Morton & Hall Consulting Limited
Consulting Structural Engineers & Building Design
[redacted] Website: www.mortonandhall.co.uk

Your ref:
Our ref: H9359/MH/mh
Date: 26 November 2024
Revised Jan 2025

1 Gordon Avenue
March
Cambridgeshire
PE15 8AJ
[redacted]

CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN

FOR PROPOSED DWELLING AT

LAND NORTH OF 51 LONDON LANE,

GREAT PAXTON, PE19 6RH

1.0 INTRODUCTION

Planning approval has been given by Huntingdonshire District Council for a new residential dwelling at the above site.

1.1 SITE ADDRESS

Land North of 51 London Lane, Great Paxton, PE19 6RH.

1.2 PROJECT DETAILS

The proposal is for a one and a half storey residential dwelling and there will be no phasing of the works.

There are demolition works required in the form of an existing garage block and breaking out existing concrete hard standing and setting boundary treatments, utilities, tree protection details and construction of the new residential dwelling which will be set off of a piled foundation.

1.3 SITE DESCRIPTION

The site is set on the southern point of Great Paxton.

Beyond the east of the site is open farmland.

To the south of this site there is a further residential dwelling which had its own private access off London Lane.

To the north of this site there are residential dwellings set.

To the west of this site there are a line of residential dwellings.

Over the site there are a number of large trees.

There are utilities located within London Lane and there are over head cables over this site.

2.0 SITE MANAGEMENT

2.1 SITE PERSONNEL

The Principle Contractor for this site is to be confirmed.

2.2 DEVELOPMENT SITE LAYOUT & WELFARE FACILITIES

Temporary facilities will be accommodated within the site.

There will also be a site office allowing full welfare facilities provided by the Principle Contractor.

There is a single access off of London Lane as shown on the proposed drawings.

The CDM Regulations 2015 in terms of Health and Safety apply to this project. The Principle Contractor will provide a Construction Phase Plan in accordance with these regulations including detail of areas for unloading, loading, site hoarding, temporary fencing, material storage and the site office.

2.3 SITE SECURITY

Around the suite harass fencing will be set prior to works commencing.

Safety signs would also be set together with appropriate lighting.

2.4 MANAGING MATERIAL ON SITE STORAGE

All materials will be stored on site and none on London Lane.

All plant associated with the proposal will also be stored on site.

The site will have harass fencing set about for security.

2.5 SITE PERSONNEL & VISITORS

There will be staff induction on site carried out by the Principle Contractor.

Visitors to the site will need to await being allowed into the site via the principle contractor and must have appropriate PPE equipment.

3.0 SITE WORKING HOURS

No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site expect between the hours of 8am til 6pm Monday to Friday and 8am til 1pm Saturday and no works on a Sunday, Bank Holidays or Public Holidays.

All loading and unloading will be within the site boundary.

Access to the site will be via London Lane.

There is no footpath along this section of London Lane.

There are utilities within London Lane and therefore appropriate permits will be required in order to make connections as necessary, which will be applied for by the Principle Contractor or their approved sub-contractors to the Local Authority Highways Department.

No scaffolding will be required to be erected beyond site boundaries.

Material storage will all be within the site.

4.0 NOISE & VIBRATION

All vehicles and plant used during the development will be maintained in good and efficient working order in accordance with the manufacturer's specification, carried out by the owner of the plant.

All plant machinery in intermittent use shall be shut down in the intervening periods between being used.

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 and are fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use.

All ancillary nematic tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.

Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.

All generators used on site should not be audible at or beyond the site boundaries outside of approved working areas.

No stereos or similar amplified devises shall be audible beyond the site boundaries.

All handling materials shall be conducted in such a manner than minimises noise, including minimising drop heights into hoppers and lorries etc.

All control of noise and vibration on construction sites shall be in accordance with BS5228-1, 2009 and amendment 2014 and BS5228-2, 2009 respectively.

5.0 DUST

All plant and equipment shall be maintained in accordance with the manufacturer's recommendations to ensure emissions to the atmosphere are minimised.

Engines of plant, machinery and lorries shall be turned off at all times when not in use.

Any equipment to cut paving block, curves, flagstones etc, shall be operated with a water suppression attachment or a dust filter.

All vehicles carrying dusty materials shall be securely covered.

Skips/shoots and conveyors shall be covered and if necessary enclosed to ensure dust does not escape.

Areas where there is a regular vehicular movement shall be consolidated surface which shall be kept in good repair.

Water suppression shall be used in dry conditions to reduce dust emissions.

Stored materials liable to dust generation shall be damped down, covered with tarpaulin or otherwise contained as far as reasonably possible.

Delivery activities, plant, stock pile materials and or any other activities liable to significant dust generation, shall be located as far away as possible from the site boundaries and neighbouring properties.

Reference should be made to the Institute of Air Quality Management, as this is published guidance on the assessment of dust from demolition and construction.

6.0 MUD/SPOIL

A pressure washer will be set to the front of the site to allow vehicles exiting onto London Lane to allow wheels to be washed and debris removed prior to exiting onto London Lane.

7.0 AIR QUALITY

Where development sites will be using non road machinery with a net power of between 37KW and 560KW it will be required to meet the standards set out below.

These standards are applicable to both variable and constant speed engines and apply for both particulate matter and nitrogen oxide emissions.

ANRMM used on any construction or demolition site within urban areas will be required to meet stage 3B of EU Directive 97/68/EC as amended, as a minimum.

BNRMM used on any medium or major classified development will be required to meet stage 4 of EU Directive 97/68/EC as amended, as a minimum.

8.0 WASTE MANAGEMENT

There shall be no burning of waste at any time on the site.

The Principal Contractor shall ensure that any waste materials stored on site are adequately secured to prevent any unnecessary and unsightly disbursal of the materials around the site and public areas.

The Principal Contractor 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 Local Planning Authority if requested.

There are demolition works with regards to the existing garages and an Asbestos Survey has already been carried out in this regard. A copy has been attached to this Construction Management Plan.

9.0 **ENVIRONMENT**

There are no open water courses within or immediately adjacent this site.

A Ground Investigation has been carried out at this site which has revealed stiff grey gravely clay to depths beyond 4m.

10.0 **FOUNDATION WORKS**

Piling works are to take place at this site and design drawings have been prepared by Morton & Hall Consulting Limited.

All properties are greater than 6m from piling works.

11. TIMESCALES

The works are expected to commence in April 2025 and complete December 2025.

UKAS 0225 UKAS 0575 thames laboratories

Domestic Asbestos Refurbishment Survey Report

Site Address:	4 No. Garages London Lane Great Paxton, PE19 6RH	Client:	Places for People
		Client Address:	305 Grays Inn Road London WC1X 8QR
Survey Reference:	J248206		
Survey Date:	12 Oct 2022		
Site UPRN:	TL174		



Surveyor: [redacted]

12 Oct 2022

Authoriser: [redacted]

24 Oct 2022

assessing & managing
asbestos | legionella | fire | energy

asbestos assessment legionella assessment fire assessment energy assessment atac

Hollow Farm, 9 Hilton Road, Fenstanton,
Cambridgeshire PE28 9LJ
[redacted]
[redacted] www.thameslabs.co.uk

Section 1 - Preface

Further to a request from Places for People, Thames Laboratories have carried out an asbestos refurbishment survey for asbestos containing materials (ACM). The survey will be based on client specific instructions and requirements.

This report has been prepared following an asbestos survey of the premises the survey follows the principles of a "Refurbishment and Demolition Survey" as set out in HSG264 "Asbestos: The survey guide" and documented internal procedures TP04.

The analysis of samples collected during the inspection has been undertaken By Thames Laboratories who are a UKAS accredited laboratory and also hold UKAS accreditation for asbestos inspections. Samples have been analysed in accordance with HSG248 "Asbestos: The analysts' guide"

Please read the site observation section for any further comments regarding the survey works, also note that important findings/observations for the inspection will be recorded in the room notes of section 3.0 .

Report Key							
Material Assessment (MA)							
Product Type (PT)		Extent of Damage (ED)		Surface Treatment (ST)		Asbestos Type (AT)	
Score	Item	Score	Item	Score	Item	Score	Item
0	NAD - No asbestos detected	0	Good - None.	0	Composite materials, floor tiles, bitumen etc.	0	NAD - No asbestos detected
1	Asbestos reinforced composites, AC	1	Low scratches, broken edges	1	Enclosed sprays or lagging, encapsulated AIB, cement, textured coatings	1	Chrysotile
2	AIB Insulation Boards, ropes, textiles, paper, gaskets, felt, textured coating	2	Medium or significant breakage, exposed fibres	2	Unsealed AIB, encapsulated lagging and sprays	2	Amosite
3	Thermal insulations	3	High damage, visible debris	3	Unsealed lagging and sprays	3	Crocidolite

Section 2 - Site Observations

External Notes

Domestic refurbishment survey to garages prior to demolition

Downpipes	Not Present
Undertile edging	Not Present
Fascia boards	Not Present
Guttering	Concrete
Soffits	Not Present
Lining to flat roofs	Sampled
Damp proof course	Not Present
Roof tiles / slates	Not Present

Internal Notes

Domestic refurbishment survey to garages prior to demolition

Internal access to only no.17 & 18

Predominant structure of walls throughout	Solid
Predominant structure of ceilings throughout	Various
Predominant nature of floors throughout	Concrete
Models of boilers present (and room numbers)	Not present

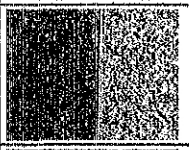
Building Notes

Building Description	4 no. Garages
Age of Building	1950-1970 (circa)
Construction Type	Concrete construction

Section 3 - Summary Findings

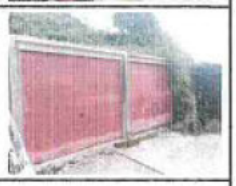
3.1 Asbestos Materials & Presumptions

The table below summarises instances of ACMs found or suspected in this property and lists rooms that we could not access whilst on site. Please refer to the key within section 1.0

Floor/Area/Location	Product Description	PT	QT	AC	ED	ST	Asbestos Type	Sample Ref	MA	Recommended Action	Photo
Garages/ External/ Room 1/4 no. Garages	Corrugated cement Roof sheets	1	>40m²	Low	2	1	Chrysotile + Crocidolite	VN002273	7	F - removal recommended	
Garages/ External/ Room 1/4 no. Garages	Putty seal Between concrete slab walls	1	>20lm	Low	0	0	Chrysotile	VN002274	2	D - Material to be managed as asbestos and inspected	
Garages/ Ground Floor/ Room 1/Garage 17	Wall packer Between slabs to back	1	8lm	Low	0	0	Chrysotile	VN002272	2	D - Material to be managed as asbestos and inspected	

PT = Product Type AC = Accessibility ST = Surface Treatment MA = Material Assessment Score ED = Condition QT = Quantity

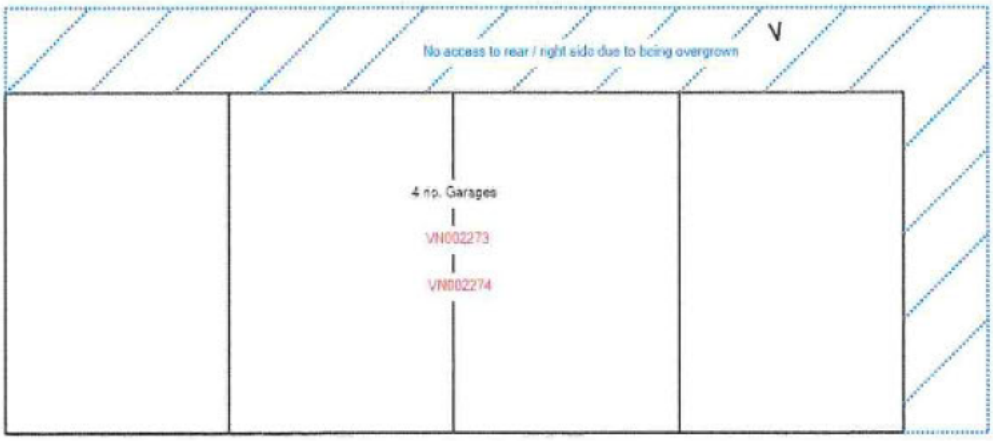
3.2 Areas of No Access

Floor	Room	Item / Reason	Recommended Action	Photo
Garages (4 no. Garages) - Ground Floor	Garage 18	Limited access due to heavily stored items within, viewed from door only, presume to be same as no.17	Inspect Prior to Disturbance	
Garages (4 no. Garages) - Ground Floor	Remaining garages	No access to room/space at time of inspection. Inaccessible	Inspect Prior to Disturbance	
Garages (4 no. Garages) - External	4 no. Garages	No access to rear / right side due to being overgrown	Inspect Prior to Disturbance	

Inaccessible areas should be presumed to contain asbestos for planned works or management purposes

3.3 Floorplans

Floorplans

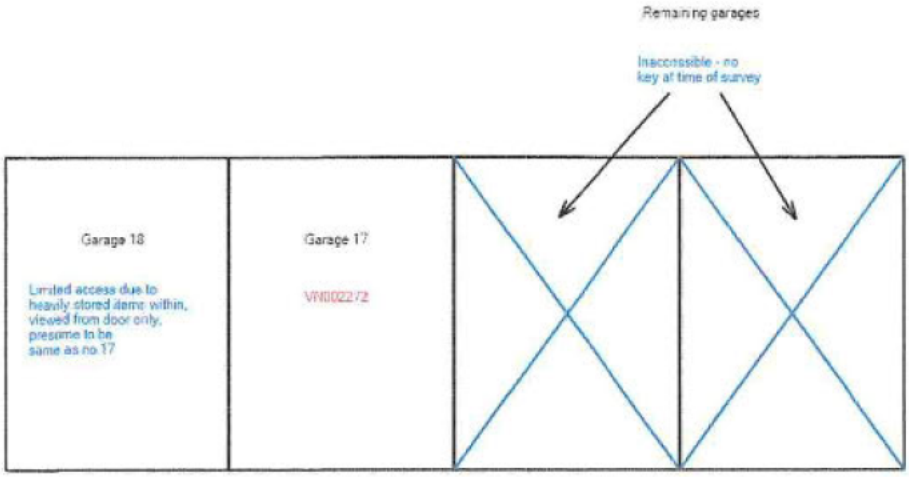




4 No. Garages, London Lane, Great Paxton, PE19 6RH

Floor: External

Floorplans





4 No. Garages, London Lane, Great Paxton, PE19 6RH Floor: Ground Floor

Section 4 - Areas Inspected

Building	Floor	Room	Notes	R&D
Garages (4 no. Garages)	External	4 no. Garages	Corrugated cement roof, pebble dashed concrete slab walls with putty seal between slabs, concrete guttering, metal doors.	Yes
Garages (4 no. Garages)	Ground Floor	Garage 17	Corrugated cement roof (sampled from external), concrete support beams to ceiling, concrete slab walls, concrete floor, metal door.	Yes
Garages (4 no. Garages)	Ground Floor	Garage 18	Corrugated cement roof (sampled from external), concrete support beams to ceiling, concrete slab walls, concrete floor, metal door.	Yes
Garages (4 no. Garages)	Ground Floor	Remaining garages	Inaccessible	Yes

Section 5 - Bulk Sample Analysis Certficate

Sample Analysis Report

Client: Places for People, 305 Grays Inn Road, London, WC1X 8QR Job No: J248206

Site Address: 4 No. Garages, London Lane, Great Paxton, PE19 6RH

Test Date: 21 Oct 2022 Report Issue Date: 24 Oct 2022

Sample No.	Location	Description	Asbestos Type	Notes
VN002272	Garage 17	Wall packer	Chrysotile	
VN002273	4 no. Garages	Corrugated cement	Chrysotile + Crocidolite	
VN002274	4 no. Garages	Putty seal	Chrysotile	
Notes: -				

End of Sample Results

Sample analysis of delivered samples was conducted in accordance with documented in house procedures and the methodology contained in HSG248 (Asbestos: The Analysts' Guide). Sample and location is as provided by the client, no liability can can be accepted for the suitability of the sample or location information. The sample result pertains only to the sample provided. Thames Laboratories is the trading name of The Hazard Management and Environmental Services Laboratories Limited

Comments, opinions, and recommendations are outside the scope of our UKAS accreditation. Determination of concentration is outside the scope of Laboratory accreditation.

Sample Analysis Conducted By [redacted] Authorised By [redacted]

[redacted] [redacted]

Key: Chrysotile: White Asbestos Amosite: Brown Asbestos Crocidolite: Blue Asbestos NAD No Asbestos Detected

Issuing Office: Thames Laboratories, Hollow Farm, Hilton Road, Fenstanton, Cambridgeshire, PE28 9LJ

[redacted]

Section 6 - Terms and Standard Text

Commonly used abbreviations within report text

AIB – Asbestos insulating board AC - Asbestos cement NSMI – No suspect material identified
TC - Textured decorative coating

Textured Coating Sampling Procedure

Note:- Frequency of sampling Textured Coating

As a minimum 1 sample is collected from each pattern of textured coating (TC) for each floor of the property. The sample is to be made up of a minimum of 3 locations regardless of the number of rooms that have the application. Where TC is applied to more than 3 rooms then the sub sampling is to be extended to a minimum of 1 per room (No maximum).

Recommendations

Please note that recommendations made within this report are based on current occupation, room usage and ACM condition at the time of the inspection. They have not considered any planned work. When work is to be undertaken in the building it is important that ACM risk is considered and any asbestos materials that could be disturbed are removed prior to works.