HILLINGDON
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Richard Phillips <rphillips@hillingdon.gov.uk>

RE: Former Site of Punters Garage, 22 New Road

1 message

David Chidlow <David.Chidlow@aquinnahomes.com> 3 January 2018 at 16:23
To: Richard Phillips <rphillips@hillingdon.gov.uk>
Cc: James Mclean Smith <jmcleansmith@hillingdon.gov.uk>

Richard

In response to your email below, I can provide information on the sequence of works as follows:

1. Erect hoarding to site boundary to secure and provide tree protection fencing as the agreed drawing
2. Carryout asbestos demolition survey and further soil testing to determine types of materials and soil to be removed from site for hauliers and tips.
3. Carryout soft strip of buildings, remove all previous owners rubbish and belongings that have been left, disconnect all services.
4. Notify neighbours of intended demolition works, all in accordance with agreed and published Party Wall Awards
5. Demolition of free standing buildings on the site in accordance with Demolition Method Statement.
6. Removal of demolition debris off site in controlled procedure in one operation to minimise number of lorry movements.
7. Construction phase site welfare and offices to be set up and connected to power and water.
8. Excavation of foundations and drainage to plots 1-6, with stock piled soils in position of plots 7-8
9. Pour foundations to plots 1-6 and pull through new drainage to these plots. Back fill trenches once sub-structure blockwork laid.
10. Remove off site in one operation all remaining stock piled soils to minimise disruption and number of lorry movements along Connaught Close/New Road.
11. Repeat operation for plots 7-8.
12. Prepare and lay new external works parking and access area up to base course to allow superstructure works to progress without having to work on site in mud, thus not transferring mud onto highway etc.
13. Commence superstructure works once beam and block floor in positions with plots 5-6, then 1-4 with plots 7-8 the final stages.
14. These works will be block/brickwork, floor joists, trusses, roof coverings and window/doors. The internal $1^{st}/2^{nd}$ fix works and finishes will then be completed.
15. External landscaping including car park/access block paving and kerbing as the final operations to complete the works.
16. Clear site of all offices/cabins leaving ready for sales.

All of the above to be planned so that deliveries are on smaller rigid lorries, with as little number of deliveries as possible to suit the programme.

However, with little or no storage available on the tight site constraints, stock piling of materials will be difficult, therefore, deliveries will have to be planned on a ‘just in time’ basis, i.e. delivered then used straight away.

Safe access to the site is currently being reviewed with Highways, as the narrow access road to the site, Connaught Close, is too narrow to have parked cars in place to enable any type of delivery lorry bigger than a van. We are actively looking to place yellow lines on the road, which will then provide a safe access to the site.

We trust the above answers the remaining queries on the CMP submitted and enables you to conclude the discharge of conditions application which was due at the end of November last year.

Look forward to hearing from you on this and the other conditions which are to be determined.

Regards

David Chidlow, MRICS, IMaPS

Technical Director

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From: Richard Phillips [mailto:rphillips@hillingdon.gov.uk]
Sent: 20 December 2017 14:10
To: David Chidlow <David.Chidlow@aquinnahomes.com>
Subject: Former Site of Punters Garage, 22 New Road

David,

I refer to your application (4519/APP/2017/3908 refers) to discharge condition 5 (Construction Method Statement) of planning permission ref. 4519/APP/2016/3619 dated 14/08/2017 for the erection of 8 dwellings with associated parking, amenity space and access, involving demolition of existing industrial units

The submitted plans indicate the method of development including tree protection and site clearance, but there does not appear to be a written document confirming the sequence and methodology.

Can this be provided ASAP.

Thanks,

Richard Phillips

Planning Case Manager

Major Applications Team

Residents Services

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