

Construction Management Plan

October 2025

4 Rofant Rd Northwood, Northwood, HA6 3BE, UK



Introduction

The Construction Logistics Plan for development at 4 Rofant Rd Northwood, Northwood, HA6 3BE, UK is prepared to help minimize disruptions to the public caused by site traffic and pollution; and any further nuisances to the local community.

This will be achieved by reducing the number of deliveries where possible, including staging and consolidation of deliveries such that the volume of traffic is kept to a minimum and avoiding peak times.

The 'Construction Management Plan' submitted includes :

Condition 12 :

Prior to development commencing, the applicant shall submit a demolition and construction

management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative 115 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimizing emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with the Hillingdon Local Plan and London Plan (2021).

Description of work

1. Demolition of the existing outbuilding
2. Construction of a new family house
3. Associated works

Construction Programme

The estimate for the project completion is within 6 - 12 months.

Site Working Hours

Planned working hours

Monday to Friday 08:00am - 18:00pm

Saturdays 08:00am – 13:00pm

No work will be carried on site during Sunday and Bank or Public Holidays.

General Monitoring

The Council Highways Team will be contacted to ensure all relevant highway licences are in place prior to any works starting, including hoardings and delivery area.

Deliveries and Loading

Traffic management will be controlled directly by senior site staff, a project manager and a construction manager. All delivery vehicles will be coordinated with times arranged to prevent queuing on the public highway and conflict with adjacent properties.

Together they will monitor the activity daily, sharing information and holding meetings with suppliers and subcontractors as required to maintain a good standard of traffic management. All subcontractors and third-party delivery companies and material suppliers will be briefed on the key points of the traffic management plan prior to placing any orders or starting on-site. This will be carried out in both a written and verbal capacity (pre-start meeting). A copy of the site route will be provided by the principal contractor and all visiting vehicles will be made aware of the strict instruction related to delivery time and access to the site. Access for emergency vehicles will be maintained at all times and public footpaths will remain open. All deliveries to the site and all muck away movements are to be carried out only during the following hours; 08.00am - 18.00pm Monday to Friday (most deliveries from 10 am – 14.30 pm).

Sizes of all vehicles and schedule of when they will need to access the site

List of estimated vehicles and vehicle sizes that will be used in the construction phase:

- Transit Van. Height 2.1m. Length 5.3m, Width 2.3m (estimated twice weekly throughout the course of the project)
- Skip truck 1.5tonne. Height 2.9m, Length 5.95m, width 2.3m, (estimated as 1 per month as required.)

All vehicles coming to the site for loading and/or offloading of material to and from high-level bedded vehicles will be equipped with suitable guard rail protection. Vehicles moving dust-generating material or construction waste are to be completely sheeted with tarpaulin or sheeting/netting to avoid debris falling on public highways.

Parking and loading arrangements of vehicles and deliveries of material and plant

Deliveries to the site will be managed and arranged so that only one construction vehicle will stop for loading or offloading on-site at any one time. The loading area is located on the site at the front of the property where all delivery companies and visitors will be notified of the site access routes.

There are no allocated spaces onsite for the stacking of vehicles. Vehicles will have predetermined delivery times and called down to the site by telephone. If outside of these times or not previously arranged, then they will be turned away if their presence affects their ability to safeguard the amenity of the area.

Any deliveries of abnormal/exceptional loads will be highlighted and booked in sufficient time to allow the project management team to check that the access and offloading routes and processes are sufficient for the delivery or alternative can be arranged. The management team will also check with the local authority about any event day that may cause the public highway to be busier than normal.

Where possible, bulk deliveries will be made to minimize traffic disruption.

All construction materials generally be ordered on a just-in-time basis, particularly during the groundworks and frame / façade period. Once the building is constructed and watertight, internal building space will be able to be utilized for the storage of appropriate materials.

Site visitors and site personnel will be encouraged to use public transport.

Waste Storage

The site is limited in terms of space and working conditions may be restricted if waste is stored on site. It is therefore intended that all waste be removed from the site regularly keeping the site clear of obstacles. If any, waste will be located in a suitable location, ensuring the site maintains a good clear working condition and avoiding blocking

on neighboring properties. Construction waste will be stored in waste skips sited next to the loading area. Skip time will be arranged to cause minimal disruption.

Site Access

Site notice boards will be displayed at the site entrance and will display the site procedure, contact details, access, site rules and all necessary health and safety information.

The Site Delivery and pedestrian gate will display the necessary health and safety signs. The site manager's contact details will be displayed for any queries or emergencies.

Trained and experienced bank men will be in position half an hour before the first delivery with a schedule of the daily delivery. All site traffic movements will be planned and organized in advance with the bank's man, site agent and any potential nominated subcontractors. The bank's man will direct and control vehicles and pedestrian movement around and immediate area of the site. Ensuring pedestrian safety and the flow of traffic are maintained.

Vehicle parking

The operative will be advised to use public transport when possible. Given the nature of development, the parking of contractors' vehicles in nearby streets will be infrequent and short-term, as different contractors will be used throughout construction. The number of construction workers on-site at any one time will at most be no more than 5, and this will not, therefore, cause any significant or long-term disturbance to on-street parking in the immediate area.

Wheel washing equipment

The site will maintain its water supply to which a hose can be connected for the construction and washing of equipment and vehicles and dust suppression. 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 highway, and any debris caused by the development will be removed.

Dust mitigation measures

The following measures will be implemented to minimise any impact arising from dust and dirt because of the construction process:

- 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.
- There will be no burning of any material anywhere on-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 to minimise surface water.
- As much cutting of materials as possible will be carried out off-site.

Noise and vibration mitigation measures

Noise emissions can be a potential source of annoyance to adjoining and nearby residents. The following measures will therefore ensure that this source of annoyance is minimized as far as possible:

- Any construction works that may cause noise to be audible outside of the site will be restricted to the hours of 08.00am to 18.00pm Monday to Friday and 08.00am to 13.00pm on Saturdays.
There will be no working on Sundays or Bank or Public Holidays.
- Deliveries of materials to the site will be permitted only between 08.00am - 18:00pm Monday to Friday (most of deliveries 10.00 am – 14.30 pm), and not on Saturday, Sundays or Bank /Public Holidays.
- Standard construction plant and equipment will be used. It is anticipated that there will not be any particularly 'noisy' long-term activities that require particular attention. 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.
- Vehicles and mechanical plants used shall be fitted with effective exhaust silencers, maintained in good and efficient working order and operated in such a manner as to minimize noise emissions. All contractors shall ensure that all plant complies with the relevant statutory requirements.
- Machines in intermittent use will be shut down or throttled down to a minimum when not in use.
- Where practicable, equipment powered by mains electricity shall be used in preference to equipment powered by the internal combustion engine or locally generated electricity.
- Plant will be maintained in good working order so that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.
- All materials will be lowered where practicable and not dropped.
- 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, to manage the expectations of all parties. Contact details, including an emergency telephone number, shall be provided in all communications.