

CONSTRUCTION MANAGEMENT STATEMENT IN SUPPORT ON AN APPLICATION AT TAYLOR CLOSE, HAMPTON HILL BY AQUINNA HOMES

Introduction

This report relates to a full planning application for a single dwelling at Taylor Close, Hampton as submitted by Aquinna Homes plc. I attach the location plan, existing plan and proposed plan for reference.

I have considered the Construction Management Statement requirements of the London Borough of Richmond, and set out below, together with a CMP drawing (TCHH/CMP/01) showing the various items referred to below.

Requirements of LB Richmond

I set out below, against each point, the response in relation to this particular site:

Construction Management Statement

This may include:

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site – **to be advised as a pre-commencement condition**
2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear; **- no vehicles will be permitted on site**
3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction); **- all site vehicles to be parked in the nearby Taylor Close public car park**
4. Details and location where plant and materials will be loaded and unloaded; **the delivery location is noted on the CMP drawings and materials will be unloaded from here.**
5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required – **a Just in Time management system will be in place to ensure that only the materials required on site at that time are delivered, such that materials will be delivered, unloaded and then immediately moved via the hoist into position ready for use in the construction of the building. Skip location shown on CMP drawing**
6. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays; **- it is proposed to obtain the relevant licence(s) to close that part of the southern footway along Taylor Close in front of the site, as shown on the CMP drawing attached**
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such – **hoarding shown on the attached CMP drawing.**
8. Details of any wheel washing facilities; **- no vehicles on site and therefore no wheel washing facilities required**
9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips); **- Site ordering to focus on the minimisation of waste/packaging at source**
10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites; **This will follow best practice. No plant on site, apart from the hoist as shown on the CMP drawing attached.**
11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow

the routing of construction vehicles to the site); - proposed temporary footpath closure of the southern footpath along Taylor Close in front of the site

12. Details of the phasing programming and timing of works; - all in one phase. 10 month period in total.

13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction – recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7; - Arboricultural Impact Assessment attached. A detailed AMS will be produced as a pre-commencement condition

14. A construction programme including a 24 hour emergency contact number; - as a pre-commencement condition

15. See also TfL guidance on Construction Logistics Plans.

JS 18/7/19