Carpenter's Cottage, St Andrews Park, Uxbridge.

Schedule of Proposed Works

Introduction

The Carpenter's Building, as referred to in a planning report on the proposed development of the former RAF Uxbridge, is curtilage listed by way of being close to Hillingdon House.

Working conditions the contactor is required to comply with.

1. General Principles

The building contractor will be designate the person(s) who has responsibility for ensuring adherence to good practice measures. A designated person should be on site at all times that operations are taking place and have the necessary authority to initiate changes to work practices and/or mitigation as appropriate.

2. Hours of work

The hours of work will normally be restricted to:-
Monday – Friday: 8am – 6pm
Saturday: 8am – 1pm
Sunday and Bank Holidays: No work where noise audible at site boundary.

3. All vehicles and plant arriving at and leaving the site shall comply with the same restrictions on hours. The building contractor should be held responsible for ensuring these instructions are given to all drivers, including those delivering site materials.

4. Community Liaison and Complaint Resolution

The building contractor will be responsible for and will undertake local liaison and notification with local residents who may be affected by the construction work. The local residents shall be informed of the nature of the works, proposed hours of work and their expected duration.

Communications with local residents shall include the name and telephone number of a main contact which will also be displayed on the site hoardings. This contact person shall be able to give further information to the caller and deal with any complaints or emergencies that may arise at any time.

The contractor shall be the point of contact should there be complaints reported to the London Brough of Hillingdon and in the event that there needs to be a modification or alteration to the practices being undertaken on site as a result of investigation of appropriate complaints, this will be the responsibility of the main contractor.

All site staff to be regularly briefed regarding the complaints procedure.

5. Noise and Vibration

The main contractor will undertake a site study to gain and understanding of where appropriate plant will be based during the build process and the processes which will be likely to create noise, dust and other hazards and shall gain full understanding where the

nearest sensitive resource or residential receptor is, the general ambient noise level in the area and shall have an understanding of what the impacts will be, given the duration, scale and type of construction and demolition required.

The contractor shall operate with materials being delivered in sequence and according to the days activities in order to minimise the amount of material stored and to ensure that all materials are kept within a securely fenced compound.

At no time shall the shared access drive be unreasonable blocked and no works or equipment shall be placed such that it prevents the use of the drive by neighbours and persons rightfully having the right to pass along the drive.

To maintain the safety of the public and also of persons passing by using the public footpath or parking area adjacent, suitable hoardings shall be erected (note hoardings already erected) and any scaffold shall be netted with appropriate decking and kick boards to ensure no materials can fall in into public areas.

Delivery routes and vehicle holding areas should be arranged to minimise any disruption to traffic.

Establish an electricity supply to the site. This will reduce the need for diesel generators which can have a localised noise and air quality impact.

Ensure adequate planning within the project to prevent noise generating from double handing of materials and overlapping of high noise activities.

6 Operations

All plant and equipment, including any on hire, shall be checked to ensure it is in good working order and conforms to the manufacturers‟ standards.
Equipment is to be properly silenced and meet statutory emission standards.
Defective items are not to be used.
All large concrete pours are started as early as possible, within normal hours, to avoid overruns.
When working within a building, wherever possible ensure all openings (i.e. windows and doors) are sealed.
Before works commence, the site workforce should be fully briefed on the need to keep all noise generated to a minimum. Shouting and raised voices are not permitted other than in cases where warnings of danger must be given. Radios should not be played at a volume that is likely to disturb local residents or businesses.

7. Monitoring

Noise monitoring should be undertaken at the start of each new activity as identified in the Method Statement/Works Schedule and during out of hours work (if this has been agreed). The Contractor should maintain a record of these noise monitoring results, identify and address issues as they arise. Investigate complaints and check compliance with any noise predicted levels.

8. Plant and Equipment

The use of noisy plant or equipment should be restricted to the necessary works only and all mechanical equipment is to be switched off when not in use.

Noise reduction measures such as mechanical equipment with silencers, noise barriers etc are to be used wherever practicable.

Wherever practicable all plant and equipment should be powered by mains electricity in preference to locally powered sources such as diesel generators. Hand tools should also be electrically powered rather than petrol or diesel driven.
Vehicles and mechanical plant used for the purpose of the works should be fitted with effective exhaust silencers, maintained in good and efficient condition. working order and operated to minimise noise emissions. The contractor should ensure that all plant complies with the relevant statutory and manufacturers" requirements.
Machines in intermittent use should be shut down in the intervening periods between work or throttled down to a minimum. Noise emitting equipment that is required to run continuously may have to be housed in suitable enclosures.
Compressors should be "sound reduced" models fitted with properly lined and sealed acoustic covers that should be kept closed whenever the machines are in use.
Equipment which breaks concrete, brickwork or masonry by bending or by bursting should be used in preference to percussive tools as far as practicable.
Pneumatic percussive tools should be fitted with mufflers or silencers of the type recommended by the manufacturers.
During backfilling and ground compaction work, dead rollers should be used in preference to vibrating rollers where practicable.
Where practicable rotary drills and bursters actuated by hydraulic, chemical or electrical power should be used for excavating hard or extrusive material.
Plant should be maintained in good workmanlike condition so that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.
Care should be taken when loading or unloading vehicles, dismantling scaffolding or moving materials etc to reduce impact noise.

9. Dust and Air Pollution
The contractor shall assess the risk of dust and air pollution from each operation, manage these risks by and appropriate mitigation measures.
The contractor should comply with all regulations introduced under The Clean Air Act 1993. As is best practice, the burning of any materials on the site will NOT be permitted. Suitable provisions will, therefore, need to be in place for the removal of all waste from site.
The contractor shall ensure that the area around the site, including the public highway, is regularly and adequately swept using wet sweeping methods only to prevent any accumulation of dust and mud. Depending on the assessed risk, the use of wheel cleaning facilities may be required.
The application of dust suppressants to the hard surfaces on and around the site can help reduce the re-suspension of dust.
Any plant used for the crushing of materials must be authorised by a local authority under the Environmental Protection Act 1990 Part 1 (Prescribed Processes).
The contractor should take all necessary precautions to prevent the

occurrence of smoke emissions or fumes from the site plant or stored fuel oils for safety reasons and to prevent such emissions or fumes drifting into residential areas. In particular, plant should be well maintained and measures taken to ensure that it is shut down in the intervening periods between work or throttled down to a minimum.
All Non-Road Mobile Machinery should use Ultra Low Sulphur Diesel (ULSD).
Effective methods of work are adopted to prevent dust from becoming airborne at source, including enclosure of fixed plant, addition of moisture, or provision of effective exhaust ventilation and filtering.

10. Asbestos at Work Regulations.

Prior to any work commencing and asbestos survey and any material testing deemed necessary shall be undertaken.

The contractor should observe the exposure limits and measurement methods for asbestos that are set out in the relevant and current Health and Safety Executive Guidance Notes.
The contractor should consult with the Health and Safety Executive concerning precautions required when removing asbestos material.
Please note that all asbestos removal SHOULD be carried out by Registered Contractors and documented; and status of site attaining to asbestos confirmed.

11. Contaminated Land
If during site works contamination is encountered on site, which has not been previously identified, works must cease until the safe removal of asbestos has been undertaken.

Ancillary Site Activities

The contractor will be responsible for all lorries delivering to or exiting from the shared driveway adjacent to the work site.
Wherever practicable waiting or queuing on the public highway should be avoided. Where lorries cannot immediately enter or leave the site, engines should be switched off while waiting.
Lorries should enter and exit the site in a forward direction except where space restrictions do not allow this.
Rubbish should be removed at frequent intervals and the site kept clean and tidy. Disposal must be carried out in a safe manor that ensures that only licenced waste contractors are used.
Site hoardings should be frequently inspected, repaired and repainted as necessary.
Unless agreed by the Council, police and third party land and property owners, lifting equipment arcs should be confined within the site. A licence should be applied for if the jib at any point extends over the public highway.
Site lighting should be positioned and directed so as not to intrude unnecessarily on adjacent buildings and land uses. It should not cause distraction or confusion to passing drivers on adjoining public highways.
Toilet and washing facilities for the workers must be provided, be kept clean and properly maintained.
Operatives vehicles are to be parked adjacent to the site and left on the main highway other than for operations requiring the delivery of materials or equipment to the site.

The works

The building is in need of renovation and repair and some new works in order to enable it to be used as a dwelling. The works in general include removing recently erected ceilings and walls and recently installed plasterboard to the walls in order to ensure the new works are compliant with building regulations requirement.

The building has been out of use for a long time and has been used as a roost for pigeons. The first task is to clean the building using appropriate protective clothing of all waste and rubbish and to dispose of this by licenced waste contractor.

The building will need to have a new floor installed which is to be in limecrete and within the limecrete floor underfloor heating pipes are to be installed. The limecrete floor will be installed on a breathable dpm membrane and over a foil insultation.

The final floor finishes will be carpets in bedrooms and living areas and natural timber floors enabling some breathability to the floor.

The roof structure has been inspected by a Structural Engineer and a report and associated drawings have been submitted seeking to vary the existing Listed Building Conditions to enable the roof structure to be retained and not demolished. Repairs required to the timber structure are set out within the Engineer's report. In order to access parts of the timber structure and also because there is no existing sarking or roof membrane, the tiles are to be removed carefully and stacked to one side for re-use. Repairs can then take place to the roof structure and once completed and the roof stabilized, breathable roof membrane such as Tyvek Housewrap. Roof battens and the saved tiles with then be installed.

Gutters and downpipes to be as previously approved being cast iron beaded half round gutters 115mm and cast iron downpipes eared access pipes 75mm supplied by Gutter Supplies. Rainwater goods to be painted black. Eaves and general fascias to be in plywood and painted black.

Windows and doors. The existing windows and doors will be replaced by newly made timber windows and doors to match the details submitted with a recent application to seek to clear Condition 6.

Walls-the walls are to be re-pointed with a mortar mix and style to match the existing. The existing painted external finish will be checked to establish what paint has been applied and if a modern paint has been used, will be scraped back by hand to remove as much of the old paint as possible. Washed down to remove grease, dust and remaining paint and mould and finished with a limewash paint externally. Timber lintels to be sanded, checked for damage and rot and new timber spliced in where required and then finished with primer, undercoat and top coat.

External louvred roof structure.

When the roof is stripped of tiles scaffold will be erected inside the building to give access to the timber structure. The existing covering will be removed and the structure inspected and repaired in situ using matching timber and exactly match for the timber being replaced. Until exposed we can't assess the works needed.

The chimney will also be accessed from scaffold erected inside the building and will be re-pointed with matching mortar and finish where needed.

Internally, the ceilings will be 12.5mm plasterboard nailed to the existing roof joists for the majority of the building. In the area of the kitchen it is intended to raise the ceiling by

following the rafters up to the collar and installing plasterboard so the alignment of the roof is followed giving some additional height to the kitchen/living area.

Insulation to the roof will be 300mm of fibreglass quilt laid over the joists and in the area where there will be a raised ceiling, a PIR insulation board 100mm thick will be installed leaving a 50mm ventilation gap below the tiles.

New stud walls will be installed to create the divisions between the rooms with the base plates installed into the limecrete screed and head plate screwed to the ceiling joists before the installation of the ceilings. Overall width of the stud walls being 100mm with plasterboard to both sides and the interior filled with fibreglass quilt.

Interior walls are to be lined with insulated plasterboard 37.5 mm thick or to a thickness required by Building Control. The plasterboard will be fixed to timber battens installed prior to the walls so creating an air gab of 25mm being the insulation.

All electrical fitting will be installed on the new plasterboard lining and fixed to timber battens or supporting timber fillets installed as needed.

External works, soft and hard landscaping.

Works externally to the rear and side of the building will be undertaken once all internal works are completed and scaffold has been removed. It is anticipated that the external works will be undertaken in the late summer/ early autumn of 2023.

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