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Demolition and Construction Management Plan

28 Acacia Avenue

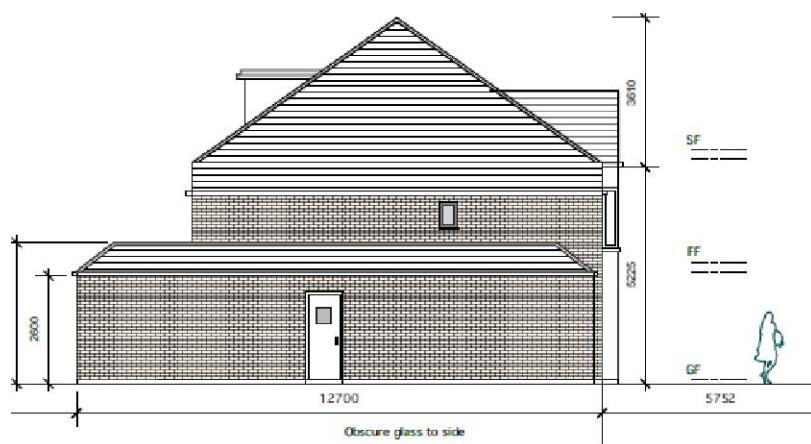
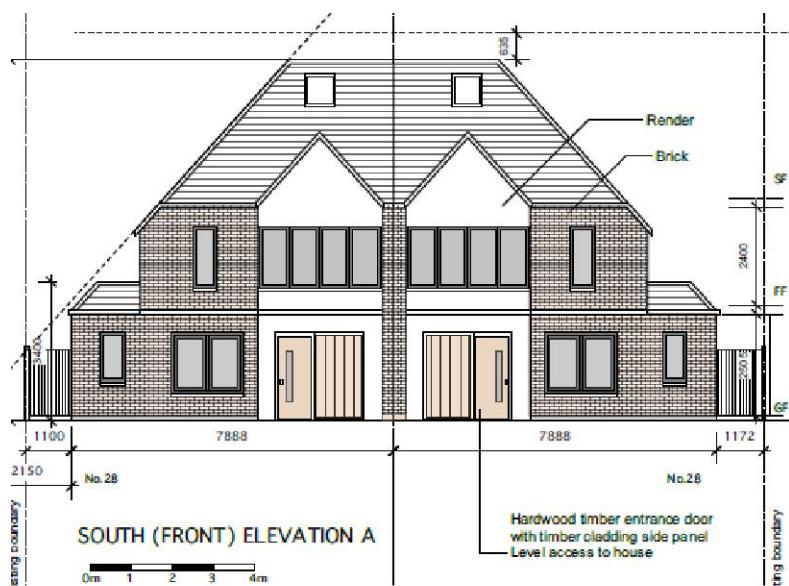
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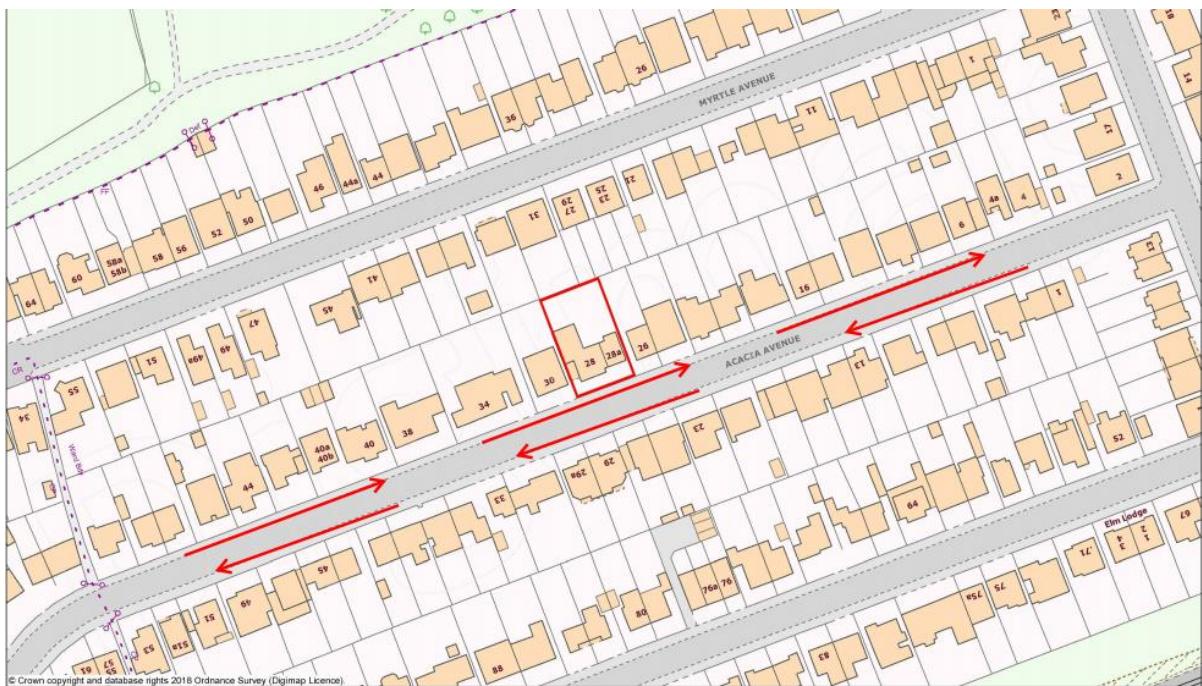
July 2024

Demolition of existing single storey bungalow and construction of two semi-detached dwelling houses with accommodation in the roof space including associated amenity space, cycle storage and refuse storage provision

Proposed Building Plans



Site Layout



Introduction:

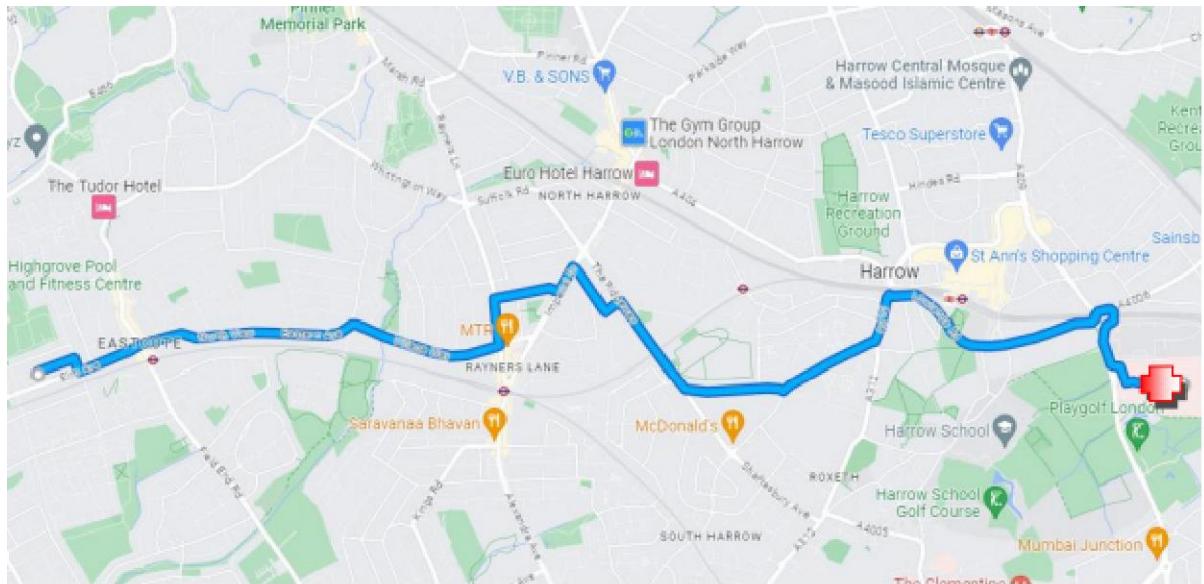
The purpose of this document is to outline demolition and construction process and to detail measures and considerations that will be put in place to minimise disruption to local community and environmental impacts.

Provisional program:

- Demolition and site clearance **3 weeks**
- Building Foundations **2 weeks**
- Brick work and scaffolding **6 weeks**
- Roof and Structural steel works **3 weeks**
- Doors and Window installation **1 week**
- Stair case **1 week**
- Internal floors **1 week**
- Internal walls **3 weeks**
- First Fix Electric and plumbing **3 weeks**
- Plastering **3 weeks**
- Kitchen installation **2 weeks**
- Skirting and doors **1 week**
- Bathroom and tiling **2 weeks**
- Painting and final finish décor **3 weeks**
- Snagging **1 week**

Estimated duration: **35 Weeks**

Emergency procedure:



- Emergency procedure to be displayed on site.
- Contact details for emergency number and utility providers to be displayed
- Closest hospital is Northwick Park, Watford Rd, Harrow HA1 3UJ

Neighbour consultation:

- All neighbours will be contacted prior to project commencement and contact details of Site Manager will be displayed at front of site throughout the project.
- Footpaths and shared side access routes to be cleaned and swept daily.
- Party Wall agreement to be in place with 30 Acacia Avenue



Air Quality and Dust Control:

- Temporary fencing and debris netting to be erected around site during demolition phase.
- Adequate supply of water on site to dampen stockpiles for dust suppression.
- Daily collection of demolition materials to ensure stockpile sizes are kept to a minimum.
- FFP3 dust masks made available to all site personnel.
- Regular site cleaning and sweeping to reduce dust levels during construction phase.
- All tipper vehicles leaving site to have tarpaulin cover on top of load.
- Low emission vehicles to be used for deliveries and site clearance
- Vacuums fitted to dust generating tools



Noise Control:

- No works to be carried out outside of site hours (08:00am-06:00pm Mon-Fri and 08:00am-1:00pm Sat)
- All equipment to run off mains power were possible.
- All plant and equipment to be switched off when not in use.
- Regular servicing of all plant and equipment
- Site Management to assess employees' exposure to noisy works and provided adequate PPE and load management.



Site security:

- Site to be left locked and secure at end of shift.
- Tools to be taken away and not stored on site where practical.
- 1.8m high site fencing erected at commencement of project
- Site gates to be closed when not in use to ensure no unauthorised entry

Traffic Management:

- All deliveries to be booked in with Site Manager beforehand to ensure no bottlenecking of deliveries.
- Where possible deliveries will arrive onsite outside of the peak hours to reduce traffic congestion.
- Consolidation of deliveries to reduce total number.
- 2 way entry and exit via Acacia avenue so vehicles may enter from East or west.
- Wheel washing of tires to ensure road cleanliness.
- Site management to assist with vehicles entering and leaving site.



Environment:

- Segregation and recycling of waste materials.
- Use off local suppliers and combining deliveries to reduce number of trips.
- Arborist employed and tree protection plan in place
- Re-use of materials where possible. Demolition material to be used as hard-core for landscaping and ground floor.
- Asbestos Survey carried out prior to demolition and hazardous material found to be disposed of accordingly.



Exclusion zone:

- Exclusion zones set up during demolition phase
- Warning signs and barriers put in place.
- Plant and machinery will also operate with exclusion zone
- HOLD POINT: The demolition exclusion zone and safety signage is to be inspected by the Demolition site supervisor prior to works commencing on a daily basis

Location of Services:

- Full utility plans obtained from service providers and mapped out in site.
- If services found to be obstructing construction, utility companies to be contacted and request for isolation of service.
- Permit to dig to be issued.