

**69 WALFORD ROAD  
UXBRIDGE MIDDLESEX  
UB8 2NQ**

**Demolition of detached bungalow whilst retaining existing rear extension. Erection of a two storey dwelling house with habitable roof space including a rear dormer and 1 front roof light**

**DEMOLITION MANAGEMENT PLAN**

**24<sup>th</sup> MARCH 2024**

## Demolition Plan

This plan contains information requested by the London Borough of Hillingdon in order to discharge planning condition No. 17 in the planning application ref no. 75409/APP/2023/2030

### Phasing of development works

- Site will be set up, Heras safety fencing will be installed, site office, toilet arrangements, etc.
- The overall site area will be made secure including lockable access gates to deter and prevent removal of materials or goods from site (Hoardings or Heras fencing may be used)
- Heras fencing will be erected along the boundary with the existing access road (adjacent to 71 Walford Road and 67 Walford Road and the rear of the site (to prevent access to site and ensure whole site is secure)
- Existing services will be diverted (as necessary) and new services routes will be formed (to be agreed at the building control stage)
- The building will be constructed (including drainage, etc.) in strict accordance with the planning and building control approved drawings and specifications.
- The building will be fitted out as required.

### 1. Hours of Work

The site operations hours will be as follows.

Monday — Friday	08:00 to 18:00
Saturday	08:00 to 13:00

No work will be carried out on Sundays, Bank Holidays or Public Holidays.

### 2. Contaminated materials

There will be no valuable or potentially contaminating materials on site that require specialist treatment as far as can be ascertained at this time. Should any contaminated materials be found, a specialist contractor will be bought in to deal with those contaminants immediately.

### 3. Mud Dirt and cleanliness.

The work site will be always kept clean and in good order, including site facilities, toilet, etc., Surplus materials and rubbish will not be allowed to accumulate on the site or surrounding areas.

Dirt and dust from demolition and construction will be kept to a minimum.

Provisions will be made on site to ensure all vehicles associated with the construction are washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway and will comply with policy AM7 of the H.U.D.P.

#### 4. Traffic Management - parking provisions for contractors and access arrangements both vehicular and pedestrian during construction

There is one existing cross over to the front garden of the property of No 69. At present the boundary fence between the rear gardens of No 71 and 69 and the site for the new dwelling has been erected (1.8 close boarded fence)

There will be no change to ground levels.

- (a) No materials or plant. - Will be stored on site.
- (b) No buildings or temporary buildings will be erected or stationed at the front.
- (c) No materials or waste will be burnt on site and
- (d) No drain runs or other trenches will be dug or otherwise created at the front.

At present there is no vegetation, trees, shrubs etc. on the site for the proposal dwelling.

These details are shown on the landscape drawing (drawing no **1765/2024/LS-01**)

It is estimated that there will be no more than two contractor vehicles and/or one delivery vehicle on site at any one time.

There is at present partial hard standing in the proposed building site to accommodate these vehicles during construction. Materials will also be stored on this existing hard standing. There are no trees or shrubs in this area.

The phasing of deliveries will be staggered to allow only one delivery vehicle on site at any one time, which can be safely accommodated and will avoid peak hours as necessary.

#### 5. Demolition noise and vibration

Demolition is required on this site.

Nuisance from construction works which are audible at the site boundary will comply with 'The Control of Pollution Act 1974' 'The Clean Air Acts' and other related legislations (see also item 2 for hours of work)

All noise generated during such works shall be controlled in compliance with British code of Practice BS 5228:2009.

Dust emission will be controlled in compliance with the Mayor of London's Best Practice Guide 'the control of dust emission from construction and demolition'.

Heras fencing with polythene sheeting (or similar) attached will be erected where necessary along the boundaries to prevent damage to any property.

Any existing hard-core will be reused for the new construction under patios, walkways, hard standing and as a base for the new floor slab. This will reduce the amount of hard-core removed from site, Hoses will be used to dampen down any dust throughout the demolition work.

## 6. Safety

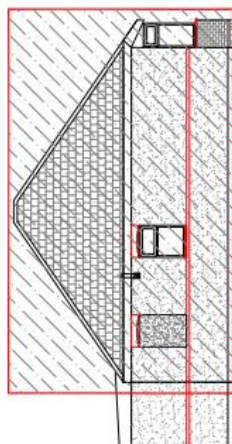
Construction operations and site vehicle movement will be always carried out with care and consideration for the health and safety of site personnel, visitors and general public.

All building activity will be planned, managed, and conducted in compliance with legislation and best practice to ensure there is no risk to others.

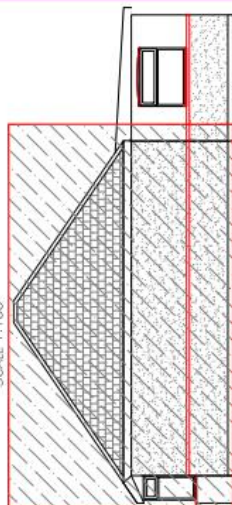
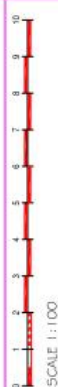
All personnel will have a clear understanding of their responsibilities along with that of the company.

## DEMOLITION SEQUENCE

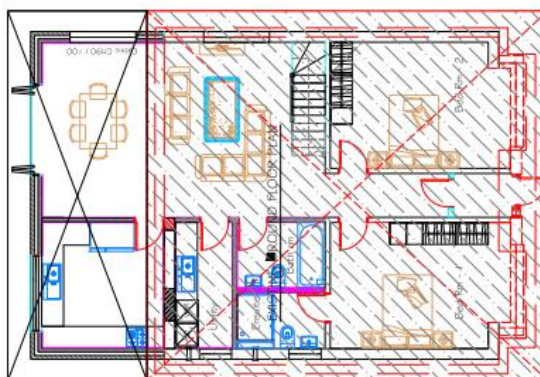
1. PROVIDE SECURITY FENCING AROUND THE SITE.
2. ISOLATE ELECTRIC AND GAS SERVICES
3. REMOVE ROOF TILES, RIDGE TILES AND CART AWAY BUBBLE
4. REMOVE BATTERIES, AND GUTTERING
5. REMOVE PASCAL AND SCOTT BOARDS.
6. REMOVE CEILING AND ISOLATE WIRING, POWER AND ELECTRIC SOCKETS.
7. REMOVE WINDOWS AND DOORS AND PROTECT RETAINED STRUCTURE



SIDE ELEVATION FROM SIDE ACCESS WAY

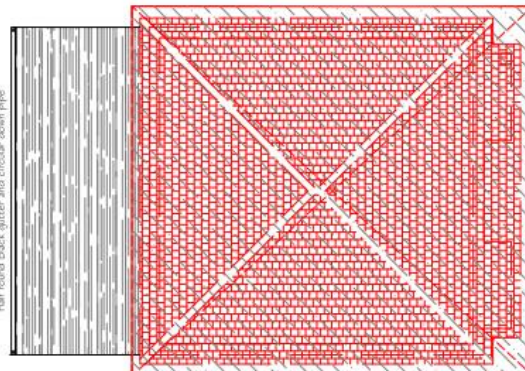


SIDE ELEVATION FROM OPPOSITE SIDE



GROUND FLOOR PLAN

8. REMOVE LAMINATED FLOORING.
9. REMOVE SKIRTING BOARDS.
10. DEMOLISH INTERNAL WALLS AND CART AWAY RUBBLE.
11. DEMOLISH EXTERNAL WALLS DOWN TO DPC AND RETAIN RUBBLE FOR USE AS HARDCORE.
12. GRUB OUT WALLS BELOW DPC TO TOP OF FOUNDATIONS.
13. GRUB OUT EXISTING FOUNDATIONS.



ROOF PLAN

## DEMOLITION PLAN

<b>Har - Gunn Associates Ltd</b>  Email: <a href="mailto:hargunn@aol.com">hargunn@aol.com</a> Tel: 020 917 9296 Mob: 07803 610161 <a href="http://www.hargunn.co.uk">www.hargunn.co.uk</a>		Rev Revision Note	Date	Drawing Name PROPOSED DEMOLITION	Location 69 Walford Road Lebridge, UB8 2NQ	Scale 1:100 Date April 2024
Do not scale off drawings. Check all dimensions on site and report any discrepancies before commencing work. All figured dimensions are millimetres unless noted otherwise.						