



BSM CROWN ARCHITECTURE

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DEMOLITION MANAGEMENT PLAN

Relating to

Erection of two x 2-storey 3-bedroom semi-detached dwellings with rear dormers and front roof lights, parking and amenity space and extension of vehicular crossovers to front, involving demolition of existing bungalow. 42402/APP/2023/2583

At

**26 Dickens Avenue
Uxbridge, Middlesex
UB8 3DL**

For

Mr Manoj Dass

Ref. 2026.07 04 August 2026

1. Project Description

The proposal involves the demolition of the existing residential dwelling and associated outbuildings at 26 Dickens Avenue. The site will be cleared to facilitate the redevelopment of the site to provide 2 residential dwellings with associated landscaping, parking, refuse storage and cycle storage.

The site is situated within a predominantly residential area characterised by two-storey Semi Detached dwellings.

Hillingdon Borough Council have requested the applicant to address the following conditions: **Condition no. 7 – Prior to development commencing**, a demolition and construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

- The phasing of development works
- The hours during which development works will occur
- A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

2. Phasing of Development Works

The demolition phase will precede all construction activities and will be undertaken in the following sequence:

- a) Phase 1 – Pre-Demolition Setup (Week 1): Site establishment, fencing, and signage installation; utility disconnections; tree protection.
- b) Phase 2 – Soft Strip and Roof Removal (Week 1–2): Manual removal of internal fittings and roof tiles.
- c) Phase 3 – Structural Demolition (Week 2–4): Controlled dismantling using mechanical plant.
- d) Phase 4 – Ground Clearance and Site Preparation (Week 4–5): Removal of foundations and preparation for construction phase.

3. Working Hours

Demolition activities will be restricted to the following hours:

- Monday to Friday: 08:00 – 18:00
- Saturday: 08:00 – 13:00
- Sunday and Bank Holidays: No work permitted

These hours comply with Hillingdon Council's recommended informatives and ensure protection of local residential amenity.

4. Traffic Management, Access, and Contractor Parking

Access will be from Dickens Avenue using the approved construction route. A trained banksman will supervise all vehicle movements. Deliveries will be scheduled outside of peak hours. Contractors will park within the site boundary only. Vehicle engines will be switched off when idle.

5. Mud and Dirt Control

A wheel washing area will be established at the site entrance. All vehicles leaving the site will have wheels cleaned before entering the public highway. The adjacent road will be swept daily as required. Material stockpiles will be covered to prevent runoff or debris spread.

6. Air Quality, Dust, and Emissions Control

Measures to safeguard local air quality and minimise dust and noise include:

- Water misting during mechanical demolition.
- Covering of skips and stockpiles.
- Use of low-emission machinery (NRMM compliant).
- No burning of waste materials.
- non-percussive demolition methods where feasible.
- Acoustic screening via hoarding.

7. Storage of Demolition Materials

All demolition materials and skips will be stored within the site boundary in designated areas. Waste will be segregated for recycling and disposed of by Main Contractor via licensed waste carriers in accordance with the Environmental Protection Act 1990.

8. Tree and Environmental Protection

Tree protection barriers and root protection zones will be installed per the approved Arboricultural Assessment. No storage or vehicular movement will occur within protection zones. Drainage and service routes will avoid interference with retained vegetation.

9. Utilities

All utility disconnections (gas, water, electricity, and telecoms) will be completed prior to demolition. Certificates will be retained on site for inspection.

10. Monitoring and Complaints Procedure

A contact board displaying the Site Manager's name and phone number will be placed at the site entrance. Complaints will be logged, investigated, and responded to within 24 hours. Environmental controls will be reviewed weekly for compliance.

The main point of contact in relation to the content of the CLP during construction will be confirmed upon appointment of a contractor and will be referred to as the CLP Coordinator.

Contact details of the site project manager responsible for day-to-day management of the works and dealing with any complaints from local residents and businesses are as follows:

Project Manager Contact Details (CLP Coordinator)	
Name	Mr Manoj Dass
Address	26 Dickens Avenue, Uxbridge, UB8 3DL
Tel	07481 551455
Email	manojdass@hotmail.co.uk
Website	

Main Contractor Contact Details

Name	Ikigai London Limited
Address	
Tel	
Mob	07481 551455
Email	manojdass@hotmail.co.uk
Website	

11. Health and Safety

Works will comply with CDM 2015 Regulations. All operatives will hold CSCS cards and receive inductions. Risk Assessments and Method Statements (RAMS) will be kept on site. First aid, firefighting equipment, and emergency plans will be maintained throughout.

12. Policy Compliance

This Demolition Plan satisfies the requirements of Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020), ensuring that demolition and construction activities safeguard the amenity of surrounding areas by minimising noise, dust, emissions, and traffic disruption.

Ends