
212 Sawkeleys Rd, Ickenham, Uxbridge UB10 8AY

PROPOSAL: 13583/APP/2025/344: Erection of new dwelling with associated parking and landscaping following demolition of the existing dwelling.

DEMOLITION & CONSTRUCTION METHOD STATEMENT

Issue date: 05-03-2024 / issue no: P1

J79 STUDIO



1.0 Introduction

The construction method statement is prepared in response to approved planning condition 4, reference no. **13583/APP/2025/344**, decision dated 03.06.2025.

CONDITION 4: DEMOLITION AND CONSTRUCTION METHOD STATEMENT

Prior to development commencing, a demolition and construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (iv) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

3.0 Site background



Fig 1 – Aerial photo of the site

The proposal involves excavating the existing site and extending the existing single-family house. The construction site is accessible via Norwood Rd.

The strategy adopted aims to minimise disruption for neighbours by:

- Working within the confines of the site boundary
- Ensuring that a Good Neighbour Policy is in place.
- Ensure a clean & safe working environment & clear communication channel with site management.

4.0 Parking and Loading Arrangements

The Site Manager will ensure all vehicular deliveries are coordinated to cause the Minimum amount of disruption to the surrounding neighbourhood. The Project Manager will manage vehicle arrival timings and staggered them to reduce unnecessary congestion on Norwood Rd. All vehicles will arrive and depart the site in forward gear wherever possible. Availability of storage for materials on site will be limited. All deliveries will be on a 'just in time' basis. Qualified banksman will supervise delivery at the Norwood Rd site entrance throughout the working day to allow vehicles to enter the site without waiting on the public highway beforehand. Most of the material will be transported by a 3.5T panel van. A grab lorry would pick up skip and deliver bulk material. Those would be scheduled delivery only.

Banksmen will supervise all vehicle arrivals and departures, and all vehicles will undergo a wheel wash before leaving the site to minimise mud deposited on the public highway. In addition, the road outside the site will be swept if required. Grab Lorries to collect from kerbside in which case parking suspensions will be in place beforehand.

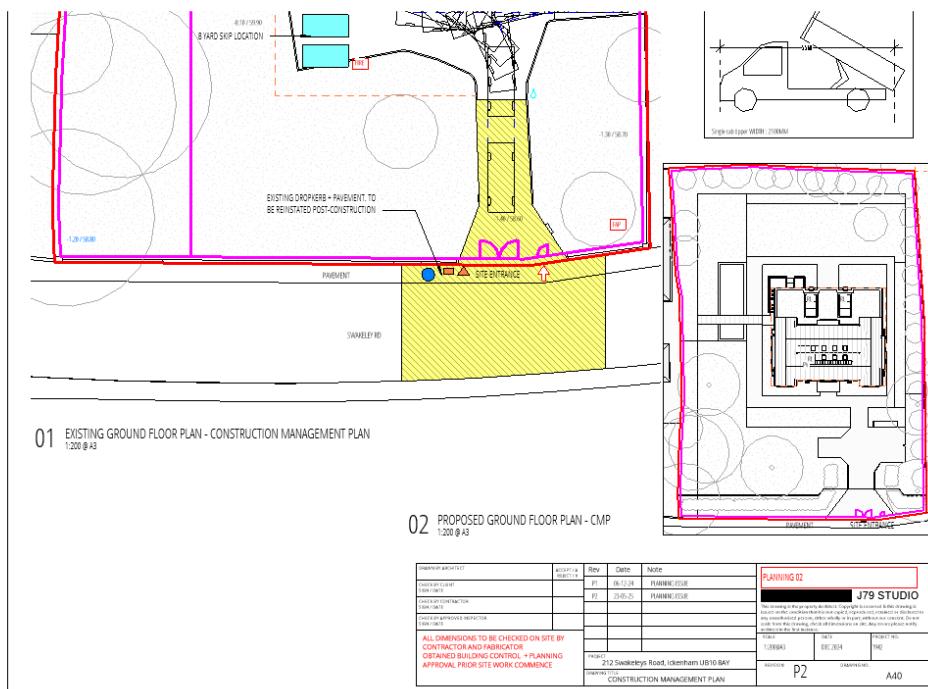


Fig 2.0 – construction site plan – refer to drawing A40

4.1 Number, frequency of delivery vehicles, delivery time

The construction team & supplier delivery's main route of approach to the site would be from Whitton Avenue East towards Northolt Park. All deliveries and collections will be made outside peak times of traffic flows, between 9.30 am and 3pm. Vehicle movements into and out of site must be left in and left out. The estimated delivery schedule is as follows:

Work package	Anticipated vehicular size	Anticipated dwelling time	Average daily number
Site waste removal			
Demolition Waste Removal from site (Substructure Phase)	5T panel van - shot wheeled based.	30 mins	6 per week for four weeks
Waste Removal from site (Superstructure Phase)	5T panel van - shot wheeled based	30 mins	3 per week for four weeks
Site Establishment (incl hoardings)			
General material delivery	5T panel van - shot wheeled based + 4 Wheeler Grab Lorries	30 mins	1
Ground Works & Foundations			
General material delivery	3.5T panel van - shot wheeled based + 4 Wheeler Grab lorries	30 mins	2
Superstructure			
General material delivery	3.5T panel van - shot wheeled based + 4 Wheeler Grab lorries	30 mins	2
External Envelope			
General material delivery	3.5T panel van - shot wheeled based	30 mins	3 per week
Internal Fit Out and Finishes			
General material delivery	3.5T panel van - shot wheeled based	30 mins	3 per week

Primary route: Sawkeley rd via A40

Secondary route: Harvil Rd

5.0 Hoarding + Signage

The Standard Hoardings A 2.4m minimum height, plywood faced, timber framed boundary hoarding, of a surface density of not less than 7kg/m² for normal security and noise limitation requirements. It may be necessary to increase the minimum height to protect buildings from noise. Gates in the hoarding should, as far as is practicable be positioned and constructed to minimise the noise transmitted to nearby noise sensitive buildings from the worksite or from plant entering or leaving the site. Hoardings will be provided and maintained, by the Contractor, and the Conditions of Licence issued by Local council adequate security will be exercised by the Contractor to prevent unauthorised 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. All site gates to open into the site.

The Contractor will ensure that all hoardings are painted on both faces. This should normally be in a plain uniform manner. Site safety notice signage are shown below.



Fig 3.0 – Signage example

6.0 Pedestrian and Cyclist Safety

Construction traffic poses and potential risk to pedestrian and residents' safety, particularly when entering and leaving the site / loading area. Vulnerable road user's safety will be ensured by the use of the banksmen during all periods of operation at the site who will supervise all arrivals and departures of construction traffic.

7.0 Neighbours

21 days prior to commencement of the works, the developer and their team will be liaising directly with the neighbouring property owners and occupiers and will formally present a construction method statement and programme to any formal focus groups. Any complaints raised by adjoining residents will be firstly directed at the main contractor but in the unlikely event that they are not dealt with promptly and satisfactorily they will then be directed to the developer's representative for resolution. Details of a named contact available 27/7 must be provided at the site gates. The contact detail to be display is as follow:

Gulzar Lakhanpal / ABLE Construction Ltd
T: 0208 814 2400
E: gulzar@ableconstruction.uk.com

8.0 Dust & Noise

Dust will be controlled by the use of 2.4m high solid panel hoarding, damping down within the site perimeter and the use of covered skips. Any delivery vehicles with materials liable to create dust will be covered with tarpaulins. It is acknowledged that projects of this nature will generate low level of dust, noise as demolition of existing single storey buildings and against rear garden wall is required. The demolition will be carried out by manual work and dust will be hose down, Use of impact hammer tools such as drills should be avoided during demolition. Vibration from demolition and construction building foundation must be addressed to minimise any effect on neighbouring occupants.

Noise from all items of site plant will be kept to a minimum with the best practical measures being implemented to control noise. All electrical construction plant where possible will be provided with suitable attenuation and vehicle exhaust silencers will be checked and monitored during the course of the works. All items such as compressors will be lined where possible with acoustic covers and mufflers to reduce noise and any site plant or machines will not be left running when not in use.

No radio will be used on site.

Any temporary items of plant will be located away from site boundaries where possible.

The project does not foresee the use of the crane. However if its need, applications for the erection of any cranes will be made to the Environmental Department and oversailing rights will be agreed where required. Details of the crane location, method of delivery to site will be listed out for councils Highway for approval in advance.

The following British Standards will be observed by contractor:

Dust - the Supplementary Planning Guidance by the GLA (2014) for The Control of Dust and Emissions during Construction and Demolition.

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.

Noise and Vibration - the Approved Codes of Practice of BS 5228-1 and -2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. All compliant received shall be logged into register and reported to LA at pollution-technical@ealing.gov.uk. All noise nuisance complaints shall be investigated in accordance with BS 4142 (2014) Method for rating and assessing industrial and commercial sound.

Please also obtain confirmation that the following requirement will be addressed:

Notification to neighbours of demolition/ building works

All occupiers surrounding the site should be notified in writing at least 21 days prior to the commencement of any site works, of the nature and duration of works to be undertaken and subsequently be regularly updated. The name and contact details of persons responsible for the site works should be signposted at the site entrance or hoarding in case of emergency and for enquiries or complaints. Any complaints should be properly addressed as quickly as possible."

Generators

No diesel or petrol powered generators to be used onsite and instead use mains electricity or battery powered equipment where possible.

Non-road mobile machinery (NRMM)

Ensure all non-road mobile machinery (NRMM) comply with the standards set. Registers site on NRMM website.

Details of crane delivery is follow & to be approved by LBE Highways beforehand.

Work package	Anticipated vehicular size	Anticipated dwelling time	Average daily number
Site waste removal			
Demolition Waste Removal from site (Substructure Phase)	5T panel van - shot wheeled based.	30 mins	6 per week for four weeks (01-March - 2023 until 31-March-2023)
Waste Removal from site (Superstructure Phase)	5T panel van - shot wheeled based	30 mins	3 per week for four weeks (01-March - 2023 until 31-March-2023)

8.1 Emission, Dust Mitigation & Control Measures

The best practicable means of preventing, reducing and minimising dust will be adopted during the demolition and construction works on this site. The site will be registered in the "Considerate Constructor Scheme" (on previously registered projects we were consistently able to achieve "High Level beyond Compliance"). On-site good practice procedures will be followed in order to mitigate noise, vibration and air pollution impacts under the Considerate Contractors Scheme (e.g. through dust and fume generation). Some of the measures currently planned to be adopted include:

- Vehicles transporting materials capable of generating dust to and from site to be suitably sheeted on each journey to prevent release of materials and particulate matter.
- Use of hoarding around the perimeter of the site to assist in the screening of noise and dust generation from low-level sources;
- Use of Pile screens where there is a risk of "soil splatter" from boring at boundaries.

- Brushing and water spraying will be used to suppress/mitigate dust with particular emphasis on the following (water will go through sediment tanks prior to discharge to the sewer system)
- Heavily used site hard surfaces and access points
- Structures and building during demolition/alterations.
- Unpaved areas that are subject to traffic or wind.
- Sand, spoil and aggregate stockpiles.
- During loading/unloading of any dust generating materials
- Effective wheel/body washing facilities to be provided and used as necessary
- As a final precaution the services of a road sweeper shall be available should it be necessary to remove spillage arising from our site on our identified traffic route.
- Concrete lorry wash down will be into a proprietary tray where it will be allowed to harden and then be disposed of as a recyclable aggregate.
- Accidental releases of oils and chemicals can cause a pollution incident, spill kits will be located around the site and persons will be trained in how to deal with a spillage and the impact of any spillages will be minimised, but the intention is to ensure liquids are properly stored & contained to prevent spillage.
- To prevent waste products being blown around the site and neighbourhood covered skips or bins will be used.
- Effective barriers around dusty activities and site boundary will be introduced.
- No bonfires on site.
- All vehicles will switch off engines, no idling.
- Site will not runoff water or mud on to the public highway.
- Cutting equipment will use water as a dust suppressant.
- Dust extraction units will be fitted to equipment where possible.
- Rubbish skips will be covered.
- Dust generating activities will be minimised.
- Hard surfaces and haul routes will be regularly cleaned and maintained.
- Mechanical sweepers will be employed as required.
- All personnel will be inducted and / or trained as required.
- Visual monitoring will be carried out on an ongoing basis.
- We will always endeavour to operate with best practical means at all times.

Dust will be controlled by the use of screens, damping down within the site perimeter and the use of covered skips; Any delivery vehicles with materials liable to create dust will be covered with tarpaulins. It is acknowledged that projects of this nature will generate minimum degree of dust, noise as no demolition of existing building is required. However vibration from construction building foundation must be addressed to minimise any effect on neighbouring occupants.

Noise from all items of site plant will be kept to a minimum with the best practical measures being implemented to control noise. All electrical construction plant where possible will be provided with suitable attenuation and vehicle exhaust silencers will be checked and monitored during the course of the works. All items such as compressors will be lined where possible with acoustic covers and mufflers to reduce noise and any site plant or machines will not be left running when not in use.

9.0 Working Hours

All construction works will be carried out during the hours of 0800 to 1700hrs Monday to Friday and no working with machinery & outside of building on Saturdays, Sundays or bank holidays.

10.0 Phasing programing and timing of works

All construction works will start August 2025 and length of construction is 21 months.

Work package	Duration
Site clearing and preparation	2 month
Ground Works & Foundations	4 months
Superstructure External Envelope	8 months
Internal Fit Out and Finishes	5 months
Landscaping	2 months

11.0 Lighting

All external lighting to allow construction works to progress during low level of daylight will be luminate work area only. Any light nuisance on site can be report to site manager. The lighting will only occur during the working out listed above.

12.0 Site management contact info & respond to complaints

Site Emergency contacts during the construction period. The contact detail will be clearly display on site gate.

Gulzar Lakhpal

T: 0208 814 2400

E: gulzar@ableconstruction.uk.com

All compliant will be revert back to Able construction and it will be dealt with as soon as contractor has been notify. The contractor will follow the procedure set out below:

1. Identify the problem.
2. Rectify the problem.
3. Follow up on the problem.
4. Learn from the problem.

13.0 WASTE MANAGEMENT

In compliance with the Site Waste Management Plan Regulations 2008, a Site Waste Management Plan, (SWMP), will be designed specifically for this project so that Pajo development can take all reasonable steps to ensure that: -

- All waste from site is dealt with in accordance with the waste 'Duty of Care' in Section 34, Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) Regulations 1991; and
- Material will be handled efficiently and waste managed appropriately.
- Material reuse, recycling and recovery is maximised where reasonably practicable.
- The Plan will be reviewed, revised, and refined as necessary, to ensure that any changes in respective roles and responsibilities are clearly communicated to those affected.
- Take reasonable steps to ensure that sufficient site security measures are in place to prevent the illegal disposal of waste from the site.

The site management are aware that the construction of this development will have an impact on the environment and they will consider this effect as part of their management strategies.

The SWMP shall be kept in the Site Office, and will be issued to all Trade Contractors as part of their works order. The SWMP is specific for this project and shall be formally reviewed during the progress of the project. The SWMP shall also be retained in the Pajo Development archives for 2 years after completion of the Project and a copy will be included in the Health & Safety File. All reasonable efforts will be made to minimise the volume of waste removed from this site and the SWMP will be compiled with a view to identifying waste and considering means of reducing it using the following waste management hierarchy:

1. Eliminate – avoid producing the waste in the first place
2. Reduce – minimise the amount of waste produced
3. Re-use - as many times as possible (whether on site or off-site)
4. Recycle - only after they can no longer be re-used (whether on site or off-site)
5. Recovery – has been defined as, "... the essential characteristic of a waste recovery operation is that its principal objective is that the waste serve a useful purpose in replacing other materials which would have had to be used for that purpose, thereby conserving natural resources".
6. Dispose of what's left in a responsible way.

Waste will be segregated and, where possible, disposed of for recycling. Recycled materials will be used where possible and components will be purchased from sustainable sources where available. Materials will be ordered with minimal waste, materials will be delivered "just in time" to avoid site damage and consequent waste and with minimal packaging. Waste will be removed by licensed hauliers and a full audit trail will be maintained including places of disposal. Waste oils or fuels will be collected into drums and disposed of through a specialist collection agency that will provide a full audit trail. There are also lots of simple basic housekeeping steps that Able construction use (some of which are outlined below) that can have a major impact on designing out waste.

- Stack securely and minimise the loss - Poor storage and handling of materials can lead to damage and waste –
- Too many materials on site invariably lead to poor storing and stacking and consequent damage.
- Quantities will be double checked before ordering.
- Consideration will be given to the off-site manufacture of components which reduces waste.

- Components liable to be adversely affected by the elements will be stored inside to avoid perishing and waste.
- After double checking the amount required, suppliers will be sought who will accept the return of unused materials, and who agree to minimise packaging and return it to their works for recycling.

14.0 SITE INSPECTION PROCEDURE

A weekly site inspection will be carried out by site manager with the principle design. The following will be completed after each inspection. Site inspection should monitor nearby roads and ensure there is no dust outside the boundaries of the site and that all mitigation measures in the CEMP are being followed.

SITE VISIT REPORT

Principal Contractor: Able Construction Ltd		Date:																																
Site Manager: Hamza Lakhpal		Report by:																																
Project:		Project Nr: 12345																																
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Y	N/A	INSPECTIONS	Date of Last Inspection / Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractor Safety Audit	No H&S Audit undertaken to date - given progress on site suggested that one is aranged in near future
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scaffolding Register	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lifting Equipment Inspections	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ladder Register	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Excavation Register	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plant Inspection Register	No significant plant currently on site

Y	N/A	PERSONNEL	Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Manager SMSTS	Hamza holds SMSTS accreditation - suggested that copy of certificate should be displayed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	First Aider	Hamza is named First Aider - refer to Additional Comments below
<input checked="" type="checkbox"/>	<input type="checkbox"/>	PPE	Hard hats available but not worn - substructure brickwork currently ongoing so minimal risk of objects falling

Y	N/A	EMERGENCY PROCEDURES	Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Manager Contact Details	Noted in Site Induction
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Accident Book / Reporting	Held in welfare cabin
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Procedures	Muster point noted in Site Induction and indicated on site boundary

ADDITIONAL COMMENTS

H = High Risk M = Medium Risk L = Low Risk

First Aider - suggested that copy of training is displayed within welfare cabin; Appointed Person (for First Aid) should also be identified

Housekeeping - Fuel Oil drum is located (not standing upright) on a temporary bund but no Spill Kit in evidence; several gas cylinders are located adjacent to Fuel Oil, cylinders should be stored in proper cage aand at a distance from Fuel Oil

COVID-19 - ensure that all appropriate measures and facilities are in place and will be continually reviewed and supplemented as the level of operatives increase on site; cleaning regime(s) should be documented and kept up to date

15.0 PAVEMENT CONDITION SURVEY & REMEDIAL WORK

The contractor will pay the council's costs for any remedial works to the highway and a result of the development activity. The existing condition of the pavement will be photo documented before work start.



-END-