

**11 VIEW ROAD, HIGHGATE,
LONDON, N6 4DJ**

**DEMOLITION
MANAGEMENT PLAN**

DATE: 08TH FEBRUARY 2024

REVISION NO: 1

CONTENTS

1. INTRODUCTION	4
2. PROJECT DETAILS	5
2.1 LOCATION AND DESCRIPTION OF PROJECT	5
2.2 SCOPE OF WORK	5
2.3 DEMOLITION PROGRAMME.....	6
2.4 PRE-CONSTRUCTION INFORMATION	6
2.5 COMMUNITY LIAISON	6
3. DEMOLITION METHODOLOGY	7
3.1 R&D SURVEY THROUGHOUT THE BUILDING.....	7
3.2 INVESTIGATION WORKS AS NECESSARY	7
3.3 ASBESTOS REMOVAL (IF APPLICABLE)	7
3.4 SITE SET UP AND WELFARE FACILITIES.....	7
3.5 SOFT STRIP	7
3.6 STRUCTURAL DEMOLITION (WORKING TOP DOWN) OF SUPERSTRUCTURE	7
3.7 REMOVAL OF GROUND FLOOR SLAB AND FOUNDATIONS.....	8
3.8 REDUCE LEVEL DIG	8
3.9 LEAVE SITE CLEAN AND TIDY FOR CONSTRUCTION OF NEW HOUSE	8
4. NOISE, DUST & VIBRATION	9
4.1 NOISE	9
4.2 DUST.....	9
4.3 VIBRATION	9
5. WASTE MANAGEMENT STRATEGY.....	10

Document Register				
Revision No.	Comments	Revised/Created By.	Approved	Date
1		Ben Cliffe		

1. INTRODUCTION

This Demolition Management Plan has been prepared specifically for the demolition phase at 11 View Road and is to be implemented in accordance with the CDM Regulation 2015.

The purpose of this Demolition Management Plan is to help the chosen main contractor to minimise the impact of the demolition phase on and off site with particular emphasis on the impacts to the wider environment.

For details on the full construction period, vehicular movements (including proposed parking suspensions) and welfare facilities, please refer to the Construction Logistics Management Plan.

2. PROJECT DETAILS

2.1 LOCATION AND DESCRIPTION OF PROJECT

The existing site is located at 11 and 11a View Road in Highgate, London, N6 4DJ. The existing house is a detached house set back approximately 15m from View Road. The existing house is set over 3 floors with a large garden at the rear and two entrances at the front leading to a large driveway.

The works involve the demolition of the existing detached property including all foundations.

The site is located within a residential area and falls within the Haringey Local Authority, it has good transport links and is located off Denewood Road and North Hill Road.

A location plan of the existing site can be seen in the figure below.



Figure 1 – Location of Project

2.2 SCOPE OF WORK

The scope of works is listed below; each item will be referred to in the methodology section below.

- R&D Survey throughout the building.
- Investigation works as necessary.
- Asbestos removal (if applicable).
- Site Set Up and Welfare Facilities.
- Soft Strip.
- Structural demolition (working top down) of superstructure.
- Removal of ground floor slab and foundations.
- Reduce level dig.
- Leave site clean and tidy for construction of new house.

Should the scope of work change or the sequence of works be altered this document will be updated accordingly.

2.3 DEMOLITION PROGRAMME

It is anticipated the demolition period will be between 15-20 weeks. The following table should be filled in once dates are confirmed.

Contract Period	<i>TBC</i>
Site Start Date	<i>TBC</i>
Planned Contract Completion	<i>TBC</i>
F10 Date Submission	<i>TBC</i>

The normal hours of work are as per the Harringay Local Authority stipulated hours:

Monday to Friday	08:00-18:00
Saturday	08:00-13:00
Sunday and Bank Holidays	No Working Permitted

2.4 PRE-CONSTRUCTION INFORMATION

A full list of pre-construction information shall be provided to the contractor prior to starting works on site.

2.5 COMMUNITY LIAISON

Prior to starting the demolition phase the main contractor should take all reasonable steps to ensure neighbouring properties and the community in general are aware of the works that are proposed to take place; specifically in relation to the impact of the demolition phase.

This should be in the form of formal letters and consultation via face-to-face introductions. Any responses or actions taken as a result of this consultation process shall be implemented in this document and other documents as necessary.

Liaison with the local community shall be maintained for the full duration of the demolition phase. The main contractor shall ensure that any queries or issues raised by the local community are dealt with in a timely manner.

3. DEMOLITION METHODOLOGY

3.1 R&D SURVEY THROUGHOUT THE BUILDING

The existing house will require a full refurbishment and demolition survey to identify all Asbestos Containing Materials before any soft strip and demolition works take place.

3.2 INVESTIGATION WORKS AS NECESSARY

Prior to starting any demolition works to the existing house some investigation works may be necessary and these will be stipulated by the design team and chosen contractor.

3.3 ASBESTOS REMOVAL (IF APPLICABLE)

Any asbestos found in the R&D survey shall be removed prior to commencing any soft strip works.

3.4 SITE SET UP AND WELFARE FACILITIES

Once all surveys have been completed the site will be set up with hoarding to the front of the site and signage as necessary at the front. Welfare facilities will more than likely be positioned at the rear of the site to ensure vehicular access to the driveway is maintained throughout the demolition period.

All existing services will be isolated at this point, with temporary water and electric supplies provided for the demolition phase.

3.5 SOFT STRIP

The existing house will be stripped internally including the roof tiles. All of these materials will be segregated and disposed of via grab lorries. All materials will be stored and covered before disposal.

3.6 STRUCTURAL DEMOLITION (WORKING TOP DOWN) OF SUPERSTRUCTURE

The existing property will be demolished top down starting with the roof structure. All arisings will be stored, covered and segregated prior to being disposed of via grab lorries.

3.7 REMOVAL OF GROUND FLOOR SLAB AND FOUNDATIONS

All of the existing slabs and foundations (including hard landscaping) will be broken out and crushed. Any arisings not used on site will be disposed of via grab lorries.

3.8 REDUCE LEVEL DIG

Based on the new design the levels will be dropped to cater for the new house. All materials will be disposed of via grab lorries as necessary.

3.9 LEAVE SITE CLEAN AND TIDY FOR CONSTRUCTION OF NEW HOUSE

Prior to the completion of the demolition phase the site will be left in a clean and tidy state including all housekeeping undertaken on the driveway area. It should be noted that during the demolition phase a cleaning regime will be strictly followed and any wheel washing will take place to minimise debris going onto the local road network.

4. NOISE, DUST & VIBRATION

The control of noise, vibration and dust both within and external to site boundary form an important part of the demolition phase. The contractor will be required to comply with the following regulations:

- Health and Safety at Work Act 1974
- Control of Noise at Work Regulations 2005
- Control of Pollution Act 1974 and Environmental Protection Act 1990
- Environment Act 1995 and the UK Air Quality Strategy 2000
- Environment Protection Act 1990
- Clean Air Act 1993
- COSHH Regulations 1994

4.1 NOISE

Noise will be monitored throughout the demolition phase to monitor plant and equipment outputs. The selection of plant and equipment will be chosen considering these outputs and the close proximity of the neighbouring properties. Noise attenuation will be used where necessary.

All plant and equipment is to be switched off when not in use.

4.2 DUST

The main contractor will be responsible for ensuring any dust from the demolition phase is controlled and within the acceptable limits.

Dust shall be suppressed through watering down and covering throughout the demolition phase. Dust monitors may be used as necessary.

4.3 VIBRATION

The main contractor will be responsible for monitoring vibration during the demolition phase. Vibration will generally be present when using the plant and equipment to undertake the demolition activities. The contractor shall identify vibration levels and ensure mitigation is put in place to minimise the impact to both workers and the surrounding environment, such as dampeners controlling the vibration at source, PPE and working times.

5. WASTE MANAGEMENT STRATEGY

The minimisation and management of waste will form part of the demolition methodology and also the management of works on site.

The main contractor will have the responsibility to ensure that all waste is dealt with in accordance with the waste hierarchy listed below; where appropriate:

- Eliminate – avoid producing waste where possible.
- Reduce – minimise the amount of waste produced where possible.
- Re-use – minimise waste and re-use where possible.
- Recycle – recycle waste materials where possible.
- Disposal – disposal of waste in a responsible manner.

The main contractor shall continue to monitor the waste management strategy throughout the demolition phase.

Waste will generally be segregated on site and disposed of via skips and grab lorries. Waste transfer notes will be kept and recorded throughout the demolition period.