

INITIAL CONSTRUCTION LOGISTICS PLAN

FOR

CHILDREN'S DAY NURSERY
FORMER COOKS GARAGE, FORGE LANE, NORTHWOOD,
MIDDLESEX

PREPARED BY

Powell Skeete Associates
WITH ASSISTANCE
FROM
EAGLE SAFETY ASSOCIATES LTD

Foreword: This plan has been developed by the Architect and Principal Designer to meet planning requirements as the principal contractor at the time of writing has not been appointed. The contents of this document will be incorporated into the awarded principal contractor's construction phase plan. Any reference to Powell Skeete Associates will be superseded by the appointment of the principal contractor.

Site location map:



Site Entrance:



Section 1: Introduction Project description.

Applicant:

Mr Clive Powell
Powell Skeete Associates Limited
Stanmore - BIC
Suite 319
Stanmore Place
Howard road
Stanmore
HA7 1GB

Site: **CHILDRENS DAY NURSERY**

Section2:

Location of Site:

COOKS GARAGE FORGE LANE NORTHWOOD

The application site is a square shaped plot of land, 366sq.m in area, which is located to the north west of Forge Lane, at the rear of St Matthew's Church and comprises of single storey lock up garages in two blocks with a courtyard between. Immediately abutting the site to the north is a single storey vehicle workshop, to the east, beyond the vehicle access is a two storey Victorian terrace in use as the offices for a development company, the Presbytery and residential accommodation (No. 32 Hallowell Road) for the church. Northwood station car park and the Metropolitan railway line beyond adjoin to the west and a new three storey flatted development (Nos. 1 to 6 St Matthews Court, Forge Lane) to the south.

The site is situated in the Old Northwood, Area of Special Local Character and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

Development:

The proposal includes the removal of the southern block of garages and the erection of a single storey front and a first floor extension to the northern block of garages and the change of use of the site from storage to form a children's day nursery.

It is considered that the proposal would be in keeping with the street scene and would not adversely impact on the residential amenities of nearby properties.

Drawing Nos: RAJ1001 C, RAJ1002 C, RAJ1003 C, RAJ1004 C, RAJ1005 C, RAJ1006 C, RAJ1007 C and RAJ012 C

Parking Restrictions and site access:

It is intended that all parking will occur within the curtilage of the site. This will minimise disruption to neighbouring traffic/ parking flow. Built construction will take place on 40% of the site, hence 25% can be used for parking.

Section 2: Site location and deliveries

The site is located to the north west of Forge Lane. Small transit van deliveries will turn off Hallowell road onto Forge Lane and enter the site via the southern entrance gate. The existing perimeter walls and gates around the site will remain in place until the final stages of the project.

Section 3. Construction Details

No Pile foundations will be installed.

Mass concrete strip foundation will be excavated by mini diggers with pre-mixed concrete delivered to site by concrete mixer trucks.

Grab lorries will take the spoil away before it congests the site.

A full scaffold will be used to enable works at first floor level and the roof.

Deliveries:

The anticipated maximum amount of deliveries will be 2 per day for the first week and then 1 per week. We will liaise with neighbouring business to avoid delivery vehicles backing up and causing a hazard.

Suppliers will be asked to use transit sized vehicles to deliver materials.

The practise of just in time deliveries will be used. Deliveries to be outside main peak times.

Deliveries will be via the southern access gate north-west of Forge Lane not causing a hazard to neighbours, road users, pedestrians or cyclists.

Storage of Materials:

All materials will be kept within the curtilage of the site.

Hours of works:

0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

Section 4: Traffic Management

Responsibility: This will be the Principal Contractor's responsibility and will involve the notification to supplier's, hours of works, requirement for deliveries on transit sized vehicles, for initial stages of development.

Vehicle types: Only delivery vehicles and construction related vehicles.

Section 5: Waste Minimisation:

There will be little waste as materials will be ordered to ensure that minimal waste is created. All waste will be separated and taken to the local recycling centre.

Section 6 Review and Monitoring.

Powell Skeete Associates and the Principal Designer will monitor the CLP in conjunction with the principal contractor when appointed to ensure it is appropriate and amend as required.

Section 7:Management of CLP

The Principal Contractor will manage the CLP and keep a copy on site.