

Planning reference: PP-14501610

Demolition & Construction Management Plan (DCMP)

Residential Development

Address:

Albuhera, Farm Road, Northwood
HA6

Date: 2026/01/07

Revision 01

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1. Introduction

This Demolition & Construction Management Plan sets out the requirements and objectives connected to the sequence of site operations which are to be observed during the demolition of the above project. Protection measures, specifically those relating directly to site preparation, traffic management and environmental controls are also considered.

2. Phasing of Work

Phasing of Development Work

The build programme for this project is estimated to take approx. 50 weeks. The following time scale proposed, subject to confirmation by the Principal Contractor once they have been appointed:

The exact number of construction vehicle movement cannot be known from the outset however the scheduling strategy shall be sufficiently robust to satisfactorily satisfy anticipated construction traffic volumes.

- Site Set up (Phase 1) - 1 week
- Demolition (Phase 2) - 3 weeks
- Ground works (Phase 3) - 4 weeks
- Construction (Phase 4) - 40 weeks
- Landscaping (Phase 5) - 4 weeks

Working Hours

- Site working hours are determined with accordance to the published Noise nuisance guidance, as such:
- Monday to Friday - 08.00 to 18.00.
- Saturday - 08.00 to 13.00.
- Sundays & Bank Holidays - works non-audible beyond site boundaries only.

3. Trees and Ecology

This report must be read in conjunction with the following reports and any recommendations set out should be followed:

- Arboricultural Impact Assessment
- Preliminary Ecological Assessment
- Preliminary Roost Survey

4. Site setup

- Provide 2m high secure site hoarding along the site frontage and alleyway, displaying appropriate warning signs; check daily to ensure site security and public safety.
- Provide temporary security CCTV.
- Site welfare facilities (hot water, toilet, office accommodation, etc) to be installed within the existing garage, equipped with fire extinguishers, first aid facilities, accident log book and statutory notices.

- PPE to be worn at all times; all visitors must report to site office before entering.
- Disconnect / cap off all existing services.
- Provide temporary gas, power and water supplies for construction use.
- Carry out minor opening-up works to check for hazardous substances (e.g., asbestos).
- If hazardous materials are discovered, engage certified personnel to complete safe removal prior to main demolition or construction works proceeding.
- Loading/off-loading of materials and equipment to take place directly in front of/within the site; install signage instructing drivers to report to the site office before loading/off-loading.
- Provide wheel washing facilities near site exit to prevent mud/debris being transferred to public roads; waste mud to be collected and disposed of appropriately.
- Roads and footpaths to be kept clear of mud and debris at all times.
- Store hazardous materials (e.g., fuel) separately in appropriate containment.
- Install sprinkler and dust-dampening measures for dusty works.
- Install scaffolding as necessary.
- All waste associated with site setup to be neatly stockpiled and separated into skips (waste and recycling).
- Arrange regular removal of waste from site; frequency to be confirmed with Principal Contractor.

5. Traffic Management and Access Arrangements

- Confirm vehicular and pedestrian access routes via Farm Road (primary access point).
- Review Appendix A for final site setup configuration.
- Verify wider access routes: Farm Road → Hedgeside Road → Kewferry Drive → A404 Rickmansworth Road → London Road → M25 (per Appendix B).
- Establish designated offloading area, waste/recycling area, and material storage zones on site.
- Prepare guard rail protection to be used for all high-bedded vehicle loading/offloading operations.
- Define maximum vehicle sizes for all construction vehicle categories to prevent conflicts and ensure safe highway operation.
- Issue instructions to all delivery drivers: queuing on Farm Road or nearby streets is strictly prohibited; only one vehicle may enter/exit the site at any one time.
- Set a cap of no more than 10 cars/vans per day visiting the site.
- Provide sufficient mechanical lifting/moving equipment to support safe and efficient unloading of materials.
- Organise deliveries to match the required manual and mechanical handling techniques.

- Ensure that all vehicles removing loose debris have loads fully sheeted prior to leaving the site.
- Assist all arriving vehicles to the appropriate offloading or waste/recycling locations.
- Transfer all materials using appropriate mechanical means into designated storage areas.
- Site Manager to determine and allocate necessary personnel for the safe control of traffic and delivery vehicle movements for each delivery.
- Maintain continuous adherence to one-vehicle-at-a-time entry/exit procedures.
- Minimise pedestrian and vehicular disruption on Farm Road and surrounding streets throughout the works.
- Ensure contractors consistently consider and mitigate impacts on neighbours and the wider public.

6. Demolition

- Principal Contractor shall follow the Bat Emergence Survey prior to demolition taking place, and shall be fully aware of the legal protection of bats.
- Removal of the existing dwelling to be carried out as part of the main building contract by suitably qualified and experienced demolition experts.
- In line with Health and Safety Plan for the project, a Risk Assessment for Demolition Works will be carried out and reviewed by the site administrator prior to any demolition works commence.
- Please note, all waste material resulting from the demolition will be separated on site and
 - placed into separate waste and recycling skips and disposed of off-site responsibly, i.e. taken to recognised recycling centres or collected by approved salvage companies.
 - No on-site burning of materials is permitted.
 - an asbestos survey of the existing structure to be demolished will be carried out by suitably qualified professionals.
 - all incoming services into the existing structure will be disconnected and the utility companies informed of the demolition.
- **During demolition**
 - Visitors will be excluded from site
 - All internal non-structural walls and fittings will be removed
 - Eaves scaffold to be erected and existing roof materials to be removed
 - Remaining roof structure including underlay / felt, timbers etc. to be removed.
 - Note: work at heights to be carried out by workers trained in safe working at heights only.
 - Eaves scaffold removed.
 - Removal of internal structural items.

- Removal of windows, doors and external walls.
- Debris to be dampened when being disposed of to minimise dust and impact on air quality.
- **After demolition**
 - Site to be left level, clear and tidy.

7. Construction

Pollution/Control of Dust/Environmental

Pollution

Vehicles will be anticipated to access site one at any one time. When parked engines will be turned off and minimise emissions and fuel costs. The site will be kept in good order with regular site monitoring taking place. A spill kit will be readily available.

Control of Dust

Dampening down will take place during site activities that have the potential to create dust and during windy weather, damping sprays will prevent dust from causing nuisance to neighbouring premises. Mechanical cutting and grinding will be done in conjunction with a water suppression or local exhaust ventilation system.

Control of Noise and Vibration

Pre-Construction

- Identify sensitive receptors and position noisy activities away from them where possible.
- Require subcontractors to submit noise/vibration control measures for review.
- Select silenced, well-maintained plant and consider alternatives to vibrating equipment.

Site Mobilisation

- Ensure all plant has valid examination certificates.
- Brief operatives on correct equipment use and engine-idling rules (engines off when not in use).
- Plan plant/vehicle movements within permitted working hours.

Construction Works

- Apply best practicable means to minimise noise at source.
- Use silenced compressors, generators, tools, and maintain all equipment.
- Minimise noise during loading/unloading, waste removal, and equipment dismantling; lay materials down instead of dropping.
- Monitor vibration to comply with BS 5228-2:2009 limit of 0.3 mm/s. If Vibration May Exceed 0.3 mm/s:

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- Notify sensitive receptors with:
 - Location of works relative to them.
 - Schedule of vibration-producing activities.
 - Vibration characteristics (continuous/intermittent/impulsive).
 - Assurance of no risk of building damage.

- Contact details for queries

Waste Management

Site waste management procedure will be compiled and implemented in accordance with Environmental Regulations. Segregated waste skips will be provided on site and copies of waste transfer notes retained.

Health, safety and environmental procedures which involve processes for site cleansing, rubbish removal and recycling to reduce and manage site waste:

- Ensure that all material removed from site is taken to waste recycling stations and separated for recycling where possible. Records of the waste recycling will be provided by the recycling stations.
- Segregate waste types to facilitate recycling activities.
- Ensuring that all Duty of Care and other legal requirements are complied with during the disposal of wastes.
- Consulting with suppliers to determine correct / appropriate disposal routes for waste products and containers.
- It will be the responsibility of each contractor to keep the site area under his control safe from build-up of rubbish.

Reuse Materials:

- Materials deemed for reuse shall be safely stored safely, incl bricks, blockwork, roof tiles, etc.
- Reuse pallets, tubs etc
- Reuse timber offcuts

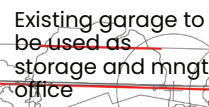
Recycle:

- Timber and Metal from will be recycled

No burning of materials will be undertaken on site.

If the ground is found to be contaminated a remediation strategy shall be adopted.

Other designated storage areas



Existing garage to be used as storage and mngt office

