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Construction Management Plan, 17 Hardinge Road Development 6 Residential Units:

Project Site: 17 Hardinge Road TN24 8HB

Client: Dufont Faes Ltd

Date: 24-11-2025

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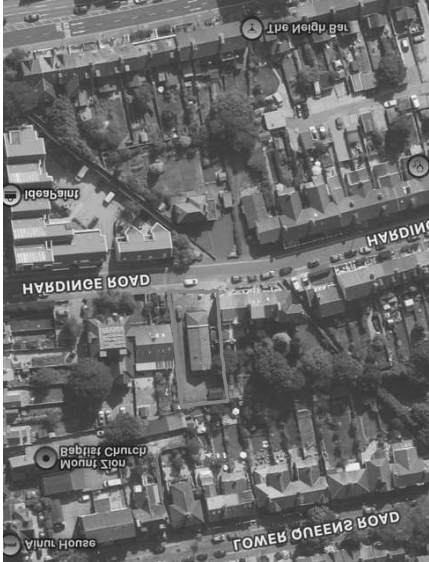
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Construction Management Report for Development at 17 Hardinge Road, TN24 8HB

1. Introduction

This report outlines the construction management plan for the development of nine residential units at 17 Hardinge Road, Ashford, TN24 8HB. The proposal includes the demolition of the existing bungalow and the construction of apartments with a front car park driveway and a rear communal garden. This document addresses site setup, planning policies, construction policies, hours of work, and mitigation measures against noise and dust, with a focus on minimising the impact on neighboring properties.



2. Site Description

The site is currently occupied by a single bungalow, which will be demolished to make way for the new residential units. The new development will feature:

- *Nine residential apartments*
- *Front car park driveway for residents*
- *Rear communal garden for residents*

3. Planning and Construction Policies

3.1 Planning Policies

The development will adhere to the following planning policies as set forth by Ashford Borough Council:

- Local Plan Policy ENV1: This policy emphasises the importance of maintaining local character and ensuring developments are in keeping with the surrounding area. The design of the new apartments will reflect the architectural style encouraged by planning for a modern approach for the future. (Cross reference with pre-app advice)

- Local Plan Policy HOU1: This policy promotes residential development in sustainable locations. The site is within a residential area with access to public transport and local amenities, making it an ideal location for new housing.

3.2 Construction Policies

The construction will comply with the following policies:

- Health and Safety Executive (HSE) Guidelines: All construction activities will follow the HSE regulations to ensure the safety of workers and the public.
- Building Regulations: The development will comply with the Building Regulations 2010, ensuring that all structural, thermal, and safety standards are met.

4. Site Setup



4.1 Site Access and Logistics

- Access Routes: The main construction access will be via Hardinge Road, with careful consideration for traffic management during peak hours. All lorries to have tyres washed before leaving site to enable deliveries via lorry for all tyres to be washed clean, to mitigate against contamination. Access rotation with 1 lorry in 1 lorry out. Site management will set up the logistics of the site pre-commencement of works.

- Site Compound: A dedicated site compound will be established for the storage of materials, equipment, and site offices. This will be located at the rear of the property to minimise disruption.

4.2 Security Measures

- Fencing and Barriers: The site will be enclosed with robust fencing to prevent unauthorised access and ensure the safety of the public.

4.3 Facilities for Workforce

4.4 - Welfare Facilities: Adequate welfare facilities, including toilets, handwashing stations, and break areas, will be provided on-site for all workers.

5. Construction Hours

Construction activities will be limited to the following hours to minimise disturbance to neighboring properties:

- Monday to Friday: 08:00 to 18:00
- Saturday: 08:00 to 13:00
- Sunday and Bank Holidays: No construction work will occur.

These hours are in line with Ashford Council's guidelines to mitigate noise and disruption to local residents.

6. Mitigation Measures

6.1 Noise Mitigation

- Use of Quiet Equipment: Where feasible, quieter machinery will be used, and all equipment will be fitted with noise-reducing devices.
- Timing of Noisy Activities: Noisy activities, such as demolition and heavy construction, will be scheduled for mid-morning to limit disturbance during early hours.

6.2 Dust Mitigation

- Water Suppression: Water sprays will be used on site to suppress dust during demolition and construction activities. (On commencement of construction logistics)
- Site Hygiene: A 'clean as you go' policy will be implemented, with regular cleaning of the site entrance and surrounding areas to prevent dust from spreading to neighboring properties.

6.3 Communication with Neighbors

- Pre-Construction Information: A letter will be sent to neighboring properties informing them of the construction schedule, contact information, and procedures for reporting issues.
- Regular Updates: Updates will be provided throughout the construction process to keep residents informed of progress and any potential disruptions.

7. Conclusion:

The proposed development at 17 Hardinge Road will provide much-needed residential units while adhering to planning and construction policies. The site setup, construction hours, and mitigation measures outlined in this report aim to minimise the impact on neighboring properties and ensure a safe and efficient construction process. By following these guidelines, we aim to foster a positive relationship with the local community and contribute to the enhancement of the area.

8. Appendices:

- Appendix A: Site Plan
- Appendix B: Construction Schedule (On completion of Approved planning)
- Appendix C: Contact Information for Site Manager (Contact details of project manager and site manager will be available on commencement of construction works.)

This management report serves as a framework for the development process, ensuring compliance with all relevant policies and addressing community concerns proactively.

Yours Sincerely,



Architectural Construction Designer
DIP, FDA, BA(Hons)