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Demolition Management Plan

This information has been prepared in relation to discharge **Condition 11** for planning application **15756/APP/2024/3112**

Site Location

47 Sweetcroft Lane, Uxbridge, UB10 9LE

This Demolition Management Plan (DMP) describes how the existing property is to be demolished. It is a live document that is to be reviewed at regular intervals by the project manager to reflect progress of the work. It is to be reviewed at least every week and subject to change.

Site Management

The site will be managed by a full time, experienced and dedicated site manager, with a site foreman that will assist him, and will be supported by our project manager at all times.

Regular drills shall be conducted and recorded to maintain competency levels of site personnel and adequacy of response plans.

Records

Site records will include:

1. Inspections
2. Site visits (by others).
3. Waste management records and plan
4. Correspondence including complaints and regulatory units.
5. Incident and investigations reports.
6. Permits, licences and consents.

Summary

- This document describes the proposed scope of works and associated demolition procedures to be undertaken on this project. These documents do not constitute task specific Risk Assessments / Method Statements (RAMS).
- The Demolition Plan will be subject to revision to suit project constraints, health and safety, and operational requirements
- Surveys indicate the existing property is structurally stable
- The existing property is not believed to contain asbestos
- All waste materials generated from these operations are to be removed off site to suitable recycling facilities (where recycling is possible)
- The demolition of the existing property is to be done **manually** in a **top-down approach**
- The demolition phase is expected to last approximately two weeks

Uses

- The existing property was used as a single residential dwellinghouse

Building Control

All demolition works carried out in this project will follow:

- BS 6187:2011 Code of Practice for Demolition
- Control of Asbestos Regulations 2012 (in the event asbestos is discovered)
- CDM Regulations 2015

Protection of Neighbours and the Public

While the demolition is to be carried out manually, without the use of large machinery and plants, the contractors are to ensure no harm and minimal disruption to the public and neighbouring occupants. In particular they will:

- Take all reasonable measures to minimise the creation of dust including the use of water when necessary
- Assess wind direction and speed to determine the potential impact of the works on downwind premises / properties.
- Implement dust suppression techniques to minimise the impact of dust from the works.
- Curtail, suspend or re-programme works as necessary to minimise / prevent any potential impact on neighbouring properties / premises.
- Monitor the condition of the public highway.
- Utilise a temporary wheel wash or jet wash facility to clean off vehicles prior to them entering onto the public highway if necessary.
- Take all reasonable measures to minimise the impact of noise.
- Ensure that all works are carried out within the hours specified by the Local Authority.

Traffic Management

- On arrival to site all drivers are to report to the Site Manager
- Segregation of pedestrians and site traffic is to be maintained at all times.
- On site all drivers and passengers must wear hi-vis jackets, steel toed footwear and hard hats whenever they exit their vehicle.
- A banksman must be in attendance for all reversing operations on site.
- Reversing of vehicles will be minimised as far as reasonably practicable.
- Ensure that all open topped wagons and skips are sheeted prior to the vehicle leaving site to prevent loss of material and control the release of dust.
- Care shall be taken to ensure vehicle movements are dealt with diligently and are restricted in peak times i.e. pre-school opening, post-school closing times, normal work commuting times etc.
- The Project Manager is to coordinate deliveries so as to minimise any disruption to third parties using the public highway.
- When entering the public highway due care is to be taken to minimise any disruption to third parties.
- A suitable turning point is to be established on site to enable all vehicles to exit in a front facing manner i.e. do not need to reverse onto the public highway. Turning operations are to be supervised by a banksman at all times

Soft Strip prior to Main Demolition Phase

Prior to mechanical demolition operations being carried out, all buildings are to be soft stripped as much as is practicable

All soft strip materials are to be segregated into their relevant waste streams and placed into the associated skip for recycling / disposal off site.

Items for removal include:

- Fixtures & fittings,
- Light bulbs,
- Furniture,
- Carpet tiles,
- False walls & ceilings,
- Timber
- Cables,
- Light fittings,
- Vinyl wall / ceiling lining,
- Non-structural items of equipment.

Main Demolition Phase

Following the soft strip, top-down demolition will commence starting from the roof. Material will be passed down carefully using a winch system erected via scaffolding if necessary. Materials such as roof tiles and bricks are to be retained for recycling or future use whenever possible.

All operatives working on the demolition are to be wearing the appropriate PPE and to have the necessary safety qualifications. At all times during demolition, the site manager is to be present and a supervisor is to observe the demolition process a safe distance from the property.

Safety

An exclusion zone is to be established around demolition operations as detailed in BS 6187 Code of Practice for Demolition. Suitable signage is to be established on the fencing to identify the exclusion zone and the dangers therein. Since the works will be within a residential plot of land, the exclusion zone will consist of the site boundary lines of No. 47 Sweetcroft Lane.

Warning signage is to be displayed at the entrance of the site in clear visible positions indicating the nature of the operations that are taking place on site, with a secure door allowing only operatives and contractors to enter the site.

All necessary health and safety plans, risk assessments, method statements, test certificates, registers, diaries and accident books etc are to be kept on site at all times under the control of the Project Manager.

All site accidents are to be reported to the Project Manager and entered in the site accident book.

All site operatives / personnel on site must wear full PPE in accordance with HSE requirements including safety boots, hard hats and high visibility clothing as a minimum.

A supply of spare PPE including hard hats, disposable overalls, gloves, eye protection, dust masks etc. is to be stored on site at all times.

Working Hours

In accordance with the planning permission the working hours will be from 08:00 hrs. To 17.30 hrs. Monday to Friday, also from 08:00 hrs. to 13:00 on Saturday. No work will be conducted on site on Sunday or Bank Holidays.

Loading and Unloading

When materials are to be unloaded at the site or skips to be loaded, drop heights will be minimised as much as possible and the loading/unloading will take place as far from noise-sensitive areas as practicable. Covered skips are to be used when the contents of the skip might produce dust during the loading process.

Road Cleaning and Wheel Washing

Wind-blown dust, generated from dry, exposed ground or soil and wastes stockpiles, will be prevented generally with the use of water sprays. Surfaces and stockpiles will be damped down to minimise dust as necessary.

In wetter conditions, deposits of mud on roads, pavement and areas hard standing may need to be cleared. Installation of wheel washing devices may be required, preferably with water recycling equipment. Small occurrences will be cleared manually with broom and shovel; elsewhere road sweepers will be called upon.

All vehicles leaving the site will be checked for any transmittal of mud or arising from site by our traffic team. The access will be only into the entrance area. We will provide full wheel wash facilities.

Liaison and Good Neighbours Policy

We will appoint a person to deal with updating our neighbours with site progress and to address any issues which may arise during the project, providing a single point of contact for local businesses and residents.