

CONSTRUCTION MANAGEMENT PLAN 82–84 High Street, Ruislip, HA4 7AB

1. Introduction

This Construction Management Plan (CMP) has been prepared in support of the proposed development at 82–84 High Street, Ruislip. The development comprises internal reconfiguration and alterations to the existing building, including conversion of upper floors to residential use, formation of terraces and amenity space, and refurbishment of the retained ground floor commercial unit.

The purpose of this CMP is to demonstrate how construction works will be managed to minimise disruption to neighbouring residents, businesses and High Street users, while ensuring safety, environmental protection and compliance with planning policy and best practice.

2. Site Location is on the corner of Ickenham Road and Ruislip High Street 82-84. Access to the rear for deliveries is through King Edwards Road.



3. Description of the Development

The works include internal alterations to the existing building, refurbishment and reconfiguration of floorspace, installation of new stair access, formation of external terraces and landscaping, and associated building services upgrades.

No basement works, piling, deep excavations or structural demolition are proposed. All works will take place within the existing site boundary. The site is located within a Conservation Area and adjacent to residential properties, requiring careful management during construction.

4. Phasing Of Works

The works will proceed in the following sequence:

1. Site setup
2. Soft strip and internal demolition
3. Structural and internal reconfiguration
4. External terrace and hard landscaping works
5. Fit out and service installation
6. Final finishes and site clearance

5. Site Management and Contacts

A Principal Contractor will be appointed prior to commencement of works. A dedicated Site Manager will be present during working hours and will be responsible for implementing this CMP.

Site contact details will be displayed clearly on the site hoarding/front facade, including a telephone number for enquiries or complaints.

Emergency contact details will be displayed on site and provided to neighbours prior to commencement.

6. Construction Programme and Working Hours

The anticipated construction period will be confirmed prior to commencement.

Working hours will be restricted to:

Monday to Friday: 08:00–18:00

Saturday: 08:00–13:00

No works will take place on Sundays or Bank Holidays.

High-noise activities will be managed to avoid early morning and late afternoon disturbance wherever possible.

7. Site Access, Deliveries and Logistics

All construction access will be taken from rear access. High street will not be affected by construction traffic. Contractors will use Pay and Display bays outside of the site or travel by public transport.

Delivery times will be managed to avoid peak pedestrian and traffic periods and will generally be restricted to between 09:30 and 15:30 on weekdays. Deliveries will be taken in as per attached plan. All materials to be stored internally, no affect on neighbouring properties.

All delivery vehicles will switch off engines when stationary. Vehicles will not wait or idle on the public highway. No contractor parking will be permitted on surrounding streets.

Pedestrian access along the High Street frontage will be maintained at all times.



8. Dust, Air Quality and Emissions Control

Dust generation will be controlled using water suppression during cutting or breaking works. Materials will be stored securely and covered where necessary. Skips will be loaded as Wait and Load and not left on site.

There will be no on-site burning of materials. All plant and machinery will be well maintained and operated in accordance with manufacturers' guidance.

The development will not include gas boilers or other combustion-based plant. Construction practices will follow relevant guidance including IAQM principles and local air quality policies.

9. Noise and Vibration Management

Construction noise will be minimised through the use of modern, low-noise equipment where practicable. Radios and unnecessary noise sources will not be permitted on site.

No piling or vibration-intensive works are proposed. Should unexpected vibration-generating works be required, they will be managed carefully and monitored as necessary.

10. Waste Management and Site Cleanliness

Construction waste will be segregated where feasible to promote recycling. All waste will be removed by licensed waste carriers.

The site frontage, pavement and immediate surrounding area will be kept clean. If required, manual or mechanical sweeping will be carried out daily. Measures will be taken to prevent mud or debris being tracked onto the highway. No wheel wash facility will be installed, water hose used to wash any excess dirt after skip collection.



11. Neighbour Liaison and Complaints Procedure

Local residents and businesses will be informed prior to commencement of works. Clear contact details will be provided for the Site Manager.

Any complaints received will be logged and investigated promptly. Reasonable steps will be taken to address concerns and minimise disruption.

12. Security and Lighting

The site will be secured outside working hours. Any temporary site lighting will be low-level, directional and designed to avoid light spill to neighbouring properties.

13. Compliance and Review

This CMP will be reviewed regularly throughout the construction period and updated as necessary to reflect the progress of works or any changes to site conditions.