

Demolition Environmental Management Plan

FPF Holdings Limited

International House
Tariff Road
Haringey
London N17 0DY

Document Control

Issue	Revised by	Date	Details
00.	T Thompson	22-05-25	Demolition Environmental Management Plan: Submit for Review:
01.	T. Thompson	21-01-26	Demolition Environmental Management Plan updated after review:
02.			
03.			
04.			
05.			

This Demolition Environmental Management Plan will be reviewed at regular intervals during the programme of works, and signed off as 'suitable for current activities' by the Project Manager, during each phase of the Demolition Works.

Demolition Environmental Management Plan Reviewed and Comments:		
Date:	Name	Comments:

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1.0 Introduction

FPF Holdings Limited have produced this Demolition Environmental Management Plan to advise and demonstrate in writing, how the part demolition works are going to be planned, managed, monitored and achieved during the programme of demolition works. This will include the particulars of the recommended conditions, resolved and included by the Planning Sub Committee on 24th March 2024, and as outlined in the Haringey Local Planning Authority application for these works.

1.1: General Site Information

The site address is the building currently known as International House, 11 Tariff Road, Haringey London N17 0DY. The premises comprise a prominently located industrial building and a warehouse building arranged mainly on a single story ground floor; it has ancillary office accommodation situated at the front elevation over two floors, which is to remain in place. All situated within a securely gated, self-contained site which permits ample space for the planned part-demolition works. The surrounding areas are predominantly small to medium business premises.

The property is located in Tottenham within the London Borough of Haringey in a suburb of North London, along the road from Tottenham Hotspur Football Club. It is located approximately 6 miles north of Central London and benefits from good, straight forward road communications, due to served locally by the A10, A503 and A406 North Circular Road. Various bus routes also operate within the area.

The subject property is situated on the south side of Tariff Road, close to its junction with Northumberland Park and also within an established industrial and small to medium business district. Property surrounding the industrial area are mixture of predominantly commercial buildings, with adjacent residential dwellings at 5-8 Gillham Terrace N17.

The planned and proposed part-demolition works at the above address, will allow the creation and delivery of additional business premises space, for an established and local company business to grow and flourish, introducing advances, prosperity, and possibly further job opportunities to the area.

The Client and developer planning to manage and oversee these works are a Demolition Business with their registered office located in E5 9ND. Details, and person to contact if a site visit is required:

FPF Holdings Limited: Mr Frank Buglioni. Company Director.
Unit 9 Grosvenor Way, Clapton E5 9ND. 020 8806 3489
Email: frank.buglioni@hertsheritage.com

Contact details for the person currently responsible for completing and updating this Demolition Environmental Management Plan.

Construction HS&E Services. Consultant HS&E Advisor.
Mr Tony Thompson. The Hayloft, Honeywood Walk, Carshalton, Surrey. SM5 3NX
Email: tony@constructionhseservices.com

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The Contractor for this project, who will be Planning, Managing and Monitoring the Demolition Phase for this project are a business with their registered office located in E5 9ND. Details, and person to contact if a site visit is required:

Herts Heritage Building and Roofing Limited: Mr Frank Buglioni. Company Director.
Unit 9 Grosvenor Way, Clapton E5 9ND. 020 8806 3489
Email: frank.buglioni@hertsheritage.com

1.2: Programme of works:

The contractor appointed for this project will be Herts Heritage Building & Roofing Limited. They will prepare and produce an appropriate demolition programme for the commencement of the part demolition works and will need to incorporate the Clients Duties to ensure sufficient time and resources are allocated for the project demolition works, and will therefore be created after the project pre-start meeting.

As necessary under the CDM 2015 regulations there will be the Planned Mobilisation Phase, allowing the site set-up, with a secure perimeter hoarding in place. We will plan to install and use Full CCTV System Security during the programme, which will be installed with the hoarding, and maintained throughout works. Also, welfare facilities to be put in place. The demolition works will follow the mobilisation. We will plan to update the programme of works with a planned start date and end date. This section of the DEMP will be reviewed and updated once the demolition phase start dates are agreed.

1.3: Working Hours:

To ensure we take account of, and protect the local environment of residents living close by, in adjacent roads, Herts Heritage Building & Roofing Limited are planning to implement the following Working Hours for this project of works.

- ❖ Carrying out any demolition work which can be heard at the boundary of the site, between the following working hours:

Between 08.00 and 18.00 Monday to Friday: 08.00 and 13.00 on Saturdays:

No works are to be carried out on Sundays, bank holidays and public holidays.

- ❖ Carrying out any demolition works between the following working hours:

Between 08.00 and 18.00 Monday to Friday: 08.00 and 13.00 on Saturdays:

No works are to be carried out on Sundays, bank holidays and public holidays.

Unduly noisy work will not take place outside of these working hours unless otherwise agreed, or to take account of any type of emergency works, and after prior agreement with the Haringey Council.

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2.0: Demolition Methodology for this part-demolition project: Identifying the stages and details of undertaking these part-demolition works.

Introduction:

This method statement outlines the procedural framework for the safe and efficient execution of this small to medium-scale demolition project. It adheres to relevant and necessary health and safety regulations, environmental management requirements, and the necessary structural integrity standards to ensure compliance and successful project delivery.

Following removal of the warehouse superstructure, concrete pad foundations will be retained in situ. The area will be made good by reinstating a level hardstanding surface. No deep excavations are proposed, and ground disturbance will be confined to the part-demolition footprint.

Stages of the Demolition Process:

Pre-Demolition Preparation

- ❖ **Site Survey and Assessment:** Conduct a comprehensive survey to evaluate the structural stability of the building, identify hazardous materials such as the possibility of asbestos, and analyse site access and logistical considerations.
- ❖ **Utility Disconnections:** Plan to ensure the safe disconnection and isolation of all utilities, including electricity, gas, water, telecommunications, and drainage systems, in coordination with relevant service providers.
- ❖ **Obtaining Permits:** Acquire all necessary permissions and permits, including demolition licenses and where necessary environmental approvals, before commencing any activities.
- ❖ **Site Setup:** Establish a secure perimeter and entrance hoarding using appropriate hoarding fencing and signage, provide welfare facilities for site trades and personnel, and designate emergency procedures and assembly points.

Hazard Identification and Mitigation:

- ❖ **Asbestos and Hazardous Materials Removal:** Engage certified specialists to undertake the safe removal and disposal of asbestos and other hazardous substances in accordance with our duties and legal requirements.
- ❖ **Environmental Considerations:** Implement measures to minimize the impact of noise, dust, and vibration. Utilise dust suppression systems and conduct regular environmental monitoring throughout the demolition phase.

Demolition Execution:

- ❖ **Soft Strip:** Carefully remove non-structural elements such as windows, doors, fixtures, fittings, and internal partitions and prepare to take the building back to base-build, to make ready for structural demolition.
- ❖ **Structural Demolition:** Employ demolition techniques appropriate to the warehouse demolition type, such as mechanical demolition.

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- ❖ Mechanical Plant: We plan to use the Kubota Power Utility Excavator KX080-4 in a controlled and systematic manner.
- ❖ Sequential Demolition: We will ensure to undertake the structural dismantling in a systematic manner, commencing from the top and proceeding downward to ensure safety and stability of all buildings and parts of buildings.
- ❖ Temporary works: During the planned sequential demolition, we will plan to prepare and erect the appropriate and approved systems of temporary works support, to manage and protect the retained building.
- ❖ This will also include weatherproofing and making good the necessary areas of the retained building, when the rear warehouse structure is being systematically demolished and removed.

Waste Management and Recycling:

- ❖ Segregation of Waste: Classify and segregate waste materials into recyclable components, such as Steel, Inert Waste masonry and stone and Timber: we will also segregate non-recyclable elements to facilitate efficient processing.
- ❖ Disposal: Ensure the transportation of waste to authorized recycling facilities by our approved waste management company, in strict compliance with all waste management regulations.

Surface Water Management:

- ❖ Sequential Approach: we will always implement surface water management following a hierarchical approach during any type of demolition works:
- ❖ Surface water runoff will be controlled using temporary bunds, silt fences, and sediment traps.
- ❖ Infiltration into the ground will always be our first approach; through existing permeable surfaces along with the use of all additional soakaways or other infiltration systems.
- ❖ Silt and Sediment Control: Measures such as silt curtains and settlement ponds will be implemented to prevent sediment pollution entering nearby watercourses.
- ❖ Discharge to a proximate surface water body, such as a river or lake, if infiltration is impractical.
- ❖ We will not plan to discharge to surface water sewers or drainage systems, or combined sewers, unless any of the preceding options become unfeasible, and will only be considered after full approval, and only as the measure of last resort.
- ❖ Contamination Prevention: Utilize bunds, silt traps, and sedimentation tanks to prevent pollutants from entering watercourses and ensure environmental protection for the full term of the project works.

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Site Clearance and Handover:

- ❖ Final Inspections: Conduct thorough inspections of the site to confirm the removal of debris and hazardous materials.
- ❖ Ground Stabilisation: Execute ground stabilisation measures, such as grading and compaction, if and where required for subsequent demolition activities.
- ❖ Handover: Provide a site clearance certificate to the developer and client and submit all requisite documentation to the relevant authorities.

Roles and Responsibilities:

- ❖ Project Manager: Responsible for the overall management of the demolition process, ensuring adherence to the necessary codes of practice, health and safety protocols and the appropriate environmental management compliance standards and considerations.
- ❖ Health and Safety Officer: Monitors compliance with health and safety protocols and manages emergency response procedures.
- ❖ Environmental Officer: Ensures adherence to environmental management procedures and regulations and oversees waste management activities.
- ❖ Demolition Contractor: Creates the appropriate safe system of work, Prepares the necessary time and resources to plan, manage and monitor the works. Executes the full package of demolition works in accordance with the prescribed and approved demolition method statement and demolition environmental management plan.

Health, Safety, and Environmental Considerations:

- ❖ Provide assurance that all trades and personnel have the appropriate level of skills, knowledge understanding and training to ensure competence for these works.
- ❖ Enforce the use of personal protective equipment (PPE).
- ❖ Establish emergency procedures, including fire evacuation and first aid protocols.
- ❖ Minimise disruptions to the surrounding environment through effective traffic management and engagement with local stakeholders.

Conclusion:

This demolition plan method statement presents a structured framework for planning, managing, monitoring and conducting demolition works in a safe, compliant, and environmentally conscious manner. By adhering to the approved guidelines, the project will meet its objectives while paving the way for future development of the site being prepared for the demolition works.

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3.0: Details & arrangements for working hours on site. To meet with Local Planning Authority guidelines. 08.00 to 18.00 Monday to Friday + 08.00 to 13.00 Saturday:

The arrangements in place for the specified working hours are structured to minimize disturbances to local residents and small businesses while enabling steady progress on demolition activities. To ensure conformance to the established schedule, the following steps are recommended:

- ❖ Carrying out part-demolition activities during the working hours: Between 08.00 and 18.00 Monday to Friday and 08.00 to 13.00 Saturday: No works are to be carried out on Sundays, bank holidays and public holidays.
- ❖ We will plan to develop a comprehensive operations plan: Outline tasks and allocate resources efficiently to maximize productivity within the permitted hours.
- ❖ Implement strict scheduling. Monitor daily activities to ensure adherence to the timeframes, adjusting operations as necessary to meet milestones.
- ❖ Communicate working hours clearly to our teams. Inform all personnel, and contractors of the prescribed working schedule to avoid conflicts or breaches.
- ❖ Engage with local stakeholders. Maintain open communication with the community to address concerns and ensure compliance with local expectations.
- ❖ Schedule periodic reviews. Conduct regular assessments to verify adherence to the schedule and identify any areas requiring corrective action.

By following these steps, the project team can ensure compliance with the Local Planning Authority's working hour limitations and maintain good communication with our neighbours to address any concerns and ensure smooth progress toward the project completion.

4.0: Details and information of site plant and machinery to be used during the planned demolition works:

Kubota Power Utility Excavator KX080-4: We are proposing the use of this excavator as it has been selected for its versatility and efficiency in handling heavy demolition tasks. Equipped with advanced hydraulic systems, it ensures precise control and robust performance, even in challenging conditions during the demolition of a collection of small buildings.

Reduced Noise and Emissions with Auto Idling System: Kubota's Auto Idling System is fitted as standard. When the control levers are left in neutral, longer than 4 seconds, the idling system automatically reduces the engine to idling RPM. This innovative feature reduces noise and exhaust emissions, in addition to saving energy.

The KX080-4 uses hydraulic attachments, designed to be use for a positive and far-reaching impact for the effective demolition of masonry structures and other solid materials. Their compatibility with the excavator allows seamless operation.

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We plan to set-up an appropriately protected and secured area on site for any specific maintenance of the machine systems, and for refuelling of the machine. Appropriate protection of the designated areas will include Double bunded diesel bowsters with suitable hand pumps: Reporting procedure for any faults with the equipment. Spill kits will be in place and adequate for the works and progress: All COSHH waste will be correctly managed and disposed of by our waste management company.

Fuelling and servicing operations will be carried out in this specified area away from any close-by watercourse: No refuelling or storing of fuels and oils within 10m of a watercourse: When prepared, an appropriate bund is to be put into place around the diesel bowster during these works.

Skip and Grab Lorries: Essential for transporting demolition waste off-site, skip lorries and grab lorries are equipped with secure and large containers to minimize spillage and ensure safe loading, clearing and disposal of waste from demolition works.

Dust Suppression Units: To mitigate, control and eliminate airborne dust particles during demolition, these units deploy continuous fine mist sprays, eliminating dust generation and enhancing air quality compliance in all areas of the site during demolition works.

Scaffolding Systems: Temporary scaffolding structures are erected to support workers and also whilst using small tools during high-level works for all demolition, enhancing safety and accessibility.

Powered Access Platforms: May plan to be introduced for essential demolition tasks at height, these scissor lift platforms provide stability and ease for workers, ensuring operations are conducted efficiently and securely.

Mobile lighting units: They may need to be deployed to ensure adequate visibility in areas of low lighting where working operations are being completed inside the existing buildings and also when daylight is limited. By leveraging this array of site plant and machinery, the demolition team can execute tasks efficiently while adhering to safety standards and environmental considerations.

05: Details of an Unexploded Ordnance Survey:

Assessment and Details of an Unexploded Ordnance Survey. Ensuring Safety and Mitigating Risks in Development Areas:

Unexploded ordnance (UXO) surveys will be essential for identifying and mitigating the risks posed by remnants of military explosives in this site where we plan to complete the demolition works, and also where excavation activities are planned. These surveys will ensure safety for workers, local communities, and the environment while contributing to our responsible site assessment and management of the project. We have outlined below the stepped process for an appropriate in-depth exploration of UXO assessments and execution.

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What Is an Unexploded Ordnance Survey?

An unexploded ordnance survey is a detailed investigation of a site to identify potential UXOs—bombs, shells, mines, or other explosive devices that failed to detonate during military activity. UXOs present a serious danger to life, property, and infrastructure, necessitating specialised surveys before demolition, environmental works, or archaeological projects begin.

Assessment Stages

❖ 1: Preliminary Risk Assessment

A desk-based study will be planned to be conducted to determine the likelihood of UXOs being present in the area. We will plan to involve the use of appropriate and trusted UXO Specialists in this field of survey and investigations. They will assist us with the following steps where and when necessary.

- ❖ Reviewing historical records of military activity.
- ❖ Analysing aerial photographs and maps.
- ❖ Consulting government and archival records regarding known UXO incidents.

The findings help categorize the site into risk levels, ranging from low to high.

❖ 2. Detailed Risk Assessment

Once and if preliminary risks are identified, further detailed investigations are planned to be carried out, including:

- ❖ Ground surveys using advanced equipment, such as magnetometers and ground-penetrating radar.
- ❖ Analysis of soil composition and geological factors that may affect UXO detection.
- ❖ Close collaboration with UXO specialists and engineers.

❖ 3. Risk Mitigation Strategy

Based on any significant findings from further detailed assessments, a tailored mitigation strategy can then be developed. This may include:

- ❖ Safe detonation or removal procedures for identified UXOs.
- ❖ Marking exclusion zones where no development activity should occur.
- ❖ Implementation of safety protocols for demolition teams working nearby.

Survey Techniques

❖ Non-Invasive Methods

These include remote sensing technologies that do not disturb the ground:

- ❖ Aerial Surveys: Use of drones equipped with magnetic and thermal sensors.
- ❖ Ground-Penetrating Radar (GPR): Produces subsurface imagery to locate UXOs.

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❖ Invasive Methods

For sites with confirmed significant risks, invasive techniques may be employed:

- ❖ Borehole Surveys: Drilling core samples to locate deeply buried ordnance.
- ❖ Excavation: Carefully unearthing UXOs under controlled conditions.

Documentation and Reporting created and filed:

All UXO assessments and surveys will be carefully documented and filed to ensure transparency and compliance, allowing access to the documented information in any future development. Key elements include:

- ❖ Detailed risk classification reports from our trusted UXO specialist.
- ❖ Site maps indicating possible or probable UXO locations and exclusion zones.
- ❖ Action plans for UXO removal or neutralisation where necessary.

These records will be essential for regulatory approval and for the creation of further reports to inform all and any current and future stakeholders about safety measures.

Safety and Community Engagement

❖ Worker Safety

Protocols will be followed to ensure the health and safety of personnel involved in all and any UXO surveys, such as:

- ❖ Training in UXO recognition and avoidance.
- ❖ Provision of personal protective equipment (PPE).
- ❖ Emergency response plans for accidental UXO activation.

Community Awareness

Where necessary and at the agreed stage of any further sequence, we will plan to continually engage with all local communities to address concerns and share survey plans. Herts Heritage Building and Roofing Ltd effective communication includes:

- ❖ Organising appropriate meetings to explain the process and safety measures.
- ❖ Providing contact information for reporting suspected UXOs.
- ❖ Issuing regular updates to keep residents and business owners informed.

Conclusion

Unexploded ordnance surveys will be planned as they are crucial for ensuring that our development activities proceed safely and responsibly. By conducting and completing the sequence of investigation thorough desk-top assessments, detailed assessments, and any further advanced detection techniques necessary, UXO risks can be effectively mitigated. Investing our time and resources in these initial surveys is a vital component of sustainable site management in areas with a history of military activity.

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06: Details of the waste management strategy:

Project Waste Management Strategy for Demolition Phases:

Introduction

Effective waste management will be a critical component of our planned and managed demolition project. By adopting our plan to use appropriate sustainable practices, this project can significantly reduce its possible environmental impact, optimise any significant resource utilisation, and also ensure all involved meet with our compliance with regulatory requirements. This waste management strategy outlines our systematic approach to waste management, whilst focusing on waste materials disposal and surface water handling during both demolition phases.

Part-Demolition Phase

Material Sorting and Disposal:

During the project demolition phase, waste materials will be carefully segregated and sorted to maximise re-use and recycling whilst following our project waste management plan to initially avoid the creation of significant amounts of waste.

Internal Demolition: The strip-out of the internal of the buildings will commence systematically by the removal of existing fixtures and fittings and all free standing objects. Access will be arranged for high-level areas including ceilings and partition walls that are to be removed for the planned works. Systematic removal all the internal fit out systems will be completed.

All waste items removed from the internal of the building, will be either set aside for reclamation, and therefore reused or recycled; or where items are not required for reuse, disposed of as waste in the appropriate manner: Bag-up all loose material and transport to the mixed waste skip.

Sorted waste will be stored ready for collection by our appointed reclamation specialist, including all metals and appropriate sections of structural timber. All Inert waste, including masonry, concrete, stone tiles and slates, will be collected for crushing and reusing as appropriate hardcore and foundation base materials. Gypsum waste will be separated into the appropriate covered skips for collection and recycling by our appointed waste management company.

Repeat this procedure for all buildings, until all internal areas are stripped out back to base-build, allowing the main demolition of the building to commence. The systematic preparation and loading of waste shall be completed within the secure site compound, behind the secure hoarding. Noise shall be kept to a minimum, and dust and debris will be controlled during the works, through wetting down, and the use of vacuum extraction systems in use during the systematic strip-out works.

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External Demolition: Dust and debris management and control will be in place with the use of a fine-spray dust suppression water equipment. Continual and systematic wetting down will control and reduce the level of dust created by the demolition of masonry and stonework.

The systematic removal of the timber ridge-beam, roofing timbers, flooring grade joists and graded rafters, beams, and wall plates will follow the step-by step process outlined in our demolition plan and system of work. Remove and de-nail all graded timbers and set-aside for reclamation and for re-use.

External brickwork and stonework demolition is to be systematically removed from the top down and where necessary with the use of the mechanical site plant, whilst following the approved safe system of works.

All adjoining walls and structures will remain supported and secure throughout the planned works, with regular checks for defects to ensure the structural integrity of each work location. Continual wetting down with the appropriately appointed fine-spray dust suppression equipment will control and reduce the level of dust created by the demolition works.

Stonework and Brickwork will all be systematically and carefully removed, and will be sorted towards the inert waste hardcore storage areas, and made ready to be collected and systematically recycled and reused. Hardcore recycling will be completed with the re-use on site during the demolition phase; and also transported and used on a number of other local projects currently in progress and also recently awarded and planned.

Good quality, full and undamaged stonework, masonry, roofing and brickwork materials will be stacked securely onto pallets and removed systematically from the site storage areas to the local reclamation yard for reuse within the industry.

We will plan to ensure that our proposed waste management company complete the responsible disposal of our waste materials, including sending waste to approved facilities that align with environmental regulations. By prioritising this approach, the project achieves a dual goal of reducing landfill waste and promoting waste material reuse.

Surface Water Management

Proper management of surface water will always be essential during our planned and managed demolition works, to mitigate environmental risks. The sequential approach ensures that surface water is handled responsibly, minimising flood risks and reducing reliance on artificial drainage systems. The hierarchy of or waste management process includes:

- ❖ Rainwater Reuse: Capturing rainwater to plan its use for irrigation and dust suppression, or other general project-related uses.
- ❖ Sequential Approach: we will always implement surface water management following a hierarchical approach during any type of demolition works:
- ❖ Surface water runoff will be controlled using temporary bunds, silt fences, and sediment traps.

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- ❖ Infiltration into the ground will always be our first approach; through existing permeable surfaces along with the use of all additional soakaways or other infiltration systems.
- ❖ Silt and Sediment Control: Measures such as silt curtains and settlement ponds will be implemented to prevent sediment pollution in watercourses.
- ❖ Discharge to a proximate surface water body, such as a river or lake, if infiltration is impractical.
- ❖ We will not plan to discharge to surface water sewers or drainage systems, or combined sewers, unless any of the preceding options become unfeasible, and will only be considered after full approval, and only as the measure of last resort.
- ❖ Contamination Prevention: Utilize bunds, silt traps, and sedimentation tanks to prevent pollutants from entering watercourses and ensure environmental protection.

This structured approach ensures that surface water is managed close to its source, promoting sustainability and reducing environmental impact.

Material Procurement, purchasing and Use

The demolition phase will adopt practices that minimise waste generation. This includes selecting the correct equipment and necessary materials, in the appropriate amounts for the planned and proposed work phases, create secure and safe storage areas to avoid materials and equipment being damaged and therefore creating further waste.

We will also plan to approach all elements of our works with an appropriate cutting and preparation policy to ensure high recyclability, and re-use of as much as possible of each pallet or bundle of materials, whilst always optimising our proposed design works to include the reduction of material waste, and whilst establishing a clear management system to avoid over-purchasing stocks of materials and equipment.

On-Site Waste Management

On-site segregation of waste, as outlined above, will be crucial to enable efficient recycling and disposal. Dedicated bins or zones for different types of waste, such as metals, plastics, wood, and hazardous materials, facilitate proper categorisation and handling. Regular audits and employee training will also ensure adherence to waste management standards.

Surface Water Handling During Part-Demolition

As outlined above, our sequential hierarchy for surface water management applies during all planned works:

- ❖ Reuse rainwater whenever possible to support workplace activities like dust suppression and cleaning.
- ❖ Surface water runoff will be controlled using temporary bunds, silt fences, and sediment traps.

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- ❖ Infiltration into the ground will always be our first approach; through existing permeable surfaces along with the use of all additional soakaways or other infiltration systems.
- ❖ Silt and Sediment Control: Measures such as silt curtains and settlement ponds will be implemented to prevent sediment pollution in watercourses.

Conclusion

By implementing a robust, but manageable Waste Management Strategy on this project, Herts Heritage Building and Roofing Ltd can achieve the necessary environmental sustainability, reduction in resources and costs, and also comply with our duties of legal frameworks. The outlined approach for demolition phases serves as a foundation for responsible practice, ensuring that waste is handled efficiently and environmentally friendly, and also surface water is managed in harmony with the surrounding ecosystem.

07: Details of community engagement arrangements:

Community Engagement Strategy before Demolition Works, ensuring Transparency and Collaboration:

Introduction

Herts Heritage Building and Roofing Ltd understand that effective community engagement is going to be a cornerstone of responsible demolition project practice. Before commencing demolition works, we will plan to be engaging the local community of residents and small businesses, to ensure that our transparency helps to build trust, and to address any concerns proactively. This will be our outlined strategy and arrangements for community engagement specific to this project of demolition works.

Objectives for our Community Engagement Strategy:

- ❖ Inform the local community of residents and small business owners about the project's scope, timeline, and potential impacts.
- ❖ Foster collaboration by addressing concerns and incorporating community feedback where feasible.
- ❖ Ensure compliance with local regulations and best practices for public consultation.
- ❖ Minimise disruption to residents and businesses in the surrounding area of the site.

Community Communication Channels, Meetings and Information Sessions:

Regular communication and updates through an agreed platform, along with meetings with representatives of those with any concerns can be held prior to the start of each phased commencement of works to provide detailed information about each element of the project.

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Dedicated sessions can be focused on any specific aspects such as environmental impacts, the management of the works and working procedures, or any safety concerns. These meetings will offer opportunities for residents and business owners to voice concerns and ask questions directly.

Dedicated Project Platform or Group:

A user-friendly social media platform can be launched to include:

- ❖ Project overview and updates
- ❖ Downloads of environmental and safety documents
- ❖ A contact number for inquiries and feedback

Community Liaison Officer

The project Community Liaison Officer (CLO) will be appointed, and be available for regular consultation. Francesca Fallis francesca.fallis@hertsheritage.com Office Tel No: 020 8806 3489 will be the project CLO for the term of the works, and act as the primary point of contact. The appointed CLO responsibilities would include:

- ❖ Managing communications with local residents and businesses
- ❖ Providing timely responses to inquiries and complaints
- ❖ Ensuring that community concerns are escalated and resolved effectively

Printed Materials

Informational documents, information and programme updates can be distributed to nearby residents and small businesses, summarizing key project phase details, work proposals and control measures in place, including contact information. These materials will include visual aids and illustrations to ensure clarity of understanding.

Engagement Activities including stakeholder workshops

Workshops can be made available, to be conducted to engage key stakeholders, including local authorities, environmental groups, and community leaders. These workshops would focus on identifying concerns, exploring solutions, and building consensus before initiating works

Site Tours

Organised and planned tours of the demolition sites may plan to be offered to interested members of the community. These tours will serve to demystify the process, educate participants on environmental processes as well as safety measures and controls to foster understanding and transparency.

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Feedback Mechanisms

Multiple channels for community feedback will be established through the Project Social Media Platform, including the possibility of;

- ❖ Online Q&A sessions and feedback
- ❖ Feedback forms at and planned open meetings
- ❖ Direct communication with the project teams via the CLO

Community input will be carefully reviewed and incorporated where feasible, with regular updates provided on how feedback has influenced project decisions.

Monitoring and Reporting

To ensure accountability and continuous improvement, the following measures will be implemented during all elements of the project:

- ❖ Regular updates on engagement activities through the project online platform, and planned and completed meetings:
- ❖ Regular reporting, summarising local community feedback and resolutions
- ❖ Post-engagement evaluation to measure the effectiveness of strategies

Conclusion

By prioritizing community engagement before agreed phases of the demolition works, this project aims to establish a collaborative relationship with local residents, business owners and stakeholders. A robust engagement strategy ensures that concerns are addressed, transparency is maintained, and the project proceeds harmoniously with the surrounding community.

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08: Details of any acoustic hoarding required:

Acoustic Hoarding Details: Mitigating Noise Impacts During Demolition Activities:

Introduction

Effective management of noise pollution is a critical aspect of demolition site operations where there is going , ensuring compliance with regulations while minimising disruptions to nearby communities. Acoustic hoarding provides a practical solution for noise control, creating barriers that absorb and deflect sound generated on-site.

Assessment of Acoustic Hoarding Needs

The requirement for acoustic hoarding depends on several factors:

- ❖ Proximity to Noise-Sensitive Areas: Sites near residential areas, schools, hospitals, or offices may necessitate acoustic hoarding to minimise disturbances.
- ❖ Type of Demolition Activities: Operations involving heavy machinery, piling, drilling, or demolition are likely to produce significant noise levels that require mitigation.
- ❖ Local Environmental Regulations: Adherence to local noise pollution standards and demolition noise guidelines may mandate the use of acoustic barriers.
- ❖ Duration of Activities: Extended demolition timelines increase the importance of sustainable noise management.

Location of any potentially sensitive receptors: After a general survey of the local areas surrounding the site and the associated buildings at the project address of 11 Tariff Road N17 0DY, the most significant sensitive receptors we found were those residential properties at 5-8 Gillham Terrace N17 as their rear gardens back onto the site perimeter railings.

We will, therefore, make sure to put the necessary controls in place to manage and reduce the creation and generation of noise, vibration, dust, and debris associated to the works where there may be impact to theses residents.

Specifications for Acoustic Hoarding

High-quality acoustic hoarding materials will align with the following specification:

- ❖ Material: The sections of railings adjacent to the sensitive receptors will be made of sound-absorbing material, specifically design for demolition noise reduction.
- ❖ Height: Acoustic material will be sufficiently tall to block noise propagation, [typically ranging between 2 to 5 metres high] to meet on site requirements.
- ❖ Durability: Withstanding environmental conditions such as wind, rain, and UV exposure and for the long-term use in this location.
- ❖ Portability: Modular design to enable easy relocation as necessary during works.

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Implementation Guidelines

To ensure optimal performance of acoustic material we will ensure

- ❖ **Strategic Placement:** Install any further material screens around high-noise activity zones or adjacent to the facing sensitive receptors.
- ❖ **Maintenance:** Regular inspections of material screens will be conducted to identify and address wear, damage, or gaps.
- ❖ **Integration with Site Management:** We will continue to combine the use of acoustic barriers with other noise-reduction measures, such as scheduling loud activities during less disruptive hours and using quieter machinery.

Monitoring and Reporting

Effective noise management requires continuous monitoring:

- ❖ **Real-Time Noise Level Monitoring:** Deploy sound meters to measure noise levels during demolition activities to ensure compliance with permissible limits.
- ❖ **Documentation:** Maintain records of noise assessments, hoarding inspections, and corrective actions taken.
- ❖ **Community Engagement:** Address concerns raised by local residents by providing clear communication about noise mitigation plans and timelines.

Conclusion

Acoustic screening materials serves as an essential tool in managing demolition site noise, safeguarding both the environment and community welfare. By adhering to recommended specifications and guidelines, our demolition projects can achieve compliance with noise regulations while fostering positive relationships with our residential and business neighbouring stakeholders. Also, integrating acoustic material screens into the broader pollution prevention strategy ensures responsible and sustainable demolition practices.

09: A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);

Temporary Drainage Strategy and Pollution Prevention Plan Ensuring Effective Control of Surface Water Runoff and Environmental Protection:

Introduction:

This section of the Demolition Environmental Management Plan outlines our temporary drainage strategy and performance specification to control surface water runoff during demolition activities. The strategy is designed to comply with Environment Agency guidance and aims to minimize flood risk and prevent pollution, whilst protecting the surrounding environment and ecosystems.

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Temporary Drainage Strategy

Objectives

- ❖ Prevent uncontrolled surface water runoff that could lead to pollution.
- ❖ Minimize the risk of pollutants entering watercourses or groundwater.
- ❖ Ensure compliance with local and national regulations.

Approach:

The drainage strategy follows the Environment Agency's sequential approach for surface water management, prioritizing sustainable solutions:

- ❖ **Rainwater Reuse:** Rainwater will be captured and stored for site purposes such as irrigation or dust suppression or cleaning purposes on site.
- ❖ **Infiltration to Ground:** Permeable surfaces and soakaways will be deployed where feasible to allow water to naturally infiltrate into the ground. Infiltration into the ground will always be our first approach; through existing permeable surfaces along with the use of all additional soakaways or other filtration systems.
- ❖ **Surface water runoff** will be controlled using temporary bunds, silt fences, and sediment traps.
- ❖ **Silt and Sediment Control:** Measures such as silt curtains and settlement ponds will be implemented to prevent sediment pollution in watercourses.
- ❖ **Discharge to a proximate surface water body**, such as a river or lake, if infiltration is impractical.
- ❖ We will not plan to discharge to surface water sewers or drainage systems, or combined sewers, unless any of the preceding options become unfeasible, and will only be considered after full approval, and only as the measure of last resort.
- ❖ **Contamination Prevention:** Utilize bunds, silt traps, and sedimentation tanks to prevent pollutants from entering watercourses and ensure environmental protection.

This strategy ensures that surface water is managed as close to its source as possible, reducing reliance on artificial systems and promoting sustainability.

Performance Specification:

To achieve the objectives as outlined in this DEMP and temporary drainage strategy the following performance specifications will be adhered to:

- ❖ **Surface water runoff** will be continually reviewed and monitored and where necessary, controlled using temporary bunds, silt fences, and sediment traps.
- ❖ **Flow rates** will also be continually monitored and restricted to eliminate the possibility of overloading of natural and artificial drainage systems.
- ❖ **Materials used** will be suitable, durable, non-toxic, and compliant with the appropriate standards.
- ❖ **Regular inspections and maintenance** of the site drainage infrastructure will be conducted to ensure optimal functionality.

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Pollution Prevention Plan

Objectives

- ❖ Prevent contamination of watercourses, groundwater, and soil.
- ❖ Comply with Environment Agency pollution prevention guidelines.
- ❖ Protect biodiversity and the surrounding environment.

Preventive Measures:

- ❖ **Storage of Hazardous Materials:** All hazardous substances will be stored in secure, bunded areas to prevent spills.
- ❖ **Designated Washing Areas:** Vehicle and equipment washing will be carried out in designated areas with drainage systems to capture contaminants.
- ❖ **Spill Response Plan:** Spill kits and trained personnel will be available on-site to respond to accidental releases promptly.
- ❖ **Silt and Sediment Control:** Measures such as silt curtains and settlement ponds will be implemented to prevent sediment pollution in watercourses.
- ❖ **Waste Management:** Waste materials will be sorted and sent to approved recycling or disposal facilities.

Monitoring and Reporting

- ❖ Ensure that we have an up to date layout of the drainage system on site to ensure that we know where the drains are and what types: Direction of flow: Leave the property: Discharge into:
- ❖ Regular water quality testing will be conducted at discharge points to ensure compliance with project site permit conditions.
- ❖ Inspection logs will be maintained to document the effectiveness of pollution prevention measures that have been put in place.
- ❖ Any incidents of pollution will be reported to the Environment Agency immediately as necessary under current legislation.

Conclusion:

This drainage strategy and Pollution Prevention Plan are designed to align with Environment Agency guidance, ensuring responsible surface water management and environmental protection. By prioritizing sustainability and adopting robust preventive measures, the strategy aims to mitigate flood risks and prevent pollution during demolition activities.

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10. Details of external lighting:

External lighting systems for demolition works will be meticulously planned to ensure optimal safety for workers on site, but to also eliminate, or minimize environmental impacts to local residents and other receptors close to the project. Lighting rigs will also need to meet with, and adhere to all applicable regulations. This strategic plan for external lighting on site should encompass the following key considerations:

- ❖ **Illumination Standards:** Establish sufficient lighting levels to guarantee safe working conditions during periods of low visibility, including early mornings, evenings, and during adverse weather scenarios:
- ❖ **Energy Efficiency Measures:** Deploy energy-efficient lighting solutions, such as LED fixtures, to reduce energy consumption and mitigate environmental impact:
- ❖ **Directional Lighting Design:** Implement focused lighting to minimize light spillage and glare, thereby reducing potential disturbances to nearby residents, business facilities and local wildlife.
- ❖ **Automated Control Mechanisms:** Where possible, introduce timers or motion-sensor technologies to ensure lighting systems are operational only when required, contributing to energy conservation and less impacts.
- ❖ **Portable Installations:** Integrate portable and robust lighting equipment that can be repositioned with ease to accommodate the evolving requirements of the demolition site.
- ❖ **Regulatory Compliance:** Ensure all lighting systems adhere to relevant local regulations and standards, including specific restrictions on brightness and light pollution, to eliminate or reduce impacts to the local community:
- ❖ **Emergency Preparedness:** Provide comprehensive backup lighting solutions to maintain operational safety in the event of power outages or system failures.
- ❖ **Scheduled Maintenance:** Conduct regular inspections and maintenance of lighting equipment to ensure consistent functionality and mitigate risks associated with equipment malfunction or damage throughout the demolition process:

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11: Details of any other Standard Environmental Management.. **Control measures to be implemented:**

Noise Pollution Control Measures: Develop and implement strategies to limit noise generated during demolition activities, including scheduling noisy operations during daytime hours, and where necessary at agreed times of the day. Plan the use of sound-dampening equipment, and erecting temporary acoustic barriers where necessary, to eliminate or reduce the possible impacts on our neighbours. Continuous noise monitoring will be conducted to ensure compliance with local noise regulations and to address concerns from our local community.

During the planned programme of works, we will ensure that we follow the Best Practicable Means for noise control, and this will be applied during the planned demolition works to eliminate noise and vibration levels outside of the planned and approved working times. We will plan to ensure that disturbance and nuisance due to Noise and Vibration are being continuously reduced to an acceptable level.

We will always plan to ensure the plant and equipment in use has the appropriate in-built noise emission limits, this will apply to all heavy equipment brought to site, to ensure the items of machinery are regulated to control the noise they produce, and to ensure that we reduce the machines environmental impact.

We have attached our Predicted Noise Levels of plant, equipment and machinery we plan to use on this project, in the appendices section of this Demolition Environmental Management Plan. The document includes the Activity that may produce Noise: The item of plant, or the work process planned: The estimated time percentage of One Hour: The noise levels predicted at possible sensitive receptors.

Our plant and equipment will be well maintained and where possible, fitted with silencers and noise-containing hoods. Plant and machinery will be used by trained and competent operators to ensure it is used correctly and diligently thereby reducing the time in use, and thereby reducing noise levels. Plant will be isolated and switched off when not in use.

We will plan to avoid arranging delivery vehicles until after an agreed site time, to avoid 'early-morning' delivery vehicles; ensure no vehicle is left 'idling' during the delivery and waste collection process. All vehicles will have engines switched-off unless they are working. (Loading or offloading)

We are planning to use the Kubota Power Utility Excavator KX080-4: for the planned and managed works on site. The engine specs: Engine Model is V3307-CR-TE5-BH-1. Water-cooled, diesel engine E-CDIS (with CRS and DPF) Engine output ISO9249 NET is 46.5-KW [2000 rpm]: Displacement is 3331CC: The Kubota KX080-4 will deliver the power needed to maximise working and lifting performance. The engine meets all current engine emission regulations and delivers minimised noise and vibration.

The Noise levels for this machine is LpA / LwA (2000/14/EC) dB(A) 75 / 96:
We will plan to erect the necessary acoustic screen requirements as outlined in section 8 above, to eliminate or reduce impacts to any potentially sensitive receptors in the areas surrounding the site and the associated buildings at the project address. We have assessed that the most significant sensitive receptors found were those residential properties at 5-8 Gillham Terrace N17 as their rear gardens back onto the site perimeter railings.

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Also where necessary, we will employ regular Noise Monitoring, as outlined in the appropriate local authority demolition Noise Code, to continually monitor our works against compliance with noise level limits.

For the general activities which generate noise, including the use of power tools and equipment, by trades and personnel on site, this can be mitigated to meet best practice means, by careful supervision of the works, professionally managed operation of each item of machinery and the proper use of the tools in a well-planned and managed environment.

Dust Management and Control from small works: We plan to carry out general strip out and enabling works, with general small power tools. Our general works will follow the best practice guidelines, making sure that we dampen and suppress dusty works at all times, and minimise the creation of dust as best practice. We have established the relevant and achievable controls and mitigation with the aim of protecting our staff, trades and personnel, and also the public health of all adjacent sensitive receptors during all our planned works on this project.

Our control methods to reduce exposure will follow our strategy and meet with the hierarchy of control measures including our aim for 1: Prevention. 2: Suppression and 3: Containment during our general strip out and enabling works. All site activities will be aimed at minimising the creation of dust generating activities. But when we have to cut materials, with the potential for dust and emissions we will ensure to use the necessary controls such as water suppression, or the use of proprietary extraction systems attached to power tools.

All external works that may have a risk of creating dust and emissions will be planned and managed from the beginning, with documented systems of work in place to be followed by trades and personnel to ensure dust and emissions are either fully prevented, or reduced to the minimum possible risk. Where additional controls are necessary to manage any residual risk, containment and protection will be introduced to further mitigate the risk.

We aim to avoid keeping large and unnecessary stockpiles of materials, and plan to receive materials just-in-time to avoid stockpiling and keeping materials for the shortest possible time before being used and placed within the works.

Housekeeping will be a regular process day after day, to avoid the build-up of waste and debris, making sure that materials and equipment stored on site are kept free from the creation of dust and emissions and nuisance for workers on site, adjacent residents, including all sensitive receptors.

Wheel Washing and Management: Where necessary, the project will employ the use of an appropriate Wheel Washing facility, to ensure that we eliminate the deposition of site dirt to the adjacent and surrounding highways during the planned demolition works on site. Due to the current site footprint being a full and complete hardstanding area, the risk of any significant the deposition of site dirt being brought to the adjacent and surrounding highways and low. We plan to ensure this remains.

Our first preference will be to manage the existing hardstanding and concrete surface finish. Where necessary carry out repairs to the current surface finishes as works proceed, to ensure all vehicles accessing the site always use the concrete hardstanding, and have no reason to access any non-hard surface areas on site.

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With the current surface on site in a good clean state of repair, any vehicles leaving the site after completing the planned delivery or waste collection, will only require some manual wheel-washing, with the use of an appropriate hand-held power-wash and cleaning equipment.

This will be operated by our designated teams of personnel, as each vehicle leaves the site. This will ensure that all vehicles avoid lifting debris onto the existing finished highway and road surface outside the site.

All site vehicles will be periodically cleaned, removing any build-up of debris. The use of the hand-held jet wash will require the management and coordination of space on site, making sure to avoid the disruption and disturbance to members of the public, pedestrians and other users of the Highway and Footway outside the site.

Biodiversity Conservation Measures: We will plan to assess the site's ecological value to understand any possible environmental impacts and introduce measures to protect wildlife and their habitats during our demolition works. This may involve the need to limit our operations during sensitive periods, to reduce disturbance, or possibly relocating species to ensure their safety. Where necessary, we will plan to restore affected areas post-demolition, to ensure that we promote biodiversity.

Trees and Adjacent Vegetation Protection: Although there are no trees within the site boundary, we will implement a straightforward protection process for adjacent trees and vegetation during demolition works. First, all nearby vegetation and trees will be clearly identified and marked prior to any site activities. Protective barriers, such as temporary fencing or hoarding, will be installed around these areas to prevent accidental damage from machinery or debris.

Site personnel will receive a briefing on the importance of maintaining these protection measures, and regular inspections will be conducted to ensure protection barriers remain intact and in good order throughout the works. No storage of materials, refuelling, will be permitted near the protected zones, and any works within close proximity will be carried out with extra care to minimise disturbance.

The part-demolition works includes the removal of the warehouse building, and retaining the 2-storey building at the front of the site. The rear warehouse is a lightweight steel portal frame with metal roof and sheet cladding. The warehouse will be systematically dismantled using controlled mechanical means all following the planned soft strip of internal areas.

The warehouse is likely founded on a shallow concrete slab with localised pad and strip foundations. Any foundation removal would be confined strictly to the part-demolition footprint of the warehouse buildings. As outlined, there are no trees within the site working area, and the planned works will not require breaking, lifting and removing the surrounding hardstanding therefore there will be no deep excavations. We can also confirm that there will be no storage of plant, materials and equipment, and no refuelling near any of the site boundaries. There will be no Fires at all on site.

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Climate Resilience Practices: Integrate climate adaptation measures by conduct an assessment of the local climate conditions and potential risks such as flooding, heatwaves, or storms. Develop demolition methods and project timelines that accommodate these challenges, ensuring that activities are neither delayed nor compromised due to unexpected weather events.

Incorporate sustainable practices such as water management systems for flood mitigation or shading structures or storage areas to counteract high temperatures. Utilise robust materials and equipment by selecting the appropriate materials that are designed to endure extreme weather conditions, including weather-resistant and high-performance materials.

Equip the site with tools and machines capable of operating efficiently under varied environmental conditions, minimizing downtime and ensuring continuity in operations during significant changes to the work areas possibly due to climate change. Develop detailed emergency response protocols tailored to specific climate-related challenges, such as evacuation plans in the case of flooding or protocols to secure materials during high winds.

Train site trades and personnel in the needs for controls and actions for these procedures to ensure swift and effective action when necessary. Additionally, establish backup systems for utilities such as power and water to ensure uninterrupted progress in the event of outages.

Training and Awareness Programs: Provide comprehensive training for all site personnel on environmental best practices, including the handling of materials, emergency response procedures, and the use of eco-friendly technologies.

These measures collectively aim to ensure the demolition project is executed in a manner that upholds environmental integrity, safeguards community well-being, and complies with regulatory standards.

12. Project Air Quality Dust Management Plan (AQDMP).

Air Quality and Dust Management Plan. Ensuring Compliance with the Greater London Authority SPG Dust and Emissions Control (2014)

Introduction: This Air Quality and Dust Management Plan (AQDMP) has been developed to ensure compliance with the Greater London Authority's Supplementary Planning Guidance (SPG) Dust and Emissions Control (2014). The primary focus of this plan is to mitigate and manage dust and airborne emissions generated during demolition activities, thereby safeguarding public health, environmental integrity, and local air quality.

The planned method of demolition as outlined in section 2.0 of this Plan outlines the systematic process for the safe and efficient execution of this demolition project. It adheres to relevant and necessary health and safety regulations, environmental management requirements, and the necessary structural integrity standards to ensure compliance and successful delivery.

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The site address is International House, 11 Tariff Road, Haringey London N17 0DY. The premises comprise a prominently located brick, steel and timber built warehouse commercial buildings and industrial warehouse buildings arranged mainly on a single story ground floor. It also has a small office accommodation building situated at the front elevation over two floors, which will remain in place and be protected during the part-demolition works. All warehouse and out-buildings are situated within a securely gated, and self-contained site. Once demolition works are complete, including the clearance of waste, the site will be left as a safe level hardstanding, with a full perimeter secure hoarding and fencing. There will be no excavation beyond the removal of the areas of slab and foundations where applicable.

The surrounding areas are predominantly small to medium business premises, as the property is located in Tottenham within the London Borough of Haringey in a suburb of North London, along the road from Tottenham Hotspur Football Club. It is located approximately 6 miles north of Central London and benefits from good, straight forward road communications, due to served locally by the A10, A503 and A406 North Circular Road. Various bus routes also operate within the area.

The subject property is situated on the south side of Tariff Road, close to its junction with Northumberland Park and also within an established industrial and small to medium business district. Property surrounding the industrial area are mixture of predominantly commercial buildings, with adjacent residential dwellings at 5-8 Gillham Terrace N17 whose rear gardens back onto the site secure fencing.

The footprint of the site measures approximately 575-M2 with the demolition works being planned to the existing commercial buildings, constructed predominantly from brick and block and timber. The Cubic Metre space for the buildings being demolished equate to a total of 875-M3.

The potential activities planned within the identified stages of the development will include the following; Demolition: The systematic demolition process will include the soft strip and enabling works to remove all internal fixtures and fittings; the systematic removal of the timber, steel and glass roof; the strip out of all isolated services; the planned and systematic demolition of the brick and block building shells. There are no planned Earthworks or Demolition works included within this document.

Trackout: Demolition track-out controls will be included within this plan and risk assessment to ensure that we minimise any waste, debris and sediment leaving or being tracked out from the demolition site; from delivery and waste collection vehicles, and also reclamation vehicles collecting recyclables for reuse.

We do not anticipate any significant issues with dirt, mud or other sediment, due to the whole site footprint will remain as a fully concrete hardstanding base. We will continue to introduce suitable and sufficient vehicle cleaning measures, including vehicle wheel wash stations within the site footprint areas, to ensure we comply with and meet all the necessary trackout controls to be put in place.

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Our planned objectives:

By employing the processes and working practices outlined within this Air Quality Dust Management Plan we aim to meet with our objectives to;

- ❖ Minimise dust emissions and ensure they remain within acceptable levels.
- ❖ Mitigate potential impacts on vulnerable populations, including children, the elderly, and individuals with respiratory conditions.
- ❖ Ensure that demolition operations comply with applicable air quality regulations and standards and current legislation.
- ❖ Promote transparent communication with our close neighbours, the local planning authorities and stakeholders regarding air quality measures.

Key Components of the Air Quality Dust Management Plan:

Mitigation Measures

A series of mitigation strategies will be implemented to manage and minimise demolition/demolition dust emissions:

- ❖ Conducting high dust-generating activities during times of minimal public exposure, such as early mornings or evenings.
- ❖ Deploying dust suppression systems, including water sprays, mist cannons, and dust suppressants, particularly during dry weather conditions.
- ❖ Installing temporary dust barriers or screens around scaffolding erected to the demolition areas to limit particle dispersion into surrounding areas.
- ❖ Enforcing site-specific conditions for all vehicles accessing the site to minimise dust generation from vehicular and plant movement.
- ❖ Ensuring vehicles leaving the site, transporting loose waste and associated material are securely sheeted and covered to prevent spillage or airborne dust.
- ❖ Keeping waste and associated demolition materials wet down and where necessary, covered, to ensure dust and debris is contained on the site.
- ❖ Keeping the site clean and well managed to ensure dust and debris cannot accumulate and create hazardous and nuisance for our teams on site and for our adjacent residential and business neighbours.

Registration of Machinery Requirements:

The development has been registered with the appropriate authority and is listed at <http://nrmm.london> This registration ensures full compliance with applicable air quality requirements, and details regarding registration will remain available on-site for inspection and audit, as necessary.

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Non-Road Mobile Machinery (NRMM) Compliance

Evidence of Non-Road Mobile Machinery (NRMM) and plant registration will be maintained on-site and readily available for Local Authority inspection and audit. Compliance measures include:

- ❖ Keeping an up-to-date inventory of all and any NRMM currently in use on-site.
- ❖ Ensuring all machinery is regularly serviced, with service logs accessible on-site.
- ❖ Maintaining proof of emission limits for all equipment to demonstrate adherence to air quality standards and the controls outlined in the plan.

Dust Risk Assessment [See Dust Risk Assessment in Appendix 004]

A comprehensive Dust Risk Assessment has been conducted to evaluate potential risks associated with dust generation during demolition and trackout works. This assessment includes:

- ❖ Identification of high-risk activities and their potential impact on local air quality.
- ❖ Determining the proximity of vulnerable receptors, such local residential areas, schools, hospitals, and small business areas.
- ❖ Developing risk mitigation strategies tailored to our specific site conditions.

We therefore plan to ensure that we focus our controls on mitigation of nuisance and disruption to our adjoining neighbours, by putting the necessary controls in place and following the best practice guidance outlined in our Demolition method Statement including our Air Quality and Emissions Risk Assessment .

When defining the potential dust emission magnitude risk for Demolition for this project, we have used the guidance information and due to the Cubic Metre space for the buildings being demolished of approximately 875-M3, coupled with the low-level of each building being demolished, and also the large amount of timber and steel being removed, we have classified as small.

When defining the potential dust emission magnitude risk for Trackout works for this project, we have taken account of the factors which determine the risk of dust and emissions from trackout works, including vehicle size, vehicle numbers, vehicle speeds when on site, geology on and around the site, and the planned duration of the process. Due to the low level of vehicle trips and the fact that the site has a complete and full concrete base to park, drive and turn, we suggest a low potential for dust release and creation.

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Monitoring and Reporting Protocols

Continuous monitoring of dust levels and emissions will be conducted by the appointed person, who will need to ensure compliance with established standards. Key actions for monitoring and reporting will need to include:

- ❖ Continual dust monitoring during the highest risk works during each phase of the demolition of masonry, brick and blockwork. The appointed person may produce the appropriate Permit to Work, only when all steps of all controls are in place.
- ❖ Providing daily records and reports documenting permit to demolish systems are in place and signed off: Dust suppression activities are continually in place: Secure protection around scaffolding areas are in place and in good order:
- ❖ Keeping a systematic and complete record of monitoring, with appropriate documented system filled on site for inspection and audit as necessary:
- ❖ Addressing any observed exceedances immediately and implementing the appropriately and approved corrective action measures, whilst recording and Non-Conformance Report, to be reviewed and actioned to avoid repeat issues.

Lorry Parking Arrangements

To minimise dust emissions from vehicle activity, we will be planning to receive 1 No lorry at any time during the works. The site has suitable and sufficient space for all vehicles to drive-in, turn on site, and drive out. The site has suitable and sufficient space to comfortably accommodate 2+ vehicles. Therefore there will be no significant or specific additional lorry parking arrangements necessary.

Additional Measures

Training and Awareness

Comprehensive training programs will be conducted for the appointed persons, all site trades and personnel, including supervisors and managers to ensure they understand the importance of air quality management and are equipped to implement the AQDMP effectively. Training will cover:

- ❖ The planned and systematic step-by-step processes and systems to follow:
- ❖ Proper and safe management and handling of general site waste materials, demolition waste materials, and general waste storage areas and skips. All to be suitably and appropriately managed to reduce dust generation.
- ❖ Use of eco-friendly technologies and machinery, correctly and efficiently.
- ❖ Emergency response procedures for unforeseen dust-related incidents, including the need to report and record issues, and follow-up with a non-conformance report and action schedule to ensure we avoid repeat issues.

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Community Engagement

Maintaining open communication channels with residents and businesses in the vicinity of the project site is essential. The AQDMP includes a Community Engagement Plan which will:

- ❖ Provide regular updates regarding project progress and anticipated disruptions.
- ❖ Offer mechanisms to address grievances swiftly and effectively.
- ❖ Share mitigation strategies and monitoring reports to ensure transparency.

Conclusion

The Air Quality and Dust Management Plan reflects our commitment to meeting the standards outlined in the Greater London Authority SPG Dust and Emissions Control (2014). By implementing robust mitigation measures, ensuring compliance with registration and monitoring requirements, and fostering community collaboration, we aim to minimise the environmental and public health impacts of dust emissions during the demolition phases of this project.

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FPF Holdings Limited:

Demolition Environmental Management Plan

Appendices Section:

Appendix 001: Locations and Information for Sensitive Receptors:

Receptor	Details of location and information:	Risk:
SR-001	Residential properties at 5-8 Gillham Terrace N17: Rear gardens back onto the site perimeter:	Med-Low:
SR-002	Possible Sensitive Receptors: Commercial small businesses adjacent to project site at 11 Tariff Road N17 0DY:	Low:
SR-003		
SR-004		
SR-005		
SR-006		
SR-007		

Appendix 002: Typical Demolition noise levels:

Activity on site:	Proposed Plant in use:	Estimated time % of 1Hour:	Overall Sound Power Level:
Removal of waste / delivery of materials:	Skip Lorry	20% [of 1 hour]	80 dB LAeq +/- 3 dB(A)
Hiab / Grab use for loading waste / off-loading materials:	Lorry mounted lifting equip	20% [of 1 hour]	102 dB LAeq +/- 4 dB(A)
Small vehicle Delivery to site for tools / materials:	Small vans / pick-up	20% [of 1 hour]	75 dB LAeq +/- 2 dB(A)
Erection of site protections and acoustic hoarding:	110v Skillsaw / Circular Saw	10% [of 1 hour]	82 dB LAeq +/- 3 dB(A)
General and systematic demolition of masonry walls:	KUBOTA KX080-4 360* excavator.	60% [of 1 hour]	75 dB LAeq +/- 4 dB(A)
General enabling works / cutting timber:	110v Cross-Cut saw	10% [of 1 hour]	82 dB LAeq +/- 3 dB(A)
Drilling and fixing works:	110 SDS Power Drill	10% [of 1 hour]	84 dB LAeq +/- 3 dB(A)
Cutting Steel and Stone:	110v Grinders	15% [of 1 hour]	88 dB LAeq +/- 3 dB(A)

Appendix 003: Calculated Predicted Noise Levels during the works:

Permitted Noise Levels at Receptor.				Calculated Predicted Noise Levels during Works: (dB Laeq T)						
Sensitive Receptor No	Day:	Evening:	Night:	Mobilisation:	Demolition with 360* Machine	Enabling Works:				
SR-001	70	N/A	N/A	62	65	55				
SR-002	70	N/A	N/A	60	63	53				

Appendix004: Air Quality Risk Assessment:

Air Quality and Emissions Risk Assessment:

SITE ADDRESS 11 Tariff Road, Haringey,
London N17 0DY:

CLIENT: Herts Heritage Building & Roofing Ltd

ASSESSOR Tony Thompson

POSITION HS&E Consultant Advisor

DATE` 16.05.25

DESCRIPTION OF ACTIVITIES Demolition Phase Works:

Please refer to table below for explanation of 'Degree of Risk' and Residual Risk' computations. Determined values are at the discretion of the assessor.					
Severity ➤ Likelihood ▼	1 Negligible	2 Minor	3 Major	4 Critical	5 Catastrophic
1 Improbable	1 LOW	2 LOW	3 LOW	4 LOW	5 LOW
2 Remote	2 LOW	4 LOW	6 LOW	8 MEDIUM	10 MEDIUM
3 Occasional	3 LOW	6 LOW	9 MEDIUM	12 MEDIUM	15 HIGH
4 Regular	4 LOW	8 MEDIUM	12 MEDIUM	16 HIGH	20 HIGH
5 Probable	5 LOW	10 MEDIUM	15 HIGH	20 HIGH	25 HIGH

International House Project: 11 Tariff Road, Haringey, London N17 0DY:

	HAZARD	CONSEQUENCES	WHO IS AT RISK	DEGREE OF RISK			CONTROL MEASURE(S)	RESIDUAL RISK			RESPONSIBLE PERSONNEL
				L	S	R		L	S	R	
1	<u>Mobilisation Phase:</u> Enabling works including the erection of site hoarding and loading materials and equipment into the site, including plant and equipment. Also, the regular removal of waste:	Possible creation of nuisance to sensitive receptors, including direct neighbours and passing members of the public, Possible creation of dust and dirt emissions:	The site persons and pedestrians + local residents areas are at risk:	4	4	16	Plan to employ industry best practice methods for planning our deliveries to meet with our approvals within the Project Demolition Method statement, making sure to organise transport to meet with the necessary and agreed delivery times, avoiding school runs; rush hours; and any locally planned events: Ensure a suitable and sufficient demolition phase plan is in place, and followed by all teams: All loads to be fully sheeted when arriving and leaving site. Workface to be protected to avoid the possible spread of dust and debris: Erection of site hoarding to protect and secure the site and the adjacent sensitive receptors. Wet-down during the planned dusty works, making sure to keep all external work damped to eliminate or reduce the risk of dust creations during the works: Ensure waste is move to the correct skip regularly keep skips covered: ensure all waste is sheeted when being removed from site: Ensure all working locations are regularly cleaned and kept in good order, to avoid the build-up of waste: wet-down + use vacuums to clean in place of sweeping, to eliminate or reduce the creation of dust.	1	4	4	Site manager and supervision teams, and all trades and operatives.

International House Project: 11 Tariff Road, Haringey, London N17 0DY:

	HAZARD	CONSEQUENCES	WHO IS AT RISK	DEGREE OF RISK			CONTROL MEASURE(S)	RESIDUAL RISK			RESPONSIBLE PERSONNEL
				L	S	R		L	S	R	
2	<u>Strip out + Light Demolition Phase:</u> Isolation + Soft Strip of all internal areas. All planned to systematically remove all non-structural elements such as windows, doors, internal fixtures, fittings, and internal partitions to prepare areas and take the building back to base-build, to make ready and prepare all areas for the planned and managed structural works demolition.	Probable creation of nuisance dust and dirt emissions when cutting, stropping and removing fixtures, fitting and furniture.	The site and local areas are at risk:	5	4	20	Planning and setting up the workplace is to be managed and supervised. Permit to work system to be in place with high risk dusty works, particularly stripping out partitions walls and plasterboard ceilings in the top office, all to ensure all control methods are being prepared and followed. Systematically strip out fixtures and fittings, remove the waste stream to the correct skip or laydown area. Keep working locations vacuum cleaned or dampened down with fine spray when removing and stripping out areas that are going to create dusts. Avoid stockpiling waste inside the buildings, remove all excessive waste directly to the appropriate waste skip. Always wet down with fine spray water when removing floor joist, ceiling joist and roof rafters. Systematically bag-up small mixed-waste and load to the waste collection areas, and leave workplace clean. When cutting with machines ensure to attach extraction system to eliminate and reduce the risk of creating dust and debris: Ensure all waste skips are sheeted and fully covered when being exchanged and removed from site:	1	4	3	Site manager and supervision teams, and all trades and operatives.

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	HAZARD	CONSEQUENCES	WHO IS AT RISK	DEGREE OF RISK			CONTROL MEASURE(S)	RESIDUAL RISK			RESPONSIBLE PERSONNEL
				L	S	R		L	S	R	
3	<u>Heavy + Masonry Demolition Phase:</u> Structural Demo works to remove masonry, brickwork and blockwork with the use of the agreed demolition techniques, which are appropriate to the demolition type. Plan and prepare the use the Kubota Power Utility Excavator KX080-4 in a controlled and systematic manner for demolishing brick and masonry shell of each building:	Probable creation of significant dust, debris and dirt. Dust emissions will spread throughout site without the correct processes in place and being followed.	The site + adjacent and close neighbours. Sensitive Receptors at risk if work is not managed:	5	4	20	Plan to issue permits for heavy demolition. Environmental Considerations to manage and implement measures to minimise the impact of noise, dust, and vibration. Set up and utilise chosen dust suppression systems for each work location, and conduct regular environmental monitoring throughout the demolition phase for these works. We will be planning to control and minimise the creation of brick dust and silica dusts with the use of water suppressed and controlled and systematic demolition processes. Structural demolition will employ techniques to meet with the safe mechanical demolition with the use the Kubota Power Utility Excavator KX080-4. Works to be completed in a controlled and systematic manner. Sequential demolition will ensure to control dust emissions and reduce the impacts to the site and all those effected by the works. Follow the approved safe system of works and dismantle in a systematic manner, commencing from the top and proceeding downward to ensure safety and stability, and also to reduce dust emissions. Supply and fix covers over all skips to avoid dust and debris blowing around the workplace: All vehicles leaving the site with masonry waste are to cover and protect before leaving site:	1	4	4	Site manager and supervision teams, and all trades and operatives.

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	HAZARD	CONSEQUENCES	WHO IS AT RISK	DEGREE OF RISK			CONTROL MEASURE(S)	RESIDUAL RISK			RESPONSIBLE PERSONNEL
				L	S	R		L	S	R	
4	<u>Trackout Phase:</u> Use of Grab Lorries to collect and remove Inert Waste: Use of Skip Lorries for the landing and lifting of waste Skips and Waste collection: Reclamation vehicles arriving, loading and leaving site with recyclable timbers and quality and reclaimed masonry and stone.	Possibly create nuisance fumes and debris, dust and dirt on the roads. Dust and debris emissions due to poor vehicle controls.	The site and local highways + footways + adjacent areas are at risk:	4	3	12	Deliveries of materials and equipment for the planned demolition works is to be planned and managed at all times, and Avoid landing materials on any footpath or any part of the highway. All delivery vehicles will access the site through the secure gates, and all materials, plant and equipment will be off-loaded directly into the site, therefore we will not have any materials or equipment removed from vehicles outside the site. To minimise dust emissions from vehicle activity, we will be planning to receive 1No lorry at any time during the works. the site has suitable and sufficient space for all vehicles to drive-in, turn on site, and drive out. There will be heavy + large lorries tracking on and off site due to grab loading hardcore waste. Skip lorry dropping and collecting the appropriate sized skips. Transportation is to be planned and managed to ensure all vehicles are planned and booked-in. Plan time for arrival; loading; sheeting; and wheel cleaning. Vehicle to drive-in to the site, and turn inside the site.	1	3	3	Site manager and supervision teams, and all trades and operatives.

International House Project: 11 Tariff Road, Haringey, London N17 0DY:

	HAZARD	CONSEQUENCES	WHO IS AT RISK	DEGREE OF RISK			CONTROL MEASURE(S)	RESIDUAL RISK			RESPONSIBLE PERSONNEL
				L	S	R		L	S	R	
							We will avoid reversing outside of the site at all times. Open back flat-bed vehicles collecting and reclaiming timbers: Grab Lorries collecting hardcore: Skip lorries collecting skips:... MUST all sheet-up before leaving site. We will ensure to check all vehicles wheels and tyres on arrival on site and when leaving site. We will plan to take the time to clean all wheels and tyres as necessary on all vehicles. 360* machine will be loaded onto low-loader inside the site. Do not open the gates and allow exit until the vehicle is cleaned and sheeted-up before leaving site. Ensure to clean any debris or trackout waste immediately it occurs.				
PERSON UNDERTAKING RISK ASSESSMENT		Tony Thompson					DATE OF ASSESSMENT	21 st May 2025			
SIGNATURE		Tony Thompson					DATE OF NEXT REVIEW	To be confirmed:			