

Construction Management Plan

Project: Regal Cinema, 233 High Street, Uxbridge

1. Phasing of Development Works

The development will be completed in phases:

- **Phase 1:** Site preparation and clearance, including protection of lobby floor, historic features, stair handrail, securing the organ and removal of all loose rubble.
- **Phase 2:** Prepare and install a new slab to the new levels.
- **Phase 3:** Installation of stairs in auditorium and mezzanine floor.
- **Phase 4:** Installation of windows, removal of lobby dividing wall and refurbishment work to back of house rooms in the upper parts.
- **Phase 4:** Final internal and external finishes.

2. Hours of Development Works

Development works will only take place during the following hours:

- Monday to Friday: 08:00–18:00
- Saturday: 08:00–13:00
- No work will be carried out on Sundays or Public Holidays, in compliance with Informative I15.

3. Programme for Safe Removal of Materials

A detailed programme will be implemented to ensure valuable or potentially contaminating materials are safely removed:

- Identification of materials to be salvaged or recycled, including fixtures, fittings, and hazardous substances.
- Engagement with licensed waste management professionals to handle removal and processing.
- Materials will be stored securely onsite before transportation to recycling or processing facilities.

4. Measures to Prevent Mud and Dirt Tracking

To prevent mud and dirt tracking onto footways and adjoining roads:

- Installation of wheel washing facilities at site exits.

- Use of road sweepers and cleaning equipment for nearby roads during peak construction periods.
- Placement of temporary ground covers to reduce mud transfer.

5. Traffic Management and Contractor Parking

A traffic management strategy will be implemented:

- Designated parking areas onsite next to the gym will be allocated for contractor parking to avoid obstructing local roads.
- Routes for construction vehicles will be planned to minimize travel during peak hours.
- Clear signage and marshals will guide pedestrian and vehicle access near the site.

6. Air Quality and Dust Reduction Measures

The following actions will mitigate impacts on local air quality:

- Use of low-emission construction machinery.
- Dust suppression techniques, including water spraying and covering loose materials.
- Regular monitoring of air quality around the site, with adjustments as needed.

7. Storage of Materials

All demolition and construction materials will be stored safely onsite:

- Skips will be positioned in the car park to handle demolition material.
- Dedicated storage areas will be created, protected from adverse weather conditions.
- Hazardous materials will be stored separately with appropriate signage and containment measures.

Contractor Details:

Morve Ltd, 14 Banstead Street, SE15 3EX

Addendum:

- The gym car park is under the same ownership and land registry title as Regal Cinema. It is confirmed that this is free from any leases or car parking arrangements and that the contractors will be able to make full use of this area.

- The general deliveries will be done by Ford Transit MWB sized vans. The largest vehicles would be for skip removals. The site will be serviced during operating hours of 8am to 5pm Monday to Friday and 9am to 12pm on Saturday. No servicing will take place on Sundays and bank holidays.
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