

Domus Design Associates

Architecture, Planning & Interior Design Consultant, Chartered Building Engineers
The Gatehouse, Sonning Lane, Sonning-on-Thames, Berkshire, RG4 6ST.
Tel. / Fax 0118 969 7376 www.dpbates.co.uk e-mail david@dpbates.co.uk



Site Construction Waste Management Plan for a Replacement Detached House, Marron Remise, Kentons Lane, Wargrave, RG10 8PD.

Introduction:

The existing building is a Pinelog building on a steeply sloping valley side house, the garden area surrounding the house is flat. The ground geology is mainly chalk & flint

The proposal is to demolish an existing timber “Pinelog” building & take up the existing floor slab. A new reinforced raft will be constructed to take the new house. A water harvesting tank will be installed below ground & new crate soakaways will also be installed.

The following process will be adopted:

Demolition:

- The existing pinelog building will be taken apart & the wall & roof components stored for reuse & resale for use in new “Pinelog” building structures. The internal kitchen & bathroom fittings will be sold wherever possible for recycling.

Excavation:

- The redundant floor slab will be broken up & used in stainless steel gabions in areas of ground support around the property. Any other topsoil or general spoil will be spread over agreed parts of the site No concrete rubble or soil will be removed from the site
- New sewer & waste water drainage pipes from the new houses to the existing inspection chambers in the garden & into the existing septic tank drainage system. A bio disk will be installed to take the waste water from the septic tank to a soakaway system. See drawing TKL/25/2.
- Existing surface water drainage pipes are in situ but will drain into a new water harvesting tank then into S.W. crates & then into planting filter beds. No excavated soil will be removed from site.

Concreting:

- The concrete required for the construction of the Raft/ Foundation & Floor will be delivered by premix lorries & carefully controlled to minimise waste by over ordering.

New Drainage:

Drainage materials, pipes & shingle, will be delivered to site as required & little waste if any produced..

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The Main Houses Shell Construction:

- The house shell structure including the roof will be in SIPs panel construction. The SIPs panel structure will be pre built off site & delivered to site with all window & door openings precut. The first floor will be included in eco floor construction as part of the delivered structure. The first floor SIP panel roof will form a flat roof / ceiling to the first-floor rooms. This will result in minimal waste for the main construction of the house up to a finished shell. All windows & doors will be delivered to site ready decorated & will then be delivered & fitted in the premade openings.

House Fixtures & Finishes:

- The majority of waste such as card, paper, offcuts & general waste from timber & other second fix materials will be removed via skips. 10M. skips will be used to minimise skip lorry visits to site, minimising the quantity of waste wherever possible.

Hard Landscaping:

- Materials required for hard landscaping will be:

Type 1 hardcore

Shingle for car parking areas

Paving

Sand cement ballast & bricks. For the plinth.

All of the above carefully ordered in quantities as required to keep cost & waste down. As much of the required materials will be ordered in as few deliveries as possible to minimise travel time for delivery vehicle & for economy.

Any hard landscaping waste concrete brick etc. will be used on site as hardcore.

With all of the above methods & system of working the waste generated from the construction of the two houses will be kept to an absolute minimum.

A site manager will be responsible for running the project as described above. & implementing the delivery ordering & the waste disposal, to ensure the maximum efficiency & economy of the project.