

Construction Logistics Plan

**New Build at:
395 Sipson Rd
Sipson
UB7 0HU**

Acelux Limited

Suite 5 88a High Street

Billericay

Essex CM12 9BT

PROJECT No:26004

02 February 2026



**Suite 5 88a High Street Billericay Essex
CM12 9BT**

Job ref : 26004
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Made By : Tony Biggs
Date : 02 February 2026

1. Introduction

- a. Developer name - Wellington Pub Company Limited c/o Motcomb Estates Ltd
- b. Contractor - Acelux Limited are the main contractor who will be responsible for implementing this plan.

They will be represented by Andy Fletcher

Contact: Tel: 01277 658868

Email: andy@acelux.co.uk

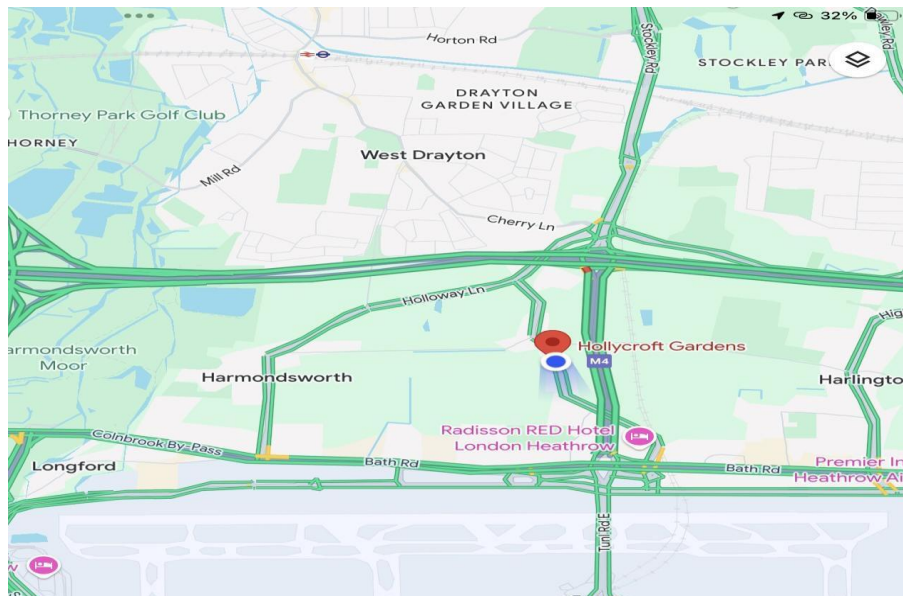
Acelux Limited are signed up to Considerate contractor

<https://www.considerateconstructors.com/>.

- c. Existing site location and use.

- i. Site Location:

The site is situated off of Sipson Rd. Site entrance is opposite Hollycroft Gardens through the pair of wooden gates into a disused car park. From the M4 the site is approximately 1 mile.



- ii. This project will include the construction of two new houses at the rear of the site shown below. The new semi-detached houses will comprise three bedroom, lounge and kitchen, with dedicated parking spaces.

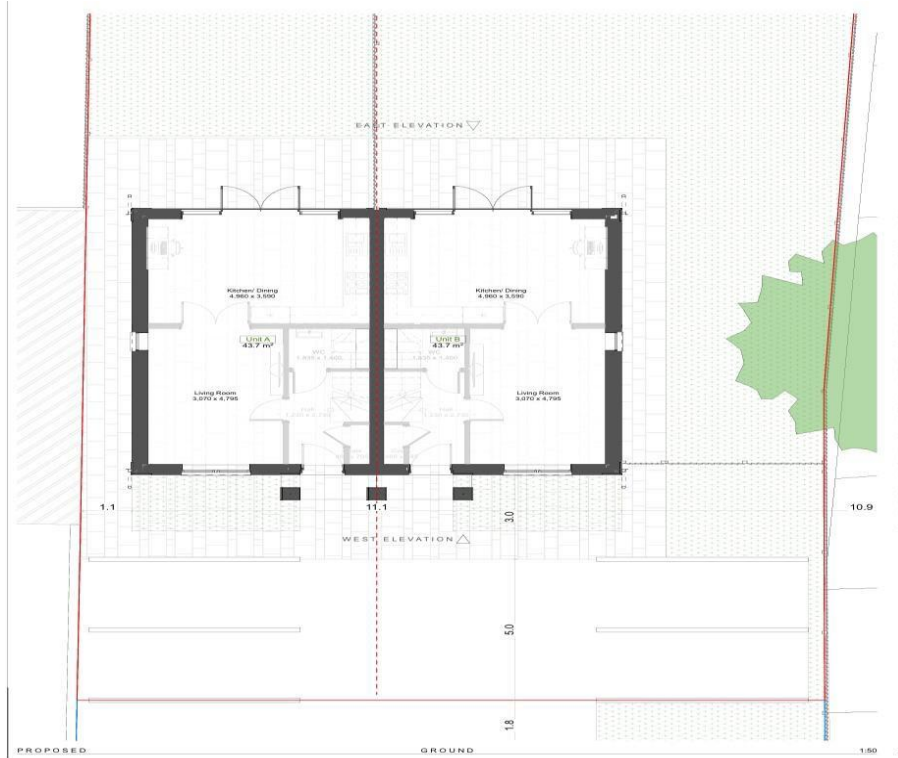


d. Summary of works for two 3 bedroom houses.

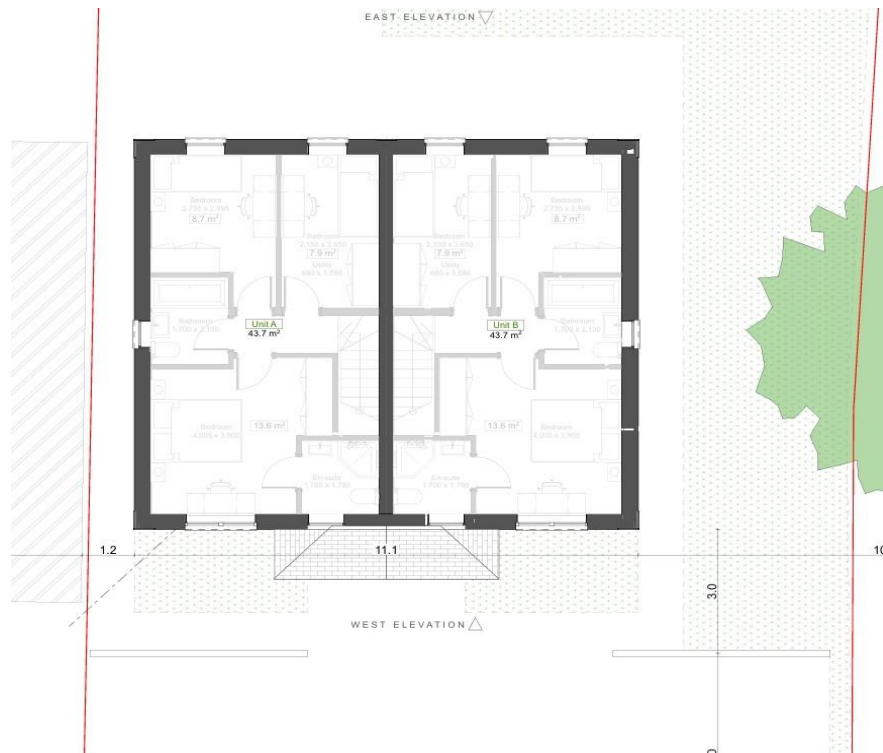
- Excavating and laying new foundations.
- New drainage to be connected to the existing sewer.
- New roofs to incorporating solar panels.
- Parking spaces to the front of the new properties and all associated landscaping



Ground Floor Plan



First Floor Plan



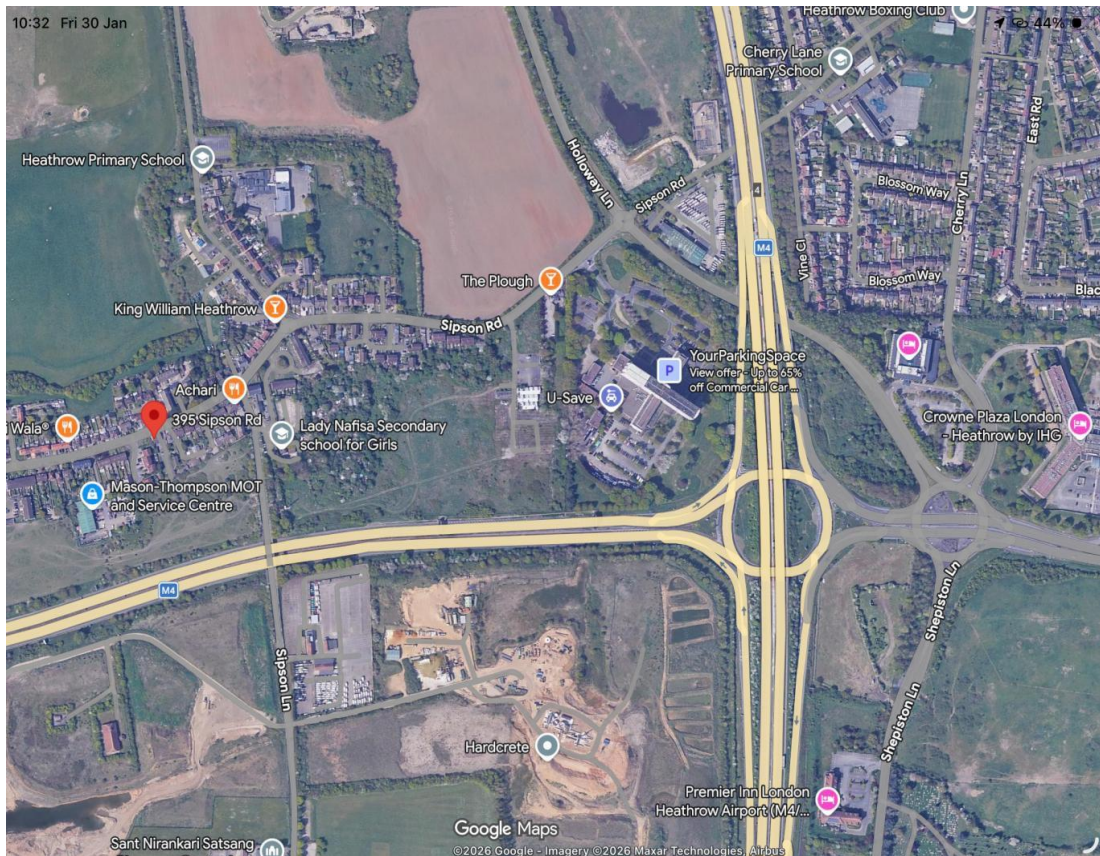
- e. The objective of this document to ensure the development is in compliance with Hillingdon Council Guidelines. The responsibility for its implementation will be with the contractor overseen by the developer.

2. Context, considerations and challenges

- a. The site is located off the A408 which leads into the small village of Sipson.
- b. Sipson Road is a quiet road with minimal pedestrians. However, during peak times traffic can be heavy and parking on the road can create a single lane of traffic with road.
- c. Policy:

The policy for the construction project is to minimise the impact to the local residents and neighbouring businesses, as a principle to assist in achieving this all deliveries will be undertaken within the site curtilage.

Site Location:

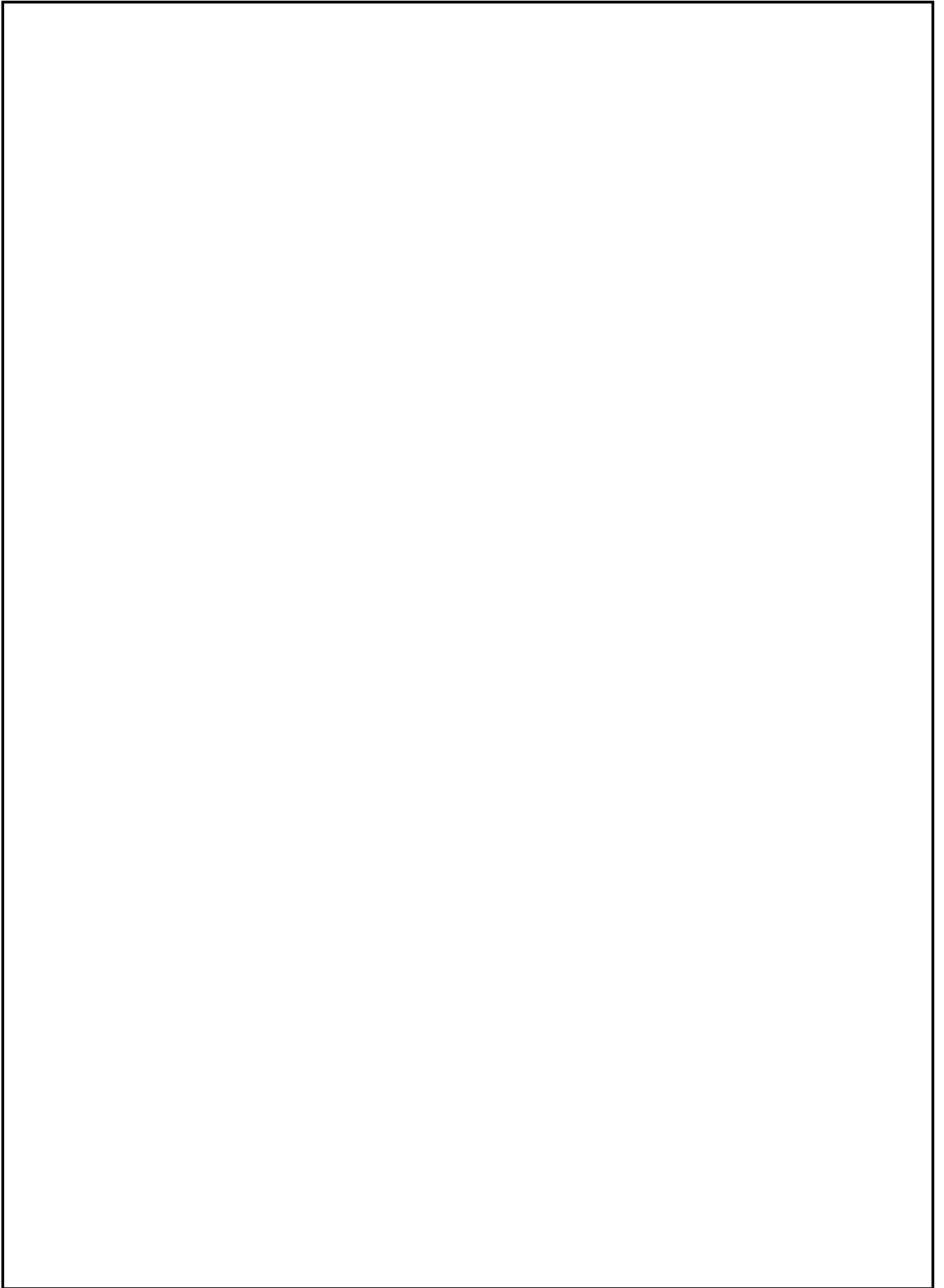




3. Construction programme and methodology

a. The construction programme (dependent on discharge of planning conditions) will generally be as set out below:

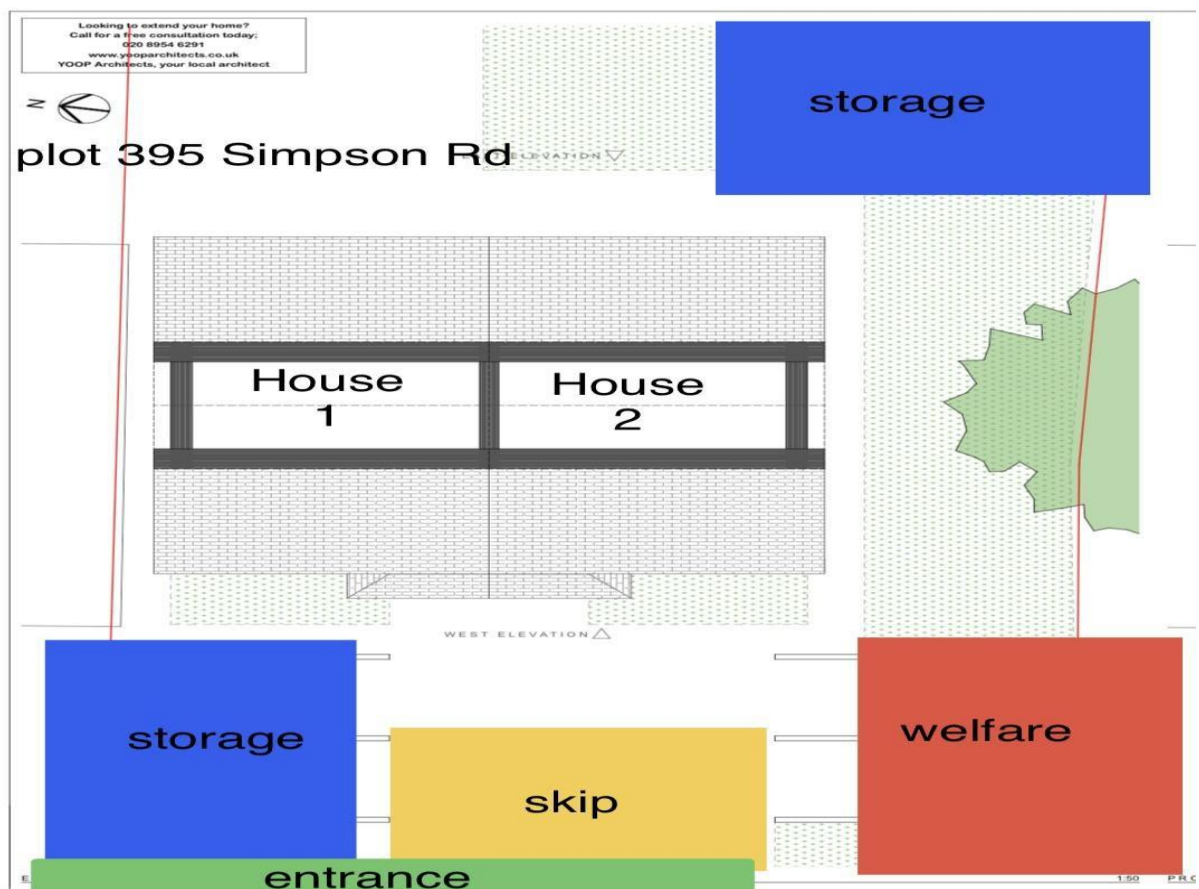
Phase 1 Set up				
Health and safety Document establishment	Admin team	0%	27/4/26	28/4/26
Site set up ordering	Admin team	0%	28/4/26	1/5/26
Delivery of the accommodation and security fencing	Site Team	0%	1/5/26	4/5/26
Temporary power and water connection	Site Team	0%	4/5/26	5/5/26
Site establishment	Site Team	0%	6/6/26	15/5/26
Phase 2 Ground works				
Excavation	Civil Team	0%	18/5/26	16/6/26
Concrete works and foundations	Civil Team	0%	16/6/26	1/7/26
Installation of drainage	Civil Team	0%	1/7/26	3/7/26
Below ground Masonry	Superstructure team	0%	6/7/26	7/8/26
Ground floor slab	Site Team	0%	10/8/26	17/8/26
Phase 3 Superstructure				
Delivery of superstructure materials	Superstructure team	0%	10/8/26	17/8/26
Construction of new superstructure	Superstructure team	0%	17/8/26	10/11/26
Roofing works	Superstructure team	0%	11/11/26	4/1/26
Windows and doors	Superstructure team	0%	11/11/26	4/1/26
External Finishing	Superstructure team	0%	5/4/26	23/12/26
Phase 4 Fitout				
First fix fit out	Fit out	0%	4/1/27	15/2/26
Mechanical and Electrical 1 st fix	M&E Team	0%	1/2/26	22/2/26
Second fix fit out	Fit out	0%	22/2/26	15/3/26
Mechanical and Electrical 2 nd fix	M&E Team	0%	15/3/26	31/3/26
decoration	Fit out	0%	24/3/26	22/4/26
Completion	Fit out	0%	22/4/26	30/4/27
Phase 5 Completion				
Hard Landscaping	Civil Team	0%	5/4/27	30/4/27



b. Activities to be considered

- i. Basement excavation and piling – there is no basement proposed as part of the development.
- ii. Sub-structure – below ground works include foundations.
 Machinery to be used during these works with mini tippers moving waste materials.
- iii. Super-structure above ground works including the structural elements of the building including floors.
 The structure will obviously require the use of scaffolding and the lifting of timber roof trusses.
- iv. Fit-out, testing and commissioning – this stage includes all mechanical, electrical, and plumbing installation and testing of newly installed systems. Infrastructure phases:
 The fit out will be typical for a property of this type with plasterboard and brickwork.
- v. Site establishment, clearance and alterations – includes establishing welfare accommodation, clearing the site of debris
- vi. .

The attached plans indicates the proposed site establishments.
 (Staff parking is limited to a few spaces. Therefore staff will be encouraged to use public transport) regular inspections will be made to ensure no obstructions or inconvenience is made to local residents.



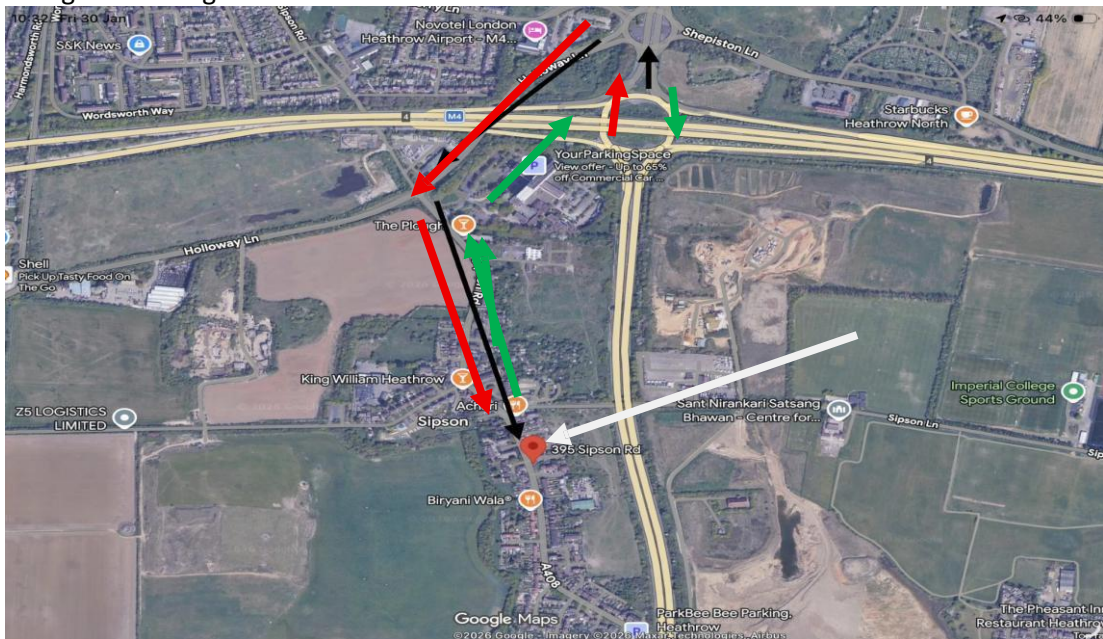
Parking map



4. Vehicle routing and site access

- a. Strict vehicle routing will be insisted on; all deliveries will be made via the A408 taking the first junction off of the M4. Using the Stockley Rd and taking the first left onto Holloway lane follow this to the first mini round about and onto Sipson Rd.

Arriving and leaving the site





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b. Strategies to reduce impact:

- Deliveries will be undertaken where possible outside rush hour traffic time i.e. between the hours of 10am and 3pm and in a last-minute timing to avoid trucks waiting.
- Site operatives will be encouraged to use public transport to reduce traffic and maintain parking around the site.
- Tire washing facilities will be available if needed to prevent site debris being deposited onto the highway although it is not expected vehicles will enter site due to the plots limited access constraints.
- All deliveries where possible will be unloaded on site to reduce obstructions on the highway.
- Cooperation where possible with adjoining construction sites to share transport and deliveries will be sort to reduce traffic movements.
- All necessary traffic orders and other permissions required to allow safe access to the site to be secured and implemented prior to commencement of construction works.
- The contractor will commit to sweep adjacent roads when required and at the request of the council
- Where possible smaller vehicles will be used for deliveries.

6. Estimated vehicle movements:

Based on the programme the below gives an indication of likely movements and deliveries:

Phase	Description	Phase start Date	Phase end date	Number of wagon movements
Phase 1 pre construction phase		27/4/26	15/5/26	5
Site set up	Cabins and fencing deliveries			5
Phase 2 Ground works		18/5/26	17/8/26	16
Excavation	Muck away and plant deliveries			6
Concrete works and foundations	Concrete deliveries			3
Installation of drainage	Drainage materials			2
Below ground Masonry	Concrete and rebar deliveries			2
Ground floor slab	Concrete, rebar and plant deliveries			3
Phase 3 Superstructure		18/8/26	23/12/26	17
Delivery of superstructure materials	Steelwork and masonry			4
Construction of new superstructure	Masonry, timber and steelwork deliveries			4
Roofing works	Timber and cladding deliveries			7
Windows and doors	Delivery			2
External Finishing	Material finishes			2
Phase 4 Fitout		4/1/27	30/4/27	21
First fix fit out	General deliveries			6
Mechanical and Electrical 1 st fix	General deliveries			3
Second fix fit out	General deliveries			4
Mechanical and Electrical 2 nd fix	General deliveries			4
decoration	General deliveries			2
Completion	General deliveries			2
Phase 5 Completion		5/4/27	30/4/27	8
Hard Landscaping	Hard material and concrete deliveries			4
External structures	Delivery			1
Soft landscaping	Topsoil, plants and turf			3

Types of vehicles will be kept where ever possible to 7 Tonne vehicles which will include the following:



7 Tonne Curtain Waller Truck.



7 Tonne Flatbed Wagon



Skip Wagon



Transit van



Small concrete wagons



7. Implementing, monitoring and updating

- a. Acelux LTD and the developer will be contracted to commit to weekly assessments on the effects of deliveries and track the success of deliveries as well as the implementation of improvements.
- b. The results from this assessment will be recorded and reviewed at following assessments.

8. Sound Management

i. Planning and Scheduling

Local authority limits for construction work will be maintained. Noisy activities (concrete breaking) will be avoid early in the morning, late in the evening, or at weekends.

"Just in Time" Delivery: Coordinate material deliveries will be implemented to minimize the time trucks are idling or manoeuvring loudly near residences.

ii. On-Site Noise Control

These methods will be adapted:

Equipment Control:

The use of modern, quietened equipment (e.g., equipment with noise-suppression features) will be used and all machinery will be well-maintained, as worn-out parts can generate excessive noise.

Equipment will be turned off when it's not in use; do not allow idling.

Alternative Construction Methods: Where possible, substitute inherently loud activities with quieter ones will be encouraged:

iii. Communication and Resident Engagement

A proactive approach to communication will be employed even when noise is unavoidable.

Advance Notification:

Local residents will be advised well in advance of particularly noisy phases of work, providing specific dates and times.

Feedback Mechanism: Create a clear, easy-to-use system (phone number, email) for residents to report noise issues. Log all complaints and detail the actions taken to address them.

9. Dust Management

- a. Sprinkler dusting systems will be used when required
- b. Materials and waste will be covered at all times and all flammable materials with a covering conforming to LPS1207.
 - c. Premanufactured products will be used where possible.

10. Conclusion

- a. The proposed works are able to be undertaken whilst staying within the guidelines of the local authority.

Author:

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