

Construction Management Plan

279 Long Lane, Hillingdon

Uxbridge UB10 9JS

By Anva

Site Address: 279 Long Lane, Hillingdon, Uxbridge, UB10 9JS

Proposal: Erection of a detached two-storey 4-bedroom single dwellinghouse with associated access, parking, cycle storage, refuse storage and landscaping at rear garden land with access onto Hartshill Close, Hillingdon.

1. INTRODUCTION

This Construction Management Plan (CMP) has been prepared in support of the proposed residential development at Hartshill Close, Hillingdon.

The purpose of this document is to demonstrate how construction activities associated with the proposed development will be appropriately managed in order to minimise impacts on neighbouring residents, the surrounding highway network, existing trees and the local environment.

Construction works will be undertaken in accordance with relevant health and safety legislation, environmental regulations and best practice construction management procedures.

2. SITE DESCRIPTION

The application site is located within an established residential area accessed from Hartshill Close.

The surrounding area is predominantly residential in character and comprises detached dwellinghouses with associated private gardens and landscaping.

The proposed construction works relate to a single residential dwelling and are therefore considered limited in scale and duration.

3. CONSTRUCTION PROGRAMME

Construction works are anticipated to proceed in the following stages:

1. Site preparation and protective fencing;
2. Demolition and clearance works (where required);
3. Groundworks and foundations;
4. Superstructure construction;
5. Roof installation;
6. External finishes and windows;
7. Internal works;
8. Landscaping and external works;
9. Final completion and site clearance.

The construction period is expected to be temporary and proportionate to the scale of the development.

4. HOURS OF WORK

Construction working hours will be controlled to minimise disturbance to neighbouring occupiers.

The following hours are proposed:

- Monday to Friday: 08:00 – 18:00
- Saturdays: 08:00 – 13:00
- Sundays and Bank Holidays: No construction works

Any exceptionally noisy operations will be minimised where possible.

5. SITE ACCESS AND TRAFFIC MANAGEMENT

Construction access will be taken from Hartshill Close. All construction vehicles and deliveries will be managed to minimise disruption to neighbouring residents and the local highway network.

Measures will include:

- Coordinated delivery scheduling;
- Avoidance of peak traffic periods where possible;
- Temporary on-site loading/unloading arrangements;
- Contractor parking management;
- Maintenance of safe pedestrian access.

No unnecessary obstruction of the public highway will occur.

6. CONSTRUCTION VEHICLE MANAGEMENT

The scale of the development is modest and significant heavy vehicle movements are not anticipated. Construction traffic will be limited to:

- Small to medium construction vehicles;
- Material deliveries;
- Waste collection vehicles.

Vehicle engines will not be left idling unnecessarily. All contractors and delivery drivers will be instructed to operate responsibly within the residential area.

7. DUST, NOISE AND VIBRATION CONTROL

Appropriate measures will be implemented throughout the construction period to minimise dust, noise and vibration impacts.

These measures will include:

- Damping down of dusty materials where necessary;
- Appropriate storage of loose materials;
- Limiting noisy operations where possible;
- Use of modern and well-maintained equipment;
- Switching off machinery when not in use.

Construction activities will be managed in a considerate manner appropriate to the residential surroundings.

8. WASTE MANAGEMENT

Construction waste will be appropriately managed and removed from the site by licensed waste contractors.

Waste materials will be:

- Segregated where possible;
- Stored safely within the site;
- Removed regularly to prevent accumulation.

The site will be maintained in a clean and tidy condition throughout the construction period.

9. TREE PROTECTION

Existing trees and landscaping to be retained will be protected throughout construction works.

Tree protection measures will be implemented in accordance with:

- BS5837:2012;
- Arboricultural Method Statement;
- Tree Protection Plan.

Protective fencing will be installed prior to commencement of construction activities and retained for the duration of works where required.

No storage of materials, excavation or construction activity will occur within protected Root Protection Areas unless specifically approved within the Arboricultural Method Statement.

10. SITE SECURITY

The construction site will be secured throughout the duration of works.

Security measures will include:

- Temporary site fencing or hoarding where required;
- Secure storage of materials and equipment;
- Controlled contractor access.

The site will be managed to ensure the safety of neighbouring occupiers and pedestrians.

11. CONSIDERATE CONSTRUCTION

Construction activities will be undertaken with due regard to neighbouring residential amenity.

Contractors will be instructed to:

- Respect neighbouring residents;
- Maintain safe and tidy working conditions;
- Minimise unnecessary disturbance;
- Ensure responsible behaviour by all site personnel.

12. CONCLUSION

The proposed development represents a modest residential construction project within an established residential area.

This Construction Management Plan demonstrates that construction activities can be appropriately managed in a manner that minimises impacts on neighbouring occupiers, the highway network, existing trees and the surrounding environment.

The proposed measures are considered appropriate and proportionate to the scale and nature of the proposed development.

ANVA

29/05/2026