

2023

Construction Management Plan

Land rear of 25-31 Warren Road, Ickenham
(access off Heytrop Drive)

W J Macleod Ltd



Construction Management Plan

Proposed Residential Development:

**Land rear of 25-31 Warren Road,
Ickenham.
Access of Heytrop Drive**

**Local Planning Authority:
London Borough of Hillingdon**

February 2023

**W J Macleod Ltd
70b High Street
Northwood
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Introduction

This Construction Management Plan details W E Black Ltd's management of the issues raised in constructing 4 No. houses at land rear of 25-31 Warren Road, Ickenham , with access off Heytrop Drive.

The following issues have been identified for careful consideration in order to minimise the impact of the development on the local residents and environment during the demolition and construction phase of the development.

This Construction Management Plan will remain in place from first commencement until the completion of the construction works.

This Method Statement is to be read in conjunction with Drawing No. 22/3521/19, together with the Method Statement prepared by Patrick Stileman Ltd.

It seeks to address the issues set out in Condition 4 of the Planning Consent Ref:- 77265/APP/2022/2845 date 14th December 2022.

1.0 Removal of waste from site

Waste materials will be removed from site by bulk haulage lorries during the groundwork and substructure works, and by skips for recycling during the demolition and main construction works.

Plasterboard and associated waste will be put in a separate skip from general waste. Waste from the construction works will be placed into a skip and a running total listing the different categories of waste will be recorded prior to the skips being returned to a waste recycling station for sorting.

Pallets will be kept and recycled for future use.

Timber waste will be recycled for use on site.

The prefabrication of the majority of construction elements, such as floors, roof trusses, windows and kitchen units, will greatly reduce waste on site, and reduce the amount of dust created.

If dusty conditions prevail, a road sweeper will be used on site and damping down will be used if necessary to prevent a nuisance to local residents.

Where there is a risk of vehicle debris spilling onto the highway, vehicles and skips will be covered when leaving the site. All excess soil will be taken to licensed disposal sites and the waste from site taken for recycling or disposal as appropriate.

All aspects of waste and dust management will be managed by an experienced Site Foreman who is suitably qualified and will be in attendance at all times.

2.0 Vehicle wheel washing

W E Black Ltd will ensure pressure hose wheel cleaning facilities and brushes are available on site and the “run off” water is contained within the site boundary.

This will be supervised by the designated operative and will ensure the existing roads in the vicinity of the development are kept free of mud and slurry. If necessary a road sweeper will be used to keep the adjacent roadway free from stones and excessive dust and dirt.

All aspects of wheel washing and dust control will be managed by an experienced Site Foreman who is suitably qualified and will be in attendance at all times.

3.0 Demolition and construction works

During demolition and construction, W E Black Ltd will ensure that continual dampening down using fine water spray on to activity areas that may create dust takes place.

Site clearance works will be undertaken in a controlled manner to reduce the emission of dust.

All aspects of the demolition and construction works will be managed by an experienced Site Foreman who is suitably qualified and will be in attendance at all times.

4.0 Site boundary

Site hoarding will be erected around entrance to the site along with security gates.

5.0 Site working hours

The site working hours will be from 7.30am to 4.30pm, Monday to Friday.
7.30am to 4.00pm on Saturday.
No Sunday and Bank Holidays.

6.0 Noise

All reasonable measures will be taken to control noise levels to within or lower than the regulated decibel levels to comply with the statutory noise restrictions as stated in The Control of Noise at Work Regulation Act 2005 and The Statutory Nuisance Act 1993 and BS 5228:2009

The lower action level is 80dB and the upper action level is 85dB.

All machines are equipped with baffles, lined compartments and silenced exhausts to reduce the machines operating noise level to within or lower than the regulated decibel levels to comply with the Statutory noise restrictions.

7.0 Construction Method

No exact start date can be given as this is dependent upon the clearance of Planning Conditions. Once conditions are cleared, it is envisaged that an imminent start on site will be made. The start, for the purposes of the timetable below, is that a start on site will be week zero.

1.	Tree protective fencing erected.	1 week
2.	Redundant vegetation and trees removed.	1 week
3.	Existing structures to be demolished and removed from site.	1 week
4.	Carry out Soil Tests.	2 weeks
5.	Welfare facilities and material storage areas installed to front of site.	1 week
6.	Site office and wheel washdown area installed to front of site.	1 week (included in above)
7.	Excavate foundation trenches, drainage and service runs. }	4 weeks
8.	Pour concrete to foundations. }	
9.	Brickwork to DPC.	1 week
10.	Install pre-cast concrete ground floor.	1 week
11.	Brickwork/blockwork walls, ground to first floor.	3 weeks
12.	Install pre-cast concrete first floor.	1 week
13.	Brickwork/blockwork walls, to plate level.	3 weeks

14.	Prepare first floor.	1 week
15.	Prepare wall plates.	1 week
16.	Erect steelwork and roof timbers.	3 weeks
17.	Felt, batten, insulate and tile roofs.	3 weeks
18.	First fix electrics, plumbing.	3 weeks
19.	Install windows/doors.	1 week
20.	Floor screeding.	3 weeks
21.	Plasterwork.	3 weeks
22.	Fit bathrooms and kitchens	3 weeks
23.	Second fix electrics and plumbing.	4 weeks
24.	Finishes, tiling and painting.	8 weeks
25.	Landscaping and external works.	4 weeks (included in timeline 24 above)
TOTAL CONSTRUCTION PERIOD (including demolition and site clean up)		52 weeks

8.0 Vehicular Access

Visitor and Contractor parking, together with site facilities, unloading and material stores, have been indicated on the submitted drawing, 22/3521/19. Temporary hardstanding areas will be created during the construction phase and used as a base for the access road. Groups of sub-contractors will normally arrive at the site in a “crew bus” to reduce parking and this will be encouraged. If the need arises and all operatives cannot park on the site they will be instructed to park responsibly away from the site entrance on unrestricted public roads.

The access to the site will be via Heythrop Drive.

We have indicated on Drawing/19 how a large vehicle will be able to turn on the site.

An experience banksman will be available on site at all times to assist with access and egress.

Drivers will be encouraged to approach and leave the site via the B467 which links through to the A40 (Western Avenue).

Given the nature of Heythrop Drive drivers will be warned to drive with extreme caution when approaching or leaving the site.

Vehicles of all sizes will be visiting the site, as follows:-

- 44 tonne articulated lorries to deliver plant floor beams and roof trusses.
- 32 tonne rigid vehicles to deliver general building materials.
- 32 tonne 8 wheel tippers to cover muck away and delivery of aggregates.
- 32 tonne ready mix concrete trucks.
- 7.5 tonne LGV vehicles to deliver smaller items and sundries.

There is no need for any highway works to accommodate construction vehicles.

It is impossible to give an indication of the number of vehicles expected per day or per hour, and this will clearly vary with different stages of the project.

The contractor will instruct all suppliers, with the exception of roof trusses and floor planks, to use 8 wheeled rigid vehicles only.

Restriction on delivery times – The restriction of deliveries to between the hours of 07.30 and 15.00 is suggested.

All vehicles, except the limited number of articulated lorries permitted, will access and egress the site in a forward gear.

Neighbours will be informed of all stages of the construction works.

Clear signs at the entrance to the site will warn of restrictive access from members of the public under Health and Safety Regulations. The sign will include contact details for the Site Manager together with an out of hours emergency number.