



DEMOLITION ENVIRONMENTAL MANAGEMENT PLAN (DEMP)

Woodridings Court, Crescent Road, London N22 7RX

1. Introduction

This Demolition Environmental Management Plan (DEMP) has been prepared to support the redevelopment of the **derelict undercroft car park located to the rear of Woodridings Court**, Crescent Road, London N22 7RX (hereafter referred to as “the Site”).

The DEMP sets out the environmental, logistical and community management measures that will be implemented during demolition works to minimise impacts on neighbouring occupiers, the local highway network and the wider environment.

The demolition contractor appointed for the works is:

Titan Demolition Ltd

The Granary
Tarbay Lane
Oakley Green
Windsor
SL4 4QG

The works are being undertaken on behalf of **Haringey Council**.

This DEMP incorporates:

- **A Construction Method Statement**
- **A Construction Logistics Plan (CLP)** in accordance with **TfL CLP Guidance (July 2017)**
- **An Air Quality and Dust Management Plan (AQDMP)** in accordance with the **GLA SPG Dust and Emissions Control (2014)**

2. Scope of Works

The demolition works comprise:

- Soft strip and clearance of the existing derelict undercroft car park
- Removal of structural elements as required
- Removal of associated hardstanding and services
- Segregation, removal and disposal/recycling of demolition arisings
- Making the site safe and ready for subsequent redevelopment works

3. Construction Method Statement

3.1 Sequence of Works

The demolition will be undertaken in the following stages:

1. Pre-Commencement

- Site setup, welfare installation and hoarding erection
- Utilities identification and disconnection
- Asbestos survey review and removal (if applicable)
- Unexploded Ordnance (UXO) desk-based risk assessment

2. Soft Strip

- Removal of fixtures, fittings and non-structural elements
- Segregation of materials for reuse and recycling

3. Structural Demolition

- Controlled mechanical demolition using excavators fitted with appropriate attachments
- Progressive demolition to avoid uncontrolled collapse
- Continuous dust suppression during works

4. Material Processing and Removal

- On-site segregation of waste streams
- Loading of materials onto covered vehicles
- Removal to licensed recycling or disposal facilities

5. Site Clearance

- Final clearance and levelling
- Temporary surface stabilisation as required

4. Working Hours

Demolition works will be carried out strictly in accordance with approved hours unless otherwise agreed in writing with the Local Planning Authority:

- **Monday to Friday:** 08:00 – 18:00
- **Saturday:** 08:00 – 13:00
- **Sundays and Bank Holidays:** No works

5. Plant and Machinery

Typical plant and machinery to be used includes:

- 360° excavators with shear, breaker and grab attachments
- Mini excavators for confined areas
- Skid steer loaders
- Mobile crushers (if required and agreed)
- Water bowsers and misting systems
- Telehandlers

- NRMM compliant generators
- Site welfare units

All plant will comply with current emissions standards and the **NRMM Low Emission Zone** requirements.

6. Unexploded Ordnance (UXO)

A **desk-based UXO risk assessment** will be undertaken prior to commencement. Should any risk be identified:

- Appropriate mitigation measures will be implemented
- Operatives will receive toolbox talks on UXO awareness
- Emergency procedures will be in place

7. Waste Management Strategy

The project will follow the **waste hierarchy**: reduce, reuse, recycle, recover, dispose.

Measures include:

- On-site segregation of waste streams (concrete, metals, timber, plastics)
- Maximum reuse and recycling of materials where practicable
- Use of licensed waste carriers and facilities
- Waste Transfer Notes retained on site
- Target of **>95% diversion from landfill**
- Due to the close proximity of Woodridings Court waste compactors/crushing plants will not be used

8. Community Engagement

Community engagement measures will include:

- Appointment of a **Community Liaison Contact**
- Advance notification letters to residents prior to commencement
- Clear site signage with contact details
- Prompt response to any complaints or enquiries
- Regular coordination with Haringey Council officers

9. Acoustic Hoarding

Where required, **acoustic-rated hoarding** will be installed around sensitive boundaries:

- Minimum height: 2.4m
- Maintained in good condition throughout works
- Supplemented by temporary acoustic screens where necessary

10. Temporary Drainage & Pollution Prevention

A temporary drainage strategy will be implemented in accordance with **Environment Agency guidance**, including:

- Surface water management to prevent runoff
- Silt traps and settlement tanks where required
- Spill kits available on site
- No discharge of contaminated water to surface drains
- Refuelling carried out in designated areas only

11. External Lighting

Temporary lighting will:

- Be positioned to minimise light spill to neighbouring properties
- Use low-glare, directional fittings
- Be switched off outside working hours where safe to do so

12. Other Environmental Management Measures

- Toolbox talks for operatives on environmental controls
- Regular site inspections
- Emergency response procedures
- Compliance with all relevant legislation and guidance
- Environmental incidents logged and reviewed

CONSTRUCTION LOGISTICS PLAN (CLP)

Prepared in accordance with **TfL Construction Logistics Plan Guidance (July 2017)**.

CLP 1. Dust Monitoring & Joint Working

- Coordination with neighbouring sites where applicable
- Dust monitoring will be implemented
- Communication protocols for peak activity periods

CLP 2. Site Access & Parking

- Controlled access via agreed site entrance
- No contractor parking on surrounding residential streets
- Use of designated off-site parking where required

CLP 3. Delivery Booking System

- All deliveries booked in advance
- Managed by Site Manager
- Avoidance of unplanned arrivals- Delivery times will be advised and form part of the terms and conditions when the order is placed .
- Any deliveries that are not within the working times stipulated in section 4 will be turned away and rescheduled for another working day within the site working times . .

CLP 4. Agreed Routes

- Vehicles will use agreed routes approved by the Highways Authority
- Avoidance of residential streets where possible
- All vehicles will enter on to the site footprint in a forward gear at the required 5mph .
- Traffic marshalls will manage vehicles on to the site footprint .

CLP 5. Timing of Deliveries

- No deliveries during peak hours:
 - 07:00 – 09:00
 - 16:00 – 18:00
- Deliveries scheduled within working hours only

CLP 6. Staff Travel Plan

Measures to encourage sustainable travel:

- Use of public transport
- Car sharing where feasible
- Cycle storage provided on site

CLP 7. Joint Arrangements

- Coordination with neighbouring developers for:
 - Staff parking
 - Lorry holding areas
 - Consolidation of deliveries where practicable

AIR QUALITY & DUST MANAGEMENT PLAN (AQDMP)

Prepared in accordance with **GLA SPG Dust and Emissions Control (2014)**.

AQDMP 1. Dust Risk Assessment

The works are assessed as **Medium Risk** due to:

- Urban location
- Proximity to residential receptors
- Nature of demolition activities

AQDMP 2. Mitigation Measures

- Continuous water suppression
- Use of mist cannons during high-risk activities
- Damping down of haul roads
- Covered skips and vehicles
- Wheel washing where necessary
- Immediate removal of all debris on public footway and highway .
- Daily inspections will take place during the demolition phase of the works .
- Dust monitoring during the works please refer to appendix 1

AQDMP 3. NRMM Compliance

- Site registered at <http://nrmm.london>
- All NRMM compliant with emission standards
- Evidence of registration available on site

AQDMP 4. NRMM Inventory

An up-to-date inventory of NRMM will be maintained on site, including:

- Equipment type
- Engine size
- Emission standard
- Service records

AQDMP 5. Servicing & Inspection

- Regular servicing of all plant
- Service logs retained on site
- Immediate removal of non-compliant equipment

AQDMP 6. Lorry Parking

- No idling engines
- Use of agreed lorry holding areas
- Joint arrangements with neighbouring developments where applicable

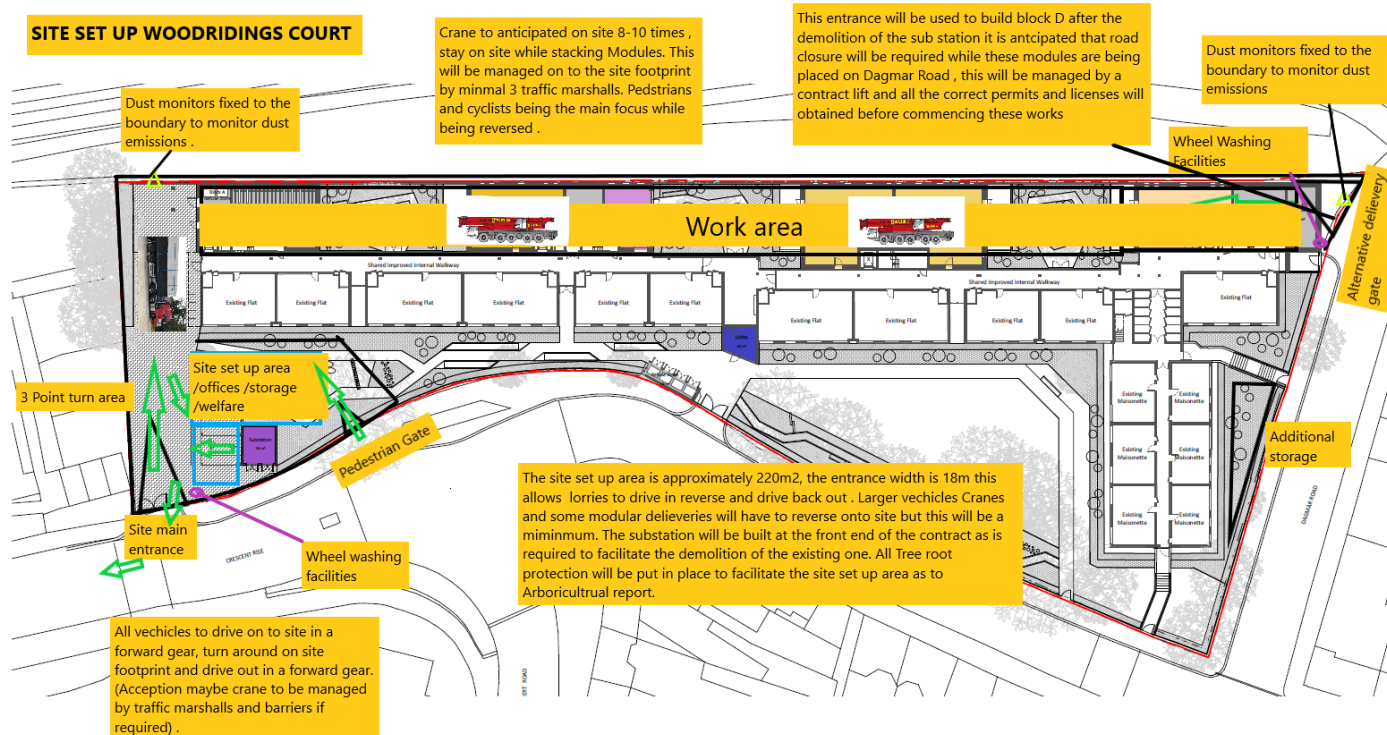
13. Conclusion

This Demolition Environmental Management Plan demonstrates how demolition works at Woodridings Court will be managed responsibly, safely and in full compliance with planning

Titan Demolition LTD, DEMP Woodridings Court N22 7RX

conditions, relevant guidance and best practice. The measures outlined will minimise environmental impacts, protect local amenity and ensure effective coordination with stakeholders.

Appendices 1 AQDMP.



There will be two number PM10 dust monitors fitted to the boundary one up wind and one down wind, fitted to ensure a 360degree clear unobstructed space around the monitor, these will be continuous monitored.

If monitors are activated works will be stopped and the source of the trigger should be identified and action will be taken to reduce dust levels.

Typical PM10 dust monitor



Airborne Particulate Monitors

- Real time air quality monitoring
- Simultaneous TSP, PM10, PM2.5 & PM1
- Multi-monitor networks
- Spot monitoring, portable or permanent installations
- Meteorological instruments

All instruments feature internal data logging for the particle concentrations. Osiris and Topas also allow wind speed and direction, temperature, humidity, rainfall and two external gas or noise meter inputs to be recorded at the same time.