

Construction Method Statement

Date: 8th March 2022

Works: Proposed cover to existing car parking area

Address: 1 Abbotsford House, Bridge Street, Kenilworth CV8 1BP

The proposed cover to the car parking area for three cars is sought as cars are parked directly below the canopy of the adjacent mature Copper Beech trees. On numerous occasions there has been debris such as tree branches falling on the cars below, damaging the cars to the point that windscreens, car panel repairs and paint resprays are required. Furthermore, nuts, leaves, tree sap as well as bird and pigeon droppings fall daily on the cars, making the use of the cars unpleasant and at times unsanitary.

Location & Situation

The site is situated on the corner of Bridge and New Street, within the northern part of Kenilworth. The car parking area is located to the southern side of the site of Abbotsford House. The site is accessed through a locked gated entrance off New Street, with the car parking area located at the other end of the site in the corner of the Abbotsford House and Mews development. The car parking area is for the sole use of 1 Abbotsford House.

The car parking area is not visible from either Bridge Street or New Street, the two streets located to the west and north of the site. A high brick wall is located between the car parking area and the garden for 1 Abbotsford House to the west and north (these garden walls were constructed to be in keeping with existing period walls and Abbotsford House as part of the refurbishment of the house in 2018), with a further brick wall located between the garden and Bridge Street. The wall onto Bridge Street goes from 2.5m up to 3m in height due to the falling gradient of Bridge Street.

There is a further high brick wall to the east between the parking area and the Abbotsford Mews development partially obscuring the proposed works. Abbotsford Mews consists of a series of modern designed town houses and car parking area.

Design

The proposed works consist of a free-standing roof cover for the existing car parking spaces. The roof structure will be positioned to sit in between the existing tall garden brick walls facing the garden of Abbotsford House along three elevations of the car parking area. Being nestled in between the tall brick walls on three sides, the structure will be mostly hidden and only marginally project above the bricks walls. Likewise the flat-roof design minimises any visual impact on surroundings.

The roof cover has been designed to be as inconspicuous as possible, and to be in keeping with the surrounding brick buildings with their wooden detailing. The structure has been kept as lightweight as possible, constructed from glulam wooden beams, wooden columns and inter-connecting smaller wooden profiles for the roof support. There will be four wooden columns sat into the ground, which

serves two benefits of being low-impact both visually as well as in terms of minimising disturbance of nearby tree roots. The roof will be clad in a low-profile colour-matched sheet.

Proposed Works & Trees

The works area is situated in proximity to three mature Copper Beech trees, whose root protection areas (RPAs) will be incurred by varying amounts (between 5% for T3 and 15% for T1). To minimise the impact of the construction on the root system, the guidance as laid out in the Tree Survey (Cotswold Wildlife Surveys, 20th June 2021) will be strictly followed.

The steel post design entails minimal incursion into the ground as it relies on vertical stability rather than spreading the load over a larger surface area. Construction will be point foundations under each corner for the four glulam wooden posts, which will be hand-dug to minimise any damage to tree roots that may be present.

The point foundations to be installed within the RPAs will take account of the trees' roots and their growing environment. As such, excavations may have to be carried out manually with the use of hand operated machinery and an air spade.

The car parking cover will not be permeable, although the existing permeable block hard standing will be retained and reinstated where excavation has taken place, so as not to impact existing gaseous exchange and drainage. Water permeation will also be unaffected, since although the car port is to have a solid roof, collected rainwater will be re-introduced to the soil below via an aqua-drain along the west side of the structure.

Tree protection measures will be carried out as per recommendations in the Tree Survey. Protective barrier fencing will be of an appropriate specification and will be installed to exclude construction activities from the RPAs of retained trees.

Construction Logistics

Construction materials used in the construction of the car cover, will be stored safely in the adjacent garden of 1 Abbotsford Mews. Likewise, any excavated soil and pavers will be stored safely in the garden and re-used following the erection of the structure.

The design allows for the structure to hand-built to minimise disturbance and noise.

Consultants

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