

Proposed replacement shop building at The Street, All Cannings

Introduction

The purpose of this Construction Management Plan (CMP) is to outline the approach to managing the execution of the proposal to build a new village shop in All Cannings. The plan has been formulated out of best practice for the execution of the works proposed.

The development will consist of:

- The demolition of the existing shop and site clearance
- Construction of a new shop and associated works

Scope of works

The existing site comprises of a village shop constructed through the joining of two portacabins. The site neighbours the village hall and residential properties as well as holiday units associated with the adjacent fishing lake.

The proposed scheme would see the removal of the existing shop and clearance of the site ready for its replacement.

The new shop will be as shown on the drawings below (refer to the planning permission for detailed drawings).

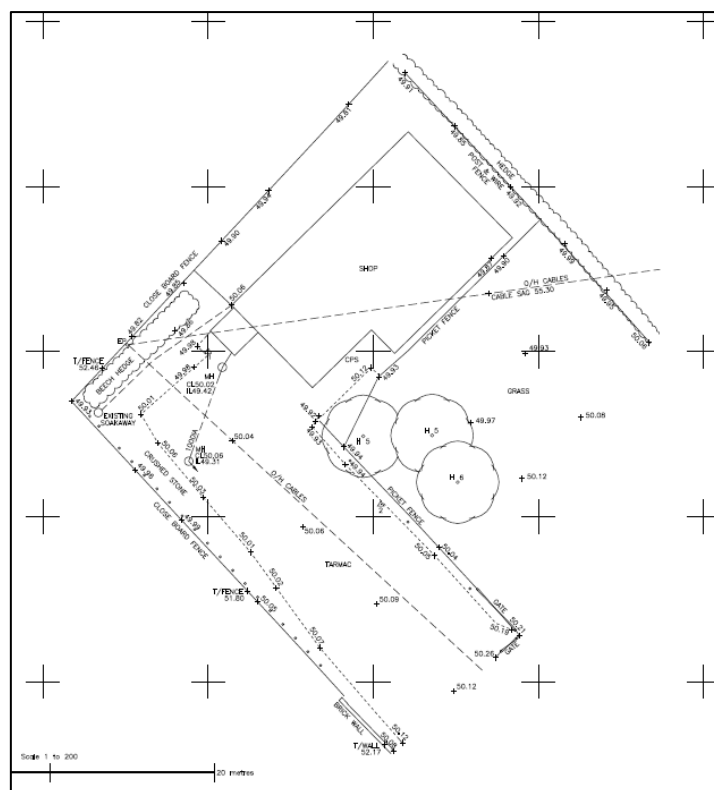


Figure 1: Site layout of new shop building

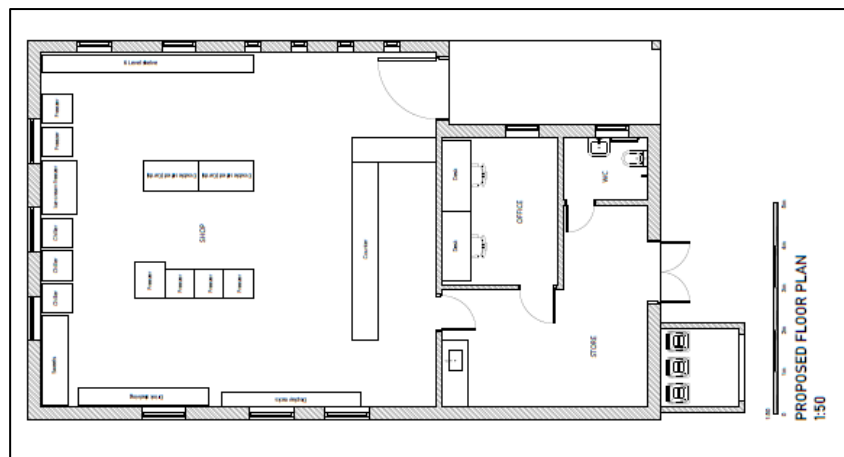


Figure 2: Floor plan of new shop building

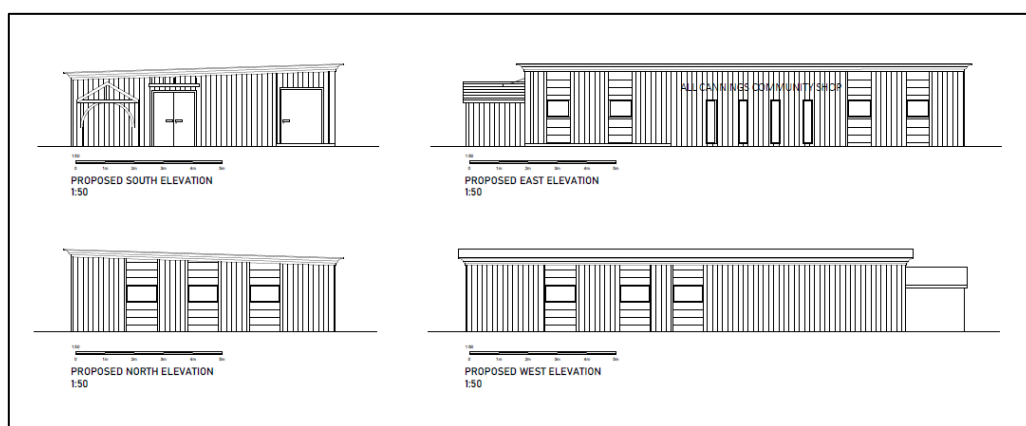


Figure 3: Elevations of new shop building

Site perimeter

At the commencement of works a site perimeter will be established through the provision of Heras fencing on the line shown on the drawing over the page. The main entrance gates through the fencing will allow for the site to be secured.

Trees and hedges around the site will be fenced and protected as per the requirements of the Tree Constraints Plan prepared by WH Landscape dated September 2024.

On site provision

All contractors vehicles will park on the designated parking area as shown on the accompanying layout drawing (the existing village hall car park).

Materials and plant will be stored within the fenced site area (or off site in respect of SIPs panels to be used for the construction of the shop building).

Welfare facilities for staff working on the site will be provided within the fenced off site area alongside the location of the proposed shop.

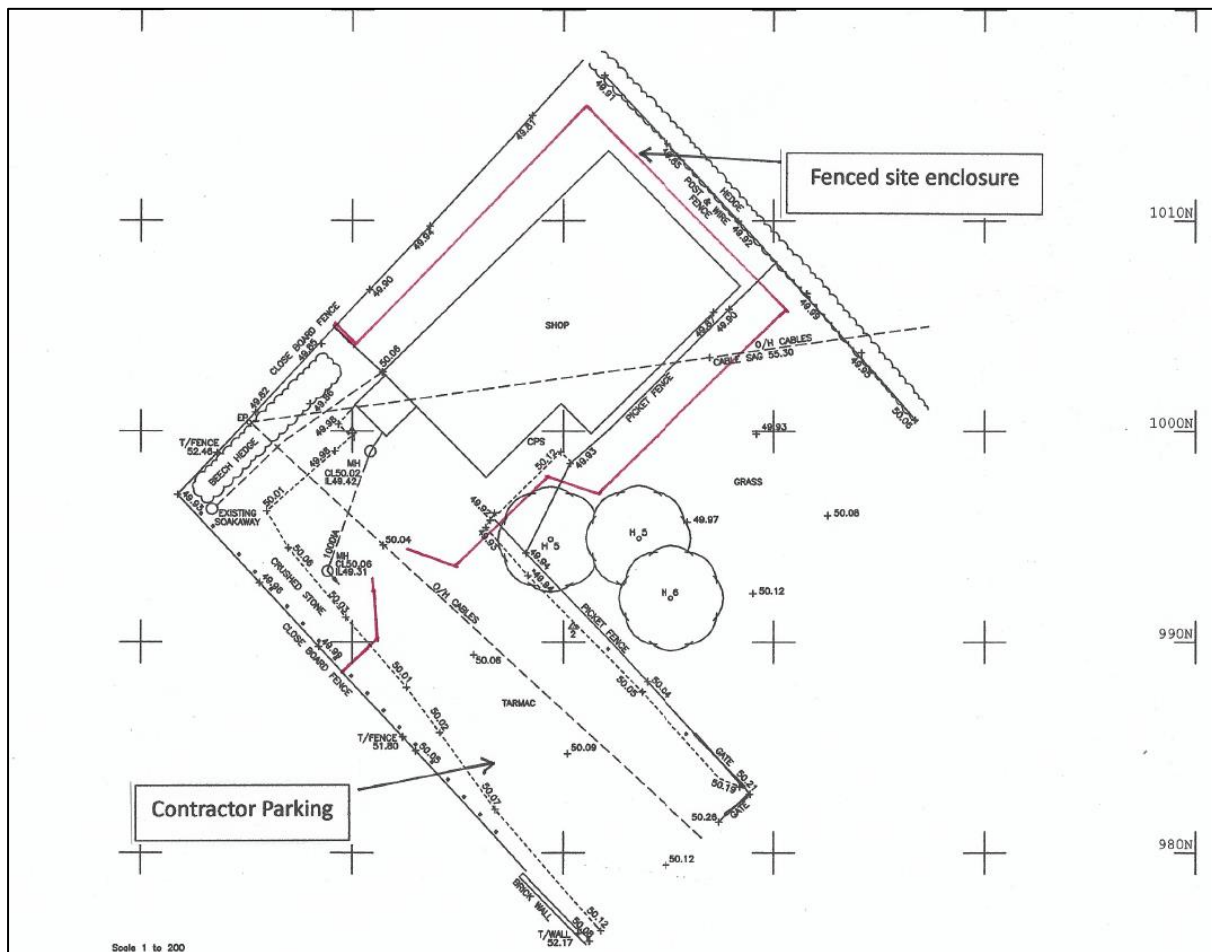


Figure 4: Site enclosure and contractor parking locations

Description of works

Demolition works

Work for the demolition of the existing shop will take place in accordance with the attached letter from David Horton Contractors Ltd dated 9th December 2025. Demolition will take place by the use of a demolition vehicle similar to that shown on picture 1 and by hand. Demolition should take one week to complete.



Picture 1: The type of equipment to be used for demolition

Inert waste from the demolition of the shop will go to the contractor's yard for recycling. All other waste will go to a local recycling yard (e.g. Grist Environmental). If asbestos is found on site this will go to Hills Waste at Purton.

Excavation and groundworks

The 'foundations' for the building will be based on a ground screw system. This involves the provision of circa 50 ground screws which will in turn support a base on which the new shop will sit. This work will be undertaken by The Great British Ground Screw Company Ltd.



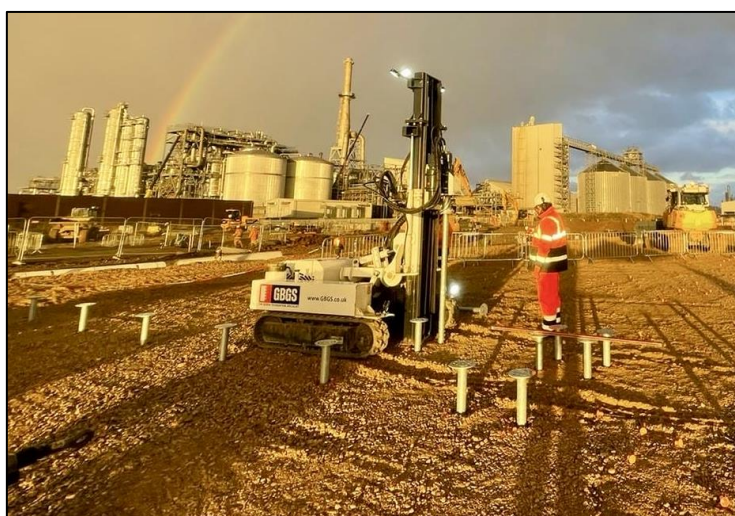
Picture 2: An example of a ground screw system

Work for the provision of this part of the development will take place between 8am and 5pm Monday to Friday. No work will take place on a Sunday or Public Holiday.

Deliveries to the site will be via a LWB van, truck and trailer or rigid wagon. Deliveries will take place on site and not on the highway.

The ground screws will be installed likely using a combination of handheld 110v equipment, an excavator or a mini piling rig – as picture 3.

This system results in minimal waste which will be removed off site by the contractors. There is potential for short intermittent noise events associated with this work, however this element of the project is short term (not more than 4 days) and this likely the element of the works with the greatest potential for noise emissions.



Picture 3: A mini-piling rig

Erection of shop building

The shop building is being provided by Timberspecs and Ergio (who construct the panels). The shop will be built from panels constructed off site and fitted together at the site (known as a SIP's system (structural insulated panels)). The panels will be delivered to All Cannings and stored at a local yard prior to being brought to the site via telehandler as required for construction.

The panels will be delivered to the site as required with unloading taking place on site and not on the highway.

The work for the construction of the shop building will be undertaken by a specialist team who will stay locally in the area (not on site). It is anticipated that the work for the construction of the shop building will take 3 weeks with working hours between 8am and 5pm on weekdays and at weekends (to enable the work to be carried out as expediently as possible).

Constructing the shop using SIPs panels means there is minimal waste and limited disturbance, with most of the work being fitting together pre-constructed panels on site.

Internal fit out of shop building

Once the building is completed the fit out will be undertaken by Gaigers Ltd. This will primarily be the electrical and plumbing fit out which will be internal works. Hours of work will be 7.30am to 5pm Monday to Friday only.

Deliveries to the site for this element of the work will be to the site and not on the highway. Deliveries will be via small vans. Any storage will take place within the fenced site area. There will be minimal waste from this element of the works with noise limited to works taking place within the shop building.

Completion of works

On completion of works any remaining waste will be cleared from the site and removed and the Heras fencing carefully removed.

Letter from David Horton Contractors Ltd



Demolition
Ground works
Plant hire
Excavation & Lakes
Asbestos services

DAVID HORTON Contractors Limited

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Building Control Services
Wiltshire Council
Monkton Park
Chippenham
SN15 1ER

9 December 2025

Our Ref 5195

Dear Sir,

Re: – All Cannings Shop, The Street, All Cannings, SN10 3PA

Please find below our Demolition Plan for consideration with your Construction Method Statement

Demolition Programme

Demolition and clearance of a temporary building used as a shop
Duration 1 week

Site Working Hours

Standard working hours for demolition are 7.30 hours to 16.30 hours Monday to Friday. No work will take place on a Saturday, Sunday or Public holiday

Vehicle Movements

Demolition operatives will travel to the site in works vans of various sizes at the start and end of the working day
Heavy goods vehicle movements will be generally 1 per day exchanging waste skips, however, there will be up to 3 movements per day at the start and completion as demolition plant is delivered and collected

Protection of the Natural Environment

The working area will be secured with temporary block and mesh fencing
Warning signs will be placed along the fencing advising on demolition and persons to keep out
Access to the working area will be through metal gates which will be kept locked
All vehicles will use the public highway and existing entrances for access
All vehicles will be parked within the fenced working area
Asbestos containing material will be removed prior to any mechanical demolition
All waste will be separated into different streams and removed from site in rollonoff skips as it is removed from the building
No waste will be burnt on site

Health and Safety

Self-contained welfare facilities will be provided containing toilet, washing facilities, drying room and canteen with seats

Demolition will be carried out by trained operatives

Demolition machines will be current models meeting emission and noise regulations

Fuel oil will be stored in double skinned tanks

Asbestos

Asbestos, if present, will be removed in accordance with the Control of Asbestos Regulations 2012 prior to demolition commencing

Demolition Method

Bring 8t tracked demolition excavator and welfare unit to site

Soft strip building by hand segregating waste

Demolish building using tracked demolition machine and attachments.

Lift floor slab and foundations using a tracked demolition machine

Segregate waste as it is produced and remove from site in rollonoff skips

Remove plant and welfare unit from site

Yours faithfully,

Steve Yells

S Yells

For David Horton Contractors Ltd