G R MERCHANT LTD
ARCHITECTURAL & PLANNING CONSULTANTS

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CONSTRUCTION MANAGEMENT PLAN

Barn Conversion
Crown Farm, Stockwell Gate West, Whaplode, Lincs, PE12 6WG

The development will be carried out under the clients and contractors Health and Safety Polices and Risk Assessments namely:-

- The site to be heras fenced and have a gated access to segregate the works from members of the public
- Site working hours to be 8am – 5pm Monday to Saturday 10am – 3pm Sundays with no works on Bank Holidays, this is due to the project being constructed as a self-build and other works take priority during the working week.
- Any deliveries of skips and materials to be within site working hours between 7:30am and 5pm and be guided into site using the larger access as shown.
- No site fires
- Any large power tools and equipment to be used 20 minutes per hour to adhere to safe working practices and turned off when not in use. Where possible electric / battery power tools to be used.
- Dampening down of rooms and closing of windows and doors where possible to help with dust and noise
- All cutting and preparing of materials to be undertaken in an enclosed screened area within the confines of the site
- There will be two main access for the site. The larger access will be used for all construction vehicles, deliveries, loading and un-loading of materials and equipment. Highlighted in green with the storage area in red. The second access will be for small deliveries and site workers vans which is highlighted in blue.
- The site skip will be stored away from boundaries and within the site confines
- Welfare facilities to be at the rear of the site, highlighted in yellow.

G R Merchant Ltd
February 2024

WHAPLODE HOUSE
(Listed Building - 198105)

Existing Wall To Remain
Existing Hazel Fence To Remain
Existing Wooden Fence To Remain
Existing Wooden Fence To Remain
Existing Wall To Remain
Existing Wooden Fence To Remain
Existing Wall To Remain
Existing Wooden Fence To Remain
Existing Access To Remain
Derelict farm building
CROWN FARM HOUSE

STOCKWELL GATE WEST

Drain

STOCKWELL GATE NORTH

Rose Cottage

Rose Lodge

Victoria Cott

Victoria Cottage

Whaplode Fields

Highview
Shalom
Westville
Steenbok
Lonta
Ensharia
The Chesils
Cheesil Lodge

GP

STOCKWELL GATE

Silver Birch
The Gables
Meadow View
The Meadows
Tarodene
Unuse

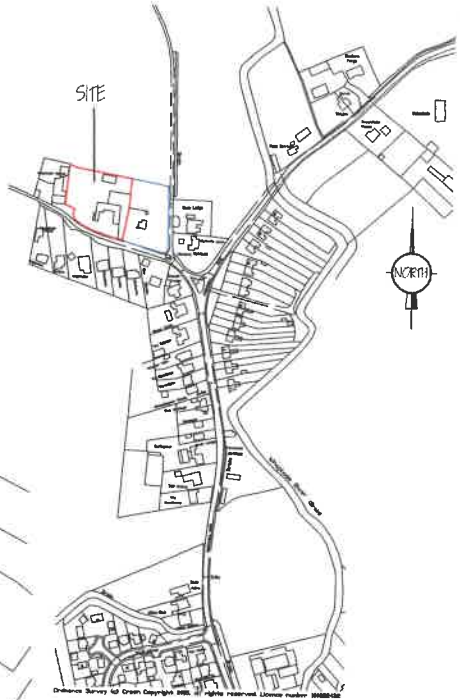
3.0m
3.4m

22
19
16
12
9
1

SITE PLAN
1/500



Example Owl Box On Pole
N.T.S.



LOCATION PLAN
1/2500

LANDSCAPING, FENCING & TREE PLANTING SCHEME.

A - HEDGE
(a) Hawthorn (Crataegus Monogyna)
(b) Beech (Fagus Sylvatica)
(c) Blackthorn (Prunus Spinosa)
(d) Buckthorn (Rhamnus Catharticus)

B - SILVER BIRCH - Feathered
C - HAWTHORN - Feathered
D - WHITEBEAM - Feathered
E - Gravel Driveway
F - Grass

Planting of hedge to be double row staggered. Distance between plants to be 300mm. Distance between rows to be 450mm. All as specified by The Woodland Trust.

All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)
All trees to be planted with minimum 0.6m plants, mulch mat and tree shelter, tied and staked.
1/3 to 1/2 day of semi free trees and shrub planting required to be incorporated into each fill for each tree hole.

mark	revision	date

G. R. MERCHANT LTD.
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Project
RESIDENTIAL DEVELOPMENT,
CROWN FARM HOUSE,
OFF STOCKWELL GATE NORTH & WEST,
WHAPLODE, SPALDING, LINCS. PE12 6NG

Client
P. DENG & SONS LTD.

Drawing
LOCATION & SITE LAYOUT PLAN
- EXISTING.

Job Ref.	Drawing No.
4920-21	01A
Date	Drawn
OCT 2021	MJT/GRM.

Scales
AS INDICATED.

DO NOT SCALE FROM THIS DRAWING

The drawing and all ideas and designs incorporated herein are the property of G. R. Merchant Ltd. and must not be loaned, copied or disclosed to any unauthorised person without the written consent of G. R. Merchant Ltd. The General Contractor is to work all dimensions on site and any discrepancies are to be reported to the Engineer before proceeding with the work. The Engineer is not responsible for any errors or omissions shown on this drawing unless it has been specifically instructed to check the dimensions on site. No responsibility will be accepted for any dimensions scaled by the contractor or his sub-contractors from this drawing. The soil surveys are recommended as a record of the conditions encountered at the time of the investigation and are not to be construed as a guarantee of the amount of excavation, pumping, dewatering or other work that may be required. The Engineer is not responsible for any variations in the ground conditions between the boreholes or trial pits. The drawing is limited in its scope to the information shown on the drawing and is not to be used for any other purpose or extended to any other part of the site or for any other purpose. Any encroachment on to or over a neighbouring property or highway is the responsibility of the contractor unless specifically instructed otherwise by the Engineer. The Engineer is not responsible for any temporary or permanent support, maintenance or safety of excavations, adjacent structures, services or roads unless otherwise stated and all responsibility is assumed by the contractor. All setting out dimensions are to be checked on site before the commencement of any work or the preparation of any shop drawings. Any discrepancies are to be reported to the Engineer before proceeding with the work. The contractor is to ensure that all temporary works are adequately designed and constructed in accordance with the Construction (Design and Management) Regulations 2015 and any subsequent amendments. The contractor shall maintain at all times a minimum 6m (twenty feet) wide unobstructed access for the fire brigade to the site. Where the building is more than 45m (150 feet) from the highway, adequate fire hydrants shall be provided on the site in accordance with the requirements of the Water Authority. Unless otherwise stated all drainage is designed in accordance with the Building Regulations 2010 and Approved Document H. Foul drainage is designed for a maximum flow rate of 4 litres per second per hectare. Surface water drainage is designed for a maximum flow rate of 10 litres per second per hectare for all events up to and including the 1 in 100 year plus climate change storm event. Where the building is more than 45m (150 feet) from the highway, adequate fire hydrants shall be provided on the site in accordance with the requirements of the Water Authority. Unless otherwise stated all drainage is designed in accordance with the Building Regulations 2010 and Approved Document H. Foul drainage is designed for a maximum flow rate of 4 litres per second per hectare. Surface water drainage is designed for a maximum flow rate of 10 litres per second per hectare for all events up to and including the 1 in 100 year plus climate change storm event.