

CONSTRUCTION MANAGEMENT PLAN

Proposed Replacement Dwelling, farm office and workshop at
Applehead Farm, The Hill,
Millom, Cumbria



Scope of Works

The works comprise demolition of the existing farmhouse and construction of a replacement dwelling and associated garage/workshop.

Method of Demolition

The building to be demolished is two storey and traditionally construction of rendered stonework walls and a slated roof. As such demolition will involve no special or abnormal processes.

Demolition will be by mechanical excavator/by hand, with all arising materials being set aside on site or removed by vehicle/skip for authorised disposal.

Work will follow a top-down process, with breaking action in an inward direction.

Mechanical equipment will be operated by suitably qualified operators.

Construction of New Buildings

The proposed buildings will be a lightweight prefabricated timber frame panel construction, raised off traditional concrete foundations and floor slab. Walls will be clad externally with rendered blockwork and a natural slate covering to the roof. As such construction will involve no special or abnormal processes.

Hours of Working

Site working hours are to be 8.00am to 16.30pm, Monday to Friday.

Site Parking and Storage of Plant and Materials

All contractors' vehicles will park within the curtilage of the site, inside the second gateway.

Access/Egress & Deliveries

Access to the site will be via the gated access off the highway and along the private track to the site. The sub-base stone course for the proposed driveway will be used as a temporary hard surface for delivery/turning etc. Deliveries and carting away will be restricted to the working hours noted above.

Hoarding/Protection

As a detached property in its own grounds, it is not considered that there is a need for site hoarding.

Any partially demolished structure will be secured overnight by localised Herras fencing.

Noise Control

All works will be undertaken within the recommendations of BS 5228 Code of practice for noise and vibration control on construction and open sites.

Hours of operation will be strictly adhered to. All pneumatic tools will be fitted with silencers/mufflers.

Control of Dust

Dust generating work will be avoided during adverse weather conditions such as high winds.

Misting water sprays will be used to suppress airborne dust during demolition in dry periods

Wheel Washing Facilities

Prior to leaving site, vehicles will be inspected and, if required, wheels washed with a jet wash.

Should the highway become contaminated then the debris will be removed by spade and jet wash.

Waste Management

The existing buildings to be demolished are of traditional stone construction. Slate roofing material and walling stone where salvageable, will be set aside for re-use. Any sound timbers will also be recycled in a similar manner.

Waste which can be recycled will be segregated prior to removal from site. All other waste is to be transported in suitable containers to registered and approved sites.

Protected Species

A small number of protected species (bats) are known to be present on site. These will be removed and rehoused by a suitably licenced ecologist prior to commencement of demolition works. If any additional bats are discovered, work will be immediately suspended and a suitably qualified ecologist consulted to draw up an appropriate mitigation strategy.

Dated: 11/09/2020.