Alpine Demolition Limited

DEMOLITION PHASE ENVIRONMENTAL PLAN

Alexandra Gate, Phase 4

Coburg Road, London N22

Client : Berkeley Homes

Revision 01

Created: 08/10/2026

Revision Table

Rev.	Rev Date	Reviewed By	Comments
00	21/09/2026	Adam Ruscoe	Initial issue at post tender stage
01	08/10/2026	Adam Ruscoe	Updated following client review

This document is the Demolition Phase Environment Plan. It is a live document to be maintained on site and developed throughout the progress of the works

a) Due to the duration of the works it is not expected that this document will be substantially revised.

b) The Demolition Phase Environmental Plan will be implemented in a way which will ensure so far as is reasonably practicable the minimization of local and wider environmental issues which may be affected by the work.

As the appointed Principal Contractor, we shall take all reasonable steps to ensure that the Demolition Phase Environmental Plan identifies the risks to the environment arising from the demolition work, deliveries to or from site, and associated works including installation of hoarding or scaffold.

NOTE :

This Demolition Phase Environmental Plan will be issued to relevant parties on request as an 'uncontrolled' copy, meaning it is correct at the time of issue, but is not subject to update to each individual recipient.

This document remains the property of Alpine Demolition Limited and must be returned on request. The plan describes the works and processes to be undertaken during demolition works at this site and their possible environmental impact.

This document must not be amended by a person who is not representative of Alpine Demolition Limited, and not without the permission of a Company Director.

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1. Relevant legislation

This document has been compiled to comply with or in line with the following legislation and guidance

- BS 6187 - Code of Practice for Demolition and BS 5228-2:2009+A1:2014 “Code of Practice for Noise and Vibration Control on Construction and Open Sites
- The Management of Health and Safety At Work Regulations 1999
- Workplace HS&W Regulations 1992
- Construction, Design and Management Regulations (CDM) 2015
- Control of Noise at Work Regulations 2005
- Control of Vibration at Work Regulations 2005
- COSHH Regulations 2002
- Policies 7.14, 7.18 & 7.19 of the London Plan (2016)
- Policy SP13 of the Haringey Local Plan (2013)
- Saved Policy ENV7 of the Haringey Unitary Development Plan (2006)

2. Stages of work:

1. Mobilisation, hoarding and site establishment
   This will be a one off process of establishing the site boundary, public exclusion zone and site access.
   Machines may be delivered and collected throughout the works dependant on requirement of the works at that time rather than “one movement in, one movement out”
2. Internal soft strip
   The removal of items and assets left by the previous occupiers as well as removal of fixtures, equipment and recyclable materials
3. Structural demolition
   The demolition of the physical building structure and outer shell
4. Processing and removal of demolition arisings
   Breaking down of materials, Waste streaming and sequenced removal of arisings in 40yard bins from site by licensed waste carriers
5. Demobilisation
   Removal of the final pieces of plant and associated equipment

NOTE – Our works do not involve large scale breakout of slab and foundations, but do involve some breaking down of arisings and stockpiling of these materials. These are included in stage 4 of the works.

Stages 2, 3 and 4 as detailed above are not “single instance stages” but will work in concert with each other. Arisings from all stages of work will be broken down, waste streamed and removed from site as the works continue.

3. Environmental Impacts to the wider environment

Demolition works will involve the delivery and operation of large plant and machines, welfare units and other powered plant which may require diesel power.

Our requirements for hauliers is that they are FORS Silver Standard and as the project is within the ULEZ Boundary all suppliers are expected to meet this standard.

All plant and generators on the site operated by Alpine will meet or exceed NRMM standards, be registered on the site, which will be maintained by the Site Manager or administrative staff at Head Office.

Welfare on the project will be provided by the Client, connected to their Temporary Building Supplies and thus the carbon footprint of the welfare use, along with water usage will be shared with the client team

We will schedule deliveries to the site to be outside of busy times, including the morning and afternoon peaks. This avoids adding to local traffic levels, as well as reducing emissions with vehicles stuck in queues. We will also use suppliers which are local to the site or which have local depots to avoid additional carbon miles.

We do not expect that timber will factor largely on this site, but any timber imported such as that for forming hoarding with be FSC Certified or equivalent, with relevant certification provided to the client.

4. Sustainability

Sustainability on this project will mainly come down to how the treatment of arisings is undertaken and the resultant reclamation, reuse, recycling and diversion from landfill is undertaken.

The following can be reclaimed or recycled directly from the project using specialist contractors or by sale to recycling:

- Metals – Ferrous and non-ferrous
- Glass – most types and colours
- Wood – clean wood or timber

Equipment – where possible equipment and machinery which has a useful life can be sold intact and entire

Fixtures – Some items may be reclaimable and sold for salvage, including items like statues, artistic assets and signage with historical value

Where materials are sent from site as “general waste” these will be to licensed waste handling facilities who will further break the waste down into categories which may then be further reclaimed or processed as “non-waste” or diverted from landfill using waste to energy processes.

5. Noise

Noisy works can be expected during the demolition works. Alpine work under the Control of Noise at Work Regulations 2005 and in accordance with the BS 5228-2:2009+A1:2014 “Code of Practice for Noise and Vibration Control on Construction and Open Sites.

These noisy works will be local to the demolition being undertaken and will be from hand tools (breaking out materials etc), or from HGV movements onto and off site, or from plant and equipment on site. Sudden loud noises may be expected where materials are brought to ground. These will be very short in duration and infrequent in nature.

Noisy works will be limited to standard hours 08:00 to 17:00 weekdays. It is not expected that weekend working will be required, but where the need does arise noisy working will be limited to between 08:00 and 13:00 on Saturdays. No working is allowed on Sundays or Bank Holidays. Other preparatory works which are NOT noisy works may be undertaken prior to or after these times.

Our sequence and method of working will use the external structure of the building to suppress noise release to the wider community, with the Southern and Eastern sections of the building remaining in place for the entirety of the internal works and opening up commencing with the removal of the roof, but the external walls remaining in place.

The above sequence will, in our opinion, mitigate the need for installation of acoustic barriers to protect the residential noise receptors on the Foundry Yard elevation. No other elevation will expose residential receptor to elevated noise from our works.

As an employer, Alpine must assess and identify measures to eliminate or reduce risks from exposure to noise so that the hearing of personnel on our sites can be protected, and exposure to noise for the surrounding area is minimised or mitigated.

Where the risks are low, the actions taken may be simple and inexpensive, but where the risks are high a prioritised noise-control action plan will be implemented, mainly by exclusion of non-essential personnel from the affected zone.

Where required, ensure that:

- hearing protection is provided and used
- any other controls are properly used
- information, training and health surveillance is provided

Alpine’s work involves the use of heavy plant and machinery, tools and equipment where local noise levels may be at or above the working limit and ambient noise levels on site may be above the standards.

In the case of Alexandra Gate we have HGV deliveries and collections, heavy machinery and demolition specified plant working all of which will generate noise, but within the noise limits allowed.

With use of client provided welfare this will remove the need for generators to power welfare and onsite lighting.

We will monitor noise levels throughout the works including the use of handheld or fixed monitoring stations which report acute and ongoing noise levels. By using these tools to guide our processes we can mitigate the noise levels experienced by the operatives and surrounding noise receptors in the community.

Acoustic hoarding requirements will be kept under review throughout the demolition works and additional mitigation measures implemented where monitoring identifies a need.

6. Dust

Measures to limit impact on airborne dust will be drawn on Best Practise Guidance with, 'The control of Dust and Emissions during Construction and Demolition' Published by London Councils and GLA.

Alpine work under the Control of Substances Hazardous to Health Regulations 2002 (COSHH) and in guidance of HSE document EH44 (Fourth Edition) – "Dust in the workplace General principles of protection"

Dust is a byproduct of demolition and its generation cannot be avoided. The mitigation of dust and its migration through the working zone can be mainly controlled mechanically using water-based dust suppression, but this will not completely mitigate the issue. Personnel working in close proximity to dusty works include:

- Soft strip operatives
- Plant operatives undertaking waste loading
- Plant operatives undertaking materials breakdown at ground level
- Plant operatives undertaking materials breakout at slab and foundations
- Plant operatives undertaking stockpiling or moving of aggregate and crushed material – including loading out

Dust generation within the warehouse will generally be during the strip out works. Ventilation will be provided by opening the doors or shutters local to the demolition works, with dust dispersing to the outside.

It is not expected that these will oversail the site boundary in a quantity sufficient to impact the local environment. Operatives undertaking strip out works will wear face-fitted FFP3 masks including ventilator filters.

Some dust is expected to be generated by vehicle movements to and from the site. Loading out of materials to the skips will be damped down as necessary using handheld water spray or hosepipe spray as water-based dust suppression.

Dust generation during the principal demolition phase is usually caused during slab and foundation works and crushing operations, neither of which are within the scope of our works. Some dust will be generated during the braking up of the concrete materials to the northern side of the site or the block walls installed to Silsoe Road but this is expected to be minimal.

Mitigation of dust arisings will be by use of hosepipes, dust boss type plant and on plant water suppression systems on the demolition specified plant.

Dust will be monitored to ensure that when dust is likely to oversail the boundary works cease until suppression can be elevated or windspeeds drop or change direction.

7. Unexploded Ordnance

The warehouse is of a type constructed from the 1980s onwards, with the area generally developed from the 1890s (with Coburg Road initially called Myddleton Road) and the railway preceding that.

Quite often in areas such as this we would require a watching brief for UXO during the works, but as extensive development can be traced from the 1950s onwards it is unlikely to be needed during demolition works.

A Detailed UXO Risk Assessment has been undertaken for the Alexandra Gate/Clarendon Gas Works site and is submitted in support of this application. The assessment concludes that the site presents a low risk from unexploded ordnance and recommends that all personnel undertaking intrusive works receive site-specific UXO awareness briefings.

Demolition works shall be undertaken in accordance with the recommendations of the UXO Risk Assessment.

8. Surface water drainage

Regulations imposed under general legislation, additional regulation by the Environment Agency and under planning laws require that demolition works protect surface and foul drainage from contamination by demolition arisings, including release of CoSHH materials from waste on the site, cementitious and other dusts from the demolition works themselves or other contaminants.

Surface water drainage will be located prior to demolition works commencing, initially using marked up service plans and then by a simple site walk.

Surface drainage access points will be lifted, a barrier put in place and secured and then the access point dopped back to seal the drain. These will be cleared out periodically during the initial phases of works (when the material impact is lesser) and then inspected daily during principal demolition works.

This has been shown to be an efficient and sufficient mitigation of release of material into the access points and stops material from entering the drains.

Dust suppression water will be controlled to minimise runoff and prevent ponding. Stockpiles of demolition arisings will be located away from drainage infrastructure where reasonably practicable.

Spill kits appropriate to the activities being undertaken shall be maintained on site at all times. Any accidental spillages shall be contained immediately, removed by suitably trained personnel and disposed of at appropriately licensed facilities.

Regular inspections of drainage protection measures will be undertaken by the Site Manager throughout the demolition works to ensure their effectiveness and to identify any corrective actions required.

9. Lighting

The works are being undertaken in the Autum / Winter months so light on site may be poor. Initially the works will be undertaken inside of the warehouse, with temporary and task lighting employed so that operatives can work effectively and safely within the structure.

Light pollution to the outside will be via the lighting panels in the ceiling.

The lighting will be limited to our working hours, so between 07:30 and 18:00 on site, with noisy works limited to between 08:00 and 17:00 Monday to Friday and until 13:00 on Saturdays.

No lights are expected to be required outside of these times except when employed by the security guard to inspect the site on their patrols, but that light will be minimal and non-intrusive to the local community, and not at all outside of the local environs.

During principal demolition works the machines will have lights on their working arms, with directed light employed to ensure good visibility for the machine operatives, but again these will only be employed during the working hours of the machines, and not at all out of hours.

10. Plant & Equipment

Alpine propose to employ the following plant and equipment on site that fall within the measures regulated by the NRMM. All applicable NRMM utilised during the demolition phase shall comply with the Mayor of London NRMM requirements in force at the time of the works.

An inventory of all NRMM operating on site shall be maintained on the NRMM website. Copies of relevant emissions certification, service records and maintenance documentation shall be retained electronically, available to Site Managers via our ReFlow app.

Both of the above will be available for inspection on request to Head Office, in accordance with ISO14001 standards of printed materials on site.

Our proposed plant on site includes:

1 or 2 (at any one time) Bobcat type front loading shovel plant

2 or 3 (at any one time) 35 – 45 ton excavators

The reason for the larger machines is that they have to reach the height of the main span of the warehouse. All plant and machinery shall be regularly maintained in accordance with the manufacturer's recommendations and unnecessary engine idling shall be prohibited.

Our intent is to fold in the end wall of the warehouse, so the larger machines are capable of doing this safely where a smaller machine would not.

11.HGVs

It is expected that several movements per day will be undertaken by large goods vehicles for the duration of demolition works.

Initially vehicles will access Coburg Road from the wider major route network with access from High Road at Wood Green, then onto Station Road, Mayes Road and finally Coburg Road.

Access into site will be formed halfway along the Coburg Road boundary, with the initial access being from existing doorways on this elevation.

All relevant measures will be undertaken to avoid plant and heavy goods vehicles being required to use the access points on the rear of the site, as this is a heavily pedestrian use area with a coop and café on the corner with Silsoe Road.

Week(s)	Movement reason	No. HGVs per day
1	Mobilisation, Delivery of Skidsteers, 1 x plant, several waste bins	4, down to 2
2,3,4	Swap out of waste bins from strip out	2
5,6	Delivery of additional plant, asbestos removal bin	3
Remainder	Removal of arisings, including metal, aggregate and general waste	2-3
Last week	Removal of plant, demobilisation	3

HGVs will be planned to operate when there is minimum traffic in the local area, with all vehicles being attended to and marshalled by Alpine Operatives so that vehicles leave the site in forward gear, with sheets in place and with vehicles not allowed to queue or stack on local roads. No idling will be allowed on or near the site by HGVs or other vehicles.

12. Community Engagement

Alpine recognises the importance of being a considerate neighbour and is committed to maintaining open and constructive dialogue with local residents, businesses and community groups throughout the demolition works program.

Updates will be shared with Berkeley Homes to provide advance notice to residents of upcoming activities and project progress, helping the community understand what to expect and providing opportunities to ask questions or raise concerns.

The project team will remain approachable and responsive throughout the works, seeking to address enquiries promptly and minimise disruption wherever reasonably practicable. Any complaints or enquiries received will be logged by the project team, investigated and responded to in a timely manner, with appropriate mitigation measures implemented where reasonably practicable. All complaints, incidents or accidents will be reported to the client team, in the case of accidents within half an hour.

Our Site Management and Operations Lead have agreed to regular meetings with the management and residents association of Foundry Yard to ensure that they are informed and up to date on the works, as well as what to expect in the coming days and weeks of the project.

The site will also be audited by the Considerate Constructors audit team. Our last two audits, at Woodbery Down and High Street Kensington were both rated “Excellent”, and we expect the same high standards to be achieved on this site.