

Demolition & Construction Management Plan

AS REQUIRED TO SATISFY CONDITION 3 OF PLANNING PERMISSION
40711/APP/2022/1218

For Residential Development of a Two storey building with
habitable roof space to provide self contained flats with
associated parking and amenity space, involving demolition of
existing chalet bungalow at:

27 Ducks Hill Road, Northwood, Middlesex



The WeltonGroup, Welton House, Bluestone Heath Road, Welton Le Marsh, Spilsby, Lincs. PE23 5SG

Architecture - Planning T: 01754 890490 November 2022 Revision A : Jan 2023

Approval of the following is requested in order to satisfy Condition 3 of Planning Permission 40711/APP/2022/1218 and should be read in conjunction with Drawing 7100/D/01/C - 3

Phasing

1. The nature of the development is such that a Phased construction is not required or appropriate. The construction will therefore be undertaken in a traditional manner such as for a large detached two storey dwelling.

All plant and building materials will only be brought to site as required and in quantities that can be used within the week of delivery, if not being used straight away. Materials that need secure dry storage will be kept in a secure fenced storage area.

Working Hours

2. Working hours will be in accordance with Informative Note 3 of the Planning Permission as follows:

Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

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

Contaminating Materials

3. The applicant has commissioned an Asbestos Survey included as part of this application, and which shows that there are no dangerous contaminants present save only a very small section of boiler flue pipe which will be removed from site in a sealed container and disposed of by a Licensed specialist contractor.

4. **Wheel Washing**

The site constraints are such that wheel washing can only be carried out in a limited manner. It is therefore proposed that any mud or dirt tracking onto the footways, cul-de-sac or Ducks Hill Road will be removed by hosing down at the end of the day's work.

5. **Access**

There are only two vehicular routes to access the site which are from the North via the M25, Rickmansworth and thereafter the A404 Rickmansworth Road to the A4180 Ducks Hill Road, or via the A40 western Avenue junction with the A4180 at South Ruislip. Deliveries and pedestrian access to the site in the main are likely to be via the existing entrance off Ducks Hill Road with some smaller delivery vehicles being directed to the rear of the site via the existing private cul-de-sac dependent upon the type of materials and point of use.

In order to minimise the volume of construction traffic visiting the site during peak hours, it is proposed that deliveries will be restricted so as to occur outside peak hours, e.g. between the hours of 10.00am and 4.00pm.

Site operatives will be encouraged to car/van share. The use of public transport will also be encouraged, given the easy access to frequent bus services, and the close proximity of the Northwood Metropolitan Line train service. Operatives will generally remain on site throughout the day and as such, the only traffic movements to and from site are likely to be deliveries and the Hillingdon Council Building Inspector.

6. **Impact on Air Quality**

In periods of dry weather, damping down will take place to control dust created by the development. Any stockpiles of materials which are likely to give rise to windblown dust, will be sheeted, wetted or so located as to minimise any potential nuisance.

Due to the proximity of the site to existing residential buildings the contractor undertakes not to use bonfires and instead, all waste material will therefore be removed from site and disposed of in a suitable manner. At no time will any material that is likely to produce dark/black smoke be burnt (eg. Plastics, rubber, treated wood, bitumen etc).

Waste Storage

6. It is proposed to site a Skip for recycling and one for non-recyclable waste in positions shown on drawing 7100/D/01/C – 3. Additional bulk waste material will be removed by a grab lorry as it accumulates.