

BUILDING CONTRACTORS
CONSTRUCT | RENOVATE | MAINTAIN

Construction Management Plan – Badan Lodge, Cuilfail, Lewes, BN7 2BE

1. Planning reference number of the development **SDNP/23/05184/FUL**

1.2 Development site address **Badan Lodge, Cuilfail, Lewes, East Sussex, BN7 2BE**

1.2.1 The address including postcode of the development site, accompanied with a location plan. **Badan Lodge, Cuilfail, Lewes, East Sussex, BN7 2BE (Plan included: Site plan Baden Lodge 1)**

1.3.1 Description of proposed demolition and/or construction and details of the potential issues and site constraints (e.g. narrow streets, site access, tree preservation orders (TPOs), nearby watercourses, existing utility services, etc.).

Demolition of existing dwelling and construction of new 2 storey dwelling and landscaping.

Access to site is via Cuilfail which is narrow and steep and has a sharp left turn at the top of the road to the site. Smaller vehicles will be used to access the site, a turning area is located to the left of the property.

A TPO schedule has been provided (included: RCo462-01 Baden Lodge Tree Schedule & RCo462 Baden Lodge Tree Protection) and will be adhered to, however it has been agreed that a row of bushes that line the driveway will be dug up and relocated in the garden to allow easier access to the site.

SGN and UK Power Networks will be instructed to disconnect the services and make safe before demolition begins. A temporary electrical supply will be installed.

No known water courses and no risk to site flooding during construction.

2.0 Site management

2.1 Site personnel

2.1.1 Prior to commencement of development, please provide contact details of the person(s) on site with an overall responsibility for compliance with the CEMP.

Company Director, **Mare Cable**



www.mbcableltd.co.uk

2 Upper Stalls, Iford
East Sussex, BN7 3EJ

2.2 Development site layout and welfare arrangements

2.2.1 Please provide a site layout plan for the development site including locations of the site welfare unit, material storage areas, waste storage areas, staff parking, vehicle access points, wheel wash locations, delivery loading/unloading areas, and details of any site hoardings or acoustic screening to be erected. Included: site plan showing MB Cable site set up

2.2.2 Please provide details of the measures to ensure the segregation of pedestrians, cyclists and development traffic (where Public Rights of Way are likely to be affected) N/A

2.3 Managing materials, site storage, and good housekeeping

2.3.1 Details of the housekeeping arrangements for the development site to ensure that stored materials, arisings, and equipment do not cause a nuisance to nearby residents and occupiers of other adjacent premises. A skip will be on site for waste materials, these will be covered to stop waste spillage. Materials will be stored correctly within the site compound.

2.3.2 Details of the measures to be taken to ensure that materials stored on the site such as soil and sand, including any contaminated waste are adequately secured to prevent unnecessary and unsightly dispersal around the site and public areas. All loose aggregates will be delivered in contractor bags to avoid spillage

2.3.3 There will be under no circumstances any burning of materials on site

3.0 Community liaison and communication, including complaints procedure

A display board shall be prominent and shall detail the nature of the works being undertaken, a contact name and telephone number (including a telephone number to be used outside normal working hours)

- A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.

4.0 Implementation, monitoring, and corrective action

A responsible person shall undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

5.0 Site operations

The working hours for the development site (including any demolition and construction activity) and deliveries including the transport of materials, plant, and equipment to the development site shall only take place during the following hours;

- 08:00 to 18:00 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No working on Sundays or Public Holidays



These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the LPA.

These hours may be amended by the LPA where local circumstances demand as necessary. Any deliveries outside the above hours cannot be undertaken without prior written approval of the LPA. If a school is located in the vicinity of the development site or on the proposed access and/or egress routes, deliveries shall be restricted to between 9:30 and 15:00 on Monday to Friday during term time. Deliveries will also be scheduled to avoid peak travel times.

5.1 Noise and vibration

- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
- All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available AND/OR in compliance with health & safety requirements) and shall be maintained in good and efficient working order.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
- The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
- No stereos or similar amplified devices shall be audible beyond the site boundary.

5.3.1 Details of site specific noise and vibration mitigation measures. Please see included noise risk assessment



5.4 Dust

- All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
- Any equipment used to cut paving blocks, kerbs, flagstones etc. shall be operated with a water suppression attachment or a dust filter.
- Engines of plant, machinery, and lorries shall be turned off at all times when not in use.
- Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.
- Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
- Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary.
- Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.
- All vehicles carrying dusty materials shall be securely covered. Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate). A water suppression contingency plan should be included detailing water supply to site and what equipment will be kept available (e.g. number and size of bowsers, sprinklers, mist canons etc.)

5.4.1 Dust risk assessment included

5.4.2 Details of how dirt or dust spread onto the public highway will be prevented and/or cleaned. All dust will be contained within the site and dampened down with water included: Control of dust and fumes

5.3 Air quality

- All Non-Road Mobile Machinery used on site must be compliant with the Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 2018. Where requested by a relevant officer, documentation shall be provided evidencing manufacturers emission limits or that equipment has been appropriately retrofitted in accordance with the regulations.

5.4 Mud

The public highway must be kept in a condition whereby it is mud free. This is applicable to both roads and pavements.

5.5 details of proposed wheel washing facilities and other measures to prevent mud or other materials being deposited onto the highway. Wheel washing will be provided on site



5.6 Artificial lighting

Due to the build starting in April no artificial light will be needed as work be done in daylight hours. Later in the year should temporary lighting be required this will be restricted internally to the new dwelling.

6.0 Waste management

- There shall be no burning of waste at any time.
- M B Cable Ltd shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the LPA on request.
- M B Cable Ltd shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and beyond its boundary.

6.1 Details of measures for waste management at the development site and mitigation measures to protect local amenity. There will be skips on site that will be covered to stop waste spillage. Where waste is carted away, it will be secured and covered to stop any spillage. Included waste management

6.1.2 Details of any hazardous or dangerous materials identified at or likely to be encountered at the development site (e.g. asbestos, contaminated soil) and arrangements for its identification, removal and safe, licensed disposal. Note: Imperative that any mitigation is undertaken in line with associated contaminated land conditioning and timescales. Any asbestos identified onsite will be removed under license & correct paperwork will be filed.

7.0 Environment

7.1 Soil and land management

7.1.1 Details and locations of any planned storage areas for materials (e.g. topsoil, demolition waste, contaminated ground) or construction materials, and how these will be managed.

Demolition waste will be used to build-up the ground level at the front of the property where we will make a hard standing supported by sleepers to become the area where we keep, materials, plant welfare unit and toilet. (please see site plan) All other demolition waste will be carted away from site.

All aggregates will be stored separately and recycled where possible

Hardcore and aggregates with high dust content will be dampened down regularly during storage

A spill kit will be kept on site to prevent any environmental damage

Please see included site plan showing MB Cable site set up



8.0 Vehicles on site

8.1 Details of how parking will be managed on site – On the site plan we have allowed for 3 parking spaces for contractors vans. These will be onsite during working hours, any other vehicles attending site will need to park in the pay and display parking bays on South Street or in the car park on South Street. To minimise the number of deliveries we will aim for full lorry loads, we are using a supplier within 1 mile of the site to minimise impact upon the environment, given their locality we are able to avoid busy periods and peak traffic times.

There is only one access road to the site, all deliveries will be telephoned ahead to site foreman to ensure access to site is not compromised. Included photos of access 1-14 and video of access & Traffic Management risk assessment

9.0 Supporting information Please use this section to provide any supplementary or supporting documents too large to include in the main construction management plan, such as:

- Site Plan Baden Lodge 1
 - RCo462-01 Baden Lodge Tree Schedule
 - RCo462 Baden Lodge Tree Protection
 - Site plan showing MB Cable site set up
- Noise risk assessments
- Control of dust & fumes
- Waste management
- Photos of access to Baden Lodge photos 1-14
- Video of Baden Lodge – Baden Lodge access video
- Traffic Management risk assessment





Control of dust and fumes

1 Harmful dust and fumes sources

Welding and gas cutting of metals can create harmful fumes.

Heating metals such as lead will create harmful fumes.

Cutting, sanding and grinding of some materials will create dangerous dust.

Work with old lead can expose you to harmful lead oxide dust (white, powdery deposits).

Burning off old lead-based paints can also create harmful fumes.

Harmful dust can also be released into the air from stripping out of fibrous insulation (such as asbestos or fibreglass insulation) and other similar works.

2 Risks to your health from breathing in fumes or dust

Inhaling solvent and paint fumes can lead to drowsiness, headaches, nausea, and eventually, unconsciousness. In extreme cases exposure can be fatal.

Asbestos dust can also be fatal. It can cause cancer of the lining of the chest cavity or lungs.

Cutting or sanding hardwood dust can cause cancer of the nasal cavity.

Silica dust from scabbling concrete or cutting it can cause lung disease.

Welding fumes exposure can also be dangerous resulting in 'metal fume fever' which is flu-like in symptom.

Investigations are continuing into possible harmful effects of breathing in dust from synthetic insulation materials such as fibreglass matting so inhalation should be avoided.

There is scientific evidence that exposure to all welding fumes, even mild steel can cause lung and kidney cancer.

3 Precautions

Where it is possible, the job should be planned to eliminate harmful dust and fumes.

If avoidance is not possible, fumes and harmful dust should be controlled so that they are not inhaled.

Some tools and plant are fitted with dust extraction and collection devices – if these are available, use them.

If portable extraction equipment is available ensure you use it.

It may be necessary for you to wear RPE (Respiratory Protective Equipment) to protect yourself from the effects of dust or fumes – make sure you know how to use it properly.

Ensure your respirator has been properly face fitted.

Consider how your work may affect your workmates and the public

Use this document together with Risk Assessments RA144 and RA145, and Toolbox Talks TT85 and TT86 to help reduce the spread of Covid-19.
 Under PPER 2022, if an RA indicates PPE is required this must be supplied to limb (b) workers free of charge as employers do for employees.



Risk Assessment RA72: Noise

Location/Area:	Any
Assessor:	Admin, M B Cable Ltd
Employees at risk:	All personnel.
Other persons at risk:	Other contractors, public.
Key responsible personnel:	Contracts Managers & Supervisors

Activity	Hazard	Risks	Pre Control Risk Ratings			Control Measures	Post Control Risk Ratings			Comments
			1*	2**	1x2		1*	2**	1x2	
Noisy operations	Noise emitted from work activities	Damage to hearing, deafness, tinnitus Other	5	5	25	Noise shall be reduced to lowest level possible. Provide personnel with hearing protectors if they ask for it and their noise exposure is between the lower and upper exposure action values - (see comments column) Provide personnel with hearing protectors and make sure they use them properly when their noise exposure exceeds the upper exposure action values - see comments column Identify hearing protection zones, i.e.	2	5	10	Lower exposure action value is 80dB(A) LEPd). Upper exposure action value is 85dB(A) LEPd). Exposure limit value is 87dB(A) LEPd.

* Exposure Ratings: 1=Highly Unlikely, 2=Unlikely, 3=Possible, 4=Probable, 5=Common, 6=Regular, 7=Continuous

** Severity Ratings: 1=Trivial, 2=Minor, 3=Under '7-day' Injury, 4=Over '7-day' Reportable Injury, 5=Major Injury, 6=Fatality (1 person), 7=Multiple Fatality (2+ persons)

					<p>areas where the use of hearing protection is compulsory, and mark them with signs if possible.</p> <p>Provide personnel with training and information on how to use and care for the hearing protectors.</p> <p>Ensure that the hearing protectors are properly used and maintained.</p> <p>Make sure the protectors give enough protection - aim at least to get below 85 dB at the ear.</p> <p>Target the use of protectors to the noisy tasks and jobs in a working day.</p> <p>Select protectors which are suitable for the working environment - consider how comfortable and hygienic they are</p> <p>Make sure the protectors are compatible when worn with other protective equipment (e.g. hard hats, dust masks and eye protection).</p> <p>Provide a range of protectors so that employees can choose ones which suit them.</p> <p>It is important that employees understand the risks they may be exposed to. Where they are exposed above the lower exposure action values they shall be informed of: the likely noise exposure and the risk to hearing this noise creates; what we are doing to control risks and exposures; where and how people can obtain hearing protection; how to report defects in hearing protection and noise-control equipment; what their duties are under the Noise Regulations 2005; what they should do to minimise the risk, such as the proper way to use hearing protection and other noise-control equipment, how to look after it and store it, and where to use it; our health surveillance systems.</p> <p>Maintenance: To make sure that hearing protection works effectively check that: it remains in good, clean condition;</p>		
--	--	--	--	--	---	--	--

* Exposure Ratings: 1=Highly Unlikely, 2=Unlikely, 3=Possible, 4=Probable, 5=Common, 6=Regular, 7=Continuous

** Severity Ratings: 1=Trivial, 2=Minor, 3=Under '7-day' Injury, 4=Over '7-day' Reportable Injury, 5=Major Injury, 6=Fatality (1 person), 7=Multiple Fatality (2+ persons)

					<p>earmuff seals are undamaged; the tension of the headbands is not reduced; there are no unofficial modifications; earplugs are soft, pliable and clean.</p> <p>Machinery, plant manufacturers and suppliers are required to provide information on noise levels.</p> <p>As a rough guide, there are likely to be noise risks that need managing wherever you have to raise your voice or have difficulty being heard clearly by someone about two metres away (this is one of the "listening checks"). As far as peak noise levels are concerned, the lower exposure action value is likely to be exceeded wherever there are noises due to impacts (such as hammering, drop forging, etc.) or explosive sources such as cartridge-operated tools or detonators.</p> <p>A sound level meter, or a dosimeter (personal sound exposure meter) worn by the employee may be used to measure/monitor noise levels accurately.</p> <p>Providing health surveillance: Health surveillance (hearing checks) will be provided for all employees who are likely to be regularly exposed above the upper exposure action values, or are at risk for any reason, e.g. they already suffer from hearing loss or are particularly sensitive to damage.</p> <p>Refer to CITB Construction Site Safety</p>			

The person signing this assessment must check the information above to ensure it is relevant to this operation on this site. Additionally any additional controls measures deemed necessary must be included.

Target Post-Control Rating=10. Some Pre-Control ratings may be less than 10 but further controls are still to be considered

Signed:

Date:

* Exposure Ratings: 1=Highly Unlikely, 2=Unlikely, 3=Possible, 4=Probable, 5=Common, 6=Regular, 7=Continuous

** Severity Ratings: 1=Trivial, 2=Minor, 3=Under '7-day' Injury, 4=Over '7-day' Reportable Injury, 5=Major Injury, 6=Fatality (1 person), 7=Multiple Fatality (2+ persons)

Use this document together with Risk Assessments RA144 and RA145, and Toolbox Talks TT85 and TT86 to help reduce the spread of Covid-19.

Under PPER 2022, if an RA indicates PPE is required this must be supplied to limb (b) workers free of charge as employers do for employees.



Risk Assessment RA80: Traffic management

Location/Area:	Any
Assessor:	Admin, M B Cable Ltd
Employees at risk:	All personnel.
Other persons at risk:	Other contractors, public.
Key responsible personnel:	Contracts Managers & Supervisors

Activity	Hazard	Risks	Pre Control Risk Ratings			Control Measures	Post Control Risk Ratings			Comments
			1*	2**	1x2		1*	2**	1x2	
Traffic management	Traffic	Injury to site personnel Injury to members of the public Damage to plant, vehicles or property Other	5	6	30	Entrance to site must be clearly visible to drivers on approach. Delivery vehicles must stop at designated point and report to site office for further directions. Site visitors to park at location clearly signed. Site workers to park at designated locations, clearly signed and referred to in Site Induction procedures. Lay out site to avoid reversing manoeuvres.	2	6	12	Refer to HSE guidance HSG144 "The safe use of vehicles on construction sites". Refer to the Traffic Plan.

* Exposure Ratings: 1=Highly Unlikely, 2=Unlikely, 3=Possible, 4=Probable, 5=Common, 6=Regular, 7=Continuous

** Severity Ratings: 1=Trivial, 2=Minor, 3=Under '7-day' Injury, 4=Over '7-day' Reportable Injury, 5=Major Injury, 6=Fatality (1 person), 7=Multiple Fatality (2+ persons)

					<p>Provide separate entrance to and exit from site, preferably 'one way' system where practicable.</p> <p>Large vehicles to have assistance of banksman to assist where space is restricted or visibility limited, particularly when reversing.</p> <p>Plant operators to have maximum all round visibility with clear windows and rear view mirrors or/and CCTV. Reverse warning instruments to be effective and well maintained.</p> <p>Ensure proper maintenance of plant on site i.e. brakes, steering, tyres, mirrors, ROPS, FOPS, etc.</p> <p>Mobile plant and vehicle routes across site to be free of obstruction, unfenced excavations and steep sides. Provide suitable signage and barriers where necessary.</p> <p>Where possible introduce one-way systems, including storage areas, where deliveries are made one way in and another way out to eliminate the need for vehicles to reverse.</p> <p>Where vehicles have to reverse, the movement will be controlled by a properly trained banksman.</p> <p>All plant operators must be fully trained, competent and holders of certificates for the machines they operate i.e. CTA card. They must be subject of strict induction information and other stipulation appropriate to their work.</p> <p>Hazards placed temporarily on approved traffic routes, i.e. ladders, scaffolding, mobile towers etc. to be barriered off to prevent contact by passing vehicles.</p> <p>Pedestrians to be segregated from plant and traffic movement by use of designated areas, protected lanes or corridors.</p> <p>Pedestrians, including drivers exiting</p>			
--	--	--	--	--	---	--	--	--

* Exposure Ratings: 1=Highly Unlikely, 2=Unlikely, 3=Possible, 4=Probable, 5=Common, 6=Regular, 7=Continuous

** Severity Ratings: 1=Trivial, 2=Minor, 3=Under '7-day' Injury, 4=Over '7-day' Reportable Injury, 5=Major Injury, 6=Fatality (1 person), 7=Multiple Fatality (2+ persons)

					30	from vehicles, to wear high visibility clothing. Ensure good lighting at all points of access, particularly in poor weather. Set appropriate speed limits and control measures.			12	
	Pedestrians	-	5	6	30	High-vis clothing must be worn.	2	6	12	-

The person signing this assessment must check the information above to ensure it is relevant to this operation on this site. Additionally any additional controls measures deemed necessary must be included.

Target Post-Control Rating=10. Some Pre-Control ratings may be less than 10 but further controls are still to be considered.

Signed:

Date:

* Exposure Ratings: 1=Highly Unlikely, 2=Unlikely, 3=Possible, 4=Probable, 5=Common, 6=Regular, 7=Continuous

** Severity Ratings: 1=Trivial, 2=Minor, 3=Under '7-day' Injury, 4=Over '7-day' Reportable Injury, 5=Major Injury, 6=Fatality (1 person), 7=Multiple Fatality (2+ persons)



Ramsay & Co
Landscape Architecture

The Studio, 68 Cuckfield Road, Hurstpierpoint, West Sussex BN6 9SB
Tel. 01273 834 198 Email: landscape@ramsayandco.com www.ramsayandco.com

TREE SCHEDULE: Badan Lodge, Cuilfail, Lewes, BN7 2BE

Date: 21st December 2022 / Revision 00

Tree Survey No.	Species	Tree Stem Diameter @1.5m Height	Tree Root Protection Area Radius	Height (approx)		Spread (approx)		Age Class & Years Remaining		Struct. Cond.	Vigour	Notes / Comments	Category	Status	
				Height Overall	Clear Stem Ht.	N	E	S	W						
T 01	Fagus sylvatica (Beech)	975mm Ø [Avg.]	11.70m	Height Overall	14.0m	N	7.5m	Mature	40 + yrs	Good	Good	Large and mature Beech to the garden edge in close proximity to a timber out-building. Some hollowing to lower basal area with large historical limb loss which has only partly occluded [northern aspect], 1 no. main / 1 no. subsidiary stems, some ivy to lower part of tree which limited a full visual inspection.	B	1&2	Retain
						E	7.5m								
					3.0m	S	7.5m								
T 02	Acer pseudoplatanus [Sycamore]	450mm Ø	5.40m	Height Overall	12.0m	N	4.0m	Early Mature	40 + yrs	Good	Good	Single stemmed Sycamore with distinct lean to the south [away from adjacent mature trees] - some ivy to lower part of tree.	B	1	Retain
						E	2.0m								
					3.0m	S	4.0m								
T 03	Fraxinus excelsior (Common Ash)	265mm Ø	3.30m	Height Overall	12.0m	N	3.0m	Early Mature	40 + yrs	Good	Good	Ash tree with a single stem which leans to the south - lump of historical embedded metal, the tree is used as a support for a clothes washing line.	C	1	Retain
						E	5.5m								
					6.0m	S	5.5m								
T 04	Pittosporum sp.	185mm Ø [Avg. / Est.]	2.10m	Height Overall	5.0m	N	1.0m	Early Mature	40 + yrs	Good	Good	Ornamental, evergreen, multi-stemmed large shrub / small tree specimen adjacent to a timber Summer House / Home Office building.	C	1	Retain
						E	1.0m								
					1.0m	S	3.5m								
T 05	Fagus sylvatica (Beech)	705mm Ø [Avg.]	8.40m	Height Overall	14.0m	N	5.0m	Early Mature	40 + yrs	Good	Good	Early mature Beech tree overshadowing T 04 with 3 no. co-dominant stems - two of which are joined with a poor union [included bark]. The tree lies adjacent to a timber Summer House / Home Office building.	B	1	Retain
						E	5.0m								
					4.0m	S	7.50m								
				Clear Stem Ht.		W	7.0m								

Tree Survey No.	Species	Tree Stem Diameter @1.5m Height	Tree Root Protection Area Radius	Height (approx)		Spread (approx)		Age Class & Years Remaining		Struct. Cond.	Vigour	Notes / Comments	Category	Status			
				Height Overall	Clear Stem Ht.	N	E	S	W						Early Mature	40 + yrs	
T 06	Fagus sylvatica (Beech)	470mm Ø [Est. / Avg.]	5.70m	Height Overall	12.0m	N	6.0m	E	6.0m	Early Mature	40 + yrs	Good	Good	Beech within a dense Yew hedgerow [limiting measurement / full visual inspection]. 2 no stems with one slightly more dominant - poor union with some included bark. [Tree not included within measured survey - location to be regarded as indicative.]	B	1	Retain
Clear Stem Ht.	4.0m	S	6.0m	W	6.0m												
H 07	Taxus baccata [Yew]	75mm Ø [Est. / Avg.]	0.90m	Height Overall	2.0m	N	1.0m	E	1.0m	Early Mature	40 + yrs	Good	Good	Dense and well maintained Yew hedgerow to garden boundary edge.	B	1	Retain
Clear Stem Ht.	0.50m	S	1.0m	W	1.0m												
H 08	Ligustrum ovalifolium [Privet]	75mm Ø [Est. / Avg.]	0.90m	Height Overall	3.0m	N	1.0m	E	1.0m	Early Mature	40 + yrs	Good	Good	Dense hedgerow - predominately Privet with some ivy throughout. Offering good screening to neighbouring land.	B	1	Retain
Clear Stem Ht.	0.50m	S	1.0m	W	1.0m												
T 09	Prunus sp. (Cherry)	400mm Ø [Est.]	4.80m	Height Overall	6.0m	N	4.50m	E	4.50m	Early Mature	40 + yrs	Good	Good	Single Stemmed Cherry tree to the boundary - partly within hedgerow [limiting access for measurement / full visual inspection].	B	1	Retain
Clear Stem Ht.	4.0m	S	4.50m	W	4.50m												
T 10	Fagus sylvatica (Beech)	370mm Ø [Est. / Avg.]	4.50m	Height Overall	6.0m	N	3.50m	E	3.50m	Early Mature	40 + yrs	Good	Good	Beech tree within hedgerow - 3 stems from 1.0m height approx with 1 no. subsidiary. Historical pollarding with vigorous regenerative growth.	C	1	Retain
Clear Stem Ht.	2.0m	S	2.0m	W	3.50m												
H 11	× Cuprocypris leylandii [Leyland Cypress]	75mm Ø [Est. / Avg.]	0.90m	Height Overall	2.0m	N	1.0m	E	1.0m	Early Mature	40 + yrs	Good	Good	Dense evergreen hedgerow to open lawn boundary edge.	B	1	Retain
Clear Stem Ht.	0.5m	S	1.0m	W	1.0m												

Tree Survey No.	Species	Tree Stem Diameter @1.5m Height	Tree Root Protection Area Radius	Height (approx)		Spread (approx)		Age Class & Years Remaining		Struct. Cond.	Vigour	Notes / Comments	Category		Status
				Overall	Clear Stem Ht.	N	E	S	W						
SG 12	Mixed Shrubs inc: Calluna sp. Chamaecyparis sp. Lavandula sp. Rosmarinus sp.	75mm Ø [Est. / Avg.]	0.90m	Height Overall	1.0-3.0m	N	7.0m	Semi-Mature	40 + yrs	Good	Good	Ornamental shrub bed adjacent to loose gravel access / drive	C	1	Retain
				Clear Stem Ht.	0.25m	S	7.0m								
H 13	× Cuprocyparis leylandii [Leyland Cypress]	75mm Ø [Est. / Avg.]	0.90m	Height Overall	3.0-4.0m	N	1.0m	Semi Mature	40 + yrs	Good	Good	Dense evergreen hedgerow providing all year round screening to adjacent property.	B	1	Retain
				Clear Stem Ht.	0.25m	S	1.0m								

CASCADE CHART FOR TREE QUALITY ASSESSMENT (BS5837 Trees in relation to design, demolition and construction – Recommendations)		
TREES UNSUITABLE FOR RETENTION		
Category U: Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years		
<p>Trees that have a serious, irremediable structural defect such that early loss is expected due to collapse;</p> <p>Trees that are dead or showing signs of significant, immediate and irreversible decline;</p> <p>Trees infected with pathogens of significance to health and / or safety of other trees nearby;</p> <p>Trees of very low quality suppressing adjacent trees of better quality;</p> <p>Trees that would be unviable after the removal of other, adjacent trees for the reasons above.</p>		
TREES TO BE CONSIDERED FOR RETENTION		
1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values including conservation
Category A: Trees of high quality (with an estimated remaining life expectancy of at least 40 years)		
<p>Trees that are particularly good examples of their species (especially if rare or unusual);</p> <p>Trees which are essential components of groups of trees or formal / semi-formal arboricultural features.</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.</p>	<p>Trees, groups or woodland of significant conservation, historical, commemorative or other value (eg. veteran trees / wood pasture).</p>
Category B: Trees of moderate quality (with an estimated remaining life expectancy of at least 20 years)		
<p>Trees that might be included in the higher category, but because of impaired condition (eg. significant but remediable defects / unsympathetic historical management / storm damage) are downgraded;</p> <p>Trees lacking the special quality to merit Category A designation.</p>	<p>Trees present in numbers (groups or woodlands) such that they attract a higher collective rating than as individuals;</p> <p>Groups of trees whose location mean they make little visual contribution to the wider locality.</p>	<p>Trees with material conservation or other cultural value.</p>
Category C: Trees of low quality (with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm)		
<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify for the higher categories.</p>	<p>Trees present in groups or woodlands without offering significant landscape value;</p> <p>Trees offering low or temporary / transient landscape benefits.</p>	<p>Trees with no material conservation or other cultural value.</p>

Protection and Retention of Existing Vegetation

The Contractor is to exercise extreme care when undertaking operations below the canopy of existing trees / vegetation and within the specified Root Protection Areas designated for protection and at all times avoid damage to the roots, trunk and existing tree architecture.

Any excavations, cultivation and grading below the canopy of existing trees and within the specified Root Protection Areas of the existing trees / vegetation is to be carried out using hand tools only, taking great care not to damage or disturb any existing tree roots.

Tree roots measuring <25mm may be severed using specialist hand tools only and to the absolute minimum extent required - wherever possible tree roots must be left intact. Exposed roots should be immediately wrapped in dry hessian sacking or coconut matting in order to prevent drying and as a temporary measure can be surrounded with a loose granular fill prior to backfilling with the excavated topsoil.

All trees to be retained on site are to be protected with fencing erected around the area of vegetation in accordance with the guidelines as laid out in BS 5837: 2012: 'Trees in Relation to Design, Demolition and Construction - Recommendations' and as shown. The fencing is to be installed and maintained during the entire construction program by the contractor who will be responsible for ensuring the area below the canopy of existing trees and within the specified Root Protection Areas is protected at all times.

The installed protective fencing is to be 2.0 metres height 'Heras' Welded Wire Mesh Fencing (or similar and approved) secured to a scaffolding framework, set into the existing ground and positioned to the outside edge of the existing tree Root Protection Areas as specified. All tree protection to be in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition, and Construction recommendations'. The fencing is to be fixed securely and where possible attached to fences, walls, knee rails etc to ensure a robust temporary fenceline and a completely protected area.

Day-glo ribbons or similar are to be attached to the top of the fencing to ensure it is clearly visible and these will be maintained for the entirety of the construction program by the main contractor. Fencing will enclose the full tree root protection areas as specified and generally 1.5m to either side of any hedge.

All tree protection fencing is to be maintained for the full contract period. All excavations, earthworks and cultivation within the specified tree root protection areas and below the canopy spread of any existing tree; shrub or hedge will be undertaken with hand tools only. Repositioning of the protective fencing during the course of the construction works as the contract works progress will be with the approval of the Landscape Architect.

following the completion of the construction works, the Contractor will remove all temporary protective fencing from the site. All retained vegetation is to be healthy and thriving at the handover date.

Within the specified tree root protection area the following activities must not take place:
 No vehicles are to be used in the fenced off areas;
 No materials are to be stockpiled or stored;
 No chemicals are to be stored;
 No excavation / increase in soil levels will occur;
 No fires shall be lit on site.

Lifting of Existing Hard Surfaced Areas

Where possible, existing hard surfacing within tree root protection areas are to be left in place during the construction phase.

The removal of all existing hard surface layer within designated tree root protection areas should be undertaken taking care to ensure the existing tree roots remain undamaged. Any operations should be undertaken manually and with hand tools (suitable machinery may be used in consultation with the arboriculture consultant) and should be accomplished by working backwards to ensure the resulting, exposed ground is not compacted.

Tree Surgery

Any significant defects found in the trees during the course of the scheduled work to be reported to the Landscape Architect. All work is to be undertaken by an approved and qualified tree surgeon in accordance with BS 3998: 2010 - Tree Surgery. Great care is to be taken to avoid damage to neighbouring trees which are to be retained. Branches in confined spaces are to be removed in sections. All arisings are to be transported and disposed of away from site.

Tree and Vegetation Management

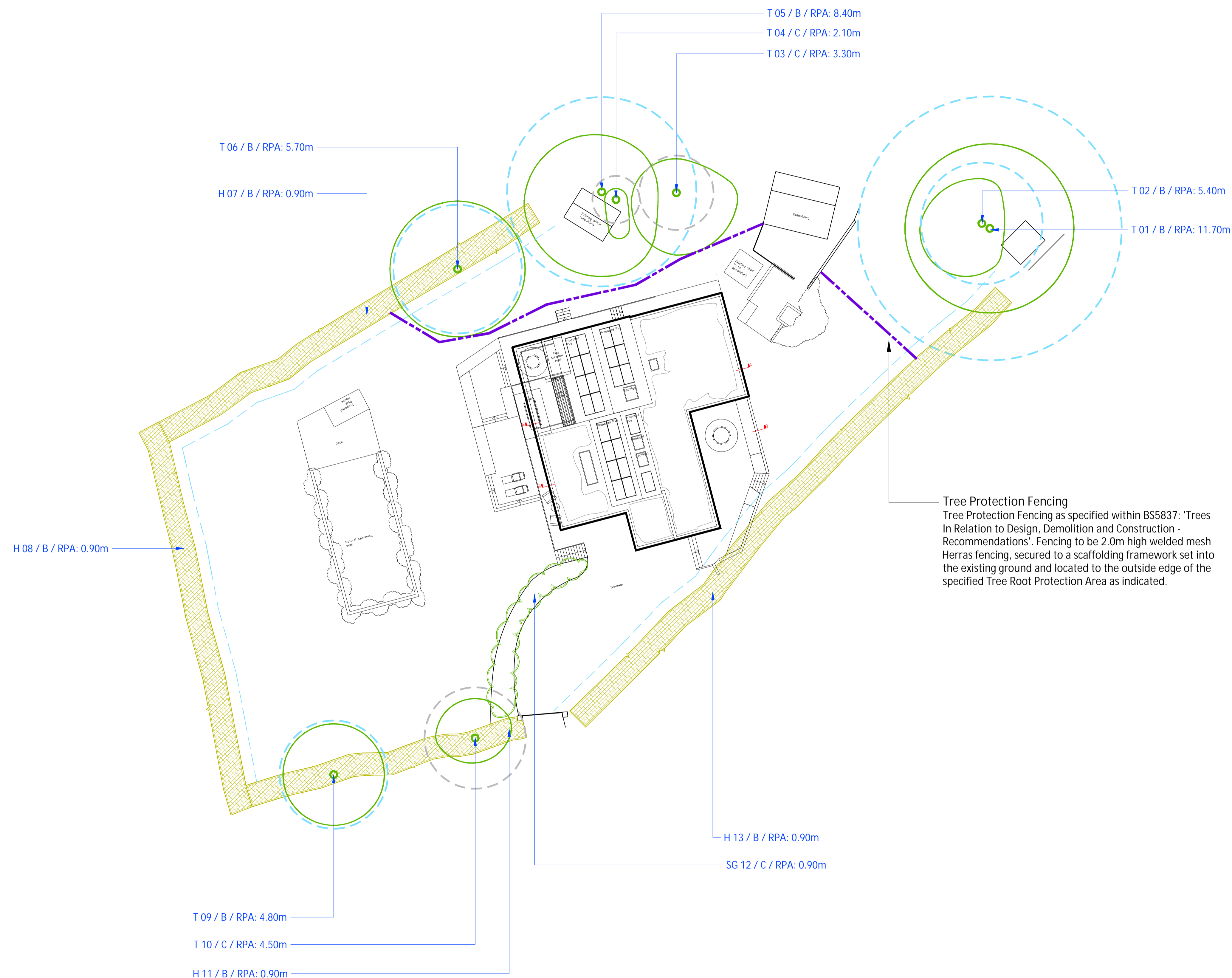
For Tree and Vegetation Retention and Removal Proposals refer to the attached Existing Tree Schedule and Schedule of Tree Works. For any tree and vegetation management proposals refer to the Tree Surgery contained within the Existing Tree Schedule.

Manual Dig

All excavation operations within designated RPAs are to be undertaken manually with hand tools (or air spade) in order to protect existing tree roots and to be in accordance with BS 5837: 2012 - 'Trees in Relation to Design, Demolition and Construction'. No machinery is to be used within designated TRPAs.

Phasing

The proposed construction phasing is to be as follows:
 Temporary tree protection fencing is to be erected as shown and to remain in place for the duration of all construction site activities;
 Construction Phase:
 Temporary fencing to be removed.



Tree Protection Fencing
 Tree Protection Fencing as specified within BS5837: 'Trees In Relation to Design, Demolition and Construction - Recommendations'. Fencing to be 2.0m high welded mesh Heras fencing, secured to a scaffolding framework set into the existing ground and located to the outside edge of the specified Tree Root Protection Area as indicated.

KEY

- Existing Residential Dwelling (Badan Lodge) to be Extended / refurbished [Refer to BakerBrown Architects drawings for further details]
- Tree No. / Category / Tree Root Protection Area
- Existing Trees Proposed to be Retained Existing trees to be retained and protected within the proposed development scheme.
- Existing Hedgerows to be Retained Existing boundary hedgerows to be retained and protected within the proposed development scheme.
- Existing Shrubs to be Retained Existing ornamental shrubs to be retained and protected within the proposed development scheme.
- Category A Trees Existing trees (root protection areas) assessed to be 'Category A': high quality and value.
- Category B Trees Existing trees (root protection areas) assessed to be 'Category B': moderate quality and value.
- Category C Trees Existing trees (root protection areas) assessed to be 'Category C': low quality and value.
- Tree Protection Fencing Tree Protection Fencing as specified within BS5837: 'Trees In Relation to Design, Demolition and Construction - Recommendations'. Fencing to be 2.0m high welded mesh Heras fencing, secured to a scaffolding framework set into the existing ground and located to the outside edge of the specified Tree Root Protection Area as indicated.

NOTES
 All tree surgery works are to be carried out by an appropriately qualified tree surgeon to BS 3998: 2010: Tree Surgery.
 Refer to accompanying Tree Schedule for further details.
 The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
 The information contained within this drawing and accompanying Existing Tree Schedule is not intended as a safety audit and should not be interpreted as such.

REV	DESCRIPTION	DATE	INITIALS

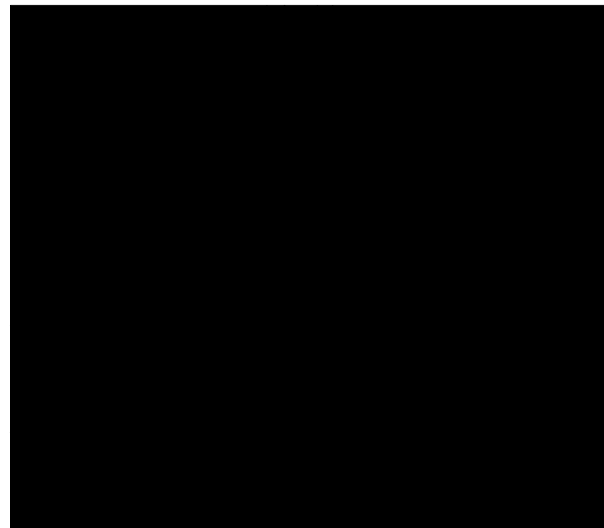


Ramsay & Co Landscape Architecture

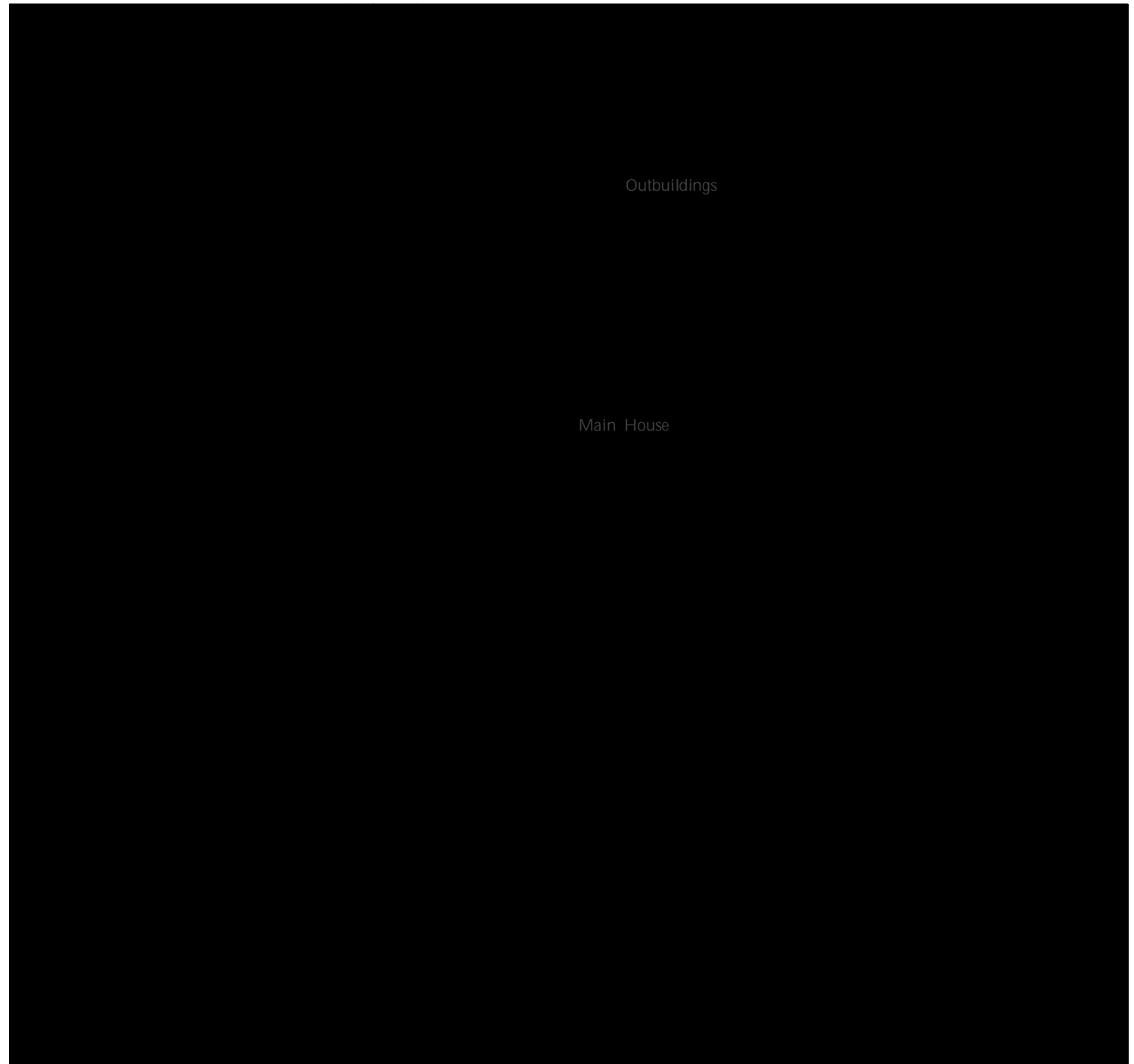
The Studio, 68 Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9SB
 T: 01273 834 198 M: 01973 710047 E: landscape@ramsayandco.com

Project Title:
 Badan Lodge, Cullfail, Lewes
 Mr. & Mrs. Tribe
Drawing Title:
 Tree Protection Drawing

Scale: 1:200@A1 Drawn: AR Date: 21-12-22
 Drawing Number: RC0462 / 01 Revision: 00



Location Plan 1:1250



Block Plan 1:500



© All rights reserved
All dimensions to be checked on site

Lewes Office
Cooksbridge Station House - Cooksbridge - Nr. Lewes
East Sussex - BN8 4SW

+44 (0)1273 400319
info@bakerbrown.studio
bakerbrown.studio

Notes:

Area of land concerned with the application



Land owned by client but not concerned with the application



Existing Construction



Proposed Construction



Proposed De-construction



Rev	Date	Description	Drwn	Chkd
-----	------	-------------	------	------

BakerBrown

Job Name	Badan Lodge, Cuilfail, Lewes	Status	Feasibility
----------	------------------------------	--------	-------------

Drawing Title				Job No.	Drawing Number	Rev
Location & Block Plan				1512	EX_0001	
Drawn	Checked	Date	Scale@A3			
JK	DBB	Sep 22	Var			



© All rights reserved
All dimensions to be checked on site

Lewes Office
Cooksbridge Station House - Cooksbridge - Nr. Lewes
East Sussex - BN8 4SW

+44 (0)1273 400319
info@bakerbrown.studio
bakerbrown.studio

Notes:

Area of land concerned with the application

Land owned by client but not concerned with the application



Existing Construction

Proposed Construction

Proposed De-construction



0 2 4 10m



Rev	Date	Description	Drwn	Chkd

BakerBrown

Job Name: Badan Lodge, Cuilfail, Lewes Status: Feasibility

Drawing Title: Existing Site Plan

Drawn	Checked	Date	Scale@A3	Job No.	Drawing Number	Rev
JK	DBB	Sep 22	1:200	1512	EX_0010	



Storage of materials

1 Stacking

Authorised areas only must be used to stack materials. Never stack near doorways or on fire routes.
Always wear safety footwear and gloves when handling materials.
Stack only on firm level surfaces.
Stack as close as possible to the work area.
Never stack higher than 3 times the minimum base width.

2 Timber

Do not stack vertically or lean against other objects.
Use bearers for storing joists, large timbers or trusses.
Use racks for storing small sized timbers.

3 Palletted materials

Only stack to two tiers high.
Do not stack on top of materials with damaged banding or where there has been displacement.
Ensure that loading is square to the layer beneath.

4 Large prefabricated panels

Do not lean against partly constructed buildings.
Be aware of the effects of strong winds on panels.
Store in designed racks, or flat. Secure with banding. Glass sheets must be stored individually.

5 Tubes and pipes

Large concrete rings must be stored on their flat end to prevent rolling.
Pipes must be chocked securely at the base.
Never stack pipes in pyramids.

Use this document together with Risk Assessments RA144 and RA145, and Toolbox Talks TT85 and TT86 to help reduce the spread of Covid-19.
 Under PPER 2022, if an RA indicates PPE is required this must be supplied to limb (b) workers free of charge as employers do for employees.



Risk Assessment RA84: Vibrating tools

Location/Area:	Any
Assessor:	Admin, M B Cable Ltd
Employees at risk:	Site operatives.
Other persons at risk:	-
Key responsible personnel:	Contracts Managers & Supervisors

Activity	Hazard	Risks	Pre Control Risk Ratings			Control Measures	Post Control Risk Ratings			Comments
			1*	2**	1x2		1*	2**	1x2	
Vibration in hand held tools	Work equipment	Hand/Arm Vibration Syndrome (HAVS) – conditions such as Vibration white finger, Carpel Tunnel Syndrome, permanent and painful numbness and tingling in the hands and arms, painful joints and muscle weakening, damage to bones in the hands and arms	5	5	25	Where hand-held or hand-guided tools are unavoidable, select power tools with lowest vibration level and possible hands free operation, as suitable for the work and conditions. Establish m/s ² level and prevent users exceeding recommended time limits. Specify maximum duration of exposure here: Job rotation or similar measures to prevent/reduce risk of injury. Keep tool properly maintained to sustain	2	5	10	-

* Exposure Ratings: 1=Highly Unlikely, 2=Unlikely, 3=Possible, 4=Probable, 5=Common, 6=Regular, 7=Continuous

** Severity Ratings: 1=Trivial, 2=Minor, 3=Under '7-day' Injury, 4=Over '7-day' Reportable Injury, 5=Major Injury, 6=Fatality (1 person), 7=Multiple Fatality (2+ persons)

					<p>its best low vibration performance and the cutting bit sharp to avoid undue grip and pressure.</p> <p>Train and provide information for operatives on the safe and correct use and maintenance of the tool, the nature and risk of HAVS, the signs and symptoms.</p> <p>Maintain good blood circulation by keeping warm and dry. (Operative should wear gloves to keep hands warm and to prevent contact with cold surfaces and avoid or reduce smoking).</p> <p>Any signs of vibration injury to be reported to site management for investigation.</p> <p>Operatives experiencing symptoms to be temporarily placed on other work or have periods of vibration exposure reduced pending improvement and/or medical advice.</p> <p>A system of health surveillance to be established should vibration exposure regularly exceed the action level or where an operative has a history of such a condition.</p>				

The person signing this assessment must check the information above to ensure it is relevant to this operation on this site. Additionally any additional controls measures deemed necessary must be included.

Target Post-Control Rating=10. Some Pre -Control ratings may be less than 10 but further controls are still to be considered

Signed:

Date:

* Exposure Ratings: 1=Highly Unlikely, 2=Unlikely, 3=Possible, 4=Probable, 5=Common, 6=Regular, 7=Continuous

** Severity Ratings: 1=Trivial, 2=Minor, 3=Under '7-day' Injury, 4=Over '7-day' Reportable Injury, 5=Major Injury, 6=Fatality (1 person), 7=Multiple Fatality (2+ persons)



Waste management

1 General precautions

Different types of waste should be separated into separate skips if possible.

Use COSHH skips where possible and ensure used containers of substances are put in it – do not put them in with general waste.

Bag or bundle lightweight waste so that it isn't blown about site by the wind.

Do not throw waste down from height e.g. from scaffolding or from MEWP's. It should be safely returned to ground level.

Remove nails from waste timber to avoid injuries to people.

2 Fire precautions

The build-up of combustible material increases the chances of large fire should it be ignited.

Do not put used LPG cylinders or aerosol cans in general waste.

Only put combustible waste in skips or bins provided for this purpose ASAP after use.

Do not light bonfires or light fires in skips.

Burning of waste materials is banned on site.

3 Skips

A council permit will be required for skips placed on roads.

Should a skip be on the road, it must be continuously coned off with suitable lighting.

Skips should not be overloaded. Load only up to the top of the sides.

Do not get in skips or ride in them. Waste material could move and injure you.

4 Food waste

Waste food encourages rats and other vermin on site.

Rats can lead to Weil's disease (Leptospirosis).

Put food waste in secure bins – don't leave it accessible.

5 Special waste

Certain hazardous substances, such as asbestos or chemicals, require special arrangements to be removed.

Do not mix these substances in with general waste.

