CONSTRUCTION MANAGEMENT PLAN

For the Change of use from Class E (bank) to 13No.bedroom HMO with 2No. Class E units at ground floor and associated landscaping and bin and bike stores. First floor rear extension and construction of an additional second storey with proposed external alterations to materials and fenestration.
@ 81 & 81A London Road, Waterlooville

January 2026

REV 1 – Feb 26

1. Introduction

This Construction Management Plan (CMP) has been prepared to support the proposed development at 81 & 81A London Road, Waterlooville.

The proposed development comprises a change of use from Class E (former bank) to a 13-bedroom House in Multiple Occupation (HMO), together with the retention of two Class E commercial units at ground floor, associated landscaping, and provision of bin and cycle storage. The proposals also include a first-floor rear extension, the construction of an additional second storey, and external alterations to materials and fenestration.

The purpose of this CMP is to set out the measures that will be implemented to manage construction activities in a controlled manner, minimising impacts on neighbouring occupiers, the public highway, and the surrounding environment.

2. Site Location and Context

The site is located on London Road within an established urban area characterised by a mix of commercial and residential uses. The constrained town-centre setting and proximity to the public highway require careful management of construction operations, deliveries, and contractor access.

3. Construction Programme

Construction works will be undertaken in a phased manner, anticipated to include:

- Enabling works and site set-up
- Demolition and strip-out works (where applicable)
- Structural alterations and extensions
- Construction of the additional storey
- Building envelope works
- Internal fit-out
- External works, landscaping, and completion

The detailed construction programme will be agreed by the appointed contractor prior to commencement.

4. Hours of Construction

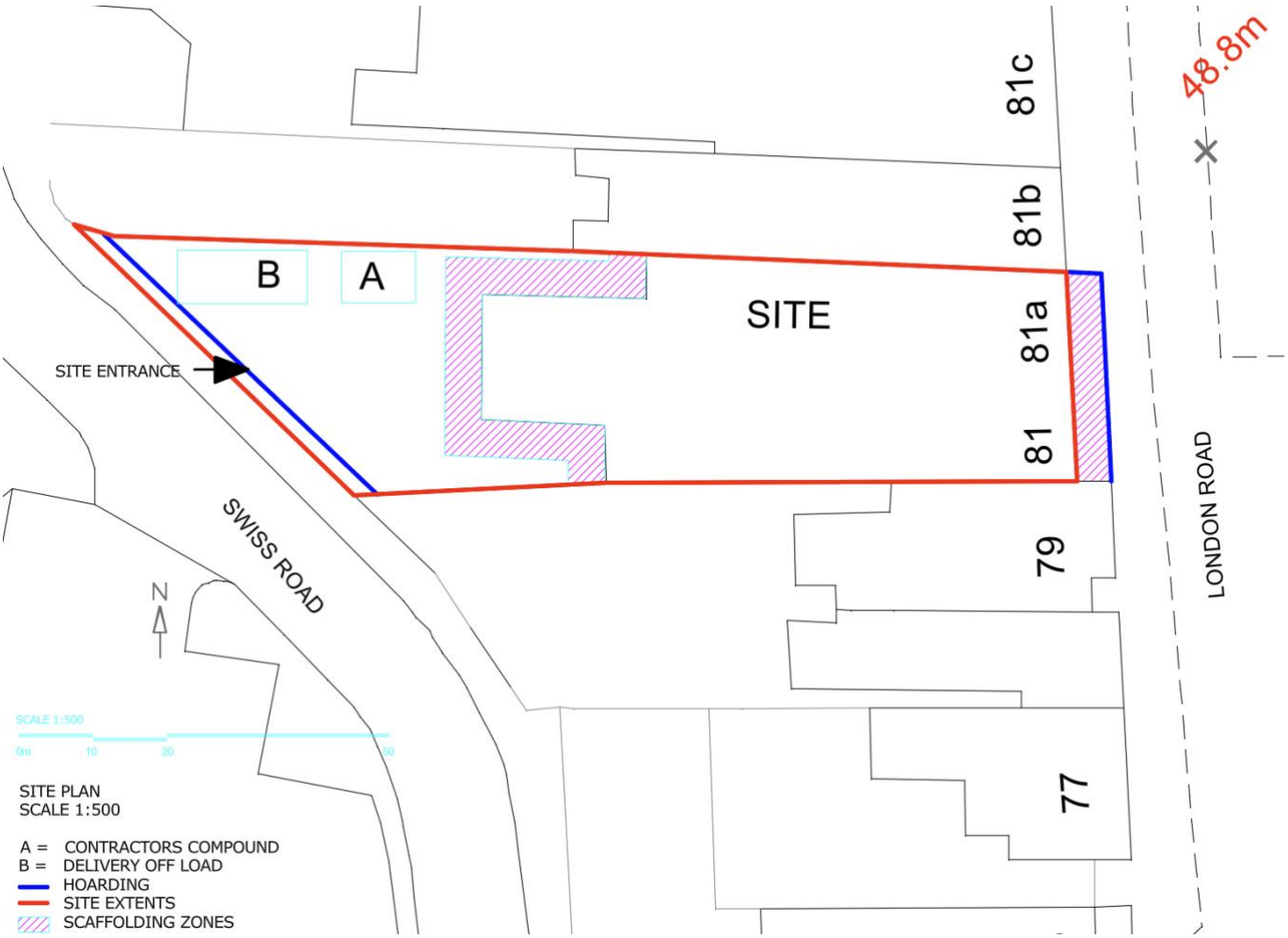
Construction works will be restricted to the following hours:

- Monday to Friday: 08:00 – 18:00
- Saturday: 08:00 – 13:00
- Sundays and Bank Holidays: No works

No works outside these hours will be undertaken unless otherwise agreed in writing.

5. Boundary Hoarding and Site Security

- Secure hoarding will be erected around active work areas prior to commencement. (see site image below)
- Hoarding will be maintained in a clean and safe condition throughout the construction period. (see site image below)
- Access points will be controlled and secured outside working hours.
- Appropriate warning signage will be displayed where required.



CMP – site plan

6. Control of Dust and Emissions to Air

The Contractor shall implement appropriate measures to minimise dust and air quality impacts during construction works.

• All dust and air quality complaints shall be recorded in a site log, including details of the source, actions taken to mitigate the issue and confirmation of resolution.

• The complaints log shall be maintained on site and made available to the Local Authority upon request.

• Any exceptional incidents that cause dust or air emissions, whether on or off site, shall be recorded together with the action taken to resolve the situation.

• Dust suppression measures shall be implemented as required, including damping down during dry or windy conditions.

• Materials likely to generate dust shall be appropriately managed during handling, storage and disposal.

• Cutting, breaking and similar activities shall be minimised on site where practicable or undertaken using dust suppression techniques.

7. Noise and Vibration Control

The Contractor shall implement appropriate measures to minimise noise impacts during construction works.

• Unnecessary revving of engines shall be avoided and plant shall be switched off when not in use.

• Plant and vehicles shall be started sequentially rather than simultaneously where practicable.

• All plant and equipment shall be used only for the tasks for which they are designed.

• Rubber linings shall be used in chutes, dumpers and similar equipment to reduce impact noise.

• Drop heights of materials shall be minimised during handling and disposal.

• Plant and equipment shall be selected with appropriate noise suppression measures where reasonably practicable.

8. Construction Traffic, Deliveries and Contractor Parking

- Deliveries will be scheduled to avoid peak traffic hours where practicable
- A banksman will be used to manage vehicle movements where required
- Contractor parking will be arranged off-site
- Contractors will not be permitted to park on surrounding streets

9. Protection of the Public Highway and Pedestrian Routes

- Safe pedestrian access will be maintained at all times
- Temporary barriers and signage will be provided where works are adjacent to footways
- The public highway will be kept clear of mud, debris, and obstructions

10. Waste Management

- Waste will be segregated where practicable
- All waste will be removed by licensed waste carriers
- No burning of waste will take place on site

11. Site Management and Contact Details

- A site manager will be appointed prior to commencement of works
- Site contact details will be displayed prominently on hoarding
- Any complaints received will be logged and responded to promptly

12. Compliance and Review

The construction works will be carried out in accordance with this Construction Management Plan.

The CMP will be reviewed and updated as necessary to reflect changes in construction methodology.