

Construction Management Plan

**Proposed development of Nursery Barn,
Church Lane, Albourne, West Sussex, BN6 9BZ**

July 2018

Contents

1.	Introduction.....	3
2.	Project Information.....	3
2.1	The Site	3
2.2	The Development	4
2.3	Civil Infrastructure	4
2.4	Construction	4
2.5	Working Hours	5
3.	Management of Site	5
3.1	Project Team	5
3.2	Responsibilities	5
3.2.1	Client	5
3.2.1	Contracts Manager.....	5
3.2.2	Site Manager	5
3.2.3	Environmental Specialists	6
3.3	Site Accommodation & Access	6
3.4	Material Storage & Unloading	6
3.5	Site Security	8
4.	Environmental Matters	8
4.1	Traffic Management	8
4.2	Parking	9
4.3	Dust	9

1. Introduction

This Construction Management Plan (CMP) has been prepared to provide details regarding the intended procedures during the demolition and construction phases of the proposed development of Nursery Barn, Church Lane, Albourne.

2. Project Information

2.1 The Site

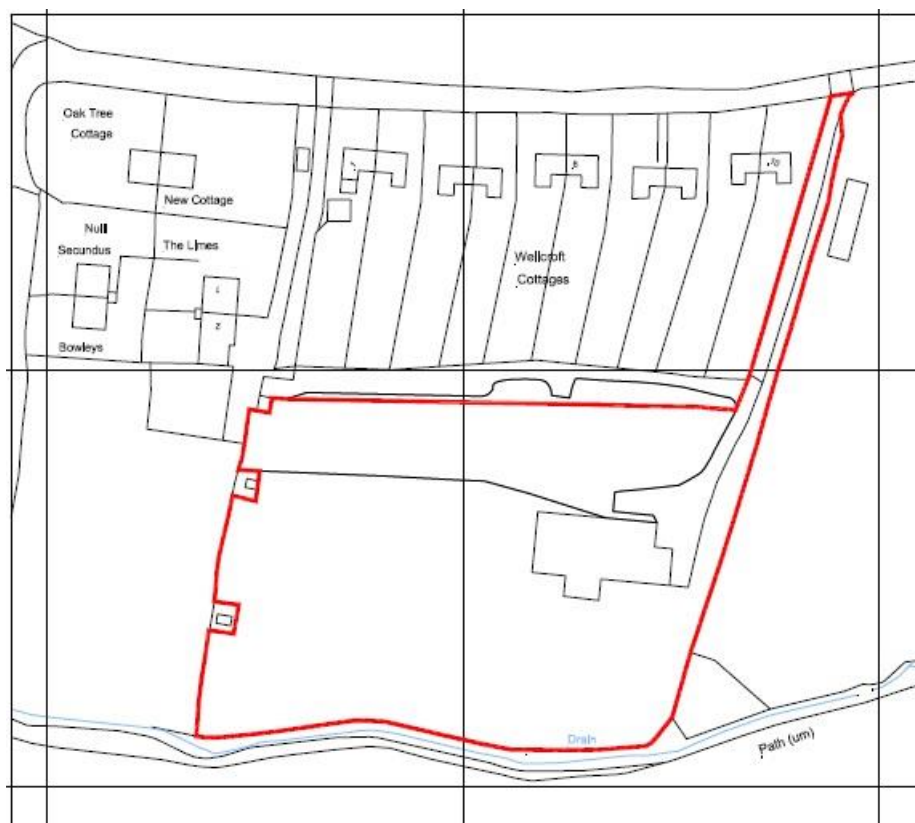
The site is located just to the South of Church Lane, Albourne. It is a well screened and relatively secluded site, with large amount of boundary planting and is accessed via a track off the lane.

The site extends to approximately 0.9 hectares with a good degree of separation to neighbouring dwellings to the North. There is a footpath to the South, set behind hedges and trees.

The site is very attractive, with good views (seen through the foliage) to the South. It has a good amount of natural light and is not overbearing on any adjacent properties.

On the site is a large, bulky and unattractive B1 light industrial unit, which formerly was used for packing and has for some years been redundant. It is a negative aspect of the site and wider setting, and the plot would be enhanced by replacing it with something more attractive.

The location plan below shows the extent of the site outlined in red and indicates the position of the existing barn.



2.2 The Development

The existing building on site will be demolished and replaced with a single dwelling, which has been designed to appear as a traditional Sussex barn conversion.

The access and much of the site will remain as existing with the intention being that the proposed building will appear rustic and reside 'softly' in this rural setting.

The proposed site layout is very simple, with the existing driveway retained and the positioning of the proposed dwelling located over the site of the existing building.

A new garage is located to the North of the new dwelling with parking and turning space to the frontage of the buildings.

The overgrowth and existing tree screening will be retained to the site boundary and enhanced where required to ensure privacy to the existing and new residents.

2.3 Civil Infrastructure

The Civil infrastructure works will include:

- Site setup, including boundary fencing
- Demolition of the existing barn
- Clearing & grubbing
- Tree pruning and protection works
- Gravel driveway
- Patio & footpaths
- Utility services, including:
 - Mains water supply
 - Disposal of foul and surface water
 - Mains electrics, including diversion works from overhead to an underground supply
 - Mains telecommunications supply
 - Renewables – Ground Source Heat Pump being proposed
- Landscaping, including brickwork separating walls

2.4 Construction

Building works will include:

- Excavation & concrete of the foundations
- Laying services, as mentioned above
- Block & beam floor
- Brick & blockwork
- Timber frame
- Flint work

- Roof tiling
- Glazing
- Internal works

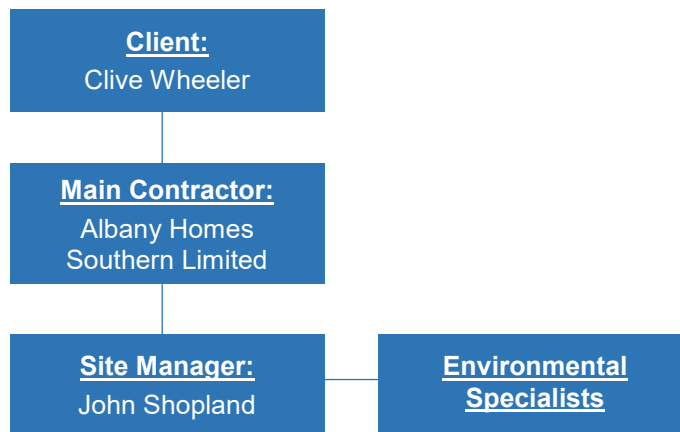
2.5 Working Hours

Works of construction and demolition, including the use of plant and machinery will be limited to the following times, as outlined in the conditions of planning:

- Monday to Friday: 08.00 – 18.00
- Saturday: 09.00 – 13.00
- Sundays/Bank Holidays: No work permitted

3. Management of Site

3.1 Project Team



3.2 Responsibilities

3.2.1 Client

The client is responsible for employing competent contractors and designers with the necessary qualifications and experience to carry out the proposed work correctly and safely.

3.2.1 Main Contractor

The main contractor works with the client and site manager to reduce the health & safety risks during the construction phase.

3.2.2 Site Manager

The site manager will be responsible for planning, managing & monitoring the works on site to ensure the Health & Safety on site is controlled.

3.2.3 Environmental Specialists

Prior to the commencement of construction, there will be several surveys carried out, including a contamination & soil survey, asbestos survey and a follow up ecology survey.

3.3 Accommodation & Access

The intention is to build the approved detached garage at the outset and use it as the site office and secure storage throughout construction; there will be separate welfare facilities.

There is a plan below illustrating the proposed site layout during construction.

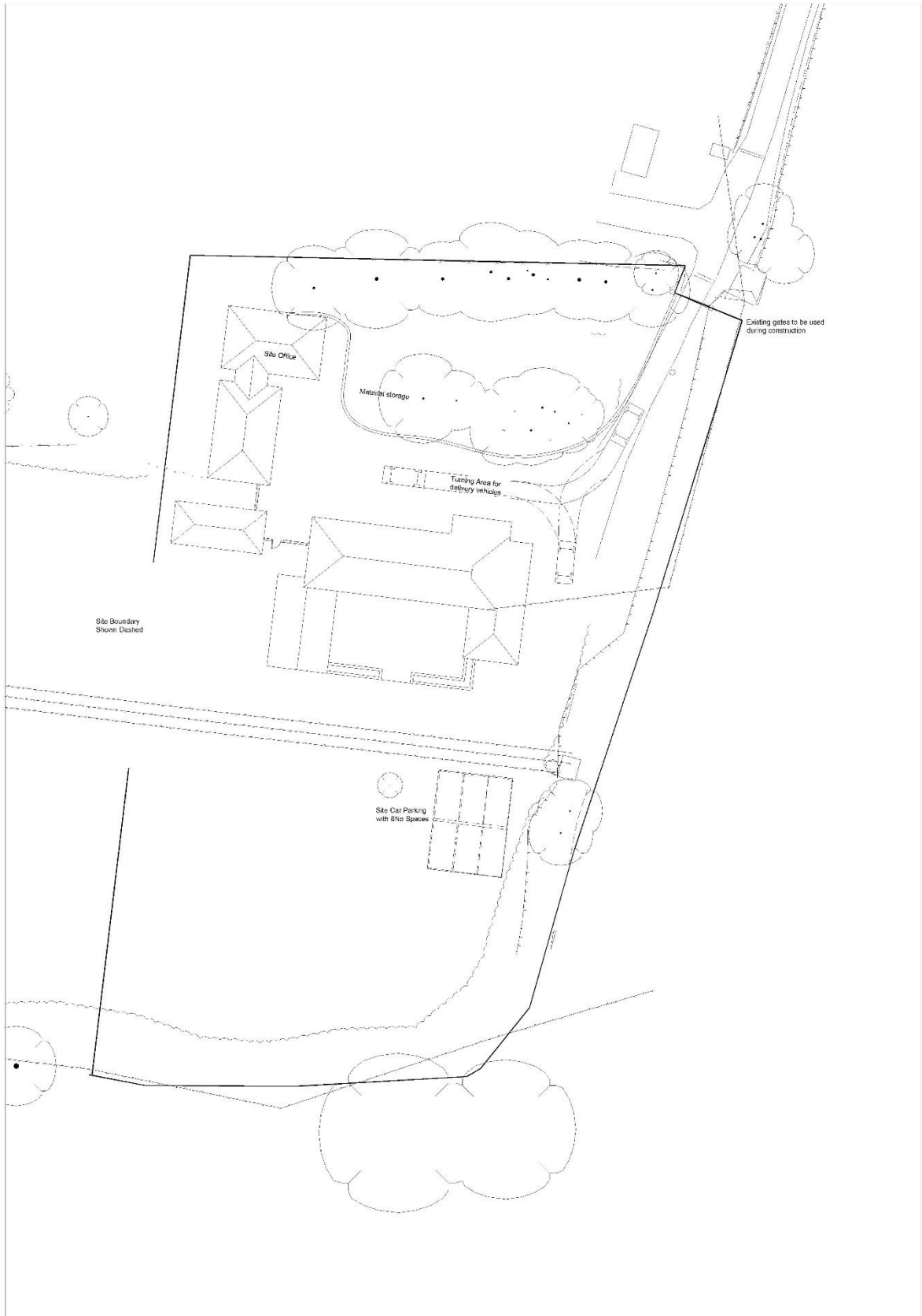
3.4 Material Storage & Unloading

As shown on the site layout below, there will be material storage at the Northern end of the site, with some secure internal storage in the detached garage.

Delivery vehicles will be able to turn on site and unload in front of the material storage area.

Site waste will be managed using skips and separated as per the requirements of the skip company for easy sorting and recycling where possible.

On average, for a site this size, we would expect to use 10-15 skips in total, averaging at about a skip a month.



3.5 Site Security

Before works start on site, the finished close boarded fencing will be installed to the northern boundary up to the existing metal gate, creating one entrance/exit to the site.

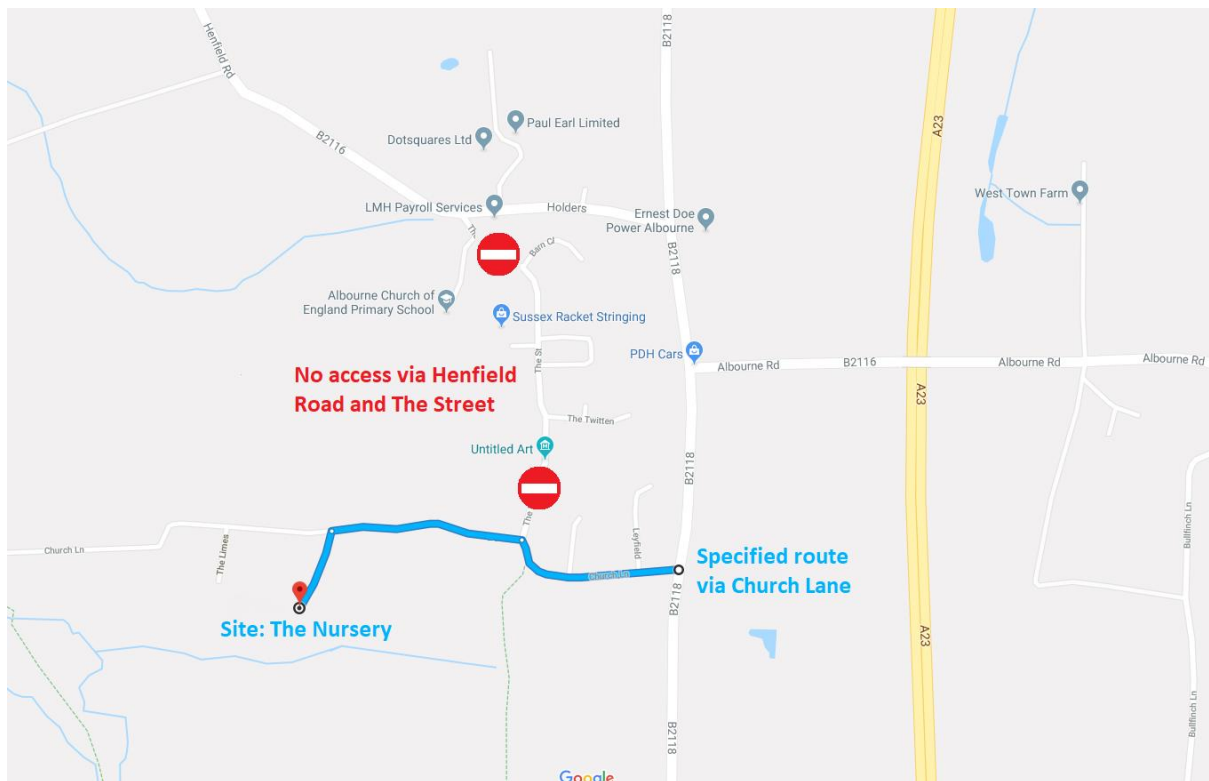
The remaining boundaries are made up of dense hedging, ensuring a secure site all round.

During working hours, the entrance/exit will be monitored by the site agent and outside of working hours, the gate will be securely locked.

4. Environmental Matters

4.1 Traffic Management

Below is the specified route for all vehicles to site, including site operatives, visitors and deliveries, which will be communicated to all parties at the time of order. It will also be made clear that access to site is very narrow and care should be taken all the way along Church Lane. We will be recommending that the maximum size of delivery lorry will be an 8 wheel rigid body, i.e. no articulated lorries allowed.



With a project this size, we don't expect there to be too many vehicles on site at any one time.

We expect there to be around 2-8 people per day on site with an average of about 3 deliveries a week, consisting 2 lorries and 1 smaller sized vehicle.

4.2 Parking

We plan to create site parking in the south eastern corner of the site, as shown on the plan above for site operatives.

4.3 Dust

The intention is to lay the driveway towards the beginning of construction to keep the site and surrounding areas as clean and as dust free as possible.