

DEMOLITION AND CONSTRUCTION MANAGEMENT PLAN

1 COPSE CLOSE, NORTHWOOD, MIDDLESEX, HA6 2XG

(Permitted under ref. 78325/APP/2023/2889)

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ARCHITECTURE + PLANNING

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1. Introduction.

This Demolition and Construction Management Plan specifies the requirements and objectives connected to the sequence of site operations which are to be observed during the construction of the above project.

Further to this, protection measures, specifically those relating directly to site preparation, traffic management and environmental controls are also considered.

2. Phasing of Development Work and Working Hours.

Phasing of Development Work

The build programme for this project is estimated to take approx. 50 weeks.

The following timetable is proposed, but is to be confirmed by the Principal Contractor once they have been appointed:

• Site Set up (Phase 1)	1 week
• Demolition (Phase 2)	3 weeks
• Groundworks (Phase 3)	4 weeks
• Construction (Phase 4)	40 weeks
• Landscaping (Phase 5)	4 weeks

Working Hours

Site working hours are governed by the Control of Pollution Act 1974, which stipulates that construction activity be restricted to:

• Monday to Friday	08.00 to 18.00.
• Saturday	08.00 to 13.00.
• Sundays and Bank Holidays	No work permitted.

3. Trees and Ecology

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

- Trees - GHA Arboricultural Impact Assessment and Tree Protection Plan.
- Ecology – ASW Preliminary Ecological Assessment and Bat Emergence Survey.

4. Site Set-Up (Phase 1).

- Prior to the commencement of any works on site (including site setup), tree and ground protection measures shall be put in place in strict accordance with the approved GHA documentation – this is to remain in place until the main construction works have been completed.
- 2m high secure site hoarding will be put in place along the site frontage. The hoarding will carry appropriate warning signs, and be checked daily and on leaving, to ensure the site is secure and does not present any hazards to the general public.
- The site welfare and office accommodation will be situated within the secured site, and be equipped with fire extinguishers, first aid facilities, an accident book and statutory notices.
- All loading and off-loading of equipment and materials (associated to the site the setup) will take place directly in front of / within the site, and signs will be erected informing drivers to report to the site office before loading or off-loading takes place.
- A banks man will be positioned outside of the sit ensuring the project and be responsible for controlling the movement of vehicles approaching and leaving site.
- All roads and footpaths will be kept clear of mud and debris as a result of the construction work at all times.
- Wheel washing facilities will be provided within the site (close to the site exit), enabling the wheels of plant, trucks and other vehicles to be cleaned before leaving – this will help to control / eliminate mud and other debris from being deposited on the public roads surrounding the development site. Mud and debris removed from the wheels of traffic leaving the site will be diverted back into the site, and will be collected and disposed of appropriately. Wheel washing facilities will be retained for the duration of the project.
- In line with Health and Safety requirements, PPE is to be worn at all times by all personnel visiting during the site setup. Visitors will be required to report to the office before moving around site.
- All waste associated to the site setup will be neatly stockpiled and separated into skips provided (waste and recycling), before proper removal from site, which will take place regularly to ensure a safe working environment.
- Hazardous materials such as fuel, will be separated from other materials and stored securely.

5. Traffic Management.

- The existing site access points off Copse Close will be used during construction.
- A banks man will be positioned outside the stie during the project and be responsible for controlling the movement of vehicles approaching and leaving the site.
- Movement of vehicles from the road into site, will be restricted to 5 mph and clearly signed as such.
- No parking will be allowed which could block access for emergency vehicles into the site and along the highway.
- All roads and footpaths will be kept clear of mud and debris as a result of the construction work at all times – wheel washing facilities will be provided within the site.
- The contractor is to make necessary arrangements to ensure that the delivery of material will be made when suitable space is available to accommodate them within the site.
- The contractor will ensure that all site workers are informed of the site safety plan as far as it relates to vehicle movements as soon as they arrive on site.

6. Demolition (Phase 2).

- Whilst no bats were found during the ASW Survey, the Principal Contractor must still follow the guidance contained in the Bat Emergence Survey prior to any demolition taking place, and should be fully aware of the legal protection of bats.
- Removal of the existing dwelling will 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 before 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.

Demolition Sequence

- Prior to the commencement of any works on site, the secure site hoarding will be checked (inc. tree protection measures).
- Prior to the commencement of any works on site, an asbestos survey of the existing structure to be demolished will be carried out by suitably qualified professionals.

- Prior to the commencement of any works on site, all incoming services into the existing structure will be disconnected and the utility companies informed of the demolition.
- Visitors will be excluded from site during demolition / removal works.
- Removal of all internal non-structural walls and fittings.
- Erection of eaves scaffold and removal of existing roof materials.
- Remaining roof structure including underlay / felt, timbers etc. to be removed.

Note: high level work to be carried out by workers trained in safe working at heights.

- 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.
- Site to be left level, clear and tidy.

7. Groundworks (Phase 3).

- A Groundworks team will be appointed to carry out the site level groundworks.
- In line with the Health and Safety Plan for the project, a Risk Assessment for the groundworks will be carried out and reviewed by the employer and the site administrator before any construction works commence.
- Further checking will take place to ensure all underground services have been identified and protected.
- If required, topsoil to be kept to one side and re-used on site. As such, a safe storage area will be created towards the rear of the site for this purpose (outside of any root protection areas).
- Existing foundations / slab to be dug up and where possible stored onsite to be used as hardcore during the construction phase.
- Prior to construction, new levels to be established for the proposed dwellings.
- Once the new external levels are established these will be finished in accordance with the approved landscaping scheme.

8. Construction (Phase 4).

- A main contractor will be appointed to carry out the construction phase.
- In line with the Health and Safety Plan for the project (to be prepared by the main contractor), a Risk Assessment for these works will be carried out and reviewed by the employer and the site administrator before any construction works commence.
- Further checking will take place to ensure all underground services have been identified and are protected.
- The main contractor will engage with Building Control to carry out periodic inspections.
- All site rules as they relate to safety, vehicular movements, protection of the public and visitors, will be the responsibility of the main contractor.
- At all times, special attention will be given to maintaining the tidiness of the road and footpath outside the site, to ensure that disruption along Nicholas Way and the surround roads is kept to a minimum.
- Once the works are complete, Building Control will be invited to carry out a final inspection.

9. Landscaping (Phase 5).

- Once the main building phase has been completed, and all construction related plant and equipment have been removed, the landscaping phase can commence.
- All tree protection measures can be removed.

10. Air Quality and Dust Minimisation Measures.

Pre-site Preparation

- Identification of sensitive receptors within or close to the site, such as neighbouring properties, highway, streams and lakes etc.
- Solid hoardings to be erected along the site boundaries to prevent wind borne dust / dirt transference to sensitive receptors.
- Wherever possible the sources of dust / dirt generating material will be located as far as possible from any sensitive receptors.

On-site Vehicular Movement Areas

- Vehicular movement areas within the site (particularly on unmade ground) may potentially generate dust / dirt, therefore these areas are to be compacted and dampened down when dry using an appropriate water source, such as a mains connection or sprinkler hose, and / or cleaned whenever any significant soiling is detected.

Vehicles & Site Entrance

- Wheel washing facilities shall be located at the site entrance, and all vehicles leaving the site are to have their wheels sprayed / cleaned to prevent debris and dust leaving the site. Note: a roll over bund is to be formed across the site entrance to prevent any water egressing onto highway land.
- Materials entering or leaving site by lorry shall be covered to avoid dust release.
- Site entrances, and onsite hardstanding areas shall be regularly inspected and swept / cleaned whenever any significant soiling is detected.

Stockpile and Storage Areas

- Stockpiled materials shall be stored for as short a period as possible and carefully managed and maintained in order to minimise potential for dust / dirt generation.
- Stockpiles shall be kept away from sensitive receptors, and where possible storage areas shall be used to shield dust generating operations.
- Any temporarily stored materials shall be sheeted down to prevent windblown dust / dirt generation, and where appropriate watered down.

Skips, Waste Disposal and Burning

- Skips containing dusty wastes shall be securely covered where possible, not overloaded, and removed from site as soon as possible.
- Burning of wastes is not permitted onsite.
- All wastes shall be recycled or disposed of responsibly – only using registered waste carriers to take waste off-site.

Special Machinery

- Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques, such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.
- Ensure an adequate water supply on site for effective dust / particulate matter suppression / mitigation, using non-potable water where possible.

- Use enclosed chutes, and minimise drop heights from loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever possible.
- Ensure equipment is readily available on-site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.

Monitoring

- Undertake regular on-site and off-site inspections, to monitor dust / dirt levels.

11. Environmental Policy Statement

- Contractors are to recognise that their activities on site have an impact on the environment and must be committed to improving environmental performance and minimise any harmful effects through effective management and policies.
- Contractors must accept and acknowledge the obligations and responsibilities under legislation and guidance dealing with environmental issues that affect or arise in consequence of their business.
- The considerate use of land undergoing development - having special regard to archaeological finds, and the storage, treatment and disposal of any waste, hazardous or potentially toxic materials to avoid environmental harm.
- The use of appropriately licensed disposal facilities.
- The use and re-use of materials to minimize and curtail creating waste and, whenever practicable, using materials and products from sustainable sources.
- Control and emission of pollutants, noise and dirt, and the use of potentially harmful substances and treatments during construction activities.
- Conserve energy through sensible selection, use and management of resources, equipment, plant and transport on site.
- The use of vehicles and equipment that are well maintained, clean and are operated within legal limits, taking advantage wherever possible of engineering modifications to reduce pollution and emissions and to save unnecessary consumption of energy.
- The continued development, monitoring and investigation of systems, practices, and procedures at each stage of construction to ensure the environment remains a foremost consideration.