
ENVIRONMENT AGENCY - METHOD STATEMENT

WASHPOOL COTTAGE,
TREACLE BOLLEY,
MARLBOROUGH,
WILTSHIRE,
SN8 4DJ.

1 INTRODUCTION

1.1 Washpool Cottage is a two-bedroom, two storey dwelling house with recent extensions. The proposal is to extend to the side two stories, on the footprint of previously approved PL/2022/08316 single storey extension.

1.2 Access to the site is over an existing over bridge

1.3 This document should be read in conjunction with all other documentation previously supplied.

1.4 Safeguards to minimise the risks of pollution from the development

1.4.1 Use of plant and machinery. The use of plant and machinery is inevitable, however, the access to the site is well established and the site is large. Machinery will be used where necessary to facilitate and speed up the construction process.

1.4.2 Wheel washing and vehicle wash down will take place off site in the contractor's yard.

1.4.3 Oils, chemicals and materials. The proposed extension is a relatively modest and straight forward domestic extension. There are no oils in the materials used. The building materials and will be processed and stored on the area highlighted for storage.

1.4.4 The access to the site is well established and the site is large. The area annotated below is a far from all boundaries as is possible. It affords good access and

allows for manoeuvrability within the permitted areas.

1.4.5 Spoil and wastes will be removed via lorry via the same well established access to the site.

2 Steps

2.1 Demolition

2.1.1 General clearance of the over-site of overgrowth and debris.

2.1.2 Carefully demolish existing single storey side extension. Demolition to be done by hand taking care to keep away from drainage ditch to the rear.

2.2 *Create hard-standing area for materials storage. The area annotated below is as far from all boundaries as is possible. It affords good access and allows for manoeuvrability within the permitted areas.*

2.3 Garage / Car Port

2.3.1 Excavate for foundation using JCB

2.3.2 Construct timber frame garage for secure storage where necessary

Storage



2.4 Excavate for foundations

2.4.1 Trench fill foundations nominally 1.0m deep and 450mm wide, to be confirmed by building control officer on inspection of existing ground conditions.
Using JCB

2.4.2 Removal of excavation by grab lorry

2.5 Provision for drainage

2.5.1 Connect foul water to existing septic tank.

2.5.2 Connect rainwater to existing soakaways

2.6 Superstructure

2.6.1 Construct full fill cavity walls

2.6.2 Install Floor joists

2.6.3 Form Roof Structure

2.6.4 Install Windows

2.7 Internal Works

2.7.1 1st Fix Electrical and timber

2.7.2 Internal demolition where necessary

2.7.3 Plaster internally

2.7.4 2nd Fix Electrical and timber

2.7.5 Install kitchens and bathrooms

2.7.6 Paint and decorate

3 General

3.1 The side extension sits on the location of the existing footprint and this encroachment is already established

3.2 The bank at the rear of the cottage on the north side is formed by an engineering brick retaining wall which already reduces the likelihood of further maintenance, control or construction requiring formation by machinery.

3.3 The watercourse to the rear of the cottage is a tributary and it may be inaccurate to describe it as a 'main river'.

4 Construction

4.1 Double storey construction used. Single storey construction deemed 'not appropriate' in flood zones under these guidelines. These proposals upgrade the existing single storey extension to double storey to provide

increased areas of higher level accommodation for awaiting rescue or a return to normal water levels.

- 4.2 Engineering bricks to be used in new walls up to 300mm above dpc.
- 4.3 Water retaining concrete employed.
- 4.4 Wet plaster used internally rather than plasterboard.
- 4.5 Trench fill foundations employed to reduce extent of masonry below ground.
- 4.6 150mm thick concrete floor slab.
- 4.7 1200g dpm with 300mm overlaps and 50mm taped joints.
- 4.8 Avoid use of concrete screeds.
- 4.9 Use sand cement screeds or sacrificial timber floating floor finish.
- 4.10 Side extension formed in solid walls
- 4.11 Doors & windows to be double glazed.
- 4.12 Timber doors to be solid core only. Guidelines recommend use of Upvc.
- 4.13 Seal perimeter of Utility & Kitchen units to avoid water penetration.
- 4.14 COMMS incoming services wiring to be protected.