

**266-278 Yeading Lane,
London
UB4 9AX**

Construction Environmental Management Plan (CEMP)

October 2024

1st Revision

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Summary

The site is owned by OG Holdings Ltd. company Number 04008832 who are an experienced developer. This document is the environmental construction management plan (CEMP) for the construction of the 266-278 Yeading Lane.

This document forms part of the planning application to develop the site.

The proposal is for the retention of the existing building structure and retail units and extension to the upper parts to form additional residential space. The building is comprised of a concrete frame. It is anticipated that the ground floor and a substantial part of the existing residential first floor can be retained during the works. The plan is to extend the building whilst retaining the retail space in operation. The central unit will be converted to form an entrance and reception for the enlarged residential uppers.

The first-floor space will be enlarged by creating additional space to the first floor expanding over the rear of the existing retail units. This is currently flat roof. The space will be enlarged by creating a false floor over the whole of the space to enable service runs to be created without penetrating the retail space.

It is also proposed to add a second floor. Both the first floor and the second floor will be created in timber construction. This 'light weight' form of construction is appropriate for low rise buildings and will ensure that reinforced foundations are not required. This will allow for the existing retails to remain in place and substantially undisturbed through the construction period.

Structural engineers' advice has been sought. The advice notes that reinforced foundations and ground floor structure can be avoided if the additional space is added using a lightweight structure. This is the design approach that has been adopted. It is proposed to create a timber upper level with brick walls backed with a timber stud wall. The second floor and roof will also be constructed with timber studwork.

Site Control

The site will be managed by a competent contractor who will be a member of the considerate constructor's scheme.

The contractor will have a site manager based on site and will oversee all aspects of the development. He will have overall control of the development. There will be a deputy manager appointed, and it will be mandatory for one of these operatives to be on site for the duration of active construction works.

The site will be operated within key safety guidelines including: -

- HSE Guidance and Regulation including the CDM 2015 Act,
- Control of Substances Hazardous to Health (COSHH) Regulations
- Planning Conditions
- Building Regulations
- British Standards
- Good Practice Guidance

Details of site and assistant site managers contact telephone number and email address will be displayed on the site hoarding at the front and the back of the site along with those of the assistant manager.

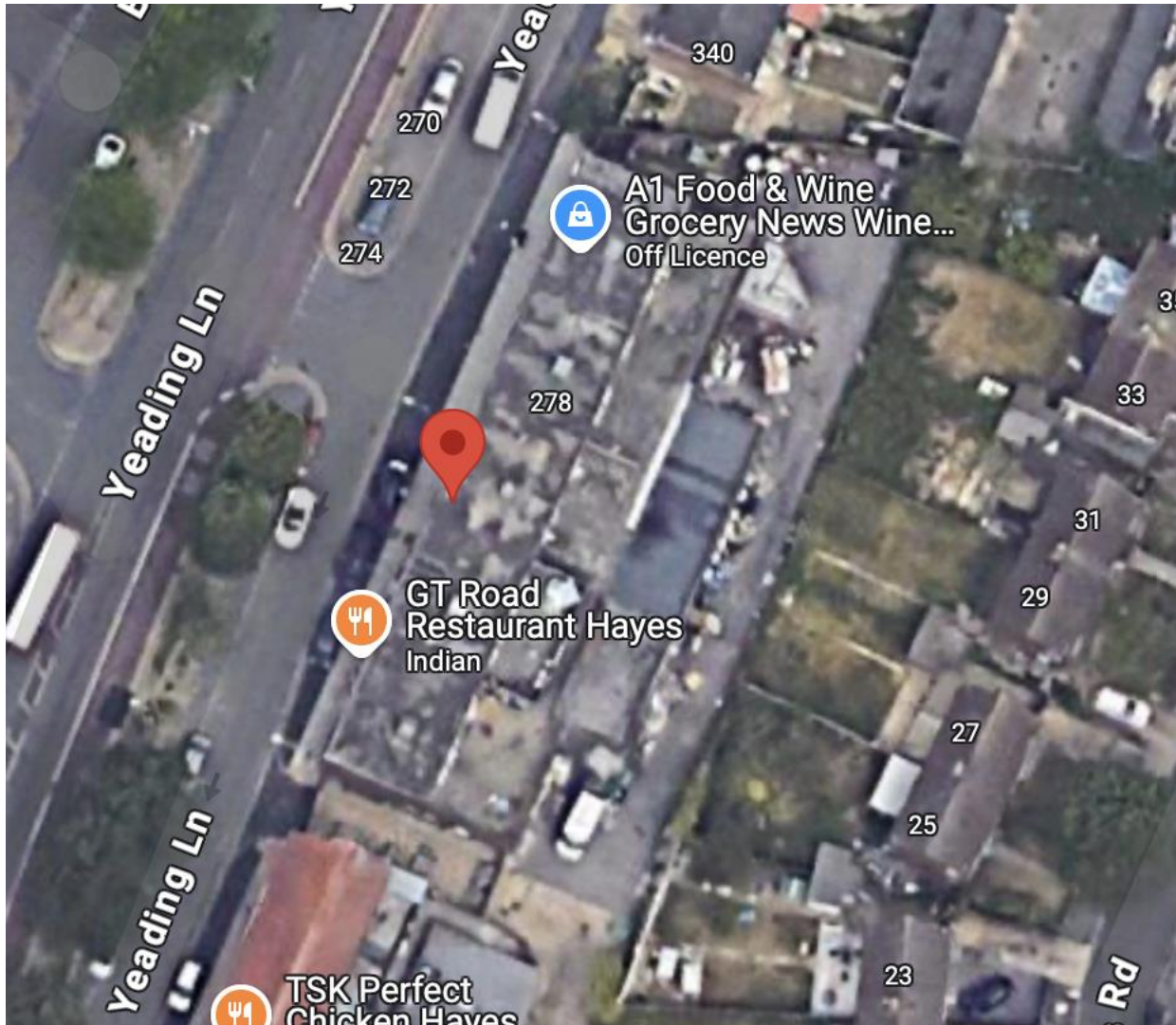
Construction Hours

Demolition work, construction work or associated activities will be conducted between 08:00 - 18:00 hrs, Monday to Friday and 08:00-18:00 hrs on Saturdays. The non-audible works will be carried out between 13:00 -18:00 on Saturdays. No work will be conducted on Sundays or public holidays. Works that cause generation of ground borne vibrations will be carried out between 08:00 - 18:00 hrs, Monday to Friday.

Storage of Plant and Building Materials

Materials and plant will be ordered and delivered on a just in time basis to minimise materials on site. The main access to the site is via the Yeading Lane.

There is vehicular access to the south of the site as indicated below. There is a pedestrian access to the north.



As noted above it is proposed to retain the retail shops in operation all bar the central unit which will eventually become the new residential entrance and reception.

During construction it is proposed to use this central retail units as the site office and welfare facilities. As this unit faces Yeading Lane it is an ideal location from which to control site access and traffic. This area will be retained as the site sign point and access control point until the final stages of the project when it will be replaced with a cabin located to the rear of the site when it is fitted out.

From the central site office, the distribution of materials to the site will be controlled. The retained shop area is approximately 62m² which will be sufficient for this propose. There will be security at the front of the shop to prevent public access. The site manager will control access.

Hazardous materials, such as chemicals, paints, glues, gases etc., will be stored in a locked and ventilated room which will be formed at the back of the retail area where the new reception WC accommodation will eventually be housed. The locked store will have access restricted, and items released on a signed for basis. The signing and access will be controlled by the site manager and regulated in accordance with the guidance listed above.

If there are any incidents caused by the involuntary release of hazardous materials, there will be a requirement to notify the site manager immediately. The site manager will ensure that the release is cleared up by an appropriate contractor and if necessary, will inform Environmental Health and the HSE.

Loading and Unloading

Loading and unloading will be from the kerb edge outside the site.

Goods unloading hours are 7-9am although the contractor has access granted by the site manager outside of these hours.

Construction Traffic Management

All the suppliers, contractors and visiting the site will be provided with a time slot for access and details of the delivery times and access route through the town. The site manager will maintain a schedule of deliveries to ensure that one vehicle at a time is loading and unloading at any one time.

There will be no vehicle parking on the site at any time.

There is pedestrian access front and to the sides to the rear. However, the proposal is to restrict the rear access for site security so all traffic is via Yeading Lane except for essential construction access as it is required at the back to facilitate the construction of the new rear block. There will be space for a skip to be located to the rear of the site for refuse. There will also be a small loading area for small vehicles.

Vehicle Arrangements

Deliveries and collections will be restricted between 08:00 – 17:00 hrs. When possible, deliveries will be requested between 07:00 – 11:00 hrs, with a qualified site manager present on site to coordinate and monitor vehicle movements to/from the site.

Suppliers will be instructed to call the site manager at least 30 minutes before their vehicle arrives at site. This will allow the site manager to ensure that the loading/collection area is clear of vehicles and materials.

Impact on Other Highway Users

The front of the site will be secured via timber hoarding during the course of the works. It is expected that the entire front of the site, the sides and the rear will be enclosed with a scaffold for the duration of the external build. Shops will be retained in use, so the scaffold will include openings across the face of each retail shop with a gantry above. The scaffolding will be protected with a timber hoarding secured to it and contrasting tape, visibility aids will be used to highlight hazards to pedestrians.

There will be one single vehicle crossover point which will be located in the same location as the existing vehicle crossover point.

The scaffolding will be fully enclosed with a fire-retardant scaffold sheeting to ensure that pedestrians and neighbours are protected from any dust and falling debris.

Over the retail shops and pavement area a protective fan will extend over the pavement beyond the scaffold edge to ensure that the public are protected from falling debris.

There will be double access gate installed in the hoarding for deliveries to the south side of the site where the existing vehicular access is located. A side pedestrian gate will also be provided. The gates will be retained locked except when in use. Site staff will have key code access and all staff will need to sign in and out.

A banksman will control deliveries and ensure that safe passage is provided across the pavement during deliveries. His priority will be pedestrian security. There may be times when the pavement will be closed to pedestrians to facilitate a delivery.

Large items will be delivered during early morning slots to minimise disruption before 8.30am.

Maintenance and Security

Boundary Security

The site perimeter to the front will be hoarded with a timber hoarding and gates as noted above. Outside of hours, the delivery gate will be securely locked on the inside and the pedestrian access gate will be locked with the coded lock and secure 5 level lock.

The sides of the property are secured by neighbours and existing boundaries

At all times each day a secure hoarded perimeter will be maintained and monitored with CCTV.

The site hoarding will be lit 24/7 with robust lighting attached to the hoarding.

Monitoring

The site will be manned during working hours, generally Monday to Friday 7.30am until 5pm with some Saturday mornings. When the site is not manned it will be monitored by 24/7 CCTV security. There will be a video camera set up for both the site reception, access and the rear.. The CCTV will be remotely monitored.

Appropriate and relevant warning signs shall also be provided onsite to specify site rules and access procedures and security warning signs will be affixed front and back.

The site manager will be responsible for performing a daily maintenance check to ensure the perimeter is in good condition and the CCTV is working. Any breach of perimeter security or damage to perimeter fencing will be reported to the police and fixed as soon as possible.

Emissions During Construction - Noise, Dust and Pollution

The manager will control activities on site.

Noise

It will be the responsibility of each sub-contractor to notify the site manager in their method statements of any noisy or particularly dusty activities. The site manager will ensure that each sub-contractor has in place mitigation to deal with these activities.

It is anticipated that demolition, masonry cutting will likely be noisy activities. The site manager will ensure these activities are carried out in accordance with the times of operation and any required mitigation, for example shrouds for cutting. Neighbours will be forewarned about demolition and piling activities a week in advance so that they can also plan mitigation. Demolition work, construction work and

associated activities will be carried out in accordance with the recommendations contained within British Standard 5228:2009, "Code of practice for noise and vibration control on construction and open site", parts 1 and 2.

Site Specific Mitigation

- Neighbours will be kept informed about site construction progress and key activities including noisy activities that may affect them.
- The use of particularly noisy plant or activities will be limited to Monday to Friday and between 8am and 5pm. Neighbours will be kept informed of construction activities.
- The shop front hoarding will include acoustic barriers such as the Heras Noise Control Barriers 2 which can reduce noise by 32dB. This will be provided across the front of the site to minimise noise spillage into Yeading Lane.
- Vehicles and mechanical plant will be maintained in a good and effective working order and operated in a manner to minimise noise emissions. The contractor will ensure that all plant that enters the site or delivers materials complies with the relevant statutory requirements and this plan.
- Care would be taken when unloading vehicles to avoid unnecessary noise on the High Street.
- Quiet electric plant will be used where possible to minimise noise and also fumes.
- Compressors and generators will be operated within enclosed rooms or compartments where possible and plant turned off when not in use.
- Mains power will generally be used during construction works; the existing site power supply will be utilised.
- Vehicles will be prohibited from waiting within the Yeading Lane for loading and will be provided with loading slots to minimise noise and disruption.
- Site radios will not be permitted.
- Ensure that operations are designed to be undertaken with any directional noise emissions pointing away from noise-sensitive residential areas.
- Brick and material site cutting will be minimised by careful ordering with off-site cutting chosen where possible. Where on site material cutting is required, it will be completed within a designated cutting area which will be either an existing room or acoustic screen shrouded area. This measure will limit so far as possible the break out of cutting noise.
- Drop heights will be minimised wherever possible when loading vehicles with rubble and heavy objects.
- Each and every contractor will confirm to follow all of the noise prevention and limiting measures when they sign in on site and will undergo a short induction which will strongly cover the subject.

Dust & Pollution

Demolition activities, masonry and concrete cutting, façade cleaning are foreseen dust generating activities. The site manager will ensure each relevant sub-contractor puts in place dust mitigation including shrouding the activities with dust screens, watering down and / or air extraction where feasible.

If any complaints arise, during the course of the works the site manager will be notified and will investigate to ensure that method statements have been appropriately followed and to ensure that dust and noise levels are controlled.

Improved mitigation measures will be adopted while completing activities, thought to be of high dust producing capacity, such as demolition and piling. Measures to control the emission of dust, dirt and emissions to air during construction will be carried out according to the document 'The Control of Dust and Emissions during construction and demolition', Mayor of London, July 2014.

When demolition and other dusty materials are leaving the site the vehicles will be sheeted to ensure that dust is not omitted off site.

Asbestos

Before any work commences on site an asbestos survey will be undertaken and if any asbestos is found, it will be removed by a specialist contractor.

Burning of Waste

Burning of waste of any kind will not be permitted on site.

Refuse and Recycling

The site will operate segregated waste disposal. Waste will be collected in a designated area close to the front of the site and will be disposed of by the use of

Site Welfare / Emergency Notifications

Welfare

Welfare arrangements will be provided by the Site manager, and these will be according to the construction design management regulation 2015 (CMD-Schedule 2). Toilets, rest rooms and safe storage will be provided within the ground floor of the front building for most of the duration of the works. When these areas need refurbishing it is anticipated the facilities will be decanted to the rear of the site into cabins.

Sign in and Induction

The site manager will ensure that all site operatives are properly trained and inducted and there will be a mandatory sign in.

Fire

Fire evacuation plans and strategy will be maintained updated across the site as construction develops. A site fire alarm system will be installed.

This plan will be provided to all site based sub-contractors and will also be maintained as record on site.

Accidents

Accidents will all be notified to the site manager who will record them in the site accident book.

The closest hospital to the site is:- Hillingdon Hospital, UB8 3NN, this is 3.8 miles and a 15 minute drive.

Appendix A



Site access plan



Photo-montage of commercial frontage

Site access elevation to Yeading Lane



Ground floor - site access & storage diagram