



DEMOLITION MANAGEMENT PLAN

Relating to

Demolition of existing two-storey dwelling and erection of a replacement two-storey dwelling with solar panels, associated bin storage, parking, electric vehicle charging and air source heat pump. Installation of vehicular crossover and alterations to landscaping including hardstanding for driveway, soft landscaping and new boundary treatment and siting

At

**35 Brookdene Drive
Northwood
HA6 3NS**

For

Mr R Abdul

Ref. 2025.034
26 January 2026

1. Project Description

The proposal involves the demolition of the existing two-storey detached dwelling located on the south-eastern side of the site at the T-junction of Brookdene Drive. The works will prepare the site for the construction of a replacement two-storey dwelling with solar panels, associated bin storage, off-street parking, an electric vehicle charging point, air source heat pump, and revised landscaping.

Hillingdon Borough Council have requested the applicant to address the following conditions: **Condition no. 6 – 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 occur (please refer to informative for maximum permitted working hours)
- 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 though minimising emissions throughout the demolition and construction process
- The storage of demolition/construction materials on site
- The arrangement for monitoring and responding to complaints relating to demolition and construction

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 2–3): Controlled dismantling using mechanical plant.
- d) Phase 4 – Ground Clearance and Site Preparation (Week 3–4): 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 Brookdene Drive 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, away from protected trees. Waste will be segregated for recycling and disposed of by LNB Building Solutions 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 Phase II Arboricultural Impact 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 R Abdul
Address	35 Brookdene Drive, Northwood, HA6 3NS
Tel	
Mob	07722 809380
Email	shaik.reaz@gmail.com
Website	

Main Contractor Contact Details	
Name	Lokesh Nagpal
Address	LNB Building Solutions
Tel	
Mob	07809 604339
Email	Lnbuildingsolutions@gmail.com
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