

Demolition & Construction Management Plan

Pertaining to: Mallards, Northgate, Northwood, HA6 2TJ

Approved Planning application reference: 79080/APP/2025/801

Project Description

Erection of a part single storey, part two storey extension to the front, side and rear of the dwelling with amendments to fenestration. Conversion of roof space to habitable use including front and rear dormers, raising of the existing ridge line and 2 no. front facing and 4 no. rear facing roof lights and new flat roof canopy over main entrance.

Development Work Phases

The development will proceed in a defined sequence to ensure safety, minimise disruption, and comply with local authority requirements.

Phase 1: Pre-Construction

- Planning permission: granted under application 79080/APP/2025/801
- CIL exemption: granted in full
- Building Control notification: served to LBH on 23rd July 2025

Phase 2: Demolition & Enabling Works

- Disconnection, movement and reconnection of utilities
- Controlled demolition of approved external walls with temporary supports as required
- Installation of temporary access and scaffolding

Phase 3: Groundworks & Structural Build

- Excavation and foundation works
- Regular building control sign off at each stage
- Structural shell construction (walls, floors, roof)
- Installation of windows and doors to waterproof building
- Progressive removal of scaffolding as work completes

Phase 4: Fit-Out & External Works

- Internal services, finishes, and fixture installations

Phase 5: External Works

- Completion of external works (driveways, landscaping, fencing)

Phase 6: Completion

- Final site clearance and removal of temporary works
- Approval of final inspection by building control

Permitted Hours of Work

Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays

Material Management

Safe Removal of Valuable or Contaminating Materials

The existing structure does not contain any materials or fittings considered particularly valuable, reusable, or potentially contaminating negating need for a specific removal programme.

- Hazardous waste, or environmentally sensitive materials are not present throughout
- Fixtures and finishes are of standard domestic specification and not intended for salvage or specialist recycling

All demolition waste will be managed in accordance with general site waste protocols, ensuring compliance with relevant waste disposal regulations.

Measures to Prevent Mud and Dirt on Footways and Roads

To minimise disruption and maintain cleanliness on adjoining roads and footways, the following measures will be implemented:

- Wheel Washing when vehicles exit the site, particularly during excavation or wet weather
- Hardstanding: the existing paved surface remains at the site entrance to reduce the transfer of soil and debris
- Deliveries and vehicle movements will be limited during peak hours and restricted to designated access points to reduce off-site impact
- Monitoring will take place regularly, and any mud tracked onto the highway will be cleared as necessary

These measures are designed to meet local authority standards and prevent nuisance or hazard to pedestrians and road users.

Development Impact

Basic dust control measures will be used to minimise emissions during demolition and construction:

- Water will be used to damp down dust during demolition or cutting, as needed
- Materials will be stored and handled carefully to avoid unnecessary dust
- Vehicle engines will not be left idling unnecessarily

The scale of the project is small, so significant air quality impacts are not expected. Measures will be reviewed if conditions change.

Site Material Storage

Materials will be stored neatly within the site boundary in designated areas, away from public access and footways.

Storage will be managed to avoid obstruction, maintain safety, and reduce dust or runoff. Deliveries will be timed to minimise the amount of material stored on site at any one time.