

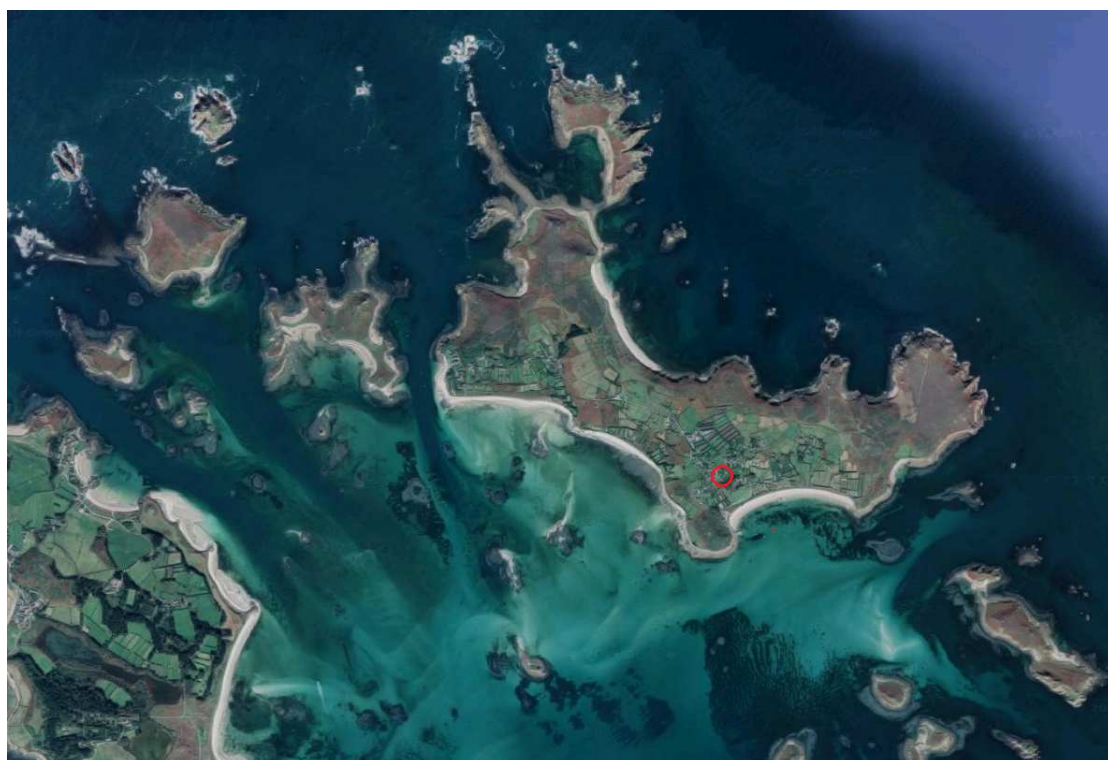
CHARTERED BUILDING SURVEYORS



DUCHY *of* CORNWALL

ST MARY'S ISLES OF SCILLY TR21 0LS

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SITE WASTE MANAGEMENT PLAN

IVYDENE
HIGHER TOWN
ST MARTINS
TR25 0QL

SITE WASTE MANAGEMENT PLAN P180220-SWMP

Proposed partial demolition and extension
Ivydene, St Martins, Isles of Scilly. Duchy of Cornwall



Ivydene, St Martins, Isles of Scilly

Ivydene:

The property is a two-bedroom detached cottage with separate single-storey extension which probably formed the greenhouse originally. Various outbuildings exist to the east side of the site.

The main roof of the property is double pitched and finished in fibre cement slate. This overlies walls formed in random stone rendered externally to the front elevation. The side extension also has a fibre cement slate roof, with walls in a combination of cavity block and random stone.

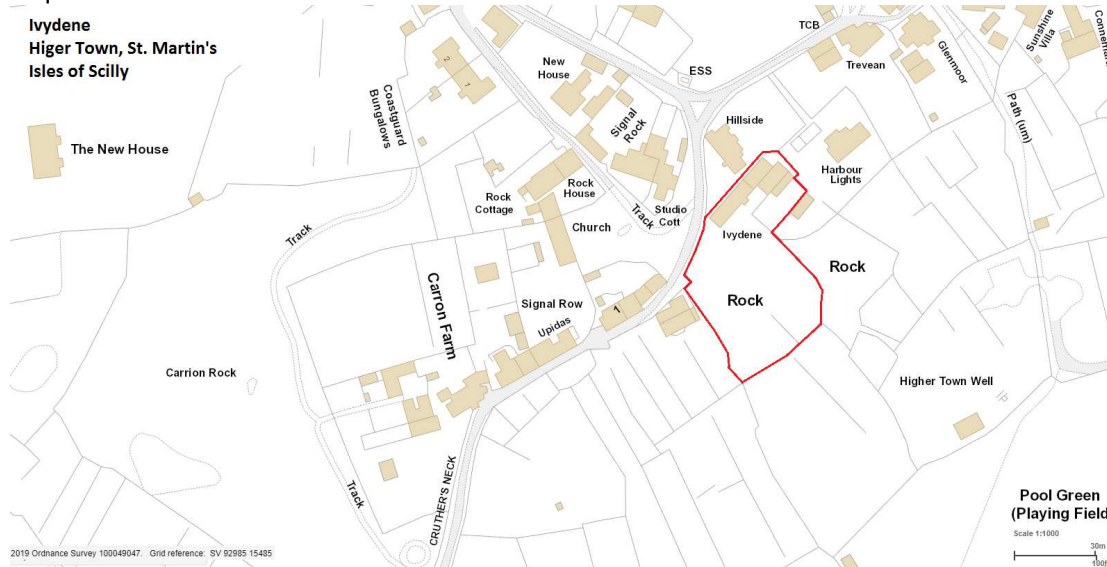
Floors are to be suspended at first-floor level, and of solid construction to the ground floor. Windows are timber framed.

The principles of conservation will help minimise waste. This will include retaining built elements, recycling and re-using materials where possible and appropriate. Inevitably in undertaking the demolition of the existing building, waste will be generated as those materials which have reached the end of the useful for life for their original intended purpose or are deemed hazardous are removed.

This document highlights the main waste types arising from the project and the proposals for dealing with such waste. At this stage there is no principle contractor appointed. They will be asked to produce the complete quantified Site Waste Management Plan however below are the principles on which all contractors will be asked to submit their tenders.

TH/P180219
SWMP

Generally, the site has limited vehicular access. There is scope sort waste on site. The skips will need to be limited in size to a 1 ½ tonnes. 1 tonne “dumpy bags” supported by their underside on pallets could be filled on site and handled over the boundary wall with plant and freight vehicles available on the island. Further sorting of waste can take place at the freight and waste storage area which is convenient for the Quay and is shown in the map in the appended to this document. At this point the waste can be transferred to larger skips if required.



Location Plan

Asbestos and Hazardous Waste:

There is asbestos identified within the property and this is to be removed by specialists. The specialist contractor is to line one or more 7ft or 8ft cubed shipping containers in plastic and place double wrapped asbestos waste within the container. The container is then to be shipped to the mainland in the enclosed container and disposed at site which is legally allowed to accept commercial asbestos waste. The specialist asbestos removers will provide certification and complete documentation that the process has been completed and the waste handling is compliant with all relevant regulations. Asbestos material to be removed includes: Roof tiles, Vertical tiles, bitumen roofing felt to the dwelling and cementitious roofing sheets to the shed.

Stripped out services:

Some metal from pipework and electrical cabling is to be sorted and separated and transported to the mainland for recycling. Any scrap value will off-set freight costs.

Linings and sheathings:

Lining material is mainly timber sheet materials or cellulose based boards and may be suitable for clean burning or processed for use as a fuel for heating in suitable appliances and boilers. Ideally this would be consumed locally to avoid freight costs. Any material not suitable for combustion due to paints or treatments should be separated and disposed of on the mainland.

Stonework:

Natural stonework is to be retained on site for use in landscaping and boundary features.

Concrete and aggregates:

There is the option to have these items crushed and recycled at the quarry on St Mary's or disposed of on the mainland. This should be sorted and separated during the course of the works.

Plasterboard:

Small amounts of plasterboard anticipated should be sorted and separated and disposed of on the mainland.

Roof corrugated roof sheets:

These contain asbestos and therefore need to be dealt with as highlighted above.

Blockwork material:

There is scope for Ram which is anticipated to exist beneath the thin concrete floor and this is to be set aside for the employer to use on reinforcing some of the unmade up roads around the islands. Excavated material can also be used on site for landscaping.

Windows and doors:

Glass, timber and metal items to be separated and sorted before disposal. Glass can be recycled on St Mary's. Metal to be recycled as stated above. Timber to be disposed of or converted into fuel for local use. Some timber based arising's may be donated for the local fire and rescue service use for clean burning for training drills and exercises.

Construction Waste:

All construction waste to be collected sorted and stored for reuse / removal prior to the completion of the works. The priority is for local re-use and the SWMP to form an integral part of the contractor's CDM file.