

CONSTRUCTION METHOD STATEMENT v2

In respect of

Antrim, Botley Road, Horton Heath, Eastleigh SO50 7DW

F/22/93758

N.B. This development requires no demolition works

Location of temporary site buildings, w.c. compounds, materials and plant storage areas during construction are identified on the accompanying site plan. No temporary placement of materials shall be allowed other than on those areas designated.

The hard standing immediately in front of the proposed building shall be the first item of construction on this site. All delivery and collection vehicles will be required to park on this area whilst conducting operations. No vehicle shall be allowed on any part of the site which has not been previously stoned or otherwise treated to receive them. Notwithstanding this, no vehicle shall be allowed to leave the site until any dirt dust or mud is washed from their wheels with the equipment provided.

'The Meadows' is a private drive which currently serves 3 existing dwellings. Access for residents shall not be denied or impeded at any time. Any damage to highways shall be made good to the satisfaction of the relevant authority.

The site will be connected to mains water and electricity through 'The Meadows' at an early stage of construction. To minimise inconvenience services will be in a single trench. With excavation, laying of pipes and back-filling carried out expeditiously. Residents of 'The Meadows' to be informed in advance of the works. The whole of existing and new vehicle areas to be finished with stone chippings as per existing.

Visitor and operative's vehicles shall only be parked on the area designated on the plan.

With no demolition works required, the only risk for dust generation during construction is through mechanical cutting of materials. Such cutting operations will be carried out while using water based dust controlling equipment and physical screened with sheeting.

Additionally, due to no demolition works being required, excessive noise is not considered to be an issue. Health & Safety Executive rules will apply on this site and noise which exceeds limits will not be allowed.

However, to further mitigate against the risk of dust and noise nuisance to neighbours, all works shall be carried out using Best Practicable Means of control according to the Control of Pollution Act 1974 including a suitable hoarding, such as the Heras noise barrier system or 2.4m high solid hoarding (12mm thick Plywood/OSB), around the works or site boundary. In the event of complaints, the applicant or contractor shall implement an effective remedy with 24 hours or before resuming work. This may for example include starting noisier works one hour later than 8am in the morning, and finishing one-hour earlier on weekdays before 1800, or 1400 on a Saturday. No work shall be carried out on a Sunday or Public Holiday.

A 6 cubic metre skip will be provided in the position shown on the plan. No substance which might attract vermin [such as food waste] shall be allowed to remain on site and must be removed at the end of each working day.

Ecology/Environment

Care will be taken during construction to ensure that no trenches or pits shall be left without suitable escape facilities for any hedgehogs that might fall in. No grass snakes, slow worms or other fauna have been detected within the site with the exception of toads. During site clearance these will be carefully collected and relocated to a suitable location.

There are no trees or bushes within the proposed construction area that might provide nesting opportunities for birds. It is proposed to retain all existing trees within the overall site. These are to be protected from damage during construction operations with suitable fencing.

The protection of wildlife is an essential element in responsible development. In this regard, a bat box (See Appendix 1) will be built into the north gable of the garage, plus two bird boxes suitable for small birds on the north gable or under the eastern facing eaves of the garage (type, style and positions of bird boxes to be agreed with EBC ecologist).

Bee hotel(s) will be permanently attached to the south boundary fence.

Gaps suitable for the passage of hedgehogs will be left in all fences.

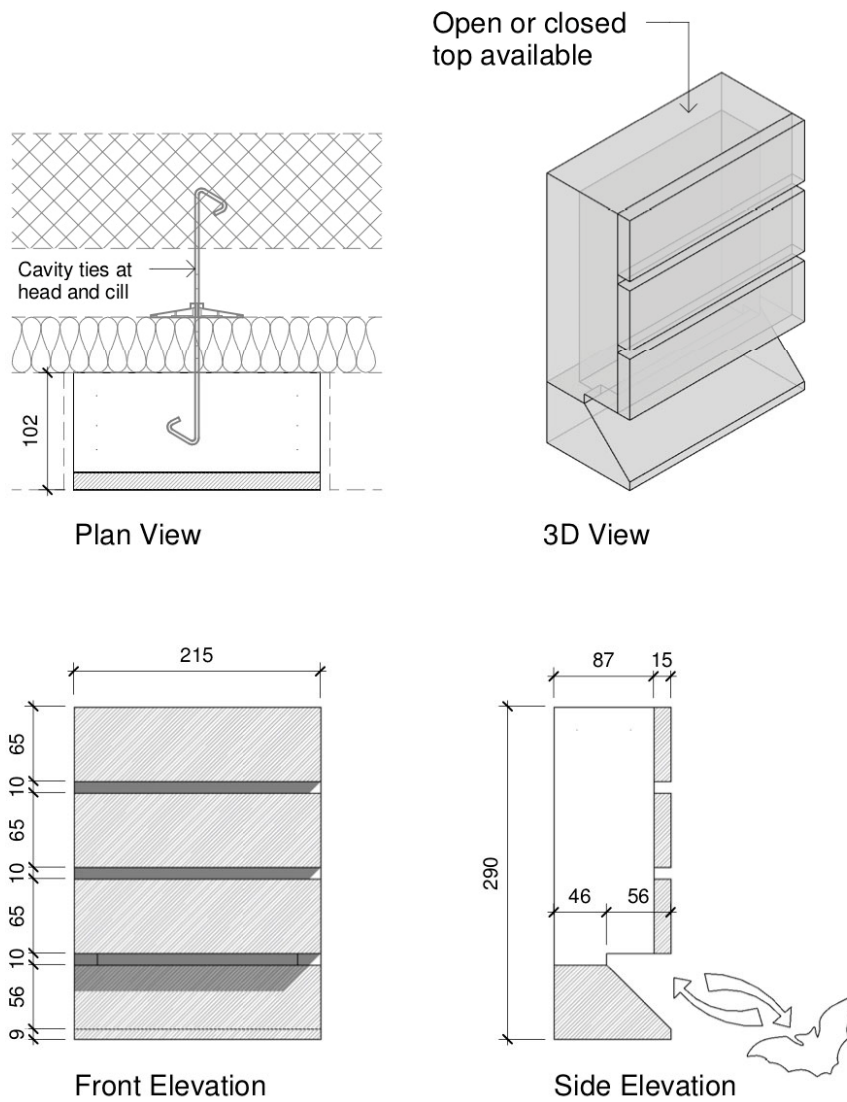
Planting of new shrubs, herbs and flowers will incorporate species which enhance the availability of food for pollinators such as bees and butterflies.

A ground source heat pump will be the primary source of heating and hot water. Solar PV panels will be fitted to the south slope of the roof with the possible inclusion of a battery-based storage system. An electric car-charging point will be fitted in the garage (in accordance with Building Regulations Approved Document Part S).

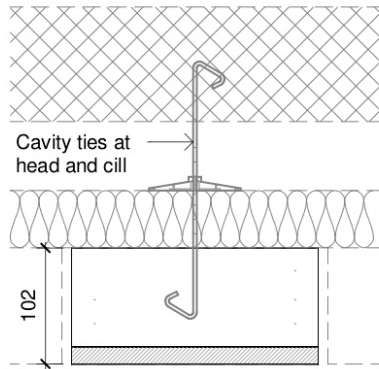
It is the intention of the applicant to install an onsite foul waste treatment/processing system, without any connection to the mains sewer system, with the intention of mitigating all the nutrient outputs produced by the proposed residential use of the site. The applicant and their builder are currently in discussions with an Approved Inspector regarding the regulatory approval requirements for an innovative vermicomposting system. However, if regulatory approval is not possible for this type of system, a packaged biodigestion system would be the second choice for processing the foul waste on site, with the clear treated effluent discharged to soakaways within the site or connected to the main sewer system. If neither of the previous solutions are feasible, then the applicant will have to use a traditional foul waste system connecting directly to the mains sewer, without pre-treatment, and apply to use the councils nutrient (nitrate & phosphate) offset schemes.

Appendix 1 – Bat Boxes

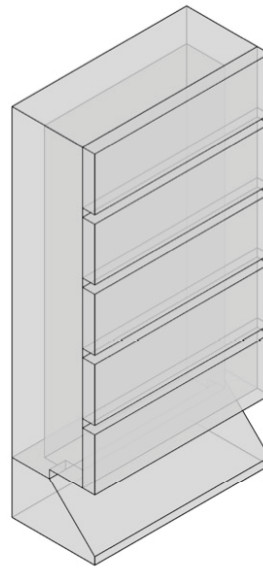
Built in Bat Box Options



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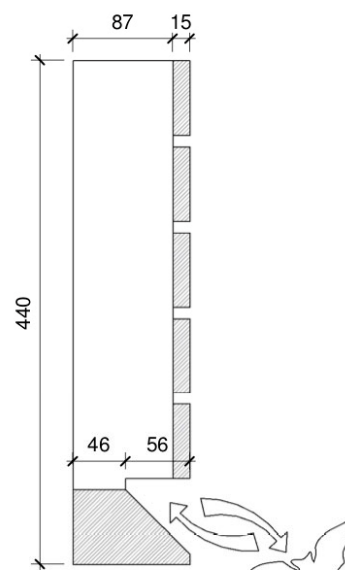
Plan View



3D View



Front Elevation



Side Elevation

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