P667 – Clarendon Road

Demolition Environmental Management Plan

HG CONSTRUCTION

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1. INTRODUCTION

The Demolition Environmental Management Plan (DEMP) provides an outline of the management framework planning required for the delivery of demolition related activities attached to the project at 25 -27 Clarendon Road, Wood Green N8 0DD. The purpose of the DEMP is to illustrate how the project delivery team aims to reduce the risks of adverse impact arising from demolition activities that may affect sensitive environmental receptors and how they will minimise disturbance to local residents and businesses.

Within this document the key areas are addressed for each phase of the demolition works, ensuring that environmental management is addressed and incorporated in all project delivery decision-making and with the main priority being the protection of the public and minimisation of disruption to local stakeholders is a consistent consideration throughout.

Implementation of methods and measures contained in this, and other related documents shall ensure compliance with all relevant Guidance for Demolition and, in turn allow for the successful completion of the works whilst minimising impact upon the surrounding environment and local stakeholders.

The plan has been produced using information currently available and the experience of HG Construction based on work methods developed for city centres, applicable for a development of this type. As the design and constraints develop/change throughout the demolition phase, the proposals included within this DEMP will be developed in more details to best suit the on-going operations. Good management, planning, regular meetings with EHO, LFB, TFL, Highways & Haringey Council representatives and good community engagement with local stakeholders will ensure that best practices are adopted, and any changes are communicated and managed through the appropriate channels.

The project environmental objectives are:

- To minimise, as far as reasonably practicable, adverse effects on the environment.
- To promote good standards of environmental awareness.
- To develop environmental awareness and responsibilities amongst site personnel at all levels.
- To maintain a safe and healthy working environment for the workforce.
- To prevent nuisance to the local community/business' and avoid damage to the environment.
- To implement a policy of potential reuse of all waste with disposal off site being a last resort.
- Enable full compliance to be maintained with all relevant legislation.

This document aims to mitigate anticipated environmental impacts of the project and sets out approaches and procedures to do so. The project team, suppliers and consultants will comply with this DEMP. This will promote a culture of environmental responsibility, self-regulation and encourage sustainability and good neighbourhood.

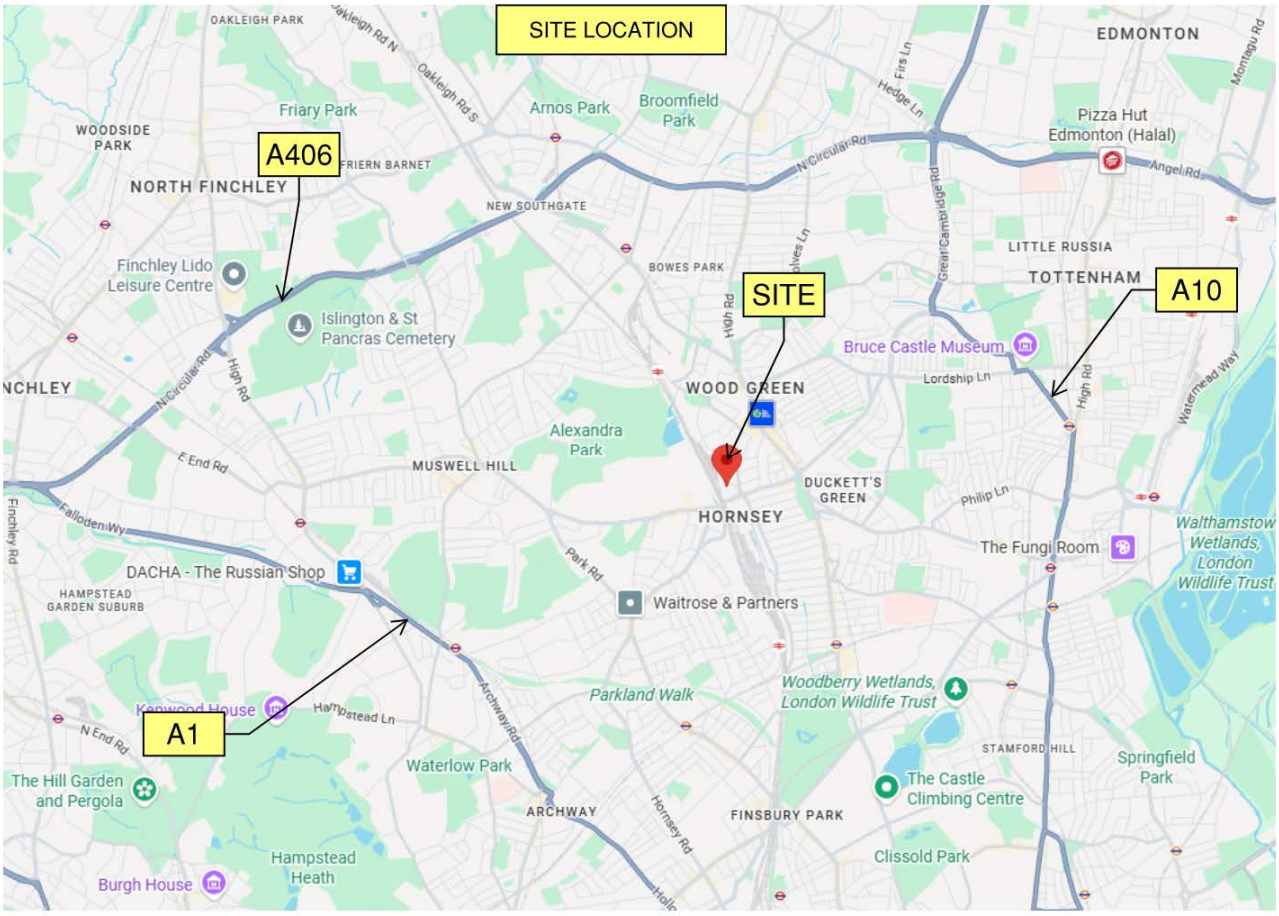
A. Project Details

The site is located on the western side of Clarendon Road, It has existing buildings to the north & south of site which are to remain, to the west of site is the East Coast main trainline with a car park for the service depot immediately behind site.

The site has been used for light commercial / industrial use and will be vacated ahead of works on site starting. Soft strip works and hard demolition works are due to start in early 2027. The demolition of the current building is taking place to allow the construction of a 9 storey co-living block providing 222 units and associated amenity space and a ground floor workspace area, along with:

- New sub-station,
- Bike & bin stores,
- Private & communal amenity spaces.
- New commercial spaces on the ground and floor.

FIG.1.1 – Site location





B. Neighbouring stakeholders

The site is located to the south west of Wood Green shopping centre and is surrounded by a mix of residential, community and commercial units.

Network Rail are an important neighbour for the scheme as the East Coast Main Line is to the west of the scheme and within the collapse radius of the crane & piling rig on site. They have been consulted during the pre-construction phase of the scheme and a BAPA is in place for the works.

During the demolition stage of the project HGC and our demolition contractor will keep all neighbouring properties, businesses and stakeholders updated with progress and any activities which may have an effect on them. At least 21 days prior to the commencement of any site works, all occupiers surrounding the site will be notified in writing of the nature and duration of works to be undertaken. The name and contact details of persons responsible for the site works will be signposted at the site and made available for enquiries and complaints for the entire duration of the works. Updates of work will be provided regularly to affected neighbours.

C. Overall Programme

Demolition is expected to start in February 2027 and completion is due in April 2027.
At project commencement, demolition scope of works will follow the below high level programme:

- Phase 1: Complete surveys, hoarding erection, soft strip.
- Phase 2: Superstructure demolition
- Phase 3: Clear site & install piling mats.

On site period: 12 weeks

Phase 1 –
Weeks 1 - 4

Phase 2 -
Weeks 4 - 8

Phase 3 –
Weeks 9 - 12

2. Environmental Management Structure

Roles and Responsibilities

Clear definition and communication of roles and responsibilities are required to facilitate effective environmental management and a successful project delivery.

It is essential that all disciplines and functions work as an integrated team during design and construction to enable compliance with this DEMP, contractual requirements, and relevant planning requirements.

All employees are responsible for supporting the HG Construction environmental policies and project DEMP. Specific roles and responsibilities are defined below.

The Project Director is responsible for:

- Ensuring the implementation of environmental management, policies and objectives on the project
- Responsibilities to manage IMS with support from Environmental Specialist Consultants
- Approval of the DEMP and control measures as well as designation of responsibility for controls during the works
- Establishing effective lines of communication with all employees
- Ensuring environmental induction, training and awareness is undertaken for all levels of employees.
- Review environmental matters regularly with project team meetings and report to the employer in liaison with client's representative / agent.
- Ensuring adequate resources are available.

The Project Manager is responsible for:

- Assess the significant environmental impacts and control measures at beginning of the project.
- Having overall day-to-day responsibility for Health and Safety, Environmental and Quality performance throughout the construction period
- Ensure appropriate resources are made available and necessary environmental controls or mitigation measures are implemented.
- Maintain communication between site and health, safety & environmental manager.
- Report all near miss and non-conformances. Implement emergency preparedness and response procedures. Put in place corrective and preventative actions.
- Carry out induction, training and awareness assessment of all operatives.
- Assess environmental performance of subcontractors.
- Promote waste minimisation and sustainability. Establish procedures for recycling and disposal of waste with the project health, safety & environmental manager and quantity surveyor.
- Implement the Site Waste Management Plan and ensure that waste carrier licenses and environmental permits are obtained for all contractors managing waste from the project.
- Ensure that data on waste and recycling is collected to help setting and monitoring targets.

The Health, Safety and Environmental Manager is responsible for:

- Manage and advise on project environmental matters and monitor the performance of the project against statutory requirements and the agreed environmental standards.
- Review the DEMP and specialist procedures and identify any areas for Improvement.
- Identify the environmental competence of all contractors working on the Project and advise the Project Manager as to their suitability.
- Review method statements for environmental aspects and advise of any suggested improvements prior to work starting.
- Monitor construction activities to ensure that identified and appropriate control measures are effective and in compliance with the DEMP.
- Act as a main point of contact between the Main Contractor and the Client's Project Team on environmental issues.
- Collate all reportable environmental incident and non-conformance data and review corrective and preventative actions.
- Carry out and promote environmental awareness and training activities.
- Liaise with project team, clients, local authorities and other statutory authorities on environmental matters as required.
- Organisation of regular reporting of environmental data – including waste, fuel use, energy use, water consumption, CO2 data, material use and monitoring records (Noise, Vibration and Air Quality)

All employees are responsible for:

- Be familiar with the project's objectives, targets and environmental requirements detailed within this plan and help with its implementation.
- Cooperate in fulfilling compliance obligations, pollution prevention and achieving continuous improvement to reducing emissions on site.
- Demonstrate a responsibility to the environment and commitment to implementation of the Environmental Policy
- Raise environmental matters or risks to their manager or supervisor at the earliest opportunity.

The Main Contractor and any subcontractors would be required to employ environmental specialists to support the Project as required to:

- Provide the mitigation measures described both in the DEMP and in response to particular construction activities that may otherwise present an environmental risk.
- Undertake the detailed mitigation design within their specialist field, oversee its implementation, maintenance and monitoring throughout the construction period.

Environmental inspections are to be part of on-going senior management Health and Safety reviews and site inspections.

3. Construction Methodology

3.1 - General Items

a. Scope of Work

The scope of works will include the demolition for the scheme known as 25 – 27 Clarendon Road, Wood Green.

Demolition works will include the disconnection of all services, soft strip of the buildings, hard demolition of the buildings, removal of foundations, obstructions in the ground and the installation of piling mats.

b. Hours of Work

The site working hours will be Monday to Friday 08:00 to 18:00 and Saturday 08:00 to 13:00.

All noisy works will only be undertaken during the prescribed noisy hours of work, as set out in the planning permission for the scheme and as per Considerate Contractors Scheme guidelines.

The local authority must approve out-of-hours work in advance. Deliveries and activity will not take place outside the core working hours without a dispensation or variation in place. Dispensation and variation applications will be submitted to the appointed Environmental Health Officer (EHO) for approval.

In case of work required for emergency, the relevant parties, Haringey Council and local residents will be advised as soon as reasonably practicable that the works are taking place and their likely duration.

c. Vehicle & Plant Movements On/Near Site

All deliveries will be via Clarendon Road into the compound that will be established adjacent to the building, as per the Traffic Management Plan. This location will provide the ability for deliveries/collections to be carefully managed.

Due to their being no parking facilities on site at any time throughout the demolition phase, site personnel will be encouraged to use public transportation which is widely available and in close proximity to site, as noted previously.

Deliveries will mainly approach the site from the south, via the A504,Turnpike Lane, turning onto Hornsey Park Road, then Clarendon Road, before entering the site compound for offloading.

When leaving site, they will leave Clarendon Road onto Hornsey Park Road to make their way back to the A504.

Whilst accessing the site, the following principles will apply:

- Where possible all traffic to travel in a forward direction.
- Reversing of vehicles and plant is discouraged but if required will be carried out in designated areas only, with a banksman in attendance at all times.
- All relevant vehicles to be fully covered with a specifically designed tarpaulin prior to leaving site.
- Exclusion zones to be established around longer duration activities, for example piling rigs, lorry un-loading areas, and concrete wagon discharge.
- Wheel washing and damping down to prevent dust dispersion during the substructure phase of the scheme.

With the restricted nature of the scheme and the potential amount of pedestrians in the area, and all these interacting with delivery vehicles coming to site, close attention will need to be paid to this and dedicated traffic marshalls will be in place in the unloading bays to manage deliveries as they approach site.

d. Cyclist Safety

The roads around the site are busy during commuting hours with a significant number of cyclists. Throughout the Clarendon Road project, the interference with all elements of the public will be closely managed, with cyclist safety being an integral part.

There are four main areas of cyclist safety that will need to be addressed regarding the construction activities at Clarendon Road:

- Road layout
- Vehicle safety measures
- HGV driver training and awareness
- Cyclist awareness

e. Site establishment and logistics

The hoarding will be minimum 2.4 metres in height and clearly display publicity material including information on the site programme, the telephone contacts for complaints and /or enquiries, the name of the site manager (daytime) and an emergency out of hours contact. At appropriate locations, a number of vision panels will be installed to facilitate public viewing. After the hoarding is erected, a protection fan will be formed from scaffolding to the front of the site prior to the demolition works commencing on site.

Site establishment is the preparation of the site to carry out the construction process.

The following activities will comprise the site establishment:

- Before any works commence, a dilapidation schedule will be produced outlining the conditions of the surrounding roads and footpaths, so that any damages caused during the demolition & construction of the scheme can be highlighted and rectified at the project completion.
- Securing the project boundaries in accordance with the programme, with the erection of a full height close boarded hoarding.
- Site welfare arrangements will be established inside welfare cabins, .
- Establishment of a personnel entrance located adjacent to the welfare facilities.

- Vehicle and pedestrian access around the works will be controlled by fully trained Traffic Marshals.
- Installation of site temporary electrics, lighting, fire alarms etc.
- Establishment of out of hours alarm against unauthorised or unlawful entry and potential theft from each area of the site.
- Isolations and diversions of existing services / utilities and systems within the site.

Deliveries, Offloading, and Storage

The principal delivery route to the site will be off the A504 as highlighted in Fig 4.0 on page 18. The offloading of materials will occur in the site compound. Vehicles exiting the site will be redirected back to the A504.
Due to limited storage space on-site, the site will operate in a manner where materials are delivered when reasonably practicable, on a basis of 'on-time' delivery.

Loading Areas

Demolition works shall be carried out with direct access onto the site from Clarendon Road for all plant, machinery and materials.

All delivery/collections vehicles will be managed by a nominated logistics manager, banked into position by the traffic marshalls.

All deliveries of materials & plant are to be booked strategically to manage delivery vehicle influx, according to available storage space, and installation date. Unexpected and unscheduled lorries will be turned away.

3.2 – Demolition Phasing

a. Demolition works

This will include for the following:

- disconnection of any services on site, including but not limited to – gas, water, electric & telecoms and the receipt of certification from utility suppliers that these are dead.
- the stopping up of existing drain runs on site to prevent contamination to the existing network. Appropriate levels of water will be used for dust suppression so that there isn't excessive waste water run off onto the public highway, a small temporary bund will also be constructed across the site entrance to assist with stopping water run-off.
- soft strip of all buildings on site including the separation of materials into different waste streams as necessary,
- hard demolition works including the removal of foundations by the way of 360 demolition excavators sized as required and fitted with dust suppression, followed by the crushing of material generated by the demolition for re-use on site.
- Clearance of any obstructions in the ground, followed by UXO probing and the installation of the piling mat.

4. Traffic Management Plan

a. Site Logistics

This section is to be read in conjunction with the logistic plans contained within Appendix 2. Delivery times will be defined and planned to reduce nuisance to local neighbours. HG Construction will ensure that all site-related traffic and deliveries do not block local roads and the project is serviced with minimal disruptions.

There are parking restrictions on the surrounding neighbourhood roads. Parking is strictly limited to designated parking. Public transport and cycling will be encouraged as the only means of transport for all employees and contractors, which is expected to peak at circa 10 - 15 operatives during demolition.

A review of the scheme from a logistics point of view has been carried out as detailed below and further amendments may be included in the Project's Logistics and Traffic Management Plan that will be agreed with Haringey Council Highways team. The plan will comply with the Health & Safety Executive publication: HSG 144 Safe Use of Vehicles on Construction Sites and describes how the movement of vehicles, segregation of pedestrians, loading and unloading of materials, distribution of materials around site and access to and from the site will be managed. *See Appendix 2 Figure 2 for details.*

To ensure the safety of all road users including pedestrians and cyclists, it has been planned that vehicles should not need to reverse whilst visiting the site.

Competent Traffic Marshals will manage all HGV movements at site entrance. During the substructure phase of the scheme wheels of vehicles leaving the site loading area will be cleaned using wet methods as necessary. The site will be enclosed and secured by specific constructed hoarding and debris netting secured to the scaffold. All site gates will open inwards to site or will slide parallel within the site (gates will not open out on to the street).

b. Deliveries

All vehicles will be booked using a just in time delivery system. All vehicles given a 1-hour time slot and book in 72 hours in advance. This process will be managed by HG's Site and Logistics Manager. A daily briefing will be given to the logistics team to ensure all deliveries are managed correctly and offloaded suitably. Where required a warning notice system will be administered for couriers and companies not abiding by the delivery time slot. This will be in the form of a yellow and red warning system, to be managed by HG logistics Manager.

Deliveries will be managed to ensure that they miss the morning and afternoon school run periods which are noted as being 8.00-9.00am and 4.00-6.00pm.

Delivery routes will be as detailed earlier in this plan.

All lorries accessing site to be a minimum of Fleet Operator Recognition Scheme FORS Silver, the Construction Logistics and Community Safety standards will also be adhered to. This will help protect all vulnerable road users.

Figure 4.0 – Main access and egress route



c. Abnormal Loads

HG Construction will ensure that large or abnormal loads are discussed with Haringey Council and the Police and all relevant applications and notifications are made. Routes for abnormal load movements will occur in accordance with movement orders as necessary and abnormal loads that require escort may be delivered outside the sites core working hours in accordance with the Abnormal load order.

d. Site Establishment

Welfare and an office facility will be provided on the site, the location of welfare can be seen on the logistics plan,

The site accommodation will initially be sized to suit activities on site and will be developed as the programme progresses. The site set up will consist of the following as a minimum:

- Main contractor offices;
- Canteen;
- Drying room;
- Toilets – male and female;

Designated pedestrian access gates and segregated route to the offices and welfare will be used for both the workforce and visitors and will be set up to minimise pedestrian / vehicle interface. There will be an internal smoking area set up and operatives will be prohibited from loitering at the site entrance points.

The buildings will be fully enclosed by a debris netted perimeter scaffold during the works. Physical barriers will be maintained at all times between public footways and roadways and offloading activities. The footpaths between the unloading bays and the sites will be closed and a scaffolding protection fan installed to enable a protected walkway along the front of the site where we propose to keep footpaths open. All offloading activities will be undertaken by trained slinger/banksman, with full edge protection in place to all delivery trailers prior to access. All personnel responsible for directing traffic on the streets will be wearing high-visibility clothing.

5. Environmental Considerations

a. Noise and Vibration

Best Practicable Means (BPM) will be implemented to ensure there is no nuisance caused by noise from the work activities. Noise mitigation measures to be used will include the following:

- No stereos/radios or shouting
- Plant will be switched off when not in use and not left idling
- Use of construction methods that create minimal noise
- Use munching type machine attachment where possible
- Material will only be loaded into vehicles within designated areas
- Keep all plant well maintained and fit with silencers where possible
- Designing out the use of driven piles
- Use silencers, vibration dampers, barriers, screening, and careful location of plant to minimise noise levels at the site boundary
- Cutting operations or other noisy tasks minimised through off-site fabrication wherever practicable
- The hoarding erected around site and Monarflex sheeting will help reduce noise transmission
- Any continuously running, noise emitting equipment on site must be housed in a suitable acoustic enclosure
- Education, monitoring and discipline of the workforce
- Limiting the hours of noise generation.
- Position plant as far away from residential properties as physically possible, where practical
- Limit the hours worked on noisy operations, where practical.

All plant and equipment will be well maintained, properly silenced and used in accordance with the manufacturers' instructions and BS 5228. All operatives will be briefed on the importance of reducing noise during induction, Toolbox Talks and work briefings.

Noise levels will be monitored throughout the project in accordance with the methods set out in BS 5228: Part 1 and 2:2009 +A1:2014 Codes of practice. All measurements shall be made on a sound level meter complying with BS 7580: 1997 Part 1 (Type 1).

If the measured noise levels are:

• Higher than the pre-construction ambient noise levels by 5dB(A) or less, we will consider that the effect of construction noise not be significant.
• Higher than the pre-construction ambient noise levels by between 5dB(A) and 10dB(A), we will consider the effect of the construction noise as acceptable, but we shall still try to reduce it.
• Higher than 10dB(A) above the pre-construction ambient noise levels, the effect is significant, and we will review the equipment and methods being used.
• Noisy plant or equipment shall be situated as far as possible from noise sensitive buildings. Barriers (e.g. site huts, acoustic sheds or partitions) to reduce noise reaching noise sensitive buildings shall be employed where practicable.

Best Practicable Means (BPM) will be implemented to ensure vibration is minimised. Vibration will be reduced through the selection of plant, equipment and methodology. Control measures will include the following:

- Evaluate the potential for vibration and therefore consequent damage
- Monitor conditions before works start
- Inform neighbours of the works and minimise effects as far as practicable during the works
- Monitor vibration levels during the works
- Monitor conditions after works are completed
- Ensure plant and equipment is adequately maintained

Environmental noise and vibration monitoring will be carried out in accordance with agreed Section 61 CoPA 1974. Monitoring results will be compared with levels recorded during baseline monitoring. Continuous monitoring will be carried out at key locations around site, best covering all surrounding sensitive receptors. These locations will be as agreed during pre-commencement meetings with the council EHO's and client.

It has been recommended at the Preconstruction stage that the following trigger and action levels are set for noise and vibration for potential disturbance of residential and commercial receptors:

Parameter	Trigger Level (Amber)	Action Level (Red)
Noise level	75 dB(A) Leq 15min (short term)	80 dB(A) Leq 15min (short term)
	70 dB(A) Leq 10hr (08:00-18:00)	75 dB(A) Leq 10hr (08:00-18:00)

Vibration	Action Level
Occupied residential and educational	1mms[1]- PPV
Occupied commercial premises	3mms[1]- PPV

If required, the number and locations for vibration and noise monitoring are to be discussed and agreed with Haringey Council in relations to the works being carried out at Clarendon Road.

Where trigger levels are exceeded or a complaint is fielded via the project helpline, Council or directly to HG Construction a brief response will be forwarded to the parties listed on the email communication as to the likely cause of the complaint or alert. This response will contain the time and date of the event or issue, the nature (noise or vibration), as well as the possible cause including photos where appropriate. The Project Manager will ensure monitoring data is analysed, site activities at the time are investigated, and where it is deemed the exceedance / complaint is a result of site activities, the activity is ceased or corrective measures put in place.

On the same or following day of the initial notification, HG Construction's project manager will communicate a more detailed report if this is deemed necessary, and also detail the results of further investigation, along with the corrective actions taken where applicable.

b. Dust and Air Quality

Dust

It is an offence under the Environmental Protection Act 1990 to cause nuisance to the inhabitants of the neighbourhood by generating dust. In cases where the Local Authority has received complaints or has reason to believe that dust may be generated, and nuisance is likely to occur, an Abatement Notice may be served.

There is the potential for fugitive dust emissions to arise during the duration of the project, therefore HG Construction will develop a Plan, which is noted below, with appropriate dust control procedures to ensure that construction dust does not pose a nuisance threat to nearby properties. This plan will take into account the GLA SPG (2014) for the Control of Dust & Emissions.

Construction dust may be generated as a consequence of ground excavation works in preparation of the foundations for the development, and if the weather is dry during the construction period, then dust may be generated by the movement of vehicles on the site, remediation works, site clearance and grading works.

The potential for unacceptable impacts resulting from the deposition of construction dust is primarily dependent on the duration of exposure (i.e. construction duration) and separation distance from the source to receptor.

To prevent unacceptable impact from dust re-suspended by construction vehicles, mitigation measures will be employed if necessary (on the road network, for example). These would include as appropriate: damping down dusty surfaces; controlling the speed of mobile plant crossing un-surfaced areas; mechanical road sweeper on public road; covering HGVs carrying dusty materials. The residual impact at the nearest residential properties is expected to be negligible. These procedures will be written into the plan.

Should any activity associated with the project cause or appear likely to cause visible dust to be carried towards any sensitive boundary, particularly at nearby residential properties, the activity giving rise to the emissions will be modified or suspended until the conditions giving rise to the emissions have been resolved. Similar procedures already apply to windblown litter that may arise on site.

The following specific mitigation measures may be appropriate for the control of fugitive dust emissions at this site:

I. Emphasis should be placed on the following to minimise the risk of air pollution:
    i. Using processes which do not generate hazardous fumes and hazardous dust.
    ii. Ensuring that airborne hazards do not escape from the site to affect members of the public and surrounding environment.

II. Buildings or structures being demolished, or small areas of land being prepared for development, should be damped down using high pressure hoses which are adequate in size and number for this purpose. Depending upon weather and site conditions this may need to be a continual task with one or more personnel dedicated to it.

III. Suitable water bowsers should be used on large areas and on-site roads.

IV. Existing features of the site, such as boundary walls, should be utilised to provide screening where practicable. The erection of suitable screening may also need to be considered.

V. On sites where a large amount of dust has been generated and is laying on the ground, the services of a specialist vehicle to remove dust (by vacuuming) prior to damping down should be employed.
VI. Stockpiles of earth shall be damped down or otherwise suitably treated to prevent the emission of dust from the site. Stockpiles should be planned and sited to minimise the potential for dust generation. The handling of spoil should be kept to a minimum and when materials are deposited onto a stockpile it should be from the minimum possible height.
VII. Where plant movements generate dust, effectively managed speed limits should be imposed, and work rescheduled, if necessary. If the nature of the development is such that numerous plant movements are planned across open land, a suitable made-up track should be constructed to minimise the amount of dust generated.
VIII. HG Construction will ensure that the area around the site, including the public highway, is regularly and adequately swept to prevent any accumulation of dust and dirt. Wheel washing may be necessary to prevent dirt and dust from being spread onto roads near the site.
IX. All cutting and grinding operations should incorporate the best available techniques to suppress dust. Standard angle grinders, without appropriate water suppression should not be used to cut materials, such as bricks, slabs and tiles or to rake out mortar joints
X. If chutes are used to drop materials to ground level they should be enclosed and skips covered. Regular water spraying shall be undertaken where necessary to prevent dust emission.
XI. Skips and waste removal vehicles shall be properly covered when leaving the site. Spoil should be handled in such a way so that it does not give rise to excessive dust.

Air Quality

The site is located in an area which falls under an Air Quality Management Area (AQMA) because of potential for exceedances of the National Air Quality Strategy objective for nitrogen dioxide (NO2). An increase in fugitive dust and particulate matter would be perceivable to surrounding residential and commercial neighbours and would be considered a nuisance.

The works will be carried out in accordance with and taking guidance from Best Practice Guidance on Dust from Construction and Demolition sites and applying HG Construction's past experience monitoring and controlling air quality and dust on similar projects.

Exhaust emissions (NOx, Ozone, CO, CO2 etc.) from construction plant combined with dust during construction are main impacts on air quality. All eligible non-road mobile machinery (NRMM) will be recorded on the NRMM website and maintained to comply with emissions standards in the IAQM guidance.

In addition to the IAQM guidance, all NRMM used on site will be recorded on the NRMM website and should meet Stage IV of EU directive 97/68/EC.

Control measures will be included in task-specific method statements for works considered to present a specific risk. Best Practicable Means (BPM) will be used to ensure nuisance is not caused by air quality impacts or dust and these topics will be covered in training and Toolbox Talks.

The following best practice measures will be implemented to ensure air quality and dust generation during the works are minimised:

- Enclosing work areas where dust is created
- Damping-down dusty activities (using recycled water if possible)

- Ensuring excess mud is removed from vehicle tyres and road sweepers employed where necessary to maintain internal / external haul roads. During adverse weather and ground works this will be completed throughout the day and left as found at the end of each working day. During superstructure works this will be completed when required if the road is soiled or dusty at a minimum of once a week. The highway during construction phase will be cleaned when required and a minimum of once a week. HG will ensure the highway as the end of each working day is clean and presentable.
- Vehicles covering potentially dusty materials to or from site are to be sheeted
- Minimising grinding, sawing and cutting by design / prefabrication where reasonably practicable
- Only use cutting, grinding or sawing equipment fitted with or used in conjunction with suitable dust suppression techniques such as water sprays or local extraction
- Regularly sweeping the loading areas and adjoining streets
- Drop heights will be minimised as far as possible and waste removed from site as quickly as possible
- Stockpiles minimised, materials stored away from the site boundary and dampened down or sheeted if necessary
- Fitting and maintaining plant and equipment to manufacturer specification with regular servicing and operated to minimise emissions to air
- The Project Manager will ensure that the perimeter of site is patrolled twice a day to ensure that the footway is kept clear of any construction debris.
- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.
- No bonfires and burning of waste materials will be permitted.

Vehicle emissions will be minimised by adhering to the following:

- All Non-Road Mobile Machinery (NRMM) will comply with IAQM guidance. Where not possible machinery will be fitted with particle traps and / or catalytic exhaust treatment.
- All NRMM will be serviced regularly and records kept of maintenance and details of all NRMM and emissions levels.
- Deliveries are to be coordinated and consolidated to reduce number of trips to site and waiting time
- Engines will be switched off when not in used and not left to idle
- No parking provision will be made onsite or surrounding roads for personnel involved in the development, use of public transport will be encouraged

Regular inspections will be carried out to ensure that Best Practicable Means (BPM) is being employed and any significant dust incidents recorded with actions taken.

A Boundary guardian system to be installed in agreed locations to provide live noise and dust readings to ensure we comply with section 61. Site will receive real time text and emails should the noise or dust reach the predetermined and agreed trigger levels. This will stay in place until new external envelope is complete. See details and plan below.

BOUNDARY Guardian



BOUNDARY Guardian is a system for monitoring noise and dust levels helping contractors in assuring that they comply with Section 61 restrictions by providing real time information and email or text alerts should limits be exceeded so that prompt action can be taken.

The system collects noise and dust data from appropriate positions on site and uploads them via the mobile network to a web based display with access restricted to the user.

BOUNDARY Guardian is fully automated and presents real time information in a simple format either on screen or through reports avoiding the need for time consuming daily site surveys or expensive consultancy fees.

The system is simple to install requiring only fixing points and a power supply from the client, our technicians will attend site pre installation to agree suitable positions for the units and then install the pre configured units.

BOUNDARY Guardian provides a hassle free monitoring system to ensure compliance with regulations backed with data to protect the user should an issue be reported by neighbours during operations.

Suitable for:

- Demolitions
- Waste transfer stations
- Construction sites
- Boundaries (fence-line) at manufacturing sites
- Roadside/traffic monitoring
- General compliance monitoring
- Section 61 compliance
- PPG24 compliance

Technical Specifications

Noise	
Accuracy:	Class 1 to IEC61672-1
Parameters:	LAeq, LAmax, LA10%, LA90%
Measurement range:	20-140dB RMS
Total noise floor:	19dB(A) Class 1
Calibration:	Via provided acoustic CEL-120/1 calibrator (supplied)

Particulate	
Sensitivity:	1ug/m3
Zero stability:	+/-2ug/m3
Size fractions:	TSP, PM10 or PM2.5 selectable via PUF filters
Inlet:	Heated to prevent moisture affecting measurements
Calibration:	Insert provided for onsite calibration

Wind Speed and Direction Sensor	
Wind speed:	0-60m/s
Accuracy:	+/-2%
Resolution:	0.01m/s
Threshold:	0.01m/s
Wind direction:	0-359° (No Deadband)
Accuracy:	+/-3%
Resolution:	10C

General	
Protection class:	IP65
Operating temp:	-10 to +40C
Operating humidity:	<5% to 100%
Logger:	Inbuilt logger data transmission via GPRS
Power:	220-240VAC or 110V
Mounting:	Wall or pole mounted (50mm pole)*

* Must be specified at time of order

c. Waste Management

A pre-commencement waste quantity audit will be produced prior to construction works commencing on site. The main waste streams, nearest waste management facilities and re-use and recycle opportunities will be recorded and incorporated into the waste management process.

Construction and demolition waste will be segregated onsite where possible and stored in a designated area before collection and disposal by a licenced contractor to an appropriately licenced waste destination in accordance with the Duty of Care and all other relevant environmental legislation. If segregation onsite isn't possible the waste will be taken offsite for segregation by a specialist contractor.

Cardboard, Plastic and Canteen Waste will be sent off site using a compactor to reduce the number of waste vehicles transiting to and from site.

All waste sent offsite will be recorded, with quantities of which is reused, recycled, recovered or landfilled reported. Opportunities for designing out waste, using materials with a recycled content and re-use and recycling will be considered with the design team.

Licenced contractors will remove any hazardous waste arising in accordance with applicable environmental and health and safety regulations and a consignment note obtained. If contaminated materials are found during piling and excavation works, they will be stored, tested and disposed of in accordance with relevant best practise guidance and legislation.

A Site Waste Management Plan (SWMP) will be developed for the project to identify methods of waste minimisation, management and recycling as well as methods of recording and reporting. All waste transfer notes, consignment notes and waste contractor licences will be retained onsite, waste transfer notes for two years and all hazardous waste consignment notes for three years.

Containers and skips will be covered with sheeting during transit to prevent waste escaping onto the public highways when leaving site.

d. Water Resources

Water consumption shall be minimised as far as possible during the works through monitoring, recording and reporting. The possibility of using grey water sources will be explored where practicable. Construction phase operations will be carried out in accordance with guidance contained within the Environment Agency Pollution Prevention Guidelines.

Nothing except clean uncontaminated rainwater will be allowed to enter foul or surface water drains without gaining appropriate consents. All site discharges will be done in compliance with the relevant consent, with regular monitoring and testing conducted as specified by the conditions of consent. Settlement tanks will be utilised where necessary for any dewatering operations. Non-compliant discharges will be stopped immediately and controls or alternative disposal sought until the discharge becomes compliant again.

Surface and groundwater will be managed using best practice to avoid risk of pollution during the development.

- Fuel, oil and chemicals will be stored in compliance with Oil Storage Regulations and away from drains and watercourses.
- Plant and vehicles will be maintained in good working order to prevent leaks
- Drip trays and plant nappies will be used under static plant and at refuelling locations

- Emergency response procedures would be established to deal with instances of leakages or spillages of potentially contaminating substances
- Emergency spill kits will be located in strategic locations and personnel trained in their effective use.

Water shall be prevented from entering excavations via rain/runoff where possible and a sump area in excavations may be utilised. If dewatering is required, a period for settlement will allow silt content to be minimised or a settlement tank and water sample analysis method may be required to comply with the conditions of a discharge permit.

The Environment Agency would be consulted prior to any temporary works that may interfere with the bed, banks or floodplains of any watercourse.

e. Urban ecology

Disturbance to protected species and areas of conservation will be minimised and HG Construction will comply with all relevant statutory requirements.

HG Construction will work with contractors and others on the site to ensure compliance with the relevant statutory provisions in respect of the protection of areas of nature conservation interest, protected species and priority species named on UK or Haringey's Biodiversity Action Plans.

Any disturbance to such areas and such species must be controlled and limit as far as reasonably practicable. All relevant licences and consents will be obtained prior to commencing works and if any protected species are discovered, works will stop immediately and the client informed.

All buildings, trees and shrubs will be inspected for any invasive or protected species such as nesting birds prior to any works that commencing. Regular monitoring will be undertaken during the development to ensure impacts on ecology are minimised and operatives involved with work activities with potential to have significant ecological impacts will be provided with work briefings and Toolbox talks.

HG Construction shall ensure that the risk of infestation by pests or vermin is minimised. Adequate arrangements for disposing of food waste or other material attractive to pests must be implemented. If infestation occurs the nominated representative must ensure that such action to deal with it as required by the Council's Environmental Health Officer is taken.

f. Lighting

Site lighting will enable safe and efficient working conditions whilst also preventing light spillage into neighbouring properties to avoid nuisance or effects on amenity.

Lights will be positioned to face away from the boundaries to prevent nuisance to surrounding occupants. Where this is not possible due to physical or safety restraints then local screening shall be provided.

Lighting other than security lighting, which must remain on at all times, will be turned off at the end of the working day.

g. Emergency Procedures

The Project Environmental Incident Response Procedure will establish the emergency procedure, outline the control for any incidents and ensure that the works comply with all applicable legislation, Code of Practice and Client requirements.

If an environmental incident occurs on the project, all work will stop and emergency response procedures will be initiated.

Any sensitive areas such as drains or waterways will be protected and any health and safety controls such as fire risk or helping any injured personnel will be dealt with first. Next the incident shall be contained, for example using a spill kit to contain a chemical spill, and then the source of the incident rectified.

All environmental incidents and near misses will be recorded and reported to the environmental health, safety & environmental manager.

6. Community Relations

The project will be registered with the Considerate Constructors Scheme (CCS) and will be monitored against a Code of Considerate Practice. The Code is designed to encourage best practice beyond statutory requirements and is concerned with impacts on the general public, the workforce and the environment. The project will follow best practice guidance and Haringey's Council's Construction Code of Practice.

Where appropriate a Project Community Liaison Plan would be established to provide a framework for managing communications with local residents and interested parties. Prior to any works starting, we will inform occupiers of all properties which may be affected by noise, dust or vibration arising from construction works or any planned diversions or footpath closures of the nature of the works, proposed hours of work and their expected duration. Regular community newsletters will be issued and meetings will be held with any concerned stakeholders as required, such as holding resident groups and meetings.

The behaviour and language of all o n site shall reflect the sensitivity of the site and show respect and consideration for all our site neighbours. Disciplinary action will be taken against anyone found to be behaving inappropriately.

Barriers / Hoarding to reduce any negative visual impact of the site for the site neighbours will be suitably placed along the site perimeter. Screening will be regularly inspected for damage and maintained in good order. Lighting will enable efficient and safe working conditions but also prevent/ minimise light spillage into neighbouring buildings.

The Project Manager will establish and coordinate recommendations & complaints procedures with the client and associated development phases. HG Construction will contribute to community consultations and forums as required by the client.

When an environmental complaint is received relating to the project, the project Environmental Coordinator will investigate and work closely with the relevant project team members to ensure appropriate action is carried out and is resolved. Complaints as well as noise, vibration and dust monitoring exceedances above the action levels will be dealt with as soon as practically possible and the Council shall be notified within 48 hours via email. All complaints, enquiries, compliments and responses are logged and recorded on a complaints register.

Where trigger levels are exceeded or a complaint is fielded via the project helpline, Council or directly to HG Construction a brief response will be forwarded to the parties listed on the email communication as to the likely cause of the complaint or alert. This response will contain the time and date of the event or issue, the nature (noise or vibration), as well as the possible cause including photos where appropriate. The Project Manager will ensure monitoring data is analysed, site activities at the time are investigated, and where it is deemed the exceedance / complaint is a result of site activities, the activity is ceased or corrective measures put in place.

On the same or following day of the initial notification, HG Construction's project manager will communicate a more detailed report if this is deemed necessary, and also detail the results of further investigation, along with the corrective actions taken where applicable.

Site signage around site and on the project's hoarding will display the 24 hour contact details for the project, as well as the site working hours along with any pertinent news and progress updates. Newsletter will be circulated monthly to local residents and business keeping them abreast of short to medium term activity.

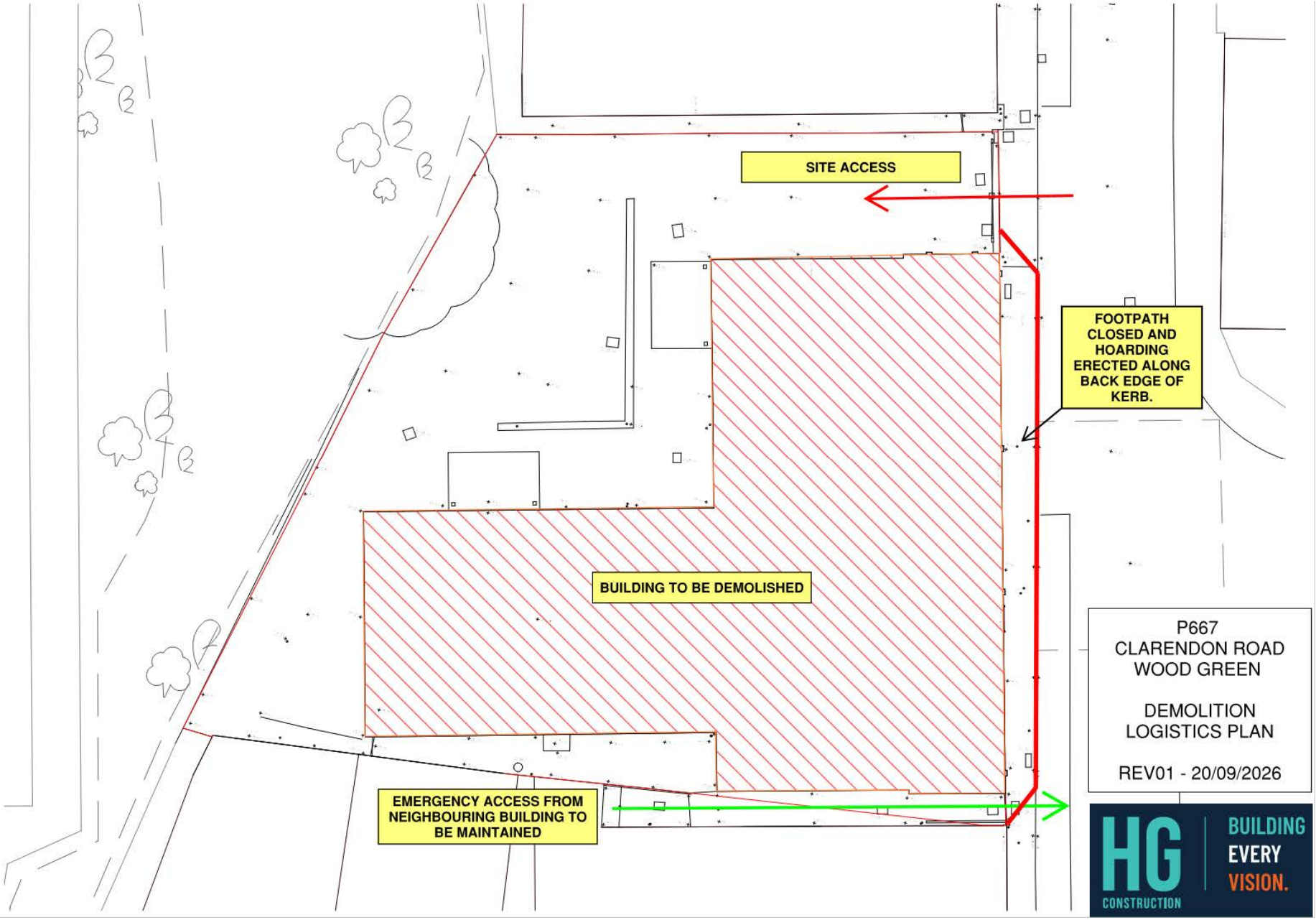
a. Liaison with Other Sites

There is a lot of other construction ongoing currently in the local area so construction activities taking place around and adjacent to the project will be monitored and coordination meetings will be held where possible prior to works commencing to determine any cumulative impacts and reduce as far as reasonably practicable. Early liaison with the highway and traffic authorities will ensure impact on congestion to the local area will be minimised.

Appendix 1 – Site Waste Management Plan

To be completed once project is Live.

APPENDIX 2 – DEMOLITION LOGISTICS PLANS


SITE ACCESS
FOOTPATH CLOSED AND HOARDING ERECTED ALONG BACK EDGE OF KERB.
BUILDING TO BE DEMOLISHED
EMERGENCY ACCESS FROM NEIGHBOURING BUILDING TO BE MAINTAINED
P667
CLARENDON ROAD
WOOD GREEN
DEMOLITION
LOGISTICS PLAN
REV01 - 20/09/2026
BUILDING
EVERY
VISION.

APPENDIX 3 – DUST & AIR POLLUTION GUIDANCE

EN 06 – Dust & Air Pollution

Objective/Scope

Provide general guidance on dusts, air emissions and odours.

Guidance

Dust is considered to be any airborne particulate matter up to 75µm in diameter. In addition to causing a nuisance to neighbouring properties and vehicles, dust may lead to several health issues including eye, nose and throat irritation as well as exposure to respirable dust exacerbating asthma.

Dust may also cause adverse ecological impacts to both aquatic and non-aquatic plants and animals. Emissions from plant and generators may cause air pollution and odours.

Smaller particles of dust may be inhaled leading to respiratory problems and long-term cardiovascular health issues. Odours associated with waste organic material and sewage can also cause nuisance.

Common sources of dust, emissions and odours are:

- **Unpaved haul roads**
- **Mud on public roads**
- **Tipping**
- **Uncovered vehicle movements**
- **Material stockpiles**
- **Cutting, grinding & drilling operations**
- **Shot-blasting**
- **Earthworks.**

Environmental / Business Impacts

- **Enforcement action from the Relevant Local Authority**
- **Health effects on both workers & public.**
- **Annoyance to neighbours & possible damage to property & vehicles**
- **Damage to crops.**
- **Damage to wildlife.**
- **Impacts on plant & equipment.**
- **Programme alterations.**
- **Adverse impact on public relations, image & reputation.**

Controls & Mitigating Actions

Dusts

1. **Identify sensitive receptors and any activities likely to give rise to dust, odours or emissions affecting residential / surrounding land uses, schools, wildlife, statutory designations and watercourses.**
2. **Locate plant where it will cause least disturbance to neighbours, within enclosed or screened areas if possible. Use dust extraction or collection equipment where fitted.**

3. **Consider stockpile locations in order to reduce the potential for dust production.**
4. **Adopt good working practice to avoid or reduce problems – e.g. use enclosed elephant chutes, re-vegetate or seal earthworks, sweep access roads, cover vehicle loads with tarpaulins, etc.**
5. **Since it is difficult to suppress dust once it is airborne, try to stop dust being generated in the first place – damp down unpaved areas subject to traffic or wind, sand, spoil and aggregate stocks, etc.**
6. **Consider the use of additives in spraying water for some applications to increase the effectiveness of spraying.**
7. **Ensure vehicles transporting dusty materials are sheeted.**
8. **Consider screening dust-generating activities if dust production cannot be prevented.**
9. **Monitor weather forecasts & conditions & take adequate measures when high winds expected.**

AIR EMISSIONS & ODOURS

1. **Consult with / inform local residents of any works likely to cause short-term problems with odours so that the likelihood of receiving complaints is reduced.**
2. **Keep vehicle & plant well maintained (compliance with emissions standards): report defects & faults.**
3. **Shut off / down when not in use.**
4. **Control deliveries to site & turn engines off when not in use.**
5. **Keep refuelling areas & toilet facilities away from the public; keep site secure from vandals / intruders.**
6. **DO NOT BURN WASTES ON SITE**
7. **Use covered containers for organic waste & remove frequently (before it decomposes)**
8. **Store fuels, solvents & chemicals in safe manner**
9. **Take account of prevailing wind direction & strengths when planning activities likely to emit odours . e.g. work on sewers, dewatering sediments, etc.**

GREENHOUSE GASES

1. **Ensure all boilers & other equipment that generates emissions are regularly serviced & maintained. Switch off electrical equipment when not in use.**
2. **Ensure fire precautions are properly designed to prevent fires &/or mitigate their effects.**
3. **Send less active wastes to landfill.**

OZONE DEPLETING SUBSTANCES

1. **Check all air conditioning units are working efficiently.**
2. **Check the refrigerant gas used within air conditioning units. If phased out gasses are still in use, upgrade units.**
3. **Check all fridges contain refrigerant gasses that have not been phased out, replacing equipment where necessary.**

Dust Management Checklist		Y	N	N/A
1	To minimise the potential for dust generation and loss of material, are stockpiles located out of the wind or covered?			
2	Are the heights of stockpiles monitored (keep to the minimum height & use gentle slopes)?			
3	Are the storage times for materials on site kept to a minimum?			
4	Are materials stored away from site boundaries & downwind of sensitive areas?			
5	Are all dust-generating materials transported to and from site covered by a tarpaulin?			
6	Are areas with potential to generate dust clouds damped down?			
7	Are abrasive cutting & grinding operations kept to a minimum?			
8	Are dust extractors fitted on cutters & saws or a wet cutting techniques employed?			
9	Is crushing plant located away from sensitive areas?			
10	Are enclosed demolition chutes used for dropping rubble to ground level?			
11	Are wheel washing facilities available?			