

CONSTRUCTION METHOD STATEMENT, Hawkswell Lodge, Little Cheverell

February 2026

Client:	Mr and Mrs Abu-el-ata
Address:	Hawkeswell Lodge, Little Cheverell, Devizes, SN10 4JL
Proposal:	Demolition of existing single storey lean-to extensions and garage; proposed construction of new single storey and two storey extensions; outbuilding; replacement dormer windows.
Planning Ref:	PL/2025/09743

1. Introduction

This Construction Method Statement (CMS) accompanies the householder planning application for development at Hawkeswell Lodge.

The document sets out the methodology and precautionary measures that will be implemented during demolition and construction to safeguard sensitive habitats and protected species, with particular reference to bats, in accordance with national legislation and best practice.

Should planning permission be granted, the development will be carried out in full accordance with this Construction Method Statement, unless otherwise agreed in writing with the Local Planning Authority.

2. Site Context

The site comprises a residential dwelling in a rural setting at Little Cheverell, near Devizes.

Key characteristics:

- Accessed via the B3098 Westbury Road with established vehicular access.
- Contains a lake and mature vegetation.
- Includes existing structures proposed for demolition and alteration.
- Bordered by vegetation that may function as bat commuting corridors.

The lake and established landscaping increase the ecological sensitivity of the site and its potential to support protected species.

3. Legislative Context

Bats and their roosts are protected under:

- The Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitats and Species Regulations 2017

It is an offence to:

- Kill, injure or capture a bat.
- Damage, destroy or block access to a bat roost.
- Disturb bats within a roost.

All works will comply fully with this legislation.

4. Protection of Bats and Protected Species

Precautionary Working Method Statement

Bat surveys have been undertaken on the dwellinghouse and garage, which included a Preliminary Roost Assessment and three bat emergence surveys. The dwellinghouse was found to support day roost for common and soprano pipistrelle and a serotine roost. The roosts are all located within the roof line, predominately accessing the rear (western) elevation of the dwellinghouse. No roosts were identified within the garage.

The majority of works can be conducted under a Precautionary Working Method Statement as there will be no direct impacts to the roof line and therefore the roosts.

A Natural England bat mitigation licence will be applied for prior to works commencing above eaves level, on the dormers. The licence will be in place before the installation of the scaffolding and before any works at eaves or above.

The following primarily relates to the demolition of the single storey lean-to extensions. The Natural England bat mitigation licence will set out additional mitigation prescriptions for the works above eaves, on the replacement of the dormers.

4.1 Pre-Commencement Ecological Review

- A bat disturbance notification will be made to Natural England to allow for demolition of the existing single storey lean-to extensions.
- Following receipt of the notification, a site-specific ecological toolbox talk will be provided by a licensed bat worker to all contractors.
- A licensed bat worker will perform a pre-commencement inspection of the buildings to ensure no bats are present.

4.2 Demolition Methodology (Soft-Strip Approach)

Demolition of the lean-to extensions and garage will proceed as follows:

- Roof tiles, fascia boards, soffits and cladding removed carefully by hand.
- Roof voids inspected before structural dismantling.
- No sudden or mechanical destruction of enclosed roof spaces.
- Materials removed methodically to allow inspection for bats.

If any evidence of bat presence is discovered:

- Works will cease immediately in the affected area.
- A licensed bat ecologist will be contacted.
- Works will not resume until appropriate advice or licensing requirements are satisfied.

4.3 Timing of Works

- No maternity roosts have been identified. Where reasonably practicable, works will be programmed to avoid the main bat hibernation period (mid-November to February).
- If works must occur during this period, ecological supervision will be provided as required.

4.4 Lighting Controls

To protect nocturnal species, particularly foraging and commuting bats associated with the lake:

- Construction lighting will be kept to the minimum required for safety.
- Lighting will be directional and shielded.
- Warm white lighting (<3000K) will be used.
- No lighting will spill onto the lake, retained tree lines, or boundary vegetation.
- All construction related lighting will be switched off at the end of each working day.

4.5 Habitat Retention and Enhancement

- Proposal does not affect existing mature vegetation and tree lines.
- Bat enhancement and mitigation measures will be incorporated into the new buildings as described within the submitted Bat Report by Herdwick Ecology.

5. Protection of the Lake and Aquatic Environment

The on-site lake represents an ecologically sensitive feature.

Measures will include:

- No storage of fuels, paints, chemicals or other potential polluting materials within 10m of the lake. Such items will be stored securely in a covered, locked area adjacent to the carport.
- Refuelling only on impermeable surfaces with spill kits available.
- No discharge of washout water into the lake.

- Silt control measures during groundworks.
- Surface water runoff managed to prevent sediment entering the lake.

These measures will protect amphibians, aquatic invertebrates, and foraging bats.

6. Vegetation and Nesting Birds

- Vegetation clearance will be minimised and, where possible, avoided.
- Clearance will avoid bird nesting season (March–August inclusive), unless checked and confirmed clear by a qualified ecologist.
- Any necessary clearance during nesting season will follow ecological inspection immediately prior to works.

7. Construction Management

Access

- Existing access from B3098 Westbury Road will be used.
- Deliveries scheduled to avoid peak traffic periods.
- Vehicles will enter and leave in forward gear.

Working Hours

- 08:00–18:00 Monday–Friday
- 08:00–13:00 Saturday
- No Sunday or Bank Holiday working without prior agreement

Site Controls

- Dust suppression during dry conditions.
- Waste removed by licensed carriers.
- No burning on site.
- Site compound located away from the lake and retained vegetation.
- No additional lighting during works.

8. Responsibility and Compliance

The Principal Contractor will:

- Ensure compliance with this Construction Method Statement.
- Keep a copy on site at all times.
- Ensure all subcontractors are briefed on ecological sensitivities.
- Maintain records of any ecological incidents and actions taken.

9. Conclusion

This Construction Method Statement demonstrates that the proposed demolition and construction at Hawkeswell Lodge can be undertaken in a manner that safeguards protected species and sensitive habitats, with particular emphasis on bats and the adjacent lake environment.

The measures outlined ensure ecological protection is embedded within the construction process from the outset.