



DEMOLITION AND CONSTRUCTION MANAGEMENT PLAN

for

Proposed 3No new dwellings,

at

**Brook Hall Farm Buildings
Church Lane
Crowfield
IP6 9TG**



RICS

14 Cornard Road
Sudbury
Suffolk
CO10 2XA

1.0 Scope of Works

- 1.1 The scheme involves the demolition of the existing 3 barns on site and erection of 3no new detached dwellings and garages.

2.0 Enabling Works/Formation of Site Perimeter

- 2.1 At commencement, the perimeter of site will be established and securely protected with good quality Heras security fencing to the whole perimeter of the site with all necessary signage in accordance with Health & Safety Executive requirements.

3.0 Site Parking and Storage of Plant & Materials

- 3.1 There is limited space for parking of contractor's vehicles on site. Accordingly, vehicle sharing will be encouraged.
- 3.2 All materials and plant will be stored within a designated storage area to the rear garden of Plots 2 & 3 with delayed construction of garages serving those plots to maintain access as long as possible. Where required, materials will be stored in secure, dry areas.
- 3.3 The material compound/work area will be enclosed with secure Heras fencing.

4.0 Management of Vehicle Access, Egress, Deliveries and Loading/Unloading of Plant Material

- 4.1 Access to the site will be from the existing private road off Church Road. This must be kept clear and unobstructed for use of existing adjoining properties.
- 4.2 All deliveries and removals will be from the existing driveway and will be programmed to occur outside peak times, 10.00-16.00, and suppliers will be informed accordingly.
- 4.3 The narrow width of existing access and its location may limit the size of vehicles able to access and deliver to the site and suppliers will be informed accordingly.
- 4.4 This access route must be kept clear at all times and any damage made good.
- 4.5 There must be no waiting or parking of construction lorries on the public highway
- 4.6 Delivery/tipper waggons will be accompanied onto and from the site by a banksman who will be advised of the waggons at all times. General deliveries will be by smaller waggons and the contractor will make purchasers aware of site restrictions when arranging deliveries.
- 4.7 Delivery traffic routes to be the responsibility of the supply company but planned to use major roads avoiding residential areas and respecting weight limits where applied.

- 4.8 Upon leaving site vehicles will be inspected and all wheels will be inspected, and jet washed as required.
- 4.9 The contractor will manage the risk of any road contamination by regular monitoring. Should the road become contaminated with any debris this will be removed by spade or jet washed.
- 4.10 Arrangements will be made for a mechanical road sweeper to attend site within 3 hours, if required.
- 4.11 Prior to leaving site vehicles will be inspected and wheels washed on a designated hardstanding to avoid debris and contamination of road surfaces outside the site.
- 4.12 All freight operators and hauliers must be FORS and CLOCS accredited.

5.0 Site Management and Welfare Facilities

- 5.1 Suitable site staff welfare facilities will be provided and maintained. To include WC, with water supply and eye wash facilities.
- 5.2 The appointed site agents details will be displayed on the project site board.

6.0 Management of Dirt and Dust

- 6.1 If dust emissions are generated in dry periods, the contractor will use water spray to wet the material and suppress the dust.
- 6.2 The site manager will take account of weather conditions and prevailing wind direction when organising operations to prevent and minimise dust emissions to neighbouring properties.
- 6.3 All site staff will be trained and be aware of the dust management strategy.
- 6.4 The access road is to be maintained in good, clean condition and free of debris and contamination.
- 6.5 In the event of any complaint from neighbouring properties in respect of dust their concerns will be considered, and action taken to prevent further occurrence.
- 6.6 All site staff will have appropriate personal protective equipment to protect them from the effects of dust.

7.0 Excavation & Ground Works

- 7.1 Location of underground services:
 - Prior to commencing excavations, the site area and driveway will be checked for the presence of existing services.
 - Service plans obtained from utility providers will be used to check the site area using a suitable scanning/locating device.

- Once identified service routes will be clearly marked. If markings are lost during the work in operation the exercise will be repeated to ensure service routes remain clearly marked as required for the duration of the work.
- Works will be undertaken in accordance with the HSE Guidance Document – ‘Avoiding Danger from Underground Services’.

7.2 Excavation:

- Trenches with a depth exceeding 1m will either be battened back or suitably shored and shoring maintained.
- Trenches will be inspected regularly, and excess ground water pumped out regularly during inclement weather.
- Vehicle plant will be kept a safe working distance from the trenches to prevent potential partial collapse.
- No site staff will work below an excavator.

8.0 Protection of Existing Adjacent Buildings

8.1 Ensure adequate protection measures to adjoining properties in accordance with the Construction Phase Health & Safety Plan.

9.0 Recycling/Disposing of Waste Resulting from Construction Work

9.1 The site contains existing modern purpose build agricultural buildings to be demolished. It is possible earlier agricultural buildings were demolished and material and/or fill may be encountered during excavation. In respect of the construction work the following measures have been identified to minimise the quantity of waste produced during the project:

- The experienced site manager will be responsible for identifying and segregating waste on site.
- All waste resulting from the works will be segregated on site.
- Resultant hardcore will be reused where possible in the substructure.
- Reusable materials will be identified on site and removed for storage and resale.
- Recyclable materials will be removed from site for processing and license facilities.

10.0 Noise Control

10.1 Whilst working on site the contract will adhere to the recommendations of BS5228-1 Clause 9.3 to minimise noise levels during the execution of the works.

10.2 The project is a relatively small housing scheme with no notable works which would cause significant noise pollution. The close proximity of residential properties has been noted and there will therefore be no operations outside normal working hours.

8.00am – 6.00pm Monday – Friday

8.00am – 1.00pm Saturdays

No working Sundays or Bank Holidays

- 10.3 There will be no deliveries to site outside the stated working hours.

11.0 Air Pollution Mitigation

- 11.1 No burning of waste materials will be allowed on site.
- 11.2 Where possible use hybrid of low sulphur fuelled site plant.
- 11.3 Use water sprays or sprinklers to suppress dust arising.
- 11.4 Where possible and practical use ‘on-tool’ dust extraction.
- 11.5 Source locally produced materials where possible to minimise transport distances.
- 11.6 All operatives to wear appropriate Personal Protective Equipment including appropriate respiratory protective equipment depending on task.

12.0 Demolition Works

- 12.1 Prior to commencement of any construction works the appointed CDM consultant will prepare Construction Phase Management Plan which will include demolition works.
- 12.2 All work to be carried out in accordance with BS 6187:2011 - Code of practice for full and partial demolition.
- 12.3 Prior to commencement of any works inform and liaise with existing residents and adjoining property owners.
- 12.4 Prior to commencement an Asbestos Refurbishment and Demolition Survey is to be carried out by an appropriately qualified person and all recommendations followed.
- 12.5 All required statutory notices will be served.
- 12.6 All buildings will be demolished using traditional ‘dismantling techniques’, deconstructing from top down.