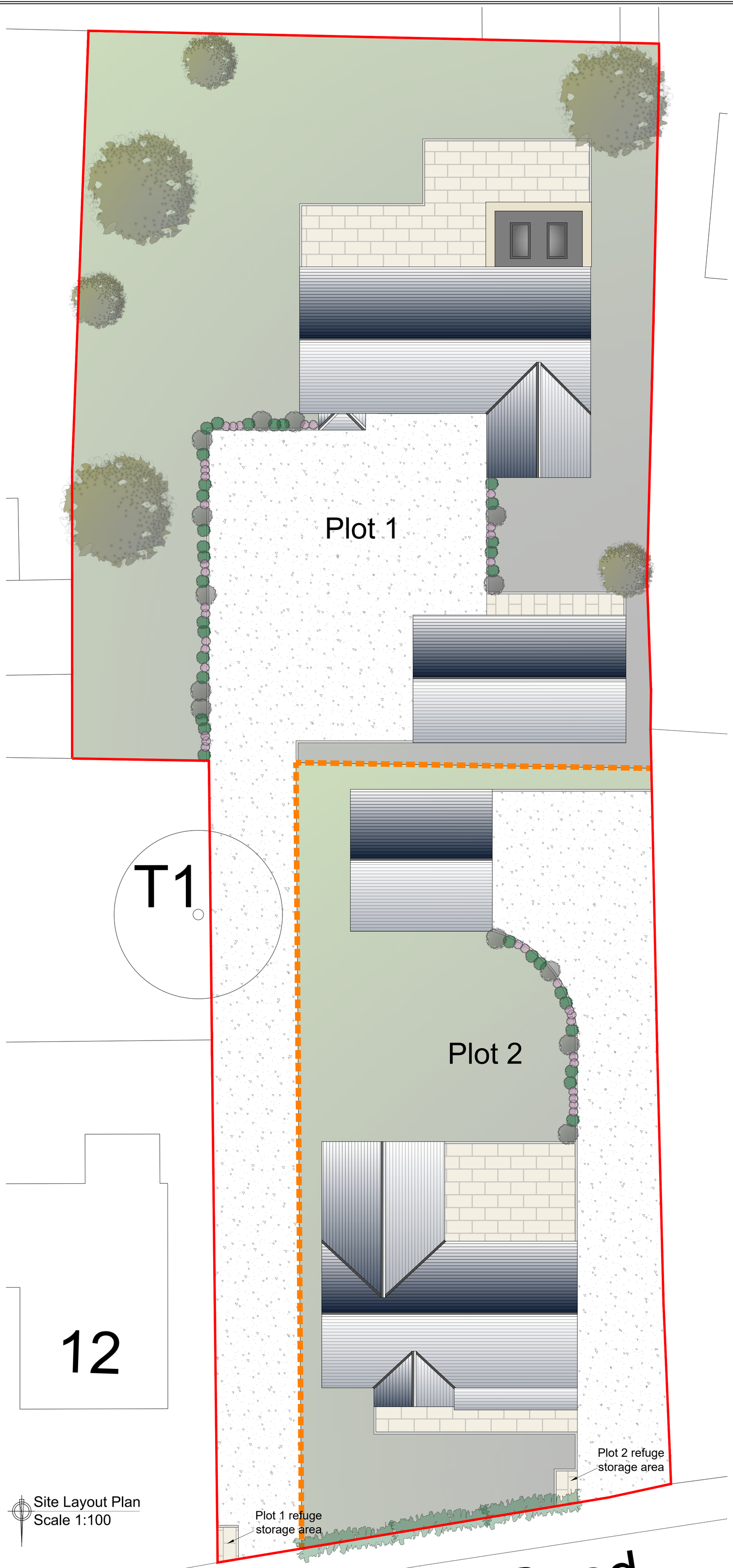


Site Layout Plan
Scale 1:100

CONSTRUCTION MANAGEMENT PLAN

SITE SET-UP

THE NORTH BOUNDARY OF THE SITE WILL BE SECTIONED OFF FROM THE PUBLIC FOOTPATH AND HIGHWAY BY A HERAS FENCE WITH FEET AND REAR BRACING SUPPORTS ON TO THE SITE. THE FENCING WILL HAVE A SINGLE ACCESS POINT WHICH CAN BE OPENED AND CLOSED AS NECESSARY. THE REMAINDER OF THE FENCING WILL HAVE A FORM OF HOARDING TO OBSCURE THE VIEW OF THE SITE FROM PASSING MEMBERS OF PUBLIC.

THE PROTECTED TREE, LABELLED T1 ON THE ADJACENT SITE LAYOUT PLAN, WILL BE SURROUNDED BY HERAS FENCING TO AT LEAST THE FURTHEST POINT OF THE CANOPY FROM THE TRUNK. THIS WILL INSTALLED PRIOR TO ANY SITE CLEARANCE AND DEMOLITION WORKS AND WILL BE MAINTAINED IN POSITION FOR THE ENTIRETY OF THE WORKS TN ENSURE THE TREE IS NOT DAMAGED IN ANY WAY.

ACCESS

ACCESS TO THE SITE WILL BE VIA THE SINGLE ACCESS POINT IN THE HERAS FENCING AS MENTIONED ABOVE. THE ACCESS GATE WILL BE CLOSED WHEN NOT IN USE TO ENSURE NO UNAUTHORISED ACCESS IS PERMITTED TO THE SITE. ALL VEHICLES GOING TO AND FROM THE SITE WILL USE THIS ACCESS TO ENSURE THAT THE SINGLE POINT OF ACCESS TO AND FROM THE HIGHWAY IS MAINTAINED THROUGHOUT THE DURATION OF THE WORKS.

TRAFFIC MANAGEMENT

AS ABOVE, THE ACCESS TO THE SITE WILL REMAIN CLOSED AT ALL TIMES, THE EXCEPTION TO THIS BEING WHEN VEHICLES ARE ACCESSING THE SITE. WHEN TRADES ARE ACCESSING THE SITE THEY WILL PULL UP ON THE HIGHWAY ADJACENT TO THE SITE TO OPEN THE GATE, THEN PARK THEIR VEHICLE WITHIN THE SITE FOR THE DURATION OF THE DAY AND CLOSE THE GATE.

IF DELIVERIES ARE BEING BROUGHT TO THE SITE, THIS WILL BE PRIOR ARRANGED SO THE GATE CAN BE OPENED WHEN A DELIVERY TIME IS AGREED TO ENSURE LARGE VEHICLES ARE NOT LEFT TO POTENTIALLY BLOCK THE HIGHWAY. ALL UNLOADING CAN THEN TAKE PLACE WITHIN THE SITE AND THE DELIVERY VEHICLE CAN LEAVE THE SITE FACING FORWARD RATHER THAN HAVING TO REVERSE ON TO THE HIGHWAY. ALL MOVEMENTS OF LARGER VEHICLES TO AND FROM THE SITE WILL HAVE SOMEBODY PRESENT TO WATCH THE DRIVER ON TO THE HIGHWAY, ONCE THE VEHICLE HAS LEFT THE GATE WILL THEN BE CLOSED.

ENVIRONMENTAL CONTROL

DURING THE SITE CLEARANCE AND DEMOLITION WORKS SCREENING WILL BE INSTALLED IF REQUIRED TO ENSURE DUST AND DEBRIS DOES NOT SPREAD BEYOND THE CONFINED AREA OF THE SITE. THE MATERIAL WILL ALSO BE SPRAYED WITH WATER TO ENSURE THE DUST IS KEPT TO A MINIMUM. IF ANY ANIMALS ARE FOUND DURING THIS PHASE, BATS, OWLS, NEWTS ETC, THEY WILL BE PROTECTED/MOVED AS NECESSARY, WHERE SPECIALISTS ARE REQUIRED FOR THIS ALL WORK WILL BE STOPPED IMMEDIATELY AND THE NECESSARY SURVEYS/INSPECTIONS WILL BE CARRIED OUT.

IF ANY CONTAMINATED LAND IS FOUND OR IF ANY LAND IS TO BECOME CONTAMINATED DURING THE COURSE OF THE SITE CLEARANCE AND DEMOLITION WORKS IT IS TO BE CLEANED ACCORDINGLY/REMOVED FROM SITE AND DISPOSED OF IN AN APPROPRIATE MANNER.

ANY PLANT AND MACHINERY ON SITE WILL BE MAINTAINED AND KEPT IN A GOOD CONDITION TO ENSURE THERE ARE NO IMPACTS ON THE SITE AND THE SURROUNDING AREAS OF HARDSTANDING, INCLUDING THE ADJACENT FOOTPATH AND THE HIGHWAY.

THERE WILL BE NO BURNING OF ANY MATERIALS OR WASTE ON SITE DUE TO THE CLOSE PROXIMITY OF THE ADJACENT AND SURROUNDING PROPERTIES. THIS ALSO ENSURES THAT THERE WILL BE NO RISK OF CONTAMINATING THE SITE DURING THE BUILD WORKS AND ALSO NO POSSIBLE DAMAGE CAUSED TO THE PROTECTED TREE, BOUNDARY HEDGES ETC.

WASTE MANAGEMENT

ALL WASTE FROM THE SITE WILL BE STORED WITHIN THE SITE BOUNDARIES AND REMOVED FROM SITE CORRECTLY WHEN CONVENIENT TO DO SO. DURING SITE CLEARANCE THE WASTE MATERIAL WILL BO SORTED IN TO ITS DIFFERENT MATERIAL GROUPS AND EITHER RECYCLED OR DISPOSED OF AS NECESSARY. ANY CONTAMINATING MATERIALS, ASBESTOS ETC, WILL BE STORED IN AN APPROPRIATE MANNER, EITHER WRAPPED IN POLYTHENE OR PLACED IN BAGS AND SEALED, UNTIL THEY ARE PROFESSIONALLY DISPOSED OF.

DURING THE CONSTRUCTION WORKS ANY MATERIAL OR PACKAGING WASTE WILL BE DISPOSED OF VIA AN ON SITE SKIP WHICH WILL BE REPLACED WHEN FULL. EVERY CARE WILL BE TAKEN TO RECYCLE ALL MATERIAL AND WASTE WHERE POSSIBLE VIA THE CORRECT MEANS. ALL MATERIALS WILL BE CORRECTLY STORED TO ENSURE THERE IS NOT UNNECESSARY DAMAGE THAT WOULD RESULT IN MORE DISPOSAL OF WASTE THAN IS STRICTLY REQUIRED, INCLUDING MAINTENANCE MATERIALS ETC FOR PLANT AND MACHINERY.

LANDSCAPING KEY

N.B. Site levels are to remain as existing and FFL is to be approx. 300mm above

- DENOTES AREAS OF NEW GOLDEN GRAVEL DRIVEWAY
 GOLDEN GRAVEL (20mm MINIMUM) LAID AT A MAX. DEPTH OF 50mm OVER 150mm WELL COMPACTED CLASS 1 HARDCORE OVER A SUITABLE GEOTEXTILE MEMBRANE
- DENOTES AREAS OF NEW PORCELAIN PAVING *(EXACT PRODUCT TBC. BY CLIENT)*
 INSTALLED USING A SUITABLE EXTERNAL GRADE FLEXIBLE ADHESIVE AND COLOURED EXTERNAL GRADE GROUT. INSTALLED OVER A 50mm IN SITU CONCRETE SLAB (FORMED SO FINISHED LEVEL TO BE LEVEL WITH DOOR THRESHOLDS) OVER 100mm WELL COMPACTED CLASS 1 HARDCORE
- DENOTES AREAS OF NEW LAWN TO BE;
 GOOD QUALITY LAWN SEED SPREAD OVER A LAYER OF HIGH QUALITY TOPSOIL *(GRADED TO NEW LEVELS)* WITH A MINIMUM DEPTH OF 150mm TOPSOIL INSTALLED
- DENOTES AREAS OF NEW MARSHALLS GRANITE COBBLES 100 x 100mm CUBED FORMAT INSTALLED INTO A 50mm 3:1 SAND CEMENT BED OVER 150mm LAYER OF WELL COMPACTED CLASS 1 HARDCORE. INSTALLED TO LEVELS AS DETAILED AND TO INCORPORATE NOMINAL FALLS SHOWN. JOINTS FILLED WITH A SAND CEMENT MORTAR
- DENOTES NEW TIMBER CLOSE BOARD FENCING - TO BOUNDARIES AS SHOWN.
 TO BE 1.8m HEIGHT TO EAST AND WEST BOUNDARIES AND TO BOUNDARY BETWEEN PLOT 1 AND PLOT 2. SOUTH BOUNDARY TO BE 1.2m.
- DENOTES NEW NATIVE HEDGING - TO NORTH BOUNDARY OF PLOT 2 AS SHOWN.
 TO BE INSTALLED AT APPROX. 1.8m IN HEIGHT AND MAINTAINED AT THAT HEIGHT THEREAFTER. SPECIES TO INCLUDE COMMON HAWTHORN, HAZEL, BLACKTHORN, FIELD MAPLE AND OTHER COMMON NATIVE SPECIES.
- DENOTES NEW HIGH AND LOW LEVEL PLANTING - TO BE SPORADIC ACROSS THE SITE.
 LOW LEVEL PLANTING TO BE A MIXTURE OF SHRUBS, SMALL BUSHES ETC, TO GENERALLY FORM EDGES AND BE MAINTAINED AS SUCH. HIGH LEVEL PLANTING TO CONSIST OF SCATTERED NATIVE TREE SPECIES INCLUDING SILVER BIRCH, WHITEBEAM ETC.

0 1 2 3 4 5 10 20

SCALE BAR (m) 1:100

REV:	DESCRIPTION:	DATE:

Architectural Consultant

PROJECT:
2no. NEW DWELLINGS

DRAWING:
SITE LAYOUT PLAN
CONSTRUCTION MANAGEMENT PLAN

DESCRIPTION:
ERECTION OF 2no. NEW TWO STOREY DWELLINGS AT LAND OFF RISEGATE ROAD, GOSBERTON RISEGATE, SPALDING, LINCOLNSHIRE, PE11 4EZ

Do Not Scale From This Drawing

DATE:	APPROVED:	SIZE:	CLIENT:	SCALE:	DRAWING BY:	SHEET:
05/09/2024	SN	A1	Mr & Mrs T. Waltham	as labelled	JC	0412/24/CC01

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CDM: THE DESIGN HAS BEEN UNDERTAKEN AS FAR AS POSSIBLE TO AVOID RISKS TO HEALTH AND SAFETY OR TO REDUCE AND CONTROL THE EFFECTS OF ANY UNAVOIDABLE RISK.ANY RELEVANT INFORMATION REGARDING RISKS WHICH ARE NOT ABLE TO BE ELIMINATED WILL BE INCLUDED WITHIN THE PROJECT HEALTH AND SAFETY FILE.