

Construction and Demolition Method Statement

Partial Demolition and New Build Hotel at 233 High Street, Uxbridge

1. Introduction

This Construction and Demolition Method Statement outlines the proposed methodology for the partial demolition of existing structures and the construction of a new hotel at 233 High Street, Uxbridge. The project aims to deliver a modern, sustainable hotel while ensuring compliance with the London Borough of Hillingdon's planning requirements, the Town and Country Planning Act, and relevant health and safety regulations. The statement addresses demolition, construction, safety, environmental management, and community considerations.

2. Project Overview

- **Location:** 233 High Street, Uxbridge, UB8 1LE, London Borough of Hillingdon.
 - **Scope:** Partial demolished of existing structures (boiler room) and construction of a multi-storey hotel.
 - **Objective:** To safely demolish specified sections of the existing building(s) and construct a new hotel that enhances the Uxbridge town centre while minimizing disruption to the local community and environment.
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3. Demolition Methodology

3.1 Pre-Demolition Preparations

- **Site Assessment:** A detailed structural survey will be conducted by a qualified structural engineer to identify the sections of the building to be demolished, ensuring stability of remaining structures.
- **Permits and Notifications:**
 - Obtain a Section 80 Demolition Notice under the Building Act 1984, notifying Hillingdon Council of the demolition work.
- **Utility Disconnections:** Coordinate with utility providers (electricity, gas, water, telecommunications) to safely disconnect and terminate services to the site.
- **Asbestos Survey:** Conduct a Refurbishment and Demolition Asbestos Survey to identify and safely remove any asbestos-containing materials before work begins.

3.2 Demolition Process

- **Scope of Demolition:** Partial demolition will target specific sections of the existing boiler room structure (e.g., non-load-bearing walls) as specified in the planning application.
- **Method:**
 - **Soft Strip:** Remove non-structural elements (e.g., internal fittings, fixtures, and non-load-bearing partitions) manually to minimize dust and noise.
 - **Mechanical Demolition:** Use small-scale machinery (e.g., excavators with hydraulic attachments) for controlled demolition of targeted structural elements. Hand-held tools will be used for precision work near retained structure.
 - **Sequence:** Demolition will proceed from top to bottom and from the interior outward to maintain structural stability and protect adjacent buildings.
- **Safety Measures:**
 - Erect temporary scaffolding and protective hoarding around the site to secure the perimeter and protect pedestrians on High Street.
 - Install debris netting and dust suppression systems (e.g., water sprays) to minimize dust dispersal.
 - Ensure all demolition work is carried out by competent contractors certified under the Construction (Design and Management) Regulations 2015 (CDM).
- **Waste Management:**
 - Segregate demolition waste (e.g., concrete, brick, timber, metals) on-site for recycling or reuse where possible.
 - Dispose of non-recyclable waste at licensed facilities in compliance with the Environmental Protection Act 1990.
 - Hazardous materials (e.g., asbestos) will be handled and disposed of by licensed specialists.

3.3 Site Restoration Post-Demolition

- Clear debris and level the site to prepare for construction.

- Implement temporary landscaping or surfacing if there is a delay before construction begins, as per prior approval conditions.
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4. Construction Methodology

4.1 Pre-Construction Preparations

- **Planning Permissions:** Secure full planning permission for the new hotel development, including details of design, access, and landscaping, as submitted to Hillingdon Council.
- **Building Permit:** Obtain a building permit from the London Borough of Hillingdon to ensure compliance with the Building Regulations 2010.
- **Site Setup:**
 - Establish a secure site boundary with hoarding and signage.
 - Set up temporary site offices, welfare facilities, and storage areas for materials.
 - Install silt fences and drainage controls to prevent runoff into High Street or adjacent properties.
- **Traffic Management:** Coordinate with Hillingdon Council to develop a traffic management plan, given the site's location on a busy high street. This may include temporary road closures, pedestrian diversions, or delivery scheduling to avoid peak hours.

4.2 Construction Process

- **Foundation Works:**
 - Excavate and install foundations (assumed to be piled foundations due to the urban setting and multi-storey nature of the hotel).
 - Use vibration monitoring to protect adjacent buildings and infrastructure.
- **Superstructure:**
 - Construct a steel or concrete frame for the hotel, designed to meet structural and fire safety standards.
 - Install pre-fabricated cladding panels for external walls to expedite construction and reduce on-site disruption.
- **Internal Fit-Out:**

- Install mechanical, electrical, and plumbing (MEP) systems, including energy-efficient HVAC and lighting to meet sustainability goals.
- Fit out hotel rooms, communal areas (e.g., lobby, restaurant), and any retail spaces on the ground floor.
- **External Works:**
 - Implement landscaping features, such as ornamental planting beds or a pocket park, to enhance the High Street frontage and pedestrian connectivity, as seen in similar Uxbridge developments.
 - Provide accessible pedestrian and vehicle access points, ensuring compliance with the Equality Act 2010.
- **Sustainability Measures:**
 - Use low-carbon materials (e.g., recycled steel, sustainable timber) where feasible.
 - Incorporate energy-efficient systems, such as solar panels or green roofs, to align with Hillingdon's sustainability policies.

4.3 Construction Phasing

- **Phase 1:** Site preparation and partial demolition (3-6 months).
- **Phase 2:** Foundation and superstructure construction (6-12 months).
- **Phase 3:** Internal fit-out and external landscaping (6-9 months).
- **Total Estimated Duration:** 15-27 months, subject to final design and site conditions.

5. Health and Safety

- **Compliance:** All work will comply with the Health and Safety at Work Act 1974, CDM Regulations 2015, and HSE guidelines for demolition and construction.
- **Risk Assessments:** Conduct site-specific risk assessments and method statements for each phase, addressing hazards such as falling debris, noise, vibration, and traffic.
- **Personal Protective Equipment (PPE):** All workers will wear appropriate PPE (e.g., hard hats, high-visibility clothing, gloves).
- **Emergency Procedures:** Establish first aid stations, fire evacuation plans, and emergency contact protocols.

6. Environmental Management

- **Dust and Noise Control:**
 - Use water sprays and acoustic barriers to minimize dust and noise impacts on High Street businesses and residents.
 - Limit noisy activities to approved hours (e.g., 8 AM–6 PM weekdays, as per Hillingdon Council guidelines).
- **Waste Minimization:** Maximize recycling of demolition and construction waste to reduce landfill use.
- **Silt and Runoff Control:** Install silt traps and temporary drainage systems to prevent contamination of local watercourses.
- **Biodiversity:** If the site includes trees or habitats, conduct an ecological survey and implement mitigation measures (e.g., bat roosts or nesting bird protection) as required.

7. Community and Stakeholder Engagement

- **Notification:** Inform nearby residents and businesses of the project timeline, potential disruptions, and contact details for complaints or queries.
- **Public Access:** Maintain safe pedestrian access along High Street and provide clear signage for diversions.
- **Local Benefits:** Highlight the project's benefits, such as job creation, increased tourism, and enhanced public realm (e.g., pocket park or retail space), to gain community support.

8. Monitoring and Compliance

- **Site Supervision:** A qualified site manager will oversee all demolition and construction activities, ensuring adherence to this method statement.
 - **Inspections:** Regular inspections by the building surveyor and Hillingdon Council to verify compliance with planning permissions and building regulations.
 - **Reporting:** Submit progress reports to the local planning authority as required, including updates on waste management and environmental controls.
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9. Conclusion

This method statement provides a comprehensive plan for the safe and compliant partial demolition and construction of a new hotel at 233 High Street, Uxbridge. By adhering to planning regulations, safety standards, and environmental best practices, the project aims to deliver a high-quality development that enhances the Uxbridge town centre while minimizing disruption to the local community.

10. Contact Details

- **Applicant:** Frough Limited
- **Address:** 48 Leaver Gardens, Western Ave, Greenford, UB6 8ER
- **Email:** jamshid_frough@yahoo.com
- **Contractor:** To be appointed
- **Local Planning Authority:** London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW.