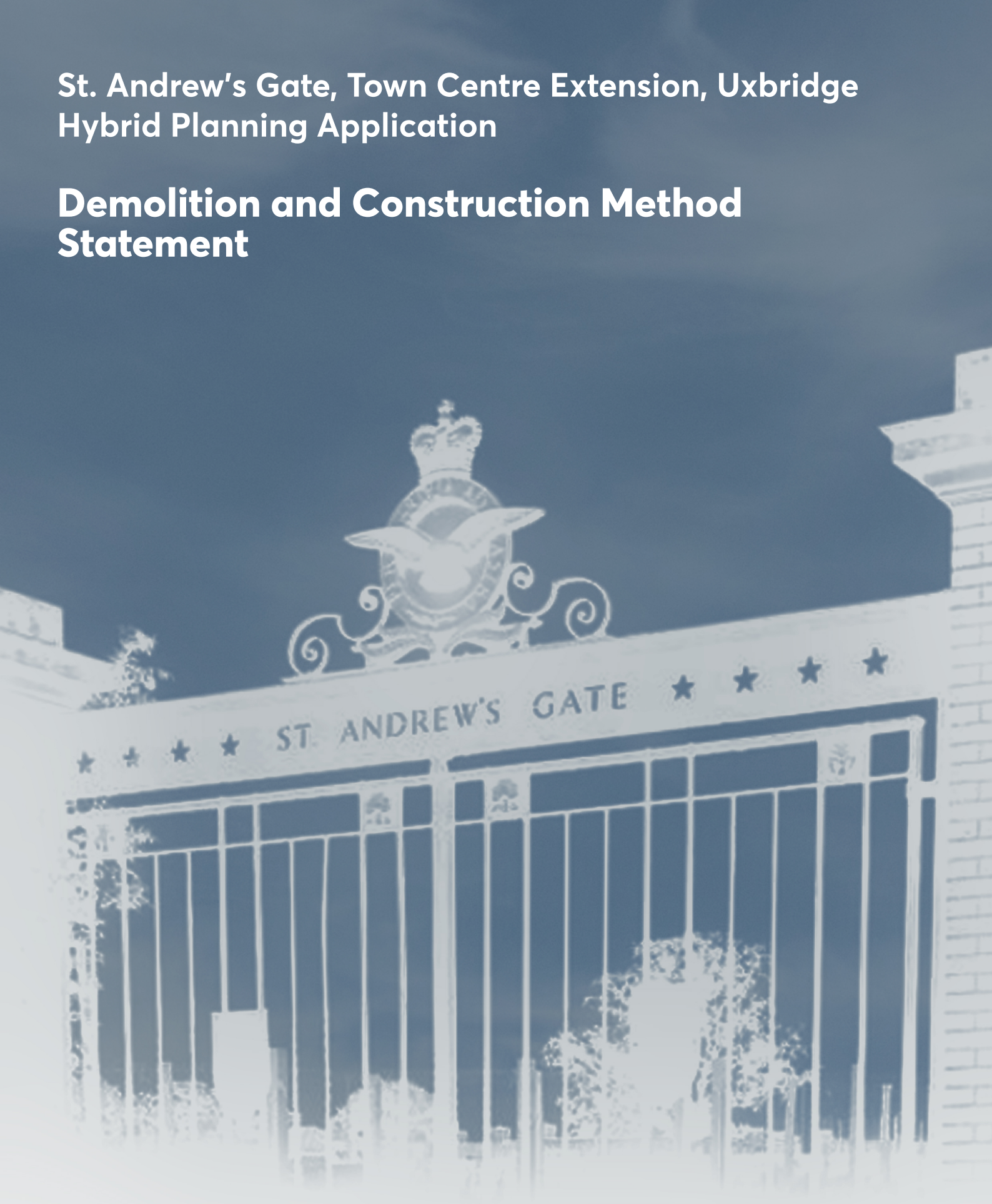
St. Andrew's Gate, Town Centre Extension, Uxbridge
Hybrid Planning Application

Demolition and Construction Method Statement



ST. ANDREW'S PARK
UXBRIDGE

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Demolition and Construction Method Statement

Vinci St Modwen

St. Andrew's Gate, Town Centre Extension

Final

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ABOUT HODKINSON CONSULTANCY

Our team of technical specialists offer advanced levels of expertise and experience to our clients. We have a wide experience of the construction and development industry and tailor teams to suit each individual project.

We are able to advise at all stages of projects from planning applications to handover.

Our emphasis is to provide innovative and cost-effective solutions that respond to increasing demands for quality and construction efficiency.

Executive Summary

This document has been prepared by Hodkinson Consultancy, a specialist energy and environmental consultancy for planning and development, to present the Demolition and Construction Method Statement for the hybrid application at St. Andrew's Gate, Town Centre Extension, Uxbridge ('the TCE site') in the London Borough of Hillingdon by Vinci St Modwen.

The validation checklist for Hillingdon requires the preparation of a Demolition and Construction Method Statement. This report has been written to satisfy this requirement.

It identifies measures to ensure construction works are carried out appropriately to minimise the impact on the amenity of neighbouring uses and in the interests of the safety and convenience of highway users. This will be summarised by the following sections below:

> The storage, loading and unloading of plant materials are being used with good practice in mind.

> Fencing shall be erected around the site's perimeter to use safety for the general public and for greater security of materials and machinery.

> Wheel washing facilities will be implemented throughout the site exits to limit the spread of mud.

> Road cleaning will be advised to ensure good practice and that the public areas will not see adverse effects.

> Measures to control dust will be implemented to prevent the neighbourhood and local area from increasing dust levels.

> Discharge and silt control measures shall be implanted to prevent and control discharge and silt levels.

> A scheme will be provided to ensure good practice surrounding waste management.

> Practical measures (physical and sensitive working practices) will be implemented to minimise noise nuisance to residents during construction.

> Measures to avoid and reduce construction impacts will be reviewed, including site ecology, lighting, water quality and drainage, fences, signage and barriers, and parking.

> On-site security will be implemented to ensure the safety of workers and the local community.

> Hours of construction, including deliveries, will be set to ensure minimal disturbance to neighbouring residents and amenities.

> The safety of equipment on-site, as well as when and where to use it, will be reviewed to ensure the safety of workers.

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1. INTRODUCTION

1.1 This document has been prepared by Hodkinson Consultancy, a specialist energy and environmental consultancy for planning and development to present the Demolition and Construction Method Statement for the hybrid planning application at St. Andrew's Gate, Town Centre Extension, in the London Borough of Hillingdon.

1.2 This document provides a range of strategies and best practice guidance which the developer will endeavour to adhere to and details of these matters will be confirmed at RMA stage and agreed via future conditions.

1.3 The relevant planning policy and requirements have informed the sustainable design of the proposed development.

1.4 The London Borough of Hillingdon Local Planning Validation Checklist (February 2024) advises agents and applicants of the information required when submitting applications for planning permission or other similar consents.

1.5 The validation checklist for Hillingdon requires the preparation of a Demolition and Construction Method Statement. This report has been written to satisfy this requirement.

2. DEVELOPEMENT DESCRIPTION

Site Location

2.1 The site is located to the east of Park Road and Hillingdon Road as shown in Figure 1 overleaf. The site is easily accessible via Hillingdon Road – appropriate for heavy goods vehicles.

2.2 The site lies within the eastern section of the Uxbridge Town Centre.

Figure 1: Site Location Plan – Pollard Thomas Edwards (May 2024)

2.3 An overview of the illustrative layout has been presented in Figure 2.

Figure 2: Illustrative Masterplan, Ground Floor - Pollard Thomas Edwards (May 2024)

Development Description

2.4 The formal description of development for hybrid planning application is as follows:

"Hybrid planning permission comprising:

Outline planning permission (with all matters reserved) for residential development and commercial uses, to be occupied flexibly within Use Classes E(a), E(b), E(c), E(e), E(g)(i), E(g)(ii) and a convenience store (Use Class E(a)); plus car parking, hard and soft landscaping, and all other associated works.

Full planning permission for reinstatement of gym use (Use Class E(d)) and change of use to provide a café (Use Class E(b)) within the former cinema building; and external alterations; and associated car parking, hard and soft landscaping and all other associated works.

Masterplan to be delivered on a phased basis with Full proposals for the former cinema building to be delivered alongside Outline phases."

2.5 A small amount of demolition is proposed in the former Cinema building relating to internal materials only. There is no demolition on the wider site as it is already cleared. The applicant will seek to ensure a soft strip out commences prior to demolition. Any items that are salvageable will be disposed of in line with the Waste Hierarchy with donating the items to local charity shops for re-use at the highest priority.

2.6 Any building materials arising from demolition will seek to be reused during the construction of the new development. Examples include crushing brick and mortar to be used as piling mat on site.

2.7 This report covers the hybrid planning application.

3. PLANT AND MATERIALS

3.1 This section will outline a series of measures that will be considered during construction in relation to the use of plant and the delivery/storage of materials.

Safety

3.2 Under no circumstances can vehicles or plants reverse on site without a banksman/traffic marshal being present to control the operation.

3.3 When organising deliveries to the site, loads must be distributed as evenly as possible and handled with care if deliveries have moved within transit. Therefore, handling with care should be implemented as much as possible.

3.4 At the site entry and exit and when on-site, the following safety implementation shall be adhered to:

- All Personal Protective Equipment should be used when entering and on-site.
- All personnel should sign in when on-site to ensure that in case of emergency, all are accounted for.
- Training sessions and awareness discussions should be held on a regular occurrence.
- Clear communication should occur on site when lifting, moving, and transporting goods.
- Good practice shall occur when handling machinery, ensuring a tidy workspace, and not putting workers at risk.
- Deliveries will be carefully monitored and managed by the site team to ensure minimal disruption to the local community.

Materials

3.5 A strategy will be put in place to minimise the space taken by stored materials. This plan is likely to include the following measures:

- Materials on site will be moved as far as possible away from the public and residential areas where reasonable. This is to help aid reducing the overall damages and accidental disposal of materials.
- Materials will be delivered to the site in close proximity to their intended use within the development to minimise the risk of damage or loss.
- All staff throughout the development should ensure that materials are kept correctly and in line with the suppliers' instructions.

Plant

3.6 All plant will be located to minimise any impact on sensitive properties where possible.

3.7 When not in operation, construction plant will be stored in a secure designated area within the site and all vehicles and plant will be immobilised after work ceases.

3.8 Any fuel for construction plant will be stored and kept in the designated plant storage area which will also be used for refuelling to prevent spillages.

3.9 A generator may be required for use on site before connection to the grid. It will only be used during normal site working hours.

4. FENCING AND PUBLIC INFORMATION

4.1 Regulation 13 of the Health and Safety at Work Act requires a contractor to take "reasonable steps" to prevent unauthorised access to the site. In addition to fencing, a controlled access system will be put in place to prevent unauthorised access.

4.2 Suitable fencing, such as steel mesh and anti-climb fence panels, shall be erected around the site perimeter.

4.3 Protective fencing will be provided around retained trees and vegetation.

5. MEASURES TO CONTROL MUD

5.1 Managing mud on construction sites is crucial to maintaining a safe and organised work environment. A series of best practices that should be implemented on site are set out below:

Wheel Washing Facilities and Road Cleaning Facilities

5.2 During the construction phase, the following procedures should be adhered to where possible:

> Vehicles to be washed or cleaned down, as appropriate, before leaving site to reduce unwanted debris and dust spreading.

> As an extra precaution, the surrounding roads will have frequent visits from a road sweep to ensure that roads are kept tidy and free from debris from the development.

> Communication and toolbox talks surrounding mud and road cleanliness should be given to all personnel on the site to ensure good practice and proper containment.

6. MEASURES TO CONTROL DUST AND DIRT EMISSIONS

6.1 People working on construction sites are at higher risk of dust-related diseases such as lung cancer, silicosis, asthma, and chronic obstructive pulmonary disease. Therefore, controlling and measuring dust and dirt emissions is significantly needed.

6.2 The London Borough of Hillingdon was declared an Air Quality Management Area (AQMA) 2003 against the pollutant Nitrogen Dioxide NO_2.

6.3 As mentioned within the London Borough of Hillingdon's Air Quality Action Plan 2019-2024 and the London Borough of Hillingdon's Local Plan Part 1 (2012- 2026). All major developments within the AQMA should:

> Demonstrate air quality neutrality (causing no worsening effects) where appropriate.

> Provide a management plan for ensuring air quality impact can be kept to a minimum.

7. WASTE MANAGEMENT

7.1 Waste management on site is critical to ensure minimal waste occurs and no negative effect on the environment. A series of good practice measures that will seek to be implemented are outlined below:

7.2 To reduce waste on-site, the waste management hierarchy shall be adopted: prevention, reuse, recycling, recovery, and disposal to landfill, in that order.

7.3 Throughout the demolition and construction phases, the following options shall be implemented to reduce waste:

> Accurate ordering of materials.

> Ensure vulnerable materials are not affected by the weather. They should be suitably stored to prevent damage.

> Liaise with the suppliers concerning reduced packaging, where practicable.

> Create employee awareness of environmental matters through toolbox talks and other forms of communication.

> Liaise with manufacturers for bespoke sizing of key elements.

> Donate surplus materials from the development to local community projects.

> Utilise wood recycling services as much as possible to extend the material's life cycle.

7.4 A Site Waste Management Plan (SWMP) will be prepared to establish ways of minimising waste at the source, assess the use, reuse, and recycle of materials on and offsite, and prevent illegal waste activities. This plan will then be disseminated to all relevant personnel, on and offsite.

7.5 A good housekeeping policy will also be adopted across the site. Any waste generated will be removed frequently, keeping the site clean and tidy.

7.6 Any waste generated will be stored safely and securely to prevent theft, vandalism and damage to the environment.

7.7 Appropriate spill kits will be in storage areas, along with clear written procedures on addressing a spillage if it occurs.

7.8 Leaking or empty oil drums will be removed from the site immediately and disposed of at an appropriately licensed disposal site via a licensed waste disposal contractor.

7.9 All containers shall be closed and sealed when not in use.

7.10 Solvents, chemicals, or paints will be stored by their COSHH datasheets.

7.11 If any spills occur on-site, proper response techniques will be used.

Waste Contractors

7.12 Waste contractors visiting the site will be expected to follow the following procedures:

> All waste will be removed using a registered waste carrier and disposed of in sites authorised to receive that specific waste. Responsibility will be taken to ensure that operators hold a valid licence or have a suitable exemption.

> Copies of waste carriers' certificates, evidence of licensed or exempt sites and completed waste transfer notes will be maintained in the site waste management files in accordance with the site document control procedures; and

> Records of waste transfer will be maintained up to date and easily retrievable so that waste officers from the Environment Agency can inspect them when requested. At minimum, controlled waste transfer notes will be retained for two years and hazardous waste consignment notes for three years.

Hazardous Waste

7.13 Hazardous waste will be carefully handled in accordance with the Control of Substances Hazardous to Health (COSHH) regulations. Assessments of hazardous substances will be carried out where required by the COSHH regulations. All COSHH assessments must be presented to the Site Manager before operations commencing.

7.14 The COSHH hierarchy will be adhered to, with the substance avoided if possible and safer material used instead, provided all other characteristics, including price, are suitable. If the substance cannot be substituted, all reasonably practicable measures to minimise any risks from any potentially hazardous materials will be taken.

7.15 No hazardous waste will leave the site without the correctly completed Consignment Note. The consignment notes will contain all necessary information including waste description and hazardous waste registration number.

7.16 Any carriers removing hazardous waste will have appropriate licences. All hazardous waste will be stored on site in appropriate, covered, or locked skips. No mixing of hazardous and non-hazardous waste will be authorised.

7.17 Maintaining accurate records of hazardous waste generation, handling, and disposal will be achieved across the site. This includes manifests, tracking documents, and any required permits or licenses.

7.18 Should areas of contamination be found, these shall be removed under controlled conditions and removed as hazardous waste. The site shall remain vigilant to contamination and stop work if contamination is suspected. An approved environmental consultant will undertake further analysis.

7.19 Suitable PPE shall be worn by safety procedures. Washing facilities shall be provided on-site, and a designated area will be provided to change into clean clothing.

7.20 Develop and implement emergency response plans for accidental spills or releases of hazardous waste shall be used. Training of staff on emergency procedures to mitigate risks promptly shall also occur.

7.21 Where possible, implement strategies to reduce hazardous waste generation shall be used. This can include process modifications, substituting less hazardous materials, or recycling/reusing specific waste components.

8. MEASURES TO MINIMISE NOISE POLLUTION

8.1 Noise levels will be controlled to ensure minimal nuisance to the neighbouring residents, building occupants, and fauna on site or nearby. The following measures will be employed:

> Where necessary, plant and equipment will be silenced, screened and enclosed. Contractors will be actively encouraged to use technology with noise-absorbing or silencing features. Doors and hoods on plant and machinery will be kept closed.

> Where possible, silencers or mufflers are to be used on machinery to reduce noise as far as possible.

> Plant will be well maintained by manufacturer instructions.

> Plant, when in operation intermittently, will be switched off during inactivity. Generators will not be left running unnecessarily.

- Noisy activities will be restricted to a set number of working hours at a less sensitive period. This includes the use of a generator, where required. In addition, the site shall only operate within the designated times detailed by the local authority.
- No explosives are to be used on-site.
- Temporary acoustic screens will be used where required.
- Loud anti-social behaviour shall not be tolerated among site operatives, employees, and other on-site staff.
- Trades producing noise and vibration will be asked to consider elimination as the priority. If this is not possible, non-noisy alternatives shall be used.
- Where possible, opting for modern, quieter machinery and tools shall be used instead. Using regular maintenance helps ensure they operate at their quietest.
- Where necessary, barriers such as fences or walls to contain noise within the site shall be erected. Using sound-absorbing materials to minimise noise propagation.
- Where noisy operations cannot be avoided, the local residents shall be informed before undertaking the activity.

9. MEASURES TO AVOID AND REDUCE CONSTRUCTION IMPACTS

Lighting

9.1 When construction is occurring, no lights shall be pointed away from the site. Therefore, no light shall affect the local community or surrounding areas.

9.2 Lighting shall be used during periods of low ambient lighting to improve visibility and safety.

9.3 Artificial lighting used on site should not interfere with the apparent colours and visibility of signage and fire extinguishers.

9.4 Lighting shall be used throughout the development to ensure that areas are well-lit in case of an emergency to help aid the situation.

9.5 Lighting will be used in areas where there is low natural lighting during the day to assist with tasks. However, lighting should make sure to be turned off at the end of the working day.

Water Quality and Drainage

9.6 Water quality within the development should be kept as good as possible. Actions to make sure there are not any adverse effects on water quality are as follows:

> Understand pollution pathways and divert this from water bodies.

> Place logistic controls to ensure there is a minimised risk to water.

> Ensure proper drainage and clean drainage are possible throughout the site.

> Checks and measurements of water should be undertaken throughout the construction phase to check for rapid influxes of contaminants into water bodies. After a storm, contaminants will be higher due to higher surface runoff.

Parking and Vehicle Use

9.7 On-site parking shall be signed and made known to all personnel on-site.

9.8 As mentioned in The Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance (2014), sites should be managed so vehicles do not have to wait on site and should have a safe area to park. By allowing for minimised idling, fewer emissions shall be produced on site.

10. SECURITY

10.1 On-site security will be implemented as much as possible to ensure the safety of staff, management, and the local community.

10.2 Fences shall be installed around the perimeter of the site to ensure access is limited without the correct documentation to come onto the site.

10.3 All equipment shall be regularly monitored and locked away at the end of the workday to secure it when not in use.

11.HOURS OF OPERATION

11.1 Construction works are only permitted during hours agreed with the London Borough of Hillingdon as agreed throughout the planning process.

12.CONCLUSION

12.1 This document has been prepared by Hodkinson Consultancy, a specialist energy and environmental consultancy for planning and development to present the Demolition and Construction Method Statement for the hybrid planning application at St. Andrew's Gate, Town Centre Extension, in the London Borough of Hillingdon.

12.2 The validation checklist for Hillingdon requires the preparation of a Demolition and Construction Method Statement. This report has been written to satisfy this requirement.