

Demolition & Construction Management Plan

19-22 Chippendale Waye, Uxbridge.

Kearns Development Ltd

1.0 The Proposal

- 1.1 The development comprises a four-storey development of 12 apartment units with associated car parking and landscaping.
- 1.2 The development will have a frontage onto Chippendale Way.
- 1.3 Estimated project start date: Jan 2022.
- 1.4 Estimated project completion date: Mar 2023.

2.0 Demolition

- 2.1 The site comprises land previously occupied by two pairs of semi-detached houses which were demolished following approval of 67544/APP/2011/736. The site is overgrown and closed off at present.

3.0 Construction Details

- 3.1 The development will be undertaken by Kearns Property Management and Development Ltd, a local company. The benefit of the project being undertaken by a local company is that there is a greater awareness of local issues, and therefore a greater ability to manage the construction process in a manner that minimises the impact on local residents. Site person in charge during and out of hours is **Peter Kearns** on **07880 744 444**.
- 3.2 It is acknowledged that the site is limited in size, and that access to the site by some vehicles may be restricted due to the width of the access from the public highway. Accordingly careful consideration has been given to the management of the construction process.
- 3.3 Access to the site is via a private access road to the rear of Chippendale Way which connects to the main carriage way between 28 and 29 Chippendale Way.
- 3.4 The method of construction of the development will be undertaken in accordance with the following details that are required by Condition 5 of Approved Application Ref: 67544_APP_2020_3709.
- 3.5 There will be a maximum of 12 operatives working on the site.

4.0 Provision for loading/unloading materials

- 4.1 All deliveries to the site will be undertaken via the private access road to the rear of Chippendale Way.
- 4.2 A banksman will be available where large delivery vehicles are required, or where there could be disruption to the flow of traffic or pedestrians.
- 4.3 Site deliveries are expected to be 1/week and occur outside peak hours.
- 4.4 All HGVs entering the site must meet the Direct Vision Standard of 3 stars or better and ensure Class VI mirrors are used.
- 4.5 Freight operators supporting the development must be accredited to Silver standard of the Freight Operators Recognition Scheme (FORS).

5.0 Storage of plant, materials and operatives vehicles

- 5.1 It is acknowledged that there is limited scope within the site for the storage of plant and materials, and the construction process will therefore be in the form of an "as and when" basis. Equipment and materials will be delivered at the appropriate time of construction so as to ensure that space is not wasted by their storage in advance of works.
- 5.2 A skip or skips may be required for the collection of waste by licensed waste carriers at various stages of the construction process. These will ideally be placed within the site, but during the later stages of construction may have to be placed on the public highway, subject to the appropriate licenses being sought.
- 5.3 There will be on site parking for 4 site operatives or visitors vehicles.
- 5.4 There will be on site cycle parking for 10 site operatives or visitors.

6.0 Measures to control dust and dirt, suppression of noise, etc.

- 6.1 There is the potential for some dust and dirt to be created as a result of the construction. This will be limited to the initial stages of construction when clearing and preparing the site for the building, although dust could also be created during the build process from the cutting and preparation of materials on site. The following measures will therefore be implemented to minimize this impact:
 - A water supply will be maintained across the site to ensure that dusty surfaces and activities can be damped down as appropriate.

- Any scaffolding used on the site will be covered with polythene sheets to form a barrier between the site and the surrounding properties. This will reduce the transport of dust off-site.
- Surplus materials and rubbish will not be allowed to accumulate on the site or spill over into the surroundings.
- Ground & surface water will be managed by the insertion of all drainage at the beginning of construction. All drain runs will be made active so as to minimize surface water.

6.2 Noise emission can be a potential source of annoyance to the local population. The following measures will therefore ensure that this source of annoyance is minimized as far as possible:

- 6.2.1 Any construction works that may cause noise to be audible outside of the site will be restricted to the hours of 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays. There shall be no working at all on Sundays or Bank Holidays without the prior written permission from the Council.
- 6.2.2 Deliveries of materials to the site will not be permitted before 0800 at any time, and not at all on Sundays or Bank Holidays.
- 6.2.3 Standard Construction Plant/Equipment will be used. It is anticipated that there will not be any particularly 'noisy' activity that requires particular attention. Typical plant will include compaction equipment, excavators, breakers, dumpers, mobile cranes, scissor lifts, cherry pickers etc. that comply with the London's Low Emission Zone for non-road mobile machinery requirements. All relevant plant and machinery will be registered in the GLA's database. Any stationary plant such as compressors and generators will be positioned away from sensitive locations within the confines of the operational use of the equipment.
- 6.2.4 All employees and contractors will be informed about the need to minimize noise.
- 6.2.5 Vehicles and mechanical plant used shall be fitted with effective exhaust silencers, maintained in good and efficient working order and operated in such a manner as to minimise noise emissions. All contractors shall ensure that all plant complies with the relevant statutory requirements.
- 6.2.6 Vehicles and machines in intermittent use will be shut down when not in use.
- 6.2.7 Where practicable, equipment powered by mains electricity shall be used in preference to equipment powered by internal combustion engine or locally generated electricity.
- 6.2.8 Plant will be maintained in good working order so that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.
- 6.2.9 All materials will be lowered where practicable and not dropped.
- 6.2.10 Neighbouring occupiers will be advised in writing by the site foreman of any activities or deliveries that may have the potential to cause unavoidable noise or other disturbance, so as to manage

the expectations of all parties. Contact details, including an emergency telephone number shall be provided in all communications.

- 6.3 All wheels and tyres of vehicles exiting the site will be cleared of debris by means of a hose which shall be connected to the water supply for the development. Cleaning shall take place within the site as far as is practicable so as to avoid spillage of mud and water onto the public highway or surrounding properties.
- 6.4 At the end of each working day, checks will be made by the site foreman to ensure that there is no mud, debris or rubbish on the public highway.

7.0 Location of all ancillary site buildings

- 7.1 Given the restricted access to the rear of the site it is anticipated that there would be no ancillary site buildings erected on the site, other than a portable WC unit and a storage unit/container for small plant and equipment. These would be located within the rear of the site.
- 7.2 All materials and small plant will be securely stored in a lockable unit when not in use, or when there is no-one on site. Valuable items will not be left on site.

8.0 Means of enclosure of the site

- 8.1 The existing walls and fencing around the site will be retained during the course of construction. If this cannot be secured in a safe manner, then construction hoardings will be erected.
- 8.2 The adjoining footpaths will be kept clear at all times.
- 8.3 The site foreman will be responsible for ensuring that the site is enclosed, safe and secure at all times.
- 8.4 The existing walling will be retained around the site during the course of the construction as far as is reasonably practicable. Where it is required to be removed to facilitate the construction it shall be reinstalled on completion of the works, or when the site is left vacant, whichever is sooner, so as to ensure that the site is secure at all times.
- 8.5 Warning signs will be placed on the road frontage hoarding, which will highlight the dangers of entering a construction site, together with contractor and emergency contact details.

9.0 The parking of vehicles of the site operatives and visitors.

- 9.1 All contractors and visitors for site meetings will be encouraged to use public transport to gain access to the site. Uxbridge Underground station is within 400mm from the site. If private vehicles are to be used they will be advised to park in the Intu car park within 200m of the site.
- 9.2 To assist the use of public transport, timetables and route maps will be displayed in the site office.
- 9.3 Where contractors vehicles are required to be adjacent to the site (for example if there are tools or equipment on board that require regular access) then they will be permitted to park outside the site, ensuring that they are not in breach of any highway or parking legislation.