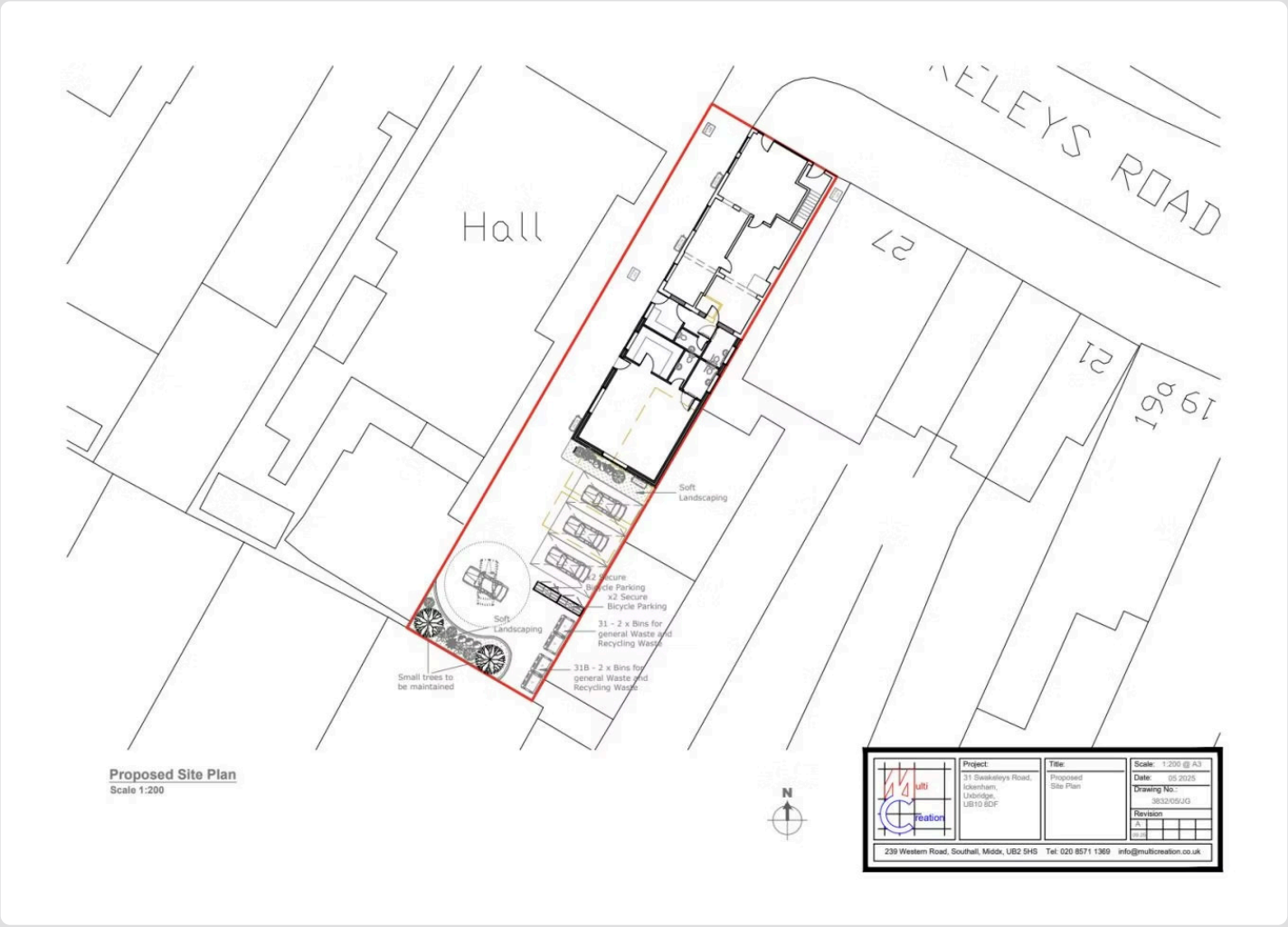
Construction Management Plan

31 Swakeleys Road, Ickenham, Uxbridge, UB10 8DF



Development: Alterations to rear of existing property, demolition of three detached garages, and construction of a single-storey rear extension to provide office space and facilities (Use Class E(g)(i)), including associated parking, bin and cycle storage, and new AC units.

Prepared For: London Borough of Hillingdon

Prepared By: Jag Kumari

Date: 20/11/25

Contents and Site Overview

Contents

Site Address: 31 Swakeleys Road, Ickenham, Uxbridge, UB10 8DF

Phasing of Development Works

The construction programme spans **9 months** (36 weeks) and is phased as follows:

01

Pre-Start (Weeks 1–4)

- Site setup, welfare, temporary power
- Party Wall notices
- BC approvals and drainage checks
- Traffic management installation
- Demolition method statement approval

02

Demolition & Site Clearance (Weeks 5–8)

- Soft strip
- Removal of internal fixtures for reuse where possible
- Demolition of 3 detached garages
- Removal of slabs, footings, redundant drainage
- Safe segregation of materials for recycling
- Formation of access route for plant and deliveries

03

Groundworks & Drainage (Weeks 9–12)

- Excavation to trench-fill foundations
- Installation of drainage, SVPs, inspection chambers
- Soakaway construction (subject to porosity tests)
- Backfill and compaction
- Building Control inspection

04

Superstructure (Weeks 13–20)

- External and internal walls
- Lintels, structural steels, joists
- High-level windows
- GRP warm flat roof system

05

First Fix M&E + External Works (Weeks 21–28)

- Mechanical ducting and pipework
- Electrical first fix
- Installation of windows & doors
- Construction of parking bays, cycle store, bin store
- Hard & soft landscaping

06

Second Fix, Fit-Out & Commissioning (Weeks 29–36)

- Second fix electrics and plumbing
- AC installation
- Final plastering, flooring and finishes
- Testing, certification and Building Control sign-off
- Demobilisation and reinstatement of any affected external areas

Hours of Work and Material Recovery

Hours of Work

In accordance with the London Borough of Hillingdon requirements:

Monday–Friday	Saturday	Sunday & Bank Holidays
08:00–18:00 No noisy works prior to 09:00 on weekdays.	**08:00–13:00**	**No works permitted**

Deliveries will be restricted to **09:30–15:30** to avoid school/run peak times.

Programme for Safe Removal of Materials (Reuse & Recycling)

A selective demolition and material recovery strategy will be implemented:

3.1 Pre-demolition audit

A site audit will identify all potentially valuable/reusable materials, including:

- Timber beams
- Brickwork (where undamaged)
- Steel components
- Doors & ironmongery
- Fixtures/fittings
- Concrete crushed for reuse as Type 1 sub-base where allowable

3.2 Hazardous / contaminating materials

The development does not indicate asbestos in plans; however:

- An **R&D asbestos survey** will be undertaken before demolition.
- Any ACMs will be removed by a licensed contractor under controlled conditions.

Programme for Safe Removal of Materials (Reuse & Recycling)

3.3 Material segregation

- Timber, metal, plasterboard, and masonry will be separated on site.
- Recyclables taken to licensed facilities.
- Records of waste transfer notes will be maintained.

This process complies with the GLA's **Circular Economy** principles.

Control of Mud, Dirt & Wheel Tracking

To prevent mud and debris onto footways and roads:

Wheel-washing station

Located at the site exit.

Road sweepers

Arranged as required.

Hardcore/Type-1 turning area

Installed early during groundworks.

Designated access route

All vehicles to use the designated access route only.

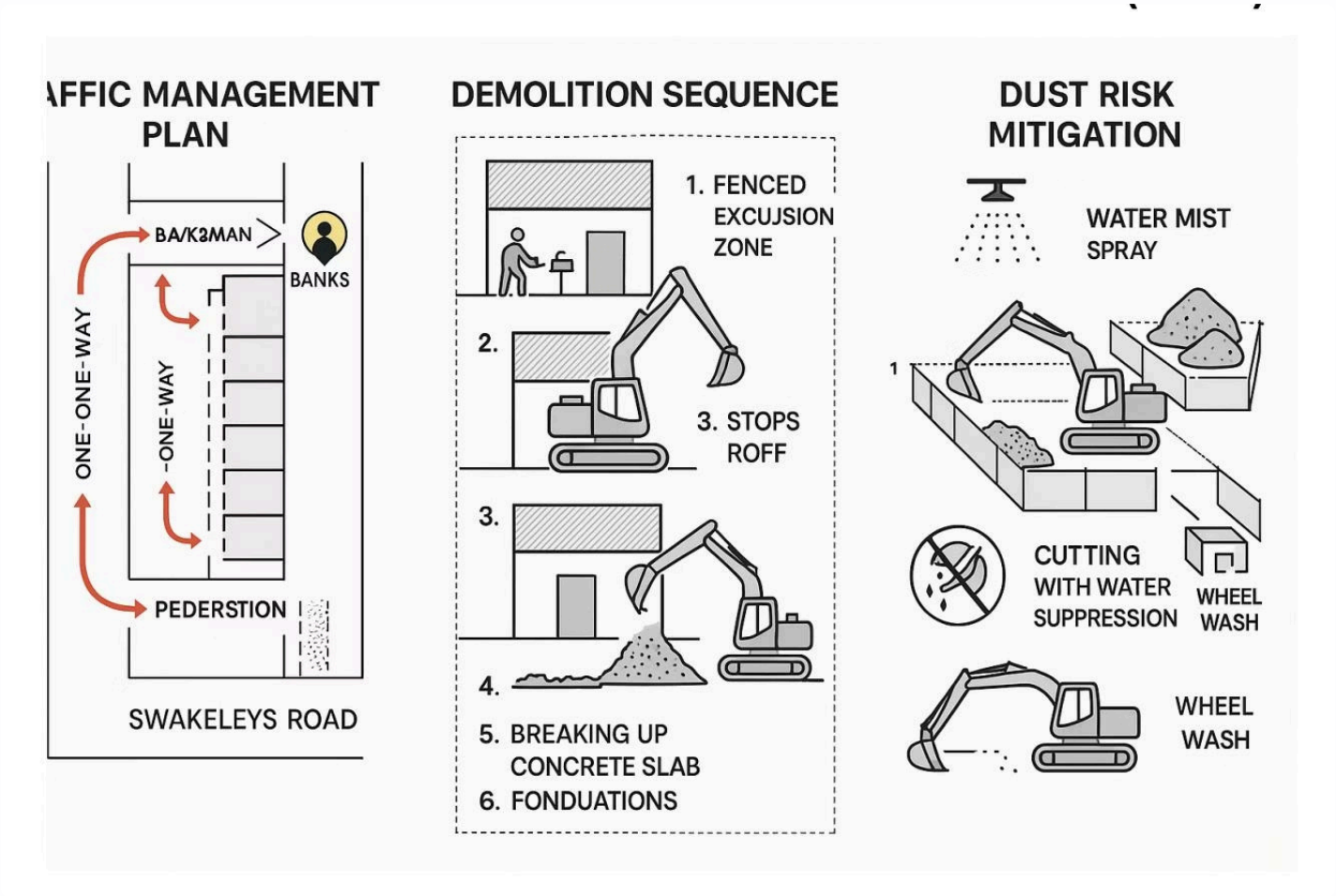
Protective matting

Placed during wet conditions.

Daily visual checks

By Site Manager.

Traffic Management, Access & Contractor Parking



5.1 Site Access

- Access via **rear car park entrance** as shown on the Proposed Site Plan (Drawing 3832/05/JG).
- Pedestrian segregation using temporary barriers and signage.
- One-way system for plant within site to avoid reversing where possible.

5.2 Traffic Management Measures

- Delivery times restricted to **off-peak hours (09:30–15:30)**.
- Banksman present for all HGV deliveries.
- No construction vehicle to wait or idle on public highway.
- All suppliers instructed about narrow access and turning requirements.

5.3 Contractor Parking

- No parking permitted on local roads.
- Contractors must park **within the site boundary** in the designated contractor parking bays.
- Car sharing is encouraged to reduce vehicle numbers.

Air Quality & Dust Control Measures

Measures implemented in accordance with **GLA SPG: Control of Dust and Emissions from Construction and Demolition**:

6.1 Dust Suppression

- Dust screens around the demolition zone.
- Water misting during demolition and concrete breaking.
- No cutting/grinding in open air without suppression.
- Sheeting and dampening of exposed stockpiles.
- Covering all skips and loads during transport.

6.2 Air Quality Controls

- Avoid vehicle idling; signage displayed on site.
- Use of low-emission plant where possible.
- Delivery vehicles required to meet Euro VI standards where available.
- On-site monitoring by Site Manager.

6.3 Noise & Vibration

- Use of silenced equipment and acoustic enclosures where needed.
- No impact hammering at sensitive times.
- Advance notice to neighbours when unavoidable noisy works occur.

Storage of Materials on Site

- Materials stored within the secure fenced compound shown on the Proposed Site Plan.
- Hazardous materials kept in lockable COSHH stores.
- All materials placed on raised platforms to avoid water damage.
- Just-in-time deliveries to minimise stockpiling.
- Waste segregation zones clearly signed.

Compliance with GLA Dust & Emissions SPG

The project will comply with the **GLA Control of Dust and Emissions from Construction and Demolition SPG** by implementing:

NRMM Compliance

NRMM (Non-Road Mobile Machinery) compliance and registration.

Dust Risk Assessment

Dust Risk Assessment (DRA) prior to works.

Ultra-low Sulphur Diesel

Ultra-low sulphur diesel for plant.

Activity Monitoring

Monitoring of dust-generating activities.

Documentation

Full documentation of dust-control methods in daily site logs.

Worker Training

Worker training in air-quality protection measures.

Implementation, Monitoring and Reporting

Communication

The CMP will be communicated to all subcontractors during induction.

Daily Monitoring

A Site Manager will monitor compliance daily.

Monthly Audits

Monthly audits to be undertaken and kept available for LPA inspection.

Breach Reporting

Any breaches will be reported to the Local Planning Authority with corrective action taken immediately.

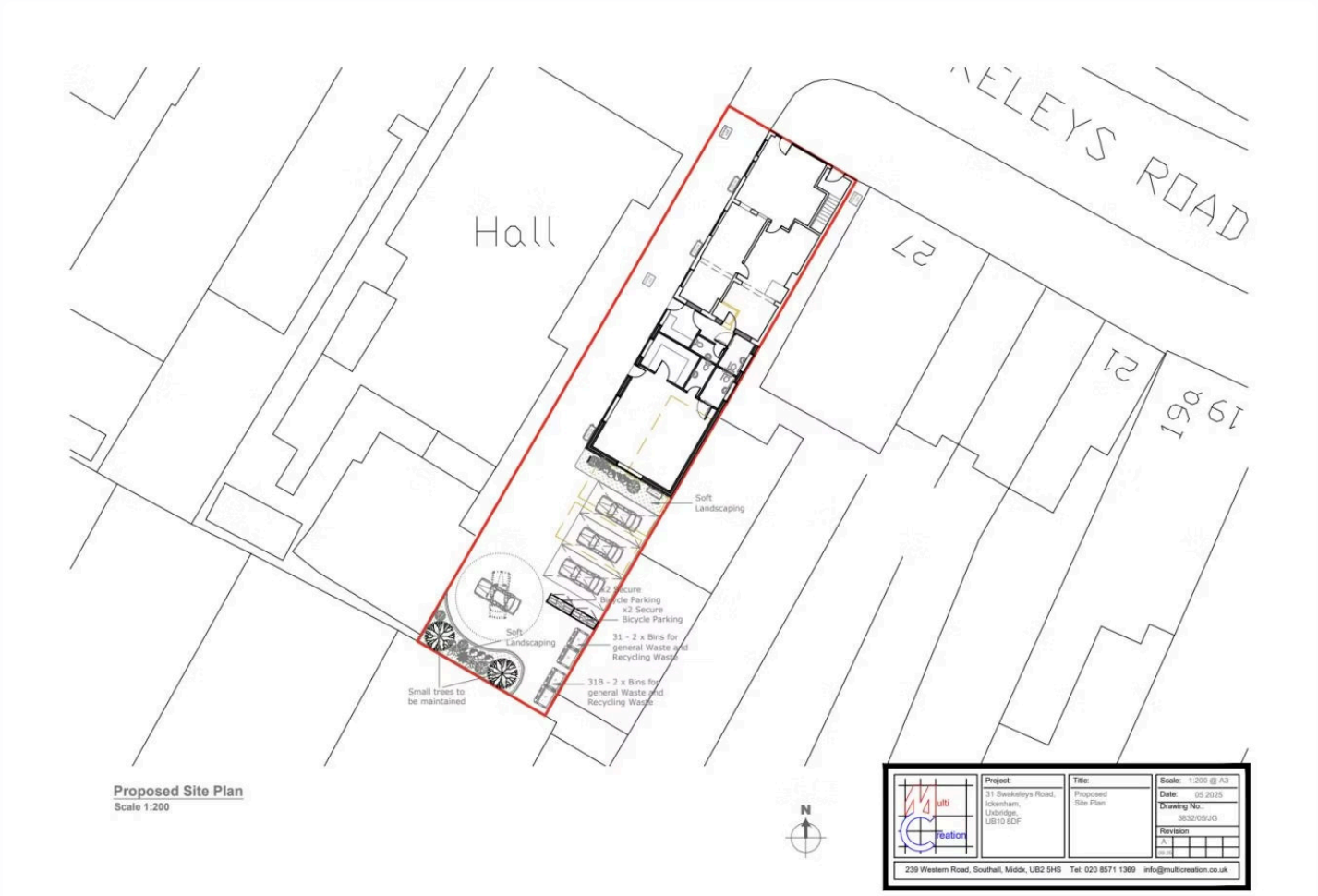
Reason for the Plan (as per Condition)

This Construction Management Plan is submitted to:

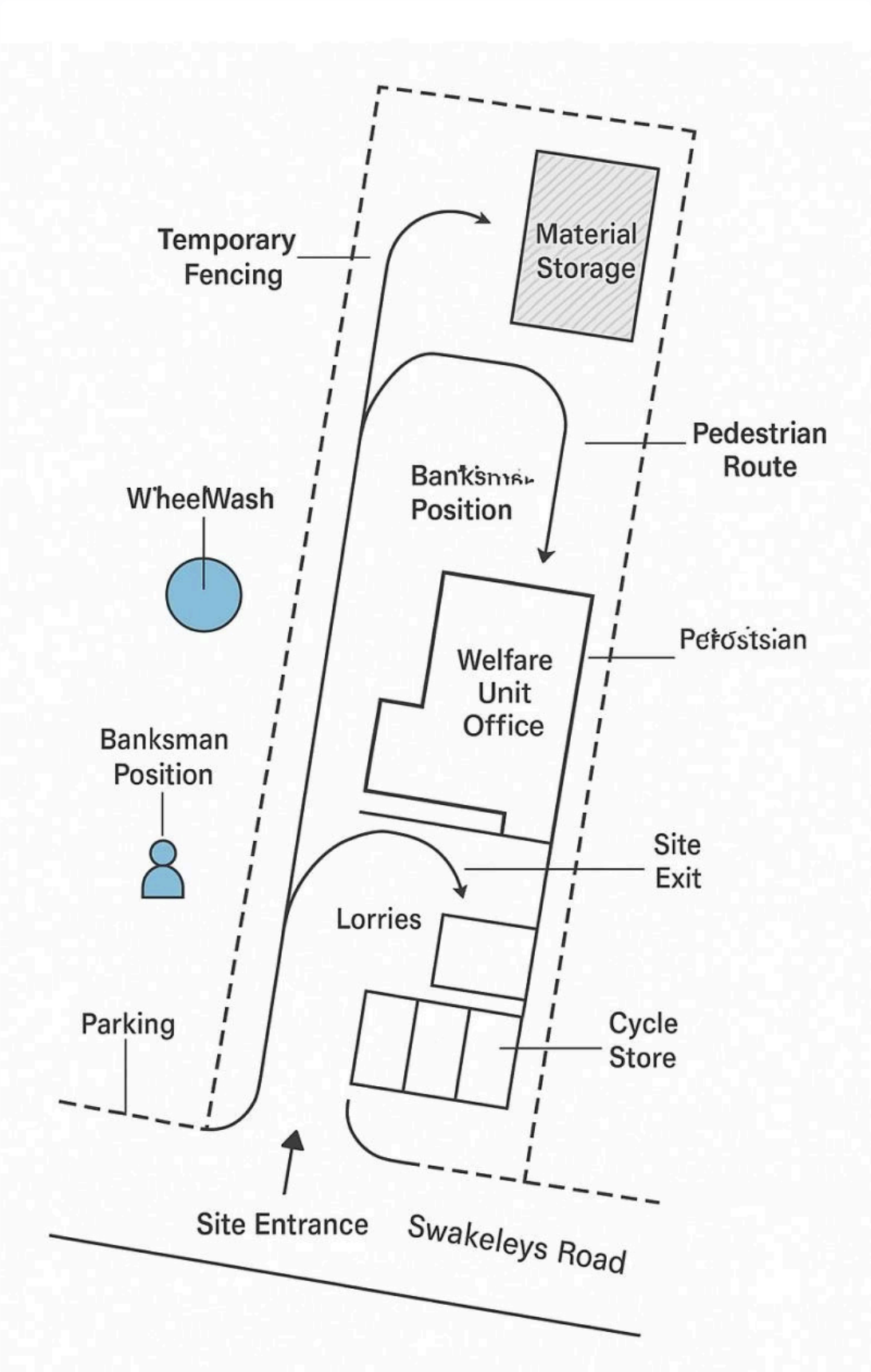
- Reduce air quality impacts during construction
- Protect residential amenity
- Ensure public and highways safety
- Comply with Policies **T7, GG3 and SI1** of the London Plan
- Satisfy the planning condition prior to commencement

Appendices: Site Plans and Risk Assessments

Appendix A - Proposed Site Layout



Appendix B - Site Logistics Layout



Appendix C - Demolition Sequence Summary

The demolition works relate to the removal of **three detached garages** located at the rear right (east side) of the site, as shown on the Proposed Site Plan (Drawing 3832/05/JG).

A controlled and safe demolition sequence will be followed:

Pre-Demolition Preparations

- Complete **R&D Asbestos Survey**; remove ACMs under controlled conditions if found.
- Install temporary fencing around demolition exclusion zone.
- Set up **banksman positions** and signage.
- Disconnect / cap services to the garages (electric, water—if applicable).
- Agree working area with Building Control.

Soft Strip

Remove all non-structural elements first:

- Doors
- Fixtures
- Electrical fittings
- Timber elements

Segregate all materials for recycling where possible.

Roof Removal

- Manually strip garage roofing materials starting from the edges inward.
- Lower materials to ground (no dropping permitted).

Wall & Structure Demolition

- Carefully demolish garage walls using small plant or manual methods.
- Maintain constant banksman supervision.
- Avoid disturbing neighbouring boundary walls.

Slab & Foundation Removal

- Break up floor slabs.
- Remove shallow foundations.
- Segregate hardcore for potential reuse as Type 1 sub-base (if permitted).

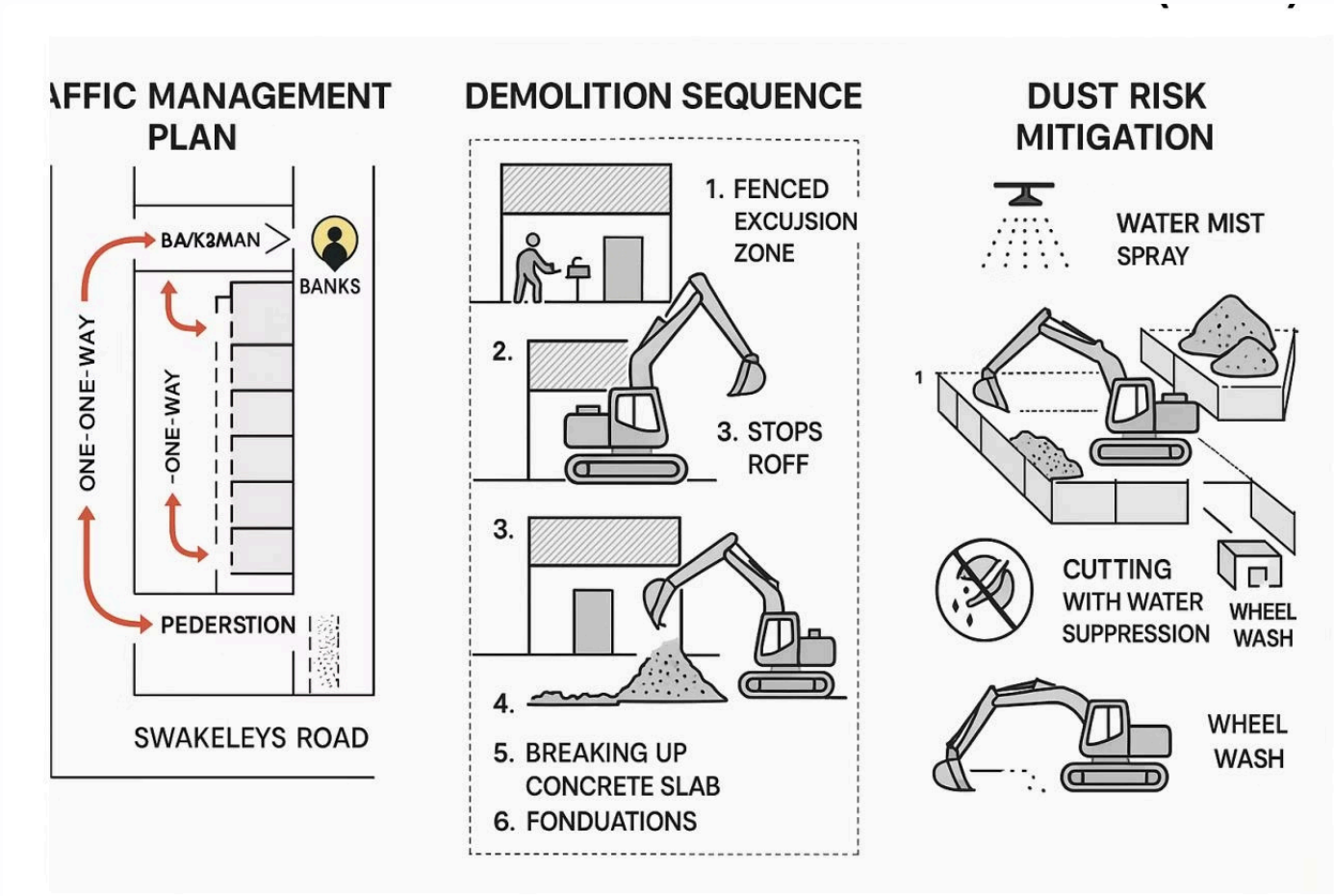
Cart-Away and Recycling

- Remove debris using licensed waste carriers.
- Maintain waste transfer notes for compliance.

Ground Preparation for New Works

- Level and compact ground.
- Install temporary access routes for construction traffic.
- Prepare area for new foundations as part of Phase 3 (Groundworks).

Appendix D - Traffic Management Diagram (Summary)



1. Construction Vehicle Access Routes

- Site entrance and exit will be from **Swakeleys Road**, using the existing access point shown on the site plan.
- A **one-way internal loop** will be implemented:
  - Vehicles enter from Swakeleys Road.
  - Follow the banksman's directions into the site.
  - Turn and exit via the same access point.
- No reversing onto the public highway.

2. Delivery Restrictions

- Deliveries restricted to **09:30–15:30** to avoid school and commuter peak hours.
- Large vehicle deliveries pre-booked with the Site Manager.

3. Pedestrian Segregation

- A **dedicated pedestrian route** is established along the site boundary.
- Temporary fencing separates pedestrians from plant and vehicles.
- Signage displayed: "Construction Traffic Keep Clear".

4. Banksman Control

Banksman stationed at:

- Site entrance (vehicle marshalling)
- Turning area

High-visibility PPE required at all times.

5. Wheel-Wash Position

- Wheel-wash located inside the site boundary near the exit.
- No vehicle is permitted to leave the site without passing through wheel-wash.

6. On-Site Parking

- Contractor parking provided within the site boundary.
- **No parking on the public highway** to protect residential amenity.

7. Emergency Route

A minimum **3.5m wide emergency access route** maintained throughout all phases.

Appendix E - Dust Risk Assessment Summary

(Aligned with **GLA Control of Dust & Emissions SPG** and **IAQM Guidance**)

1. Dust Risk Classification

Based on the scale of the works (demolition of three small garages + single-storey extension), the development is classed as:

LOW to MEDIUM risk

→ but full mitigation will still be applied.

2. Key Dust-Generating Activities

- Demolition of small structures
- Breaking out concrete slabs
- Excavating foundations
- Stockpiling of soil and hardcore
- Vehicle movements on unsealed ground
- Cutting brick or blockwork

3. Dust & Emission Control Measures

The following controls will be in place:

3.1 Site Controls

- Hoarding and fencing installed around dust-generating zones.
- Stockpiles dampened and covered.
- No dry sweeping water suppression used for cleaning.
- Cutting/grinding performed with water suppression or pre-cut materials.

3.2 Plant & Machinery

- NRMM (non-road mobile machinery) registered and compliant with GLA standards.
- Low-emission or electric plant used where possible.
- No idling policy for all vehicles.

3.3 Vehicle Movements

- Wheel-wash at exit point.
- Hard-surfaced site access routes.
- Speed limit of **5 mph** to reduce dust.

3.4 Demolition Controls

- Mist spray system used during demolition.
- Gradual demolition to avoid sudden dust plumes.
- Avoid demolition during high winds when feasible.

4. Monitoring Procedures

- Daily visual inspections by the Site Manager.
- Complaints register maintained.
- Records kept of wheel-wash usage, site conditions, and mitigation activity.

5. Reporting

- Dust mitigation recorded in the Site Diary daily.
- NRMM compliance records held for LPA review.