

## CONSTRUCTION MANAGEMENT STATEMENT

**Units 3 & 15 Cross Deep Court, Heath Road, Twickenham TW1 1AG**

**LPA Ref. 22/3577/FUL**

**Date: 5 May 2023, FINAL**

The development proposed will meet the requirements of London Plan Policy T7 (k) which states that “During the construction phase of development, inclusive and safe access for people walking or cycling should be prioritised and maintained at all times.”

It should be noted that the application is not defined as a ‘major’ application and given that the development principally relates to the conversion of part of the building, no substantial demolition, excavation or basement / subterranean works are proposed.

The site lies on the junction of Heath Road – King Street and Cross Deep in the town centre of Twickenham and thus not considered a ‘confined location’. The surrounding land uses are predominantly commercial and while there are residential uses in the vicinity (flats above the commercial parades), given their location in a town centre, they are not considered overly vulnerable to noise and disturbance.

The development would comprise internal work and fit out and while there is likely to be removal of building waste and delivery of materials, this is not considered to be substantial in nature.

The Site benefits from a large parking area to the rear of the site (accessed from Heath Road) where vehicles and material can be stored and as such, there is not likely to be a requirement for any skips on the highway or stopping up orders. In any event, it is noted that no such bays exist on Heath Road or Cross Deep adjacent to the site.

No construction vehicles are anticipated, and any deliveries would be routed via Heath Road or Cross Deep thus avoiding small residential roads. Construction traffic would be prohibited during school drop off and pick up times to avoid conflict at this rush hour. Where necessary, a banksman would be employed to ensure that the ingress and egress of traffic would not prejudice the free flow and safety of highway and pedestrian traffic, particularly in the proximity of the bus stops on Heath Road.

While the area is covered by a CPZ, contractors would be encouraged to use public transport. No on site parking is proposed for contractor’s vehicles.

The developer will sign up to the Considerate Contractor Scheme and further details can be secured by condition once a contractor is appointed.

Noise and dust suppression measures, where necessary, would be employed to ensure that the amenities of neighbours would not be unduly prejudiced and further details can be conditioned.

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