considerate Constructors Scheme under registration number C03420, with Aximor Ltd as the main contractor. The designated contact is Aga Kapuscinska (Tel: 020 8687 2413, Email: info@aximor.co.uk

B. Complaints Procedure

The principal contractor will clearly display contact details in prominent locations, at various points around the site boundary.

The principal contractor will keep accurate records of any complaints received.

C. Documentation

The principal contractor may hold appropriate documentation that may include vibration and dust monitoring results, complaint logs and action taken record.

D. Community Liaison

The site management team will liaise with residents continuously and place all necessary notice before hand including relevant contact details of related people.

Neighbour Notification Letters were issued on 9 July 2025 to adjoining properties (Clifton Hill nos. 3, 4, 6, 8 and Loudoun Road nos. 98–110).

Further notifications to be conducted by the main contractor.

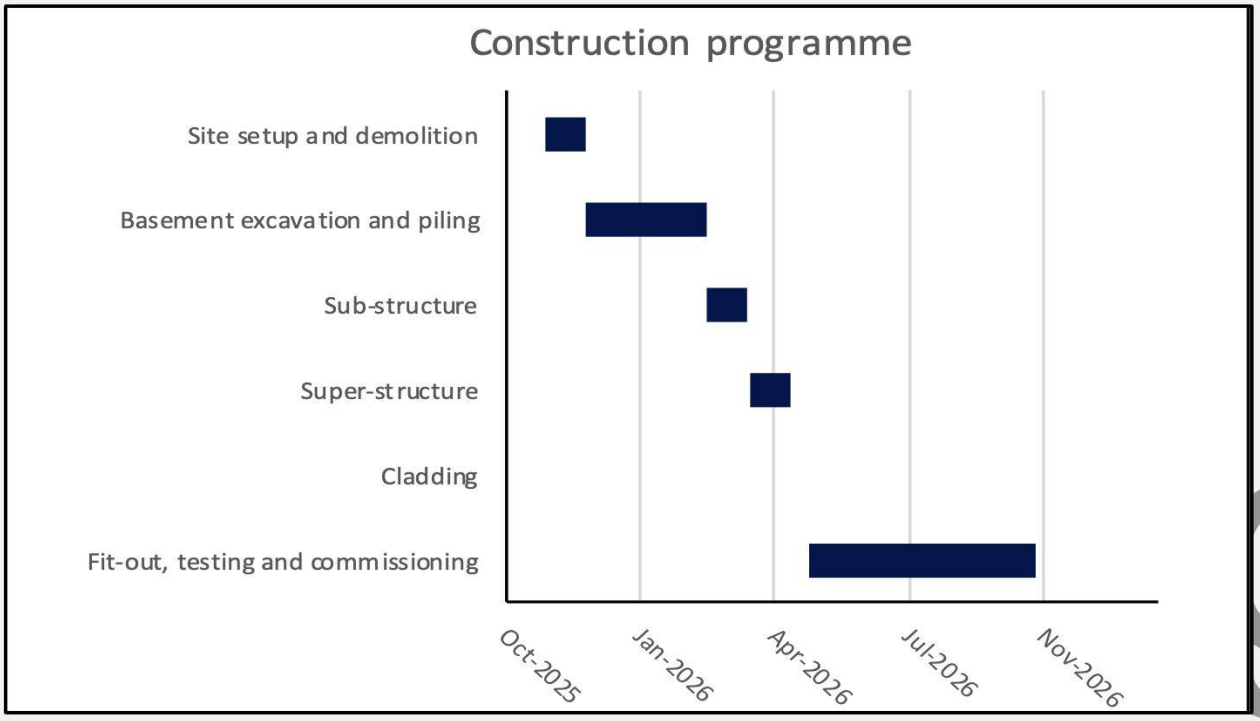
4. SITE OPERATIONS

A. Construction Programme

Expected key dates for the project can be found below.

CONSTRUCTION PROGRAMME OVERVIEW

Construction stage	Start	End
Site setup and demolition	Nov-2025	Nov-2025
Basement excavation and piling	Dec-2025	Feb-2026
Sub-structure	Mar-2026	Mar-2026
Super-structure	Apr-2026	Apr-2026
Cladding		
Fit-out, testing and commissioning	May-2026	Oct-2026



B. Working hours

Construction works which will be audible at the site boundary will be restricted to the following hours: 08:00 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays and no working on Sundays and / or public holidays.

C. Deliveries and transport of materials, plant, and equipment to site

All deliveries will be from site through the Clifton Hill. Please refer to the Appendix A for the shown loading/unloading area.

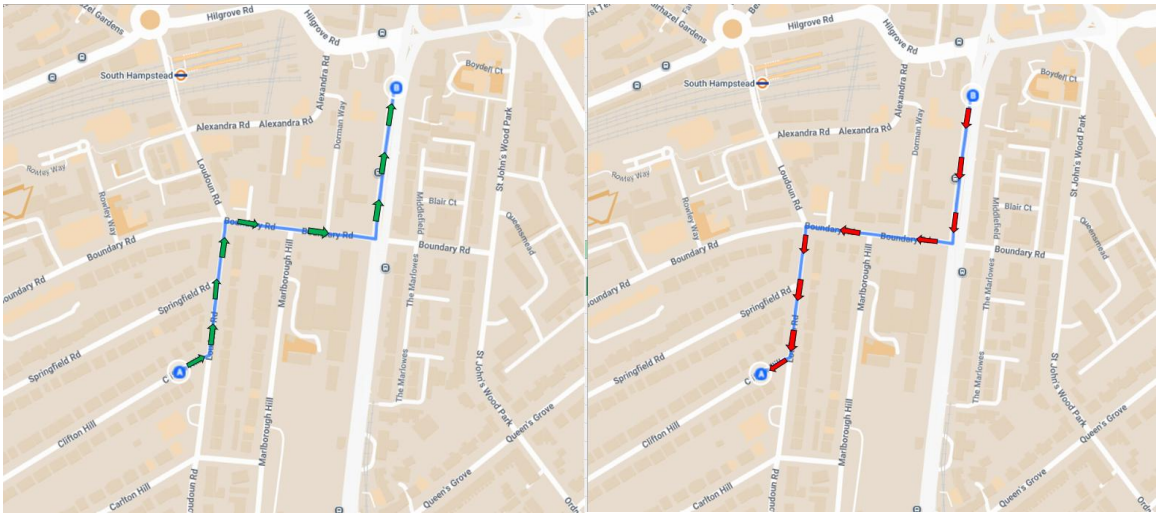
Deliveries will be arranged in accordance with Manual Handling Operations Regulations 1992, as amended in 2002, in order to carry the materials by manual handling. Main frame and associated members will be manufactured off site and delivered in small pieces for manual handling.

Deliveries of materials will be on a ‘Just in Time’, basis, due to the small amount of storage space on the site. Deliveries will be met by a site operative on arrival, who will receive the delivery immediately, to minimise dwell times. Materials will be stored on site, and no materials will be stored on the highway or pavement.

The site manager will manage the coordination of deliveries, ensuring that only one vehicle is accommodated at a time. Any services on the road will be marked and protected during the construction work.

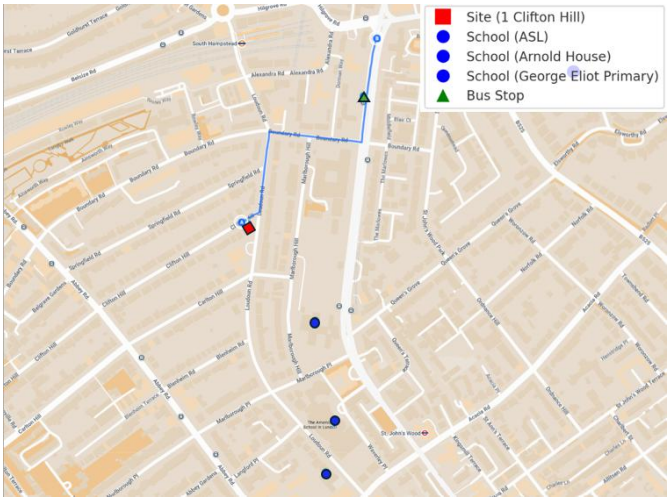
D. Construction Traffic Management

1. Routing



Above images shows routings for construction vehicles.

2. Potential Vulnerable Road Users On Access/Egress Route



A plan has been prepared showing the site access and egress routes for construction vehicles in relation to the local context. The plan identifies:

- Nearby schools (American School in London, Arnold House School, George Eliot Primary), where pedestrian activity by children and parents is particularly high.
- Public transport stops (bus stops) adjacent to the site and along Clifton Hill.
- Construction vehicle routes for access and egress, ensuring that movements are clearly separated from pedestrian-heavy areas wherever possible.

This plan directly demonstrates the potential interaction points between construction traffic and vulnerable road users.

E. Construction Method Statement

The construction phases are briefly described below.

Phase 1: Site Setup & Demolition

The site preparation will involve establishing secure access points and implementing safety measures for all demolition and excavation activities. Demolition will be carried out with minimal disturbance, ensuring debris is promptly cleared, safety standards are met, and surrounding areas are protected. The site setup will also include waste management measures and the installation of temporary fencing/hoarding.

Phase 2: Basement Excavation and Underpinning

The basement excavation and underpinning phase will be carried out in a sequenced manner to ensure safety and stability of the existing structure. Initially, key underpinning pins will be installed to provide support to the façades and load-bearing walls. Excavation will then proceed in a hit-and-miss sequence using reinforced concrete or mass concrete underpin pins, with Mabey 160 props placed diagonally to maintain temporary stability during the works. The ground level will be reduced in stages, and the new LGF slab will be poured once underpinning is complete. Waterproofing systems, including slurry and cavity drain membranes, will be applied to the internal face of the basement to provide long-term protection. All works will be carried out with strict adherence to safety protocols, maintaining minimum waiting times between adjacent underpinning sections to preserve ground stability.

Phase 3: Substructure

The proposed substructure consists of a reinforced concrete basement box, tied into the new slab to resist ground instabilities. Drainage chambers will be formed within the slab construction to accommodate pumps, with final connections made to the existing network following CCTV survey confirmation.

Phase 4: Super-structure

Steelwork will be introduced within the ground floor construction to support the existing building above. The existing ground floor will be replaced with a precast concrete system providing sufficient stiffness to restrain the head of the walls. Works will proceed in accordance with structural engineer’s specifications to ensure stability and compliance with design requirements.

Phase 5: Cladding

Not applicable

Phase 6: Fit-out, testing and commissioning

Once structural and waterproofing works are complete, the basement will be fitted out in line with the Architect’s details and specifications. Final inspections will be undertaken to confirm compliance with design standards, waterproofing performance, and regulatory requirements prior to handover.

F. Noise and Vibration Control

Noise Control

The Principal Contractor will assess the risks to employees & neighbourhood from noise at work; take action to reduce the noise exposure that produces risks. The principal contractor will also make sure that the legal limits on noise exposure are not exceeded and provide employees with information, instruction and training and carry out health surveillance where there is a risk to health.

The principal contractor will make sure that; all contractors should make available for inspection a method statement (in accordance with the principle described in BS 5228: 2009: Part 2: Code of practice for noise and vibration control on construction and open site) stating precisely the type of plant to be used and the proposed noise control methods. The contractors will also be required to comply with other relevant provisions of the Control of Pollution Act 1974

The risk assessment will:

- Identify where there may be a risk from noise and who is likely to be affected.
- Contain a reliable estimate of employees' exposures and compare exposure with the exposure action values and limit values.
- Identify what we need to do to comply with the law (eg whether noise control measures or hearing protection are needed and if so where and what type
- Identify who needs to be provided with health surveillance and whether any are at particular risk

The contractor should also comply with the recommendations set out in BS 5228:1997 AMD 1 Code of practice for noise control on construction and demolition sites.

- Compressors should be fitted with properly lined and sealed acoustic covers, which should be kept, closed whenever in use.
- Pneumatic percussive tools should be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Machines in intermittent use should be shut down in the intervening periods between work or throttled down to a minimum.
- Care should be taken when loading or unloading vehicles or dismantling scaffolding or moving materials etc. to reduce impact noise.

Best practice should be adopted where possible, to minimize noise from site preparation, demolition, earthworks and landscaping. Examples of this are:

- Developers and constructors to follow guidelines in BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites. Noise.
- Plant and vehicles should comply with EU noise emission limits.
- Select quiet plant whenever possible.
- Control the hours of operation of all plant and vehicles and avoid their unnecessary use.
- Use acoustic screening where possible.
- Use noise attenuators where needed.

- Locate vehicle routes away from sensitive sites and ensure road surfaces are well maintained to reduce rattling of vehicles.
- Avoid noise-sensitive areas regards to materials handling and storage.
- Locate stationary plant away from noise-sensitive areas.

Requirements under the law:

- Provide employees with hearing protectors if they ask for them and their noise exposure is between the lower and upper exposure action values.
- Provide employees with hearing protectors and make sure they use them properly when their noise exposure exceeds the upper exposure action values.
- Identify hearing protection zones (ie areas where the use of hearing protection is compulsory and mark them with signs if possible)
- Provide employees with training and information on how to use and care for the hearing protectors.
- Ensure that the hearing protectors are properly used and maintained.

Using hearing protection effectively:

- Make sure the protectors give enough protection (aim at least to get below 85 dB at the ear)
- Target the use of protectors to the noisy tasks and jobs in a working day
- Select protectors which are suitable for the working environment (consider how comfortable and hygienic they are)
- Think about how they will be worn with other protective equipment (eg hard hats, dust masks and eye protection)
- Provide a range of protectors so that employees can choose ones which suit them.

Don't:

- Provide protectors which cut out too much noise as this can cause isolation or lead to an unwillingness to wear them.
- Make the use of hearing protectors compulsory where the law doesn't require it
- Have a 'blanket' approach to hearing protection (better to target its use and only encourage people to wear it when they need to)

Vibration Control

The Principal Contractor will assess the risks to employees & the neighbourhood from vibration; take action to reduce the environmental and health risks.

In conducting a risk assessment, the contractor will assess daily exposure to vibration by means of:

- Observation of specific working practices
- Reference to relevant information on the probable magnitude of the vibration corresponding to the equipment used in the particular working conditions.
- If necessary, measurement of the magnitude of vibration to which his employees are liable to be exposed.

- Employer shall assess whether any employees are likely to be exposed to vibration at or above an exposure action value or above an exposure limit value.

The risk assessment will include consideration of:

- Magnitude, type and duration of exposure, including any exposure to intermittent vibration or repeated shocks.
- Effects of exposure to vibration on employees whose health is at particular risk from such exposure.
- Any effects of vibration on the workplace and work equipment, including the proper handling of controls, the reading of indicators, the stability of structures and the security of joints
- Any information provided by the manufacturers of work equipment.
- Availability of replacement equipment designed to reduce exposure to vibration.
- Any extension of exposure at the workplace to whole-body vibration beyond normal working hours, including exposure in rest facilities supervised by the employer.
- Specific working conditions such as low temperatures
- Appropriate information obtained from health surveillance including where possible published information.

The control measures will include:

- **Prevent:** Where possible think about eliminating or reducing the amount of vibration. Consider:
    - eliminating unnecessary vibrating tasks at the design stage and using prefabricated components
    - using an alternative process that does not expose workers to vibration. For example:
    - block splitters instead of cut-off saws
    - bursting or crushing instead of pneumatic drilling
    - isolating workers from tasks creating vibration, e.g. by using a breaker attachment for an excavator or remote-controlled equipment instead of a hand-held breaker
- **Control:** Even if you stop some of the risk this way, you may still do other work that can create significant vibration. Control the risk by:
    - Equipment – don't buy or hire a problem if you don't have to. Select low-vibration tools and equipment. Make sure it is also correct for the work you are doing. Equipment that is unsuitable, too small or not powerful enough may mean the task takes much longer and exposes workers to unnecessary vibration.
    - Work practices – the right equipment still has to be used correctly. Check how it should be operated to ensure you get reduced vibration levels. Promote techniques that reduce grip force. Improve the design of workstations to limit the loads on hands, wrists and arms caused by any possible poor posture. Devices, such as jigs and suspension systems, can be used to take the weight and vibration of the tools away from the worker.
    - Rest and rotate workers – limit the time workers are exposed to vibration for long, continuous periods. Rotate workers where tools require continual or frequent use.
    - Gloves and warm clothing – provide protective clothing if needed to keep workers warm and dry. Maintain core body temperature as this encourages good blood circulation. Use gloves to keep hands warm but be aware that they do not provide any protection from vibration.
- **Train:** Tell workers about the risks from vibration and how to use the controls properly.

G. Air Quality & Dust Control Management

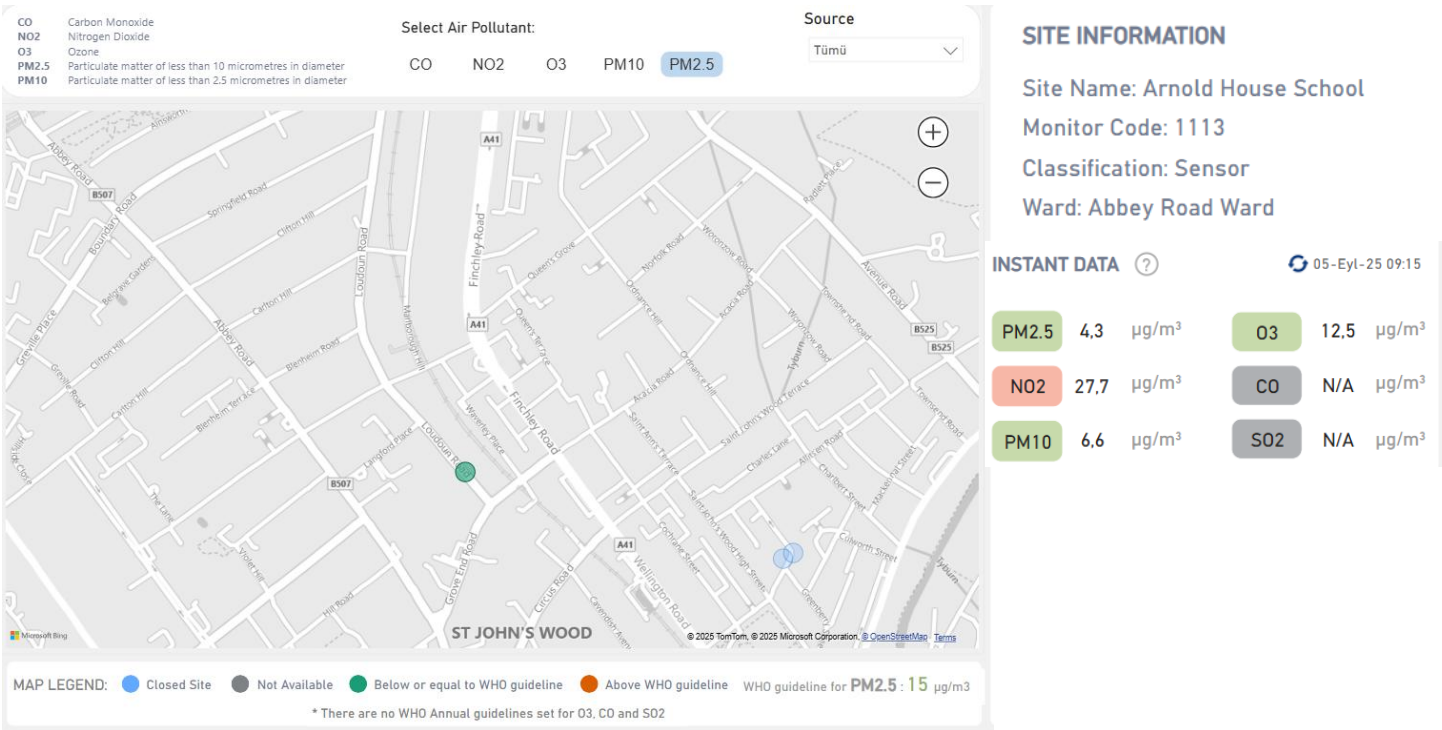
This section has been prepared with reference to both the Code of Construction Practice (City of Westminster, 2022) and the Template Noise, Vibration, Air Quality and Dust Management Plan (Basements, WCC 2022).

As recognised in the CoCP, the magnitude of impacts varies depending on project scale. Therefore, for Level 3 and basement projects, a formal dust risk assessment is not required. Nevertheless, all mitigation measures set out in the Mayor's Guidance and IAQM good practice will be incorporated into this plan to minimise potential dust and air quality impacts.

In accordance with the Template Noise, Vibration, Air Quality and Dust Management Plan for Basements, real-time dust monitoring is not generally required for basement projects, unless specifically requested by the Council. Instead, the site will implement the following:

- Daily visual inspections (minimum twice per day, increased to four times per day during high-risk activities such as excavation or demolition, and during dry/windy weather).
- Weekly off-site walk-around inspections, focusing on dust soiling on nearby surfaces (street furniture, cars, windowsills within 25m).
- Recording and logging of all observations in the site diary, with remedial actions implemented immediately where excess dust is identified.
- TIC forms and notifications to WCC within 2 working days if significant dust issues are recorded.

Below images show the location of the nearest monitor and its particulate matter data.



Dust and Emission Control Measures

Mitigation measures appropriate for the proposed development, based on the Control Of Dust And Emissions During Construction and Demolition Supplementary Planning Guidance (London Plan Implementation Framework, 2011), are outlined below. After implementing these measures, the impacts of the construction phase on dust soiling and human health are deemed to be insignificant.

Issue	Control Measure
Site Management	• Display the name and contact details of person(s) accountable for air quality pollutant emissions and dust issues on the site boundary. • Display the head or regional office contact information. • Record and respond to all dust and air quality pollutant emissions complaints. • Make complaints log available to the local authority when asked. • Carry out regular site inspections to monitor compliance with air quality and dust control procedures, record inspection results, and make an inspection log available to the local authority when asked. • Increase the frequency of site inspections by those accountable for dust and air quality pollutant emissions issues when activities with a high potential to produce dust and emissions and dust are being carried out, and during prolonged dry or windy conditions. • Record any exceptional incidents that cause dust and air quality pollutant emissions, either on or off the site, and the action taken to resolve the situation is recorded in the logbook.
Preparing and Maintaining the Site	• Plan site layout: machinery and dust causing activities should be located away from receptors. • Erect solid screens or barriers around dust activities or the site boundary that are, at least, as high as any stockpiles on site. • Fully enclosure site or specific operations where there is a high potential for dust production and the site is active for an extensive period. • Avoid site runoff of water or mud. • Keep site fencing, barriers and scaffolding clean using wet methods. • Remove materials from site as soon as possible.
Operating Vehicle/Machinery and Sustainable Travel	• Ensure all on-road vehicles comply with the requirements of the London Low Emission Zone. • Ensure all vehicles switch off engines when stationary – no idling vehicles. • Avoid the use of diesel- or petrol-powered generators and use mains electricity or battery powered equipment where possible. • Impose and signpost a maximum-speed-limit of 10mph on surfaced haul routes and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided,

	subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate). (desirable)
Operations	• Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems. • Ensure an adequate water supply on the site for effective dust/particulate matter mitigation (using recycled water where possible). • Use enclosed chutes, conveyors and covered skips. • Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.
Waste Management	• Reuse and recycle waste to reduce dust from waste materials. • Avoid bonfires and burning of waste materials.
Demolition	• Ensure water suppression is used during demolition operations. • Avoid explosive blasting, using appropriate manual or mechanical alternatives. • Bag and remove any biological debris or damp down such material before demolition. • Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust). (desirable)
Construction	• Avoid scabbling (roughening of concrete surfaces) if possible (desirable) • Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place. (desirable)
Trackout	• Regularly use a water-assisted dust sweeper on the access (desirable) and local roads, as necessary, to remove any material tracked out of the site. (desirable) • Avoid dry sweeping of large areas. (desirable) • Ensure vehicles entering and leaving sites are securely covered to prevent escape of materials during transport. (desirable) • Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable). (desirable)

Measures will be put in place to prevent dust from spreading outside of the site in dry periods, including the covering of skips containing soils and/or demolition materials. On site, a wheel wash facility will be provided to ensure no material is tracked onto the highway. This will be kept on site for the duration of the works.

The Site Manager will work closely with the Council's Environmental Health Department and Building Control Department in respect of noise, vibration, and air quality. Additionally, any loose material being transported or stored on site will be sheeted to prevent air quality contamination. All open waste skips and vans will be sheeted.

H. Mud control and management

The principal contractor will take strict measures to prevent deposition of mud on the highways. This will include but not necessarily be limited to:

- There will be clean hard standings for vehicle entering, parking, and leaving the site.
- Wheel cleaning facility will be deployed within the site fencing.
- Complete sheeting of each lorry load of spoil removed to prevent spoil falling off during its journey to the tip. (if applicable)

Wheel Cleaning

Only delivery vehicles will be entering and exiting from the site. There is no significant amount of mud expected. However, the main contractor will conduct checks for potential mud, and if necessary, the following measures will be applied.

All construction vehicles accessing and egressing the site will pass through site entrance. As noted on the Plan, see Appendix A, an area has been set aside for wheel washing facilities. Where necessary a mobile Jet wash will be placed and used to remove any mud from construction vehicles. Strict traffic management on site should minimize the risk of vehicles tracking debris from the site

Figure 1 - Proposed Indicative Wheel Washer

- Wheel cleaning will consist of two simple operations carried out by designated operative, suitably attired for this work.
- Before leaving, the vehicle will stop and turn the engine off. If necessary, any heavy deposits will be removed manually using scrapers or the like.
- Following step one, wheels will be washed using a high-pressure jet wash lance ensuring that any residual deposits lodged in the tires are removed. If required, the vehicle will move forward slightly to ensure that the complete circumference of the wheel is clean.

On completion wheels will be inspected and confirmed that the vehicle is fit to leave site. The site operatives will ensure that water used during wheel washing operations does not migrate out onto the main highway.

J. Tree Protection Management

An Arboricultural Impact Assessment (LWA/1CFT/AIA/01a, July 2025) has been prepared by Landmark Trees for this site. The survey identified 15 trees within or adjacent to the site, classified predominantly as Category C (low quality) and some Category B (moderate quality) under BS5837:2012. No Category A or veteran trees are present. One sycamore tree (T7) is subject to a provisional Tree Preservation Order (WCC No. 721/2025), and the property lies within the St John's Wood Conservation Area.

The assessment confirms that the proposed basement development will not result in the loss of canopy cover or direct encroachment into Root Protection Areas (RPAs) of retained trees. Construction-related risks will be managed through the following measures:

- Protective Barriers: Tree Protection Barriers (2.4m steel mesh 'Heras' fencing on scaffold frame) will be installed prior to commencement, creating Construction Exclusion Zones (CEZ). These will remain in place until completion.
- Ground Protection: Where fencing is not feasible, temporary ground protection (in line with BS5837) will be used to prevent soil compaction.
- Supervised Works: Any excavation within RPAs (e.g., underpinning near T6 and T7) will be undertaken by hand under arboricultural supervision. Roots >25mm will only be cut with consent of the arboriculturist and Local Authority.
- Tree Works: Any pruning will follow BS3998:2010.
- Site Management: Materials, plant, and spoil will not be stored within RPAs or CEZs. A site arboricultural briefing and ongoing monitoring visits will be undertaken by the appointed arboriculturist.

Conclusion

With these measures in place, impacts on existing trees will be negligible, fully compliant with BS5837:2012 and Westminster City Council policy. The Tree Protection Plan provided in the arboricultural report (Plan 3, June 2025) will guide implementation.

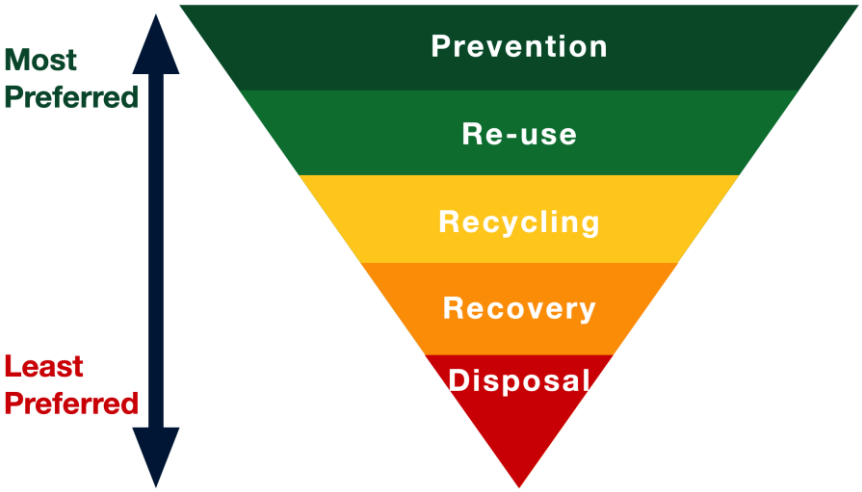
K. WASTE MANAGEMENT

The Principal Contractor will comply with the related Site Waste Management regulations and will also follow the below site waste management hierarchy.

Re-Using of the Materials

An area for reusing materials will be designated within the site's hoarding area (refer to Appendix A). Following the demolition of the existing building, salvageable materials including wood, brick, and wiring will be carried to this designated space for sorting. The materials will then be separated accordingly, with bricks undergoing crushing to be repurposed for landscaping the newly constructed area. The salvaged wood will undergo processing for potential reuse or recycling, contributing to sustainable practices on-site.

The site waste management preference is described as below.



The Principal Contractor to follow the below steps.

Waste Management on Site

Surplus or waste materials arise from either the materials imported to site or from those generated on-site. Imported materials are those, which are brought to the project for inclusion into the permanent works. Generated materials considerations to waste management such as waste reduction, segregation of waste, disposal of waste, financial impacts of waste disposal and recording, monitoring, education and reviewing. This section outlines the procedures that have been put into place and demonstrate how they benefit the environment, how the principal contractor can measure the effects and how these procedures and practices are sustainable.

The burning of waste construction materials on-site is strictly prohibited at all times unless otherwise approved in writing by the Local Planning Authority.

Segregation

A specific area shall be laid out and labelled to facilitate the separation of materials for potential recycling, salvage, reuse, and return. Recycling and waste bins are to be kept clean and clearly marked to avoid contamination of materials and minimize/eliminate the adverse impacts.

The labelling systems shall be the Waste Awareness Colour Coding Scheme. If the skips are clearly identified the bulk of the workforce will deposit the correct materials into the correct skip. Skips for segregation of waste identified currently are:

- Wood
- Metal
- Brick/rubble
- General waste

As works progress and other trades come to site other skips will be placed to enable certain waste to be removed from site. This is likely to include:

- Plasterboard
- Paper and cardboard (bagged up)

Management

Waste materials fall into three categories for management, these are:

- Re-use
- Recycle
- Landfill

Re-use

If surplus materials can be used in the permanent works they are classified as materials, which have been re-used. If they are surplus to requirements and need to be removed from site and they can be removed and used in their present form, they can be removed from site for reuse.

Recycling

If the surplus material cannot be re-used in its present form but could be used in a different form, it is sent for recycling such as 50x50 timber to make chipboard.

Landfill

If either of the above cannot be satisfied, then the only option left is to send the surplus materials to landfill.

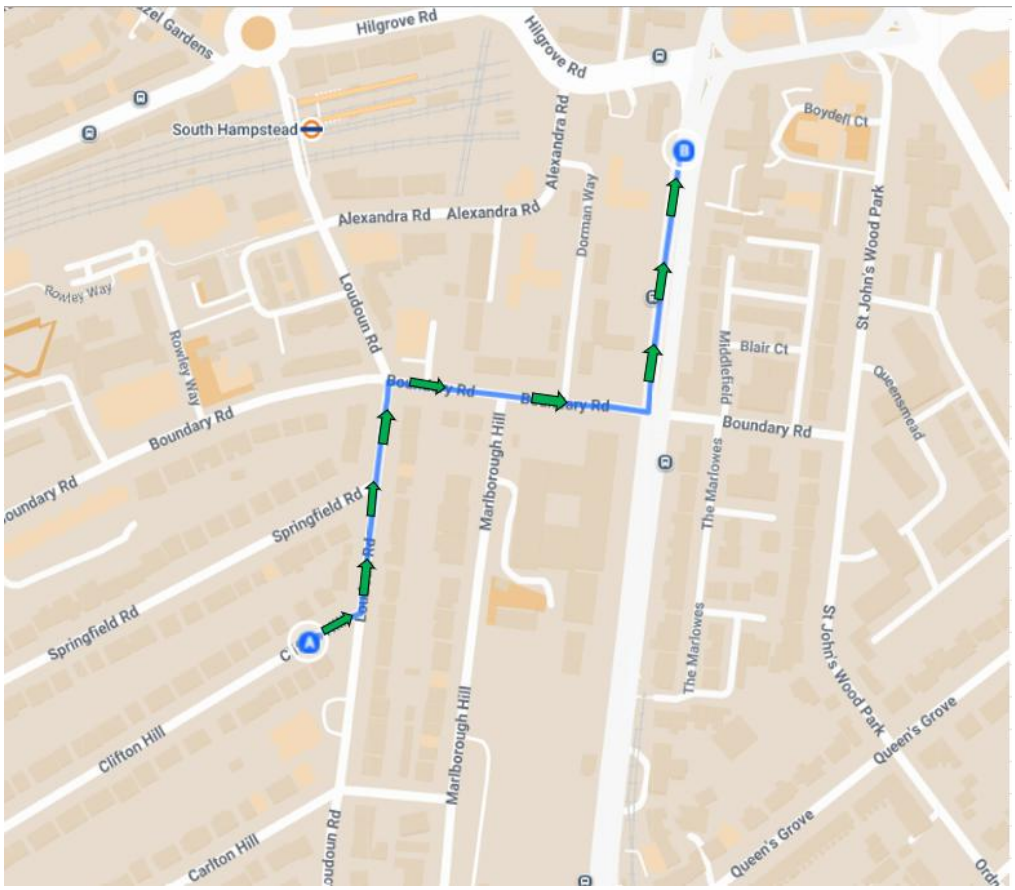
Anticipated Waste and Processing

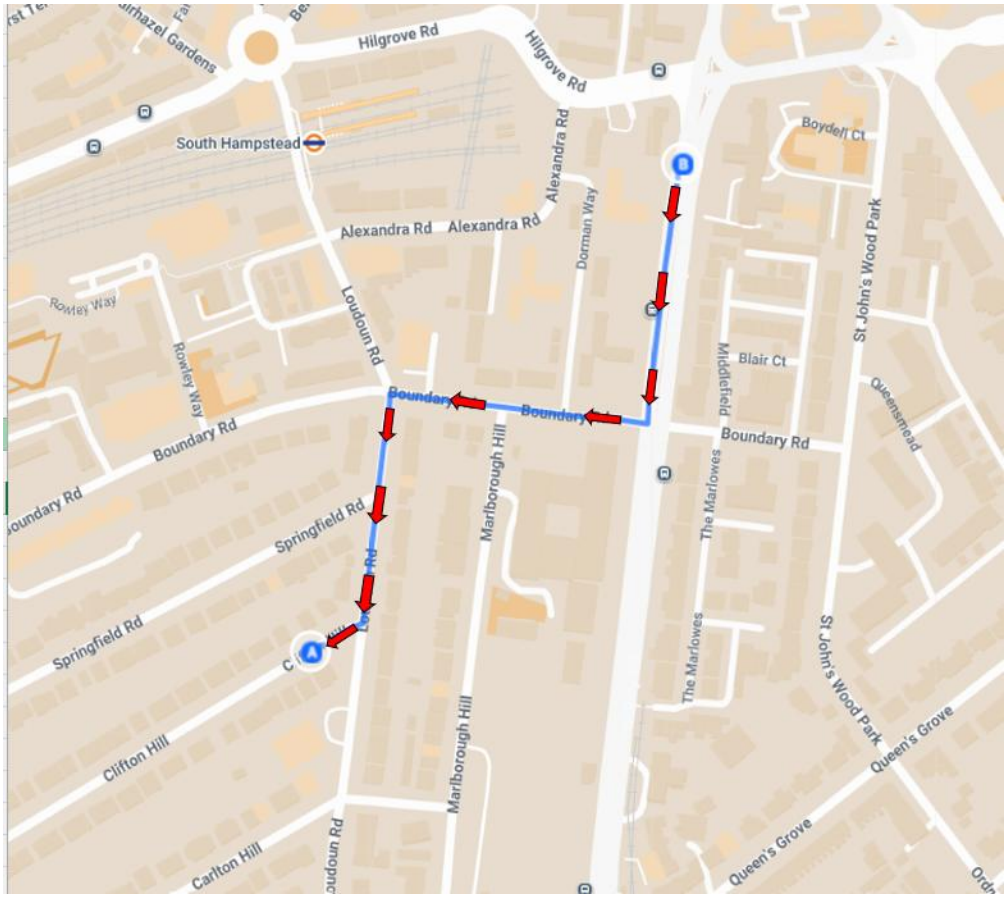
Waste Type	Main Management Process
Soil arisings	Reuse on site where appropriate, remediate where necessary
Concrete, masonry and aggregates	Crush and reuse on site
Metals	Recycle via appropriate waste carrier
Paper and cardboard	Segregate and recycle via appropriate waste carrier
Sanitary waste	Remove by specialist waste contractor
Plastics and glass	Recycle via appropriate waste carrier

APPENDIX A: SITE ARRANGEMENT


12
CLIFTON HILL
LOUDOUN ROAD
108
1
3
LEGEND
Material Storage
Welfare Facility
Loading & Unloading Area
SKIP
Wheel Washing Area
Existing Fencing
Heras Fencing
Site Gates
Site Information Board
2 SITE PLAN
1 : 250 @ A1 1:500 @ A3
0 5 10 15 20m

APPENDIX B: SITE INGRESS AND EGRESS ROUTES


Hilgrove Rd
Hilgrove Rd
South Hampstead
Alexandra Rd
Alexandra Rd
Alexandra Rd
Dorman Way
Boydell Ct
St John's Wood Park
Rowley Way
Rowley Way
Loudoun Rd
Blair Ct
Middlefield
Queensmead
Boundary Rd
Boundary Rd
Springfield Rd
Marlborough Hill
The Marlowes
Springfield Rd
Clifton Hill
Carlton Hill
Queen's Grove
Queen's Grove


Hilgrove Rd
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Loudoun Rd
Blair Ct
Middlefield
Queensmead
Boundary Rd
Boundary Rd
Springfield Rd
Marlborough Hill
The Marlowes
Springfield Rd
Clifton Hill
Carlton Hill
Queen's Grove
Queen's Grove

REPORT INFORMATION

REPORT NAME	REV	DATE	PREPARED BY	PREPARED FOR	CHECKED AND APPROVED BY
Construction Management Plan (CMP) for 1 Clifton Hill Project	0	09/09/2025	Liongate Construction LTD	Aximor LTD	