

Discharge of Conditions Statement

Planning Application Ref: 78935/APP/2025/2287

Site Address: 82–84 High Street, Ruislip, HA4 7AB

Applicant: Bika Construction Ltd

Date: 15-01-2026

This document has been prepared in support of a formal application to discharge planning conditions attached to the above planning consent.

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Condition 5 - CONSTRUCTION MANAGEMENT PLAN

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

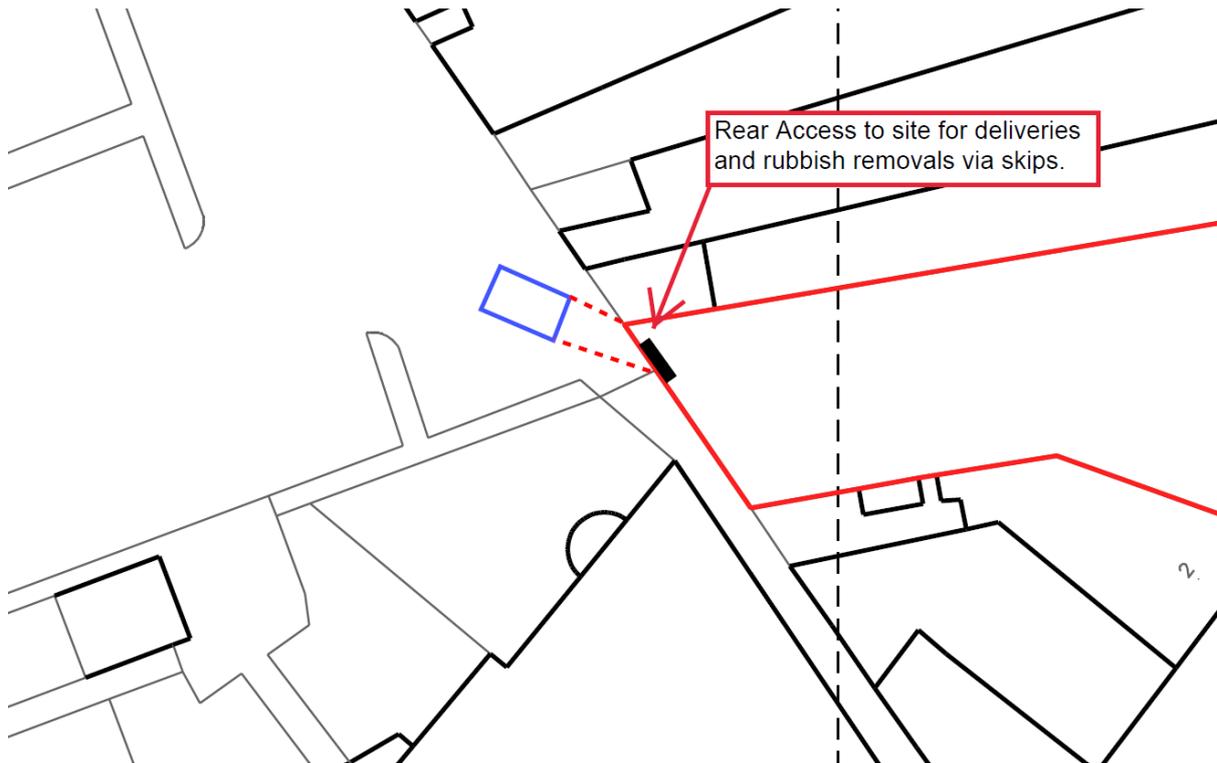
Construction noise will be minimised through the use of modern, low-noise equipment where practicable. Radios and unnecessary noise sources will not be permitted on site.

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.

Condition 6 - Landscaping

Details of Soft Landscaping

1.a Planting Plans

A landscape layout plan will be provided at a scale of 1:100, showing the communal terrace planters, defensible planting to first floor windows, and green roof layout.

Landscape Plans are attached as an addendum.

1.b Written Specification – All planting beds will be prepared with decompacted soil to a depth of 300mm, incorporating compost mulch. Imported topsoil to BS3882 will be used. Plants will be watered regularly during the establishment phase and monitored for performance.

1.c Plant Schedule – *Lavandula angustifolia* in 5L pots spaced at 500mm centres, *Salvia nemorosa* ‘Caradonna’ in 3L pots at 400mm centres, *Hebe* ‘Red Edge’ in 3L pots in grouped planting *Euonymus fortunei* ‘Emerald Gaiety’ in 3L pots as edge planting Dwarf *Buxus sempervirens* in 5L pots for form and structure *Sedum* species for green roof as part of pre-cultivated blanket.

Defensible space in front of ground floor bedroom windows to include low evergreen species such as *Sarcococca hookeriana* and *Lonicera pileata* planted at approximately 500mm spacing and height 400–600mm.

2. Details of Hard Landscaping

2.a Means of Enclosure

Front terrace screened with 1.1m high perforated powder-coated steel privacy panel
Rear boundaries formed with 1.8m close board timber fencing on metal posts
Internal terrace dividers constructed in timber or metal screening.

2.b Hard Surfacing Materials

Communal terrace finished in light grey textured porcelain paving slabs (600x600mm)
Private terrace decked with timber or composite deck tiles on grid system
Access paths in brushed concrete or textured slab
Planter edging formed with powder-coated metal trim in dark grey

2.c External Lighting

Wall-mounted LED lights with downlight beam, sensor controlled
No floodlighting or up-lighting proposed
Lighting positioned to avoid glare and minimise light spill

3. Details of Landscape Maintenance

3.a Maintenance Schedule

Planting beds and terrace planters will be maintained for five years from practical completion. Tasks include fortnightly watering and weeding during growing season, annual pruning, re-mulching and condition checks. Green roof inspected twice yearly.

3.b Replacement of Plants

Any tree, shrub or plant that dies or is deemed seriously damaged or diseased within five years of completion will be replaced with the same species or an approved substitute in the next available planting season.

4. Living Roofs

4.a Living Roof Specification

The building includes extensive green roof coverage over flat roof areas not used as terraces. Sedum mix blanket includes Sedum album and Sedum spurium over 80–100mm substrate depth. The build-up includes a filter layer, drainage board and root barrier. No irrigation is required. Inspection paths will be maintained around roof perimeter.





5. Schedule for Implementation

All soft and hard landscaping, including green roof installation, will be implemented following completion of external construction and prior to occupation. Maintenance programme will commence upon completion and be reviewed annually.

Condition 7 – Overheating and Ventilation

This submission addresses Condition 7 and outlines the proposed strategy to ensure Flats 1 and 4 achieve compliance with Part C of Policy D6 of the London Plan (2021), as well as DMHB 16 of the Hillingdon Local Plan Part 2 (2020).

The following measures will be implemented:

a) Glazing Specification

All windows serving Flats 1 and 4 will be double-glazed using low-g solar control glass. Glazing to the primary living spaces will have a g-value not exceeding 0.40 to limit solar heat gain, while maintaining adequate daylight levels.

b) Openable Windows

Both Flats 1 and 4 are designed with fully openable windows to the primary living spaces and bedrooms. Window sizes and opening angles meet Building Regulations minimums to enable effective cross or purge ventilation.

c) Mechanical Ventilation

Mechanical extract ventilation will be installed in kitchens and bathrooms of all units. Extract fans will achieve a minimum of:

- 30 l/s intermittent extract in kitchens
- 15 l/s intermittent extract in bathrooms
- or
- Continuous mechanical extract (MEV) system with trickle vents, where appropriate. All systems will meet or exceed current Building Regulations Part F standards.

d) Overheating Prevention (TM59 Compliance) – Report has been prepared by Eight Versa and submitted as an addendum.

Condition 8 – Privacy Screen (External Staircase)

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In response to Condition 8 of the draft planning approval, the proposed privacy screen is described below:

A privacy screen will be installed along the external metal staircase that serves the first-floor communal terrace. The screen will be:

- Constructed from a metal frame structure, with infill panels formed from opaque laminated safety glass. This material ensures robust visual screening while allowing natural light to pass through, avoiding unnecessary daylight loss to adjacent areas.
- The entire screen will be fixed directly to the metal staircase structure, not to the neighbouring boundary wall, which is set further away.
- It will begin at 1.8 metres above the landing level, running horizontally across the upper platform to block views toward the neighbouring conservatory.
- From this upper point, the screen will slope downwards, following the incline of the stair treads, while remaining securely attached to the stair stringer or balustrade. This design maintains continuous privacy protection without obstructing access or compromising the open feel of the staircase.
- The screen will terminate at approximately 1.2 metres in height near the base of the handrail, where natural screening from existing structures already prevents direct overlooking.

The privacy screen will be fabricated and installed prior to the first occupation of the development and will be retained and maintained for the lifetime of the building, in line with the requirements of Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).



Condition 9 – Privacy Screen (Flat 3 Terrace)

In response to Condition 9, the following privacy screening details are proposed for the private terrace of Flat 3:

- The privacy screening to the private terrace of Flat 3 will be constructed using a slimline metal frame supporting fixed metal slatted panels.
- The slatted panels will obscure direct views, while allowing natural daylight to pass through — avoiding enclosure or loss of light to either the occupier or neighbouring properties.
- The screening will be installed along the northern and eastern edges of the terrace, targeting the most sensitive viewing angles toward neighbouring homes (including balconies at the Thomas Moore building).
- Minimum screen height will be 1.8 metres above finished floor level.
- The screen will be fixed into the parapet upstand or terrace structure using appropriate anchors, designed for wind load and durability.

The approved screening will be installed in full prior to the first occupation of Flat 3 and retained and maintained for the lifetime of the development in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).



Condition 10 – Fire Statement

Fire Statement has been submitted as separate report.

Condition 11 – Replacement Door Details

The existing double front entrance doors shall be retained, refurbished, and repainted in gloss black to preserve their architectural character and to remain in keeping with the wider High Street frontage.

No alteration or replacement of the doors shall take place, and they shall be maintained in this condition thereafter.

REASON

To preserve the appearance of the Locally Listed Building and ensure consistency with the character of the Ruislip Village Conservation Area, in accordance with Policies DMHB 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part 2 (2020) and Policy HC1 of the London Plan (2021).



Condition 12 – water Consumption

In response to Condition 12, all residential units within the development will be designed and constructed to ensure water usage does not exceed 105 litres per person per day, in full compliance with the optional technical standard set out under Part G of the Building Regulations.

The following measures will be implemented to achieve compliance:

- Dual-flush WC cisterns (max 4/2.6 litres per flush)
- Low-flow taps and showers with flow restrictors or aerators
- 6/4 litre washing machines and A-rated dishwashers (where provided)
- Flow rate restrictors on kitchen and bathroom outlets to 5–6 litres/min
- Water-efficient appliances specified during fit-out

Upon completion of the internal fit-out, a formal Water Efficiency Calculation (Part G Compliance Report) will be prepared and submitted to Building Control and the Local Planning Authority to confirm compliance.

This strategy ensures that the development meets the water efficiency requirements of London Plan Policy SI 5 and Hillingdon Policy DMEI 2, supporting long-term sustainable resource use.