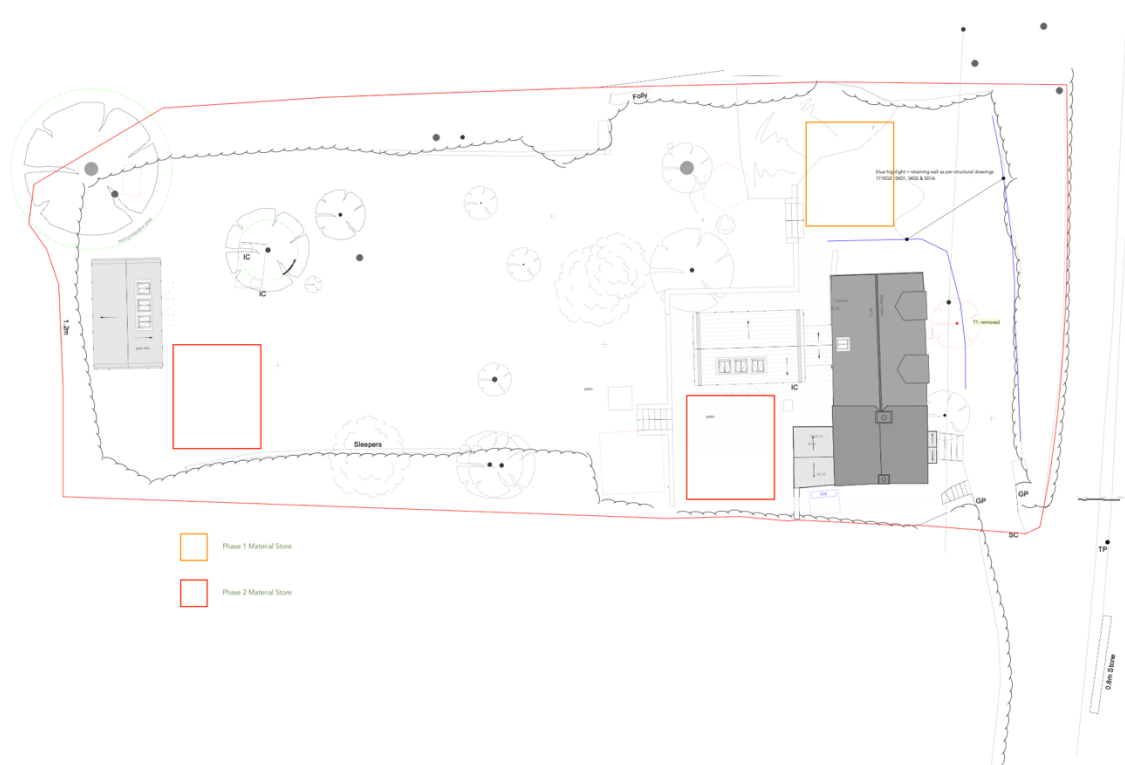


Construction Method Statement

Including Ecological Protection Measures - Feb 2026

Proposed Site Layout – showing phased material storage:



1. Site and Proposed Works

The application site comprises of extending and altering the listed building, including the provision of a timber outbuilding, groundworks to stabilise the driveway and provision of a new air source heat pump located at 7 Reybridge, Lacock, Chippenham. SN15 2PB.

The site lies in proximity to environmentally sensitive receptors, including the River Avon, and has the potential to support protected species, including bats and nesting birds.

The purpose of this Construction Method Statement (CMS) has been prepared to support the planning application and listed building consent and sets out the precautionary measures to be implemented during the construction period to protect sensitive habitats and species known or likely to be present within or adjacent to the site.

2. Site Management and Responsibilities

- A Site Manager will be appointed prior to commencement of works and will be responsible for the implementation of this CMS.
- All contractors and operatives will receive a site induction addressing ecological sensitivities, legal obligations, and procedures to follow should protected species be encountered.
- Contact details for a suitably qualified ecologist will be held on site and consulted where necessary.

3. Protection of the River Avon

The following measures will be implemented throughout the construction period:

- Site storage of plant, materials, fuels, oils, or chemicals will be located at the top of the driveway. Over 20m from the river which is also protected by the existing tarmac roadway and boundary structures.
- Refuelling of plant will take place in a designated area away from the watercourse, with appropriate bunding where required.
- Spill kits will always be available on site and used immediately in the event of any spillage.
- No discharge of contaminated water, concrete washings, or construction run-off to the River Avon or surface water drainage on site.
- During excavation of areas adjacent to the road to form the driveway retaining structures, measures will be implemented, to prevent any sediment run-off entering the watercourse.
- Works are well away from the riverbank behind the existing road surface and significantly above it, all temporary works will lower the loading on the riverbank while the retaining structures are built so with correct management there is no risk of disturbance to integrity of the riverbank.

4. Nesting Birds

Works with the potential to affect nesting birds, including the replacement of the single-storey extension, which will involve the removal of tiling and guttering on the original fabric of the roof and the single-storey extension itself. This work will be carried out outside the nesting bird season (1 March to 31 August inclusive), where practicable.

Where this is not practicable, a pre-commencement nesting bird check will be undertaken by a suitably competent person. Should an active nest be identified, works in the affected area will cease until the nesting attempt has concluded.

5. Bats

Prior to commencement, consideration will be given to the need for an updated bat inspection relating to the replacement extension to the rear.

If bats or evidence of bats are discovered during works, all works will cease in the affected area and advice will be sought from a licensed ecologist and Natural England, as appropriate.

External PIR controlled lighting during construction will be kept to the minimum necessary, directed away from potential roost features and flight corridors.

6. Working Practices

Construction works will be limited to Monday to Friday 8:00 to 18:00, 8:00 to 13:00 Saturday, and no Sunday or bank holiday working.

Noise, dust, and vibration will be controlled through appropriate working methods and equipment. The site will be kept tidy to avoid creating hazards for wildlife.

7. Staging of works

The initial stage of work prior to the commencement of the extension or outbuilding is to reinforce both the house and the driveway such that all later works and material storage can safely be contained to the side and rear of the house away from the water course and adjacent habitats.

8. Unexpected Ecological Discoveries

If any protected species or habitats not previously identified are encountered during the works, construction will cease in the affected area and appropriate ecological advice will be sought before works recommence.

9. Compliance

All works will be carried out in accordance with this Construction Method Statement and relevant wildlife legislation. The approved measures will be retained for the duration of the construction period.