

DCMP Statement

JANUARY 13

13 Oak Avenue, West Drayton, UB7



Design
Studio

DEMOLITION & CONSTRUCTION MANAGEMENT PLAN

Condition 9 – Planning Application No. 77097/APP/2025/3015

Site Address: 13 Oak Avenue, West Drayton, UB7

Local Planning Authority: London Borough of Hillingdon

1. Introduction

This Demolition and Construction Management Plan (DCMP) has been prepared to discharge **Condition 9** of planning permission ref. **77097/APP/2025/3015**.

The purpose of this DCMP is to ensure that demolition and construction works are carried out in a manner that minimises disruption to neighbouring residents, protects highway safety, and prevents adverse impacts on the local and strategic highway network.

2. Description of Development

The development comprises demolition and construction works associated with a residential development at 13 Oak Avenue, West Drayton.

The works will be undertaken in a controlled and phased manner to minimise impacts on the surrounding area.

3. Phasing of Works

The development will be undertaken in the following phases:

1. **Site setup and hoarding installation**
 2. **Demolition works**
 3. **Groundworks and foundations**
 4. **Superstructure construction**
 5. **Internal works and fit-out**
 6. **External works and reinstatement**
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4. Working Hours

All demolition and construction activities will adhere to the following working hours:

- **Monday to Friday:** 08:00 – 18:00
 - **Saturday:** 08:00 – 13:00
 - **Sundays and Bank Holidays:** No works
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5. Construction Traffic Management (Highways Compliance)

5.1 Peak Hour and School Time Restrictions

To ensure highway safety and minimise congestion, the following restrictions will be strictly enforced:

- **No construction traffic, deliveries, waste removal, or HGV movements will take place during:**
 - Weekday AM peak hours: **07:30 – 09:30**
 - Weekday PM peak hours: **15:30 – 18:30**
 - Local school start and finish times

All deliveries and waste collections will be scheduled **outside peak highway and school peak periods**, typically during mid-morning and mid-day hours only.

5.2 Construction Vehicle Routing Plan

All construction vehicles, including HGVs, will use the **most direct and appropriate routes** via the local and strategic highway network.

- Vehicles will approach and depart the site via the **strategic road network** before accessing local roads.
- No construction vehicles will route through unsuitable residential streets.
- The routing has been selected to minimise impacts on residential amenity and highway safety.

A **Construction Vehicle Routing Plan** is provided showing:

- Vehicle approach routes
 - Site access point
 - Safe entry and exit arrangements
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5.3 Site Access and Manoeuvring

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- Construction vehicles will be able to **enter, manoeuvre within, and exit the site safely**.
 - No reversing manoeuvres will take place on the public highway.
 - Where necessary, a **banksman** will be used to guide vehicles safely in and out of the site.
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6. Contractor Parking & Site Logistics

- All contractors will be instructed **not to park on surrounding residential streets**.
 - Parking will be managed either:
 - On site where feasible, or
 - At pre-arranged off-site locations with staff walking to the site.
 - Materials will be delivered on a **just-in-time basis** to prevent congestion and obstruction.
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7. Loading, Unloading & Material Storage

- A designated area within the site will be used for:
 - Loading and unloading
 - Temporary material storage
 - No loading or unloading will take place on the public highway.
 - Deliveries will be pre-booked and supervised.
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8. Waste Management

- Waste will be segregated and stored securely within the site.
 - Waste collections will be scheduled outside peak highway and school hours.
 - All waste carriers will be appropriately licensed.
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9. Dust, Noise & Vibration Control

Measures will include:

- Dust suppression using water sprays where necessary
 - Covered skips and materials
 - Modern, well-maintained machinery
 - Limiting noisy activities to permitted working hours
 - Compliance with BS5228 guidance
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10. Road Cleanliness & Wheel Washing

- The site access will be kept clean and free of debris.
 - Wheels will be cleaned before vehicles exit the site if required.
 - The adjacent highway will be inspected regularly and cleaned as necessary.
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11. Pedestrian & Highway Safety

- Safe pedestrian routes will be maintained at all times.
 - Temporary signage will be installed where required.
 - All works will comply with health and safety legislation and best practice.
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12. Hoarding & Site Security

- Secure hoarding will be erected around the site boundary.
 - Hoarding will be maintained throughout the construction period to ensure public safety.
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13. Site Management & Contact Details

A nominated **Site Manager** will be responsible for implementing this DCMP and liaising with neighbours and the Local Authority.

- **Site Manager:** To be appointed
 - **Contact details:** To be provided prior to commencement
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14. Conclusion

This DCMP demonstrates that demolition and construction works can be undertaken without adverse impacts on highway safety, residential amenity, or the free flow of traffic.

The plan fully addresses the Highway Authority's requirements for Condition 9 and confirms that construction traffic will be managed safely and responsibly.