

Method Statement

June 2024

Edenbridge House
School Road
Bursledon
Hampshire SO31 8BW

Site Access & Parking.

Edenbridge House sits on a large plot offering plenty of options for parking contractors vehicles within the grounds, they will be encouraged to do so.

As this is a small-scale project there would normally be less than five contractors on site at any one time so contractors vehicles should be minimal.

Where there is not sufficient space, or it is impractical to gain access, drivers will be pointed towards the public car parks in Long Lane and School Road. There may be times when vehicles are legally parked on sections of School Road, but they will be encouraged to take other road users into consideration. Reasons for not using the car park may include vehicle size (car park height restrictor), practicality (size/materials), security and suchlike.

We will observe site working hours but the regulations do allow contractors to arrive outside of these hours to quietly prepare for commencement of works, this may also include times when vehicles arrive outside of the appointed hours. However, some of the work will be DIY so normal contractors restrictions will not apply (in the same way as to other DIYers).

Deliveries.

As Edenbridge House is sited off School Road and close to a local school in Long Lane, all efforts will be made to request delivery drivers avoid arriving or departing during normal school run hours (except for school holiday times).

Delivery vehicles will be encouraged to drive directly onto our property, where practical, and endeavour to unload promptly then depart site with minimal delay.

If a vehicle is too large to get through the entrance we will try to off load as quickly as possible. In many cases large vehicles have the use of a crane so we would expect items to be lifted onto the land at Edenbridge House. If this is not possible then any items may be dropped close to our entrance, ideally leaving adequate space for vehicular access to The Old Rectory, and then transferred onto site with minimal disruption.

It is worth noting that the joint common land was remodelled in 2017 by the owners of The Old Rectory. Where the jointly accessed common land joins the highway it does not comply with best practice for crossovers etc so is prone to potholes (like the one we regularly rake loose stones back into) and may cause premature erosion to the edge of the highway. Hampshire Highways have a specification that should have been followed as part of these works, the landowners should refer the original contractors to correct this. For the avoidance of doubt, we cannot be held responsible for the reoccurrence of an existing problem especially where guidelines were not followed.

As per the site access statement, there may be times when a vehicle arrives before the allotted start time. If the goods to be unloaded are going to create excess noise then they will be asked to wait until the start work time. Due to the location of the school it may be deemed better to unload early/arrive after hours and allow the vehicle to depart outside of the school rush. As above, DIY materials are not restricted by 'site' working times/conditions.

All the immediate neighbours have my mobile phone number so if they have any reasonable suggestions, requests or concerns they can contact me directly.

Waste Management

It is hoped that much of the existing fabric of Edenbridge House will be repurposed for use on site.

Groundworks are relatively minimal here and it is hoped that much of the spoil can be recycled, used to level out uneven areas of ground or to improve drainage and reduce puddling.

Where materials need to be removed from site an area will be made for these to be stored. If it is more than a skips worth then this is likely to be near the main entrance as access to our property may be difficult for this size of collection vehicle (ie grab loader) so loading could be from the common land and some tolerance may be required.

An area will be provided for a skip, it is difficult to pre-empt where that will be at this time as we need to be guided by the skip drivers as to where they can realistically get to.

I do not envisage dirty wheels being a problem as the groundworks are to the rear of the property, a pressure washer will be provided if needed.

Materials Storage.

We will designate specific areas for material storage. Depending what the item is may determine its most suitable location. It may be the type of delivery vehicle also determines where items go.

We do not envisage waste (skip) being stored adjacent to The Old Rectory but the property is well screened as they have leylandii hedging approximately 6 metres high.

As ingress to the property involves turning through a gateway we will need delivery drivers to advise us where they can practically get to with minimal disruption and considering safety for all but this is covered under deliveries.

Trees

I have sketched a plan of the tree locations within our property – trees 1,2 and 4 are within hedges and are more exposed to passing traffic than movements within the property.

Tree 3 is not within a hedge but is 14.7 metres from the house and 12.5 metres from the extension works. We have followed BS5837:2012 (Trees.... construction - Recommendations) and based on their calculations no additional tree protection is required for any of the trees as they are all well outside the zone that needs protecting. Therefore, as the existing site is compliant no Tree Protection Plan is required.

The Woodland Trust proposes a greater area for RPA, using their calculation we exceed this as well.

As a point of note, apart from being well away from civil works the area under the tree, closest to the building, is an area where we like to sit in the summer to gain shade and any breeze.

