



Twiglets Developments Ltd

DEMOLITION & CONSTRUCTION MANAGEMENT PLAN

FOR

**PROPOSED DEVELOPMENT AT 72 HAREFIELD ROAD,
UXBRIDGE, MIDDLESEX UB8 1PL**

March 2025

DEMOLITION AND CONSTRUCTION MANAGEMENT PLAN

This plan contains information requested by the London Borough of Hillingdon in order to discharge planning condition No 11 in the planning application ref no. 25767/APP/2024/2484

1. PHASING OF DEVELOPMENT WORKS

- a. Site to be set up, heras safety fencing to be installed, site office, toilet arrangements, etc.

The overall site area is to be made secure including lockable access gates to deter and prevent removal of materials or goods from site. (Hoardings / heras fencing will be used)

Hoarding /Heras fencing be erected along the front boundary with the existing access road. The rear and sides of the site have existing perimeter fencing.

- b. Existing services to be made safe diverted (if required) and new services routes to be formed (to be agreed at the building control stage)
- c. The building is to be constructed (including drainage, etc.) in strict accordance with the planning and building control approved drawings and specifications.
- d. External landscape works to be completed in accordance with agreed drawings and specifications.
- e. The overall duration of project is estimated to take 12 months, commencing Spring 2025

2. HOURS OF WORK.

Due the proximity of residential dwellings to the Site, the standard hours of work would be as follows:

Monday to Friday: 08.00 to 18.00

Saturdays: 08.00 to 13.00

No working on Sundays or Bank Holidays

3. CONTAMINATED MATERIALS

There are no valuable or potentially contaminated materials on site that require specialist treatment as far as can be ascertained at this time. Should any contaminated materials be found, a specialist contractor will be brought in to deal with those contaminants immediately.

4. MEASURES TO DEAL WITH MUD & DIRT

The work site will be kept clean and in good order at all times, including site welfare facilities, toilet, etc., Surplus materials and rubbish will not be allowed to accumulate on the site or surrounding areas, and will be removed on a regular basis (min weekly).

Dirt and mud from demolition and construction will be kept to a minimum by using suitable wheel washing facilities.

Provisions will be made on site to ensure all vehicles associated with the construction are washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway and will comply with Highway policies.

Control measures to be employed will include:

- Sweepers to be employed to clean roads where appropriate
- Banksman to clear large debris immediately
- Wagons to be covered to prevent material being blown to road during transport

5. TRAFFIC MANAGEMENT, PARKING PROVISIONS FOR CONTRACTORS AND ACCESS ARRANGEMENTS BOTH VEHICULAR AND PEDESTRIAN DURING

There is an existing cross over to the front of the property of No 72 Harefield Rd currently provision for off-street parking for 2 Nr vehicles.

The proposal will be to complete a reduce level dig exercise during demolition process to provide further off-street parking for 2 more vehicles, and to construct a hard standing for off-loading material delivery vehicles and site access for construction vehicles and plant. Segregation fencing will be erected to identify safe pedestrian access to site and segretion from vehicle movement.

Control measures to be employed will include:

- Loading and unloading of materials and equipment will occur within the Site boundary wherever possible, minimising the likelihood of congestion on highways surrounding the Site
- Using a system of 'just in time' deliveries
- Setting of specific delivery dates and collection times, where feasible
- Safely maintaining pedestrian access around the site perimeter
- Appropriate planning and liaison with highways authority for possible weekend closures of local roads required to establish and remove or deliver large items of building plant
- On road vehicles to comply with current best practice on vehicle emissions.

It is estimated that there will be no more than two contractor vehicles and one delivery vehicle on site at any one time.

There is at present partial hard standing in the proposed building site to accommodate these vehicles during construction. Materials can also be stored on this existing hard

standing.

The phasing of deliveries will be staggered so as to allow only one delivery vehicle on site at any one time, which can be safely accommodated and will avoid peak hours as necessary.

6. MEASURES TO CONTROL NOISE, AIR QUALITY & DUST

Nuisance from construction works which are audible at the site boundary are to comply with 'The Control of Pollution Act 1974' 'The Clean Air Acts' and other related legislations (see also item 2 for hours of work)

All noise generated during such works shall be controlled in compliance with British code of Practice BS 5228:2009.

Dust emission to be controlled in compliance with the Mayor of London's Best Practice Guide 'the control of dust emission from construction and demolition'.

Heras fencing with polythene sheeting (or similar) attached will be erected where necessary along the boundaries to prevent damage to any property.

Any existing hard-core will be reused where possible for the new construction under patios, walkways, hard standing and as a base for the new floor slab. This will reduce the amount of hard-core removed from site. Hoses will be used to dampen down any dust throughout the demolition work.

Control measures to be employed will include:

- Any compressors brought onto site should be silenced or sound reduced models fitted with acoustic enclosures
- All pneumatic tools should be fitted with silencers or mufflers
- Deliveries should be programmed to arrive during daytime hours only. Care should be taken when unloading vehicles to minimise disturbance to local Residents
- Delivery vehicles will be prohibited from waiting within the proposed development with their engines running
- All plant items should be properly maintained and operated according to the manufacturers' recommendations in such a manner as to avoid causing excessive noise. All plant should be sited so that the noise impact at the nearby noise-sensitive receptors is minimized
- For vibration effects, a watching brief will be implemented with vibration measurements taken as necessary
- Erect appropriate site barriers at site boundary
- Sheeting containers, including during transportation
- No unauthorised burning of any material anywhere on site
- Minimising the surface area of stockpiles to reduce the area exposed to wind pick-up
- Using dust-suppressed tools for all operations

7. STORAGE OF MATERIALS ON SITE.

Any storage of materials on site will be located in agreed designated areas well within site boundary in secured lockable storage containers, and suitable segregated, and will be kept to a minimum.

Construction operations and site vehicle movement will be carried out with care and consideration at all times for the health and safety of site personnel, visitors and general public.

All building activity will be planned, managed and conducted in compliance with legislation and best practice to ensure there is no risk to others.

All personnel are to have a clear understanding of their responsibilities along with that of the company.

COMMUNITY RELATIONS

Objective: Minimise the environmental impact & potential disturbance to the residents of the existing community as the project progresses

Targeted measures to implement:

- Keep the local community informed of progress with the project
- Display a contact board at the site entrances with contact details for the PC and other relevant key contacts
- Establish a system for taking, recording and responding to comments or concerns in a Register of Actions
- Maintain good housekeeping standards