

Method Statement for discharge of Condition 14

COSTA DRIVE THROUGH, SNARGATE STREET, DOVER

1 – Introduction

In July 2023 planning permission reference 22/00830 was granted for an erection of a building for use as a coffee shop with drive-through facility, EVC spaces, bin storage, fencing, retaining wall, transformer and switchboard at 101 Snargate Street, Dover, CT17 9DA. Condition 14 relates to archaeology and reads:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved by the Local Planning Authority. Reason: To ensure that features of archaeological interest are properly examined and recorded.

The development area covers approx. 1.10 acres and includes a large Workshop and Office building with an outbuilding. The superstructure of the existing buildings is proposed to be demolished and the existing slab retained and adjusted to suit the new use.

Prior to cutting the existing slab with a view to retaining as much of the slab as possible, it would be prudent for the operative to understand that the site has undergone significant change of use over the last 100 years or more and some archaeology may be found in the ground.

2 – Method statement

It is proposed that the programme for the archaeological watching brief will be carried out on the commencement of any groundwork that may have an impact on archaeological features and deposits.

The Applicant has appointed an Archaeologist who will be overlooking all excavation works on site; their contact details are as follows:

Brook Archaeology Ltd
2 Brook Cottages
Charing Heath Road
Charing
Ashford
TN27 0AL

Key elements of the watching brief will be focused on the following:

- The existing slab to be cut out to be accurately marked out in accordance with foundation and services details.
- The slab to be cut to the full depth of the concrete with large diameter disc cutter.
- Waste material to be carefully broken up and removed without disturbing the subsoil.
- Foundations to be carefully dug out using excavators in accordance with foundation and services details.

- Area around the trees to the north of the site and along western flank is proposed to be dug by hand / handstanding (where present) broken up using hand held pneumatic breaker to avoid damage to the tree root protection zones as specified by project Arboriculturist.
- If any archaeological features are found during the works described above, the works to be carefully carried out by hand to fully expose these findings. All archaeological features will be assessed by the Applicant appointed Archaeologist
- excavated by hand, recorded fully by written, photographic and drawn means. Survey drawings will be undertaken at end of excavation.

The Client and Main Contractor will afford reasonable access in order that all archaeological features and deposits revealed during excavations and groundwork can be investigated and recorded appropriately.

In the event unexpectedly complex and widespread archaeological remains are revealed, the Client and the archaeological officer at Kent County Council will be informed in order that the provisions of this method statement may be reviewed.

3 – Timetable

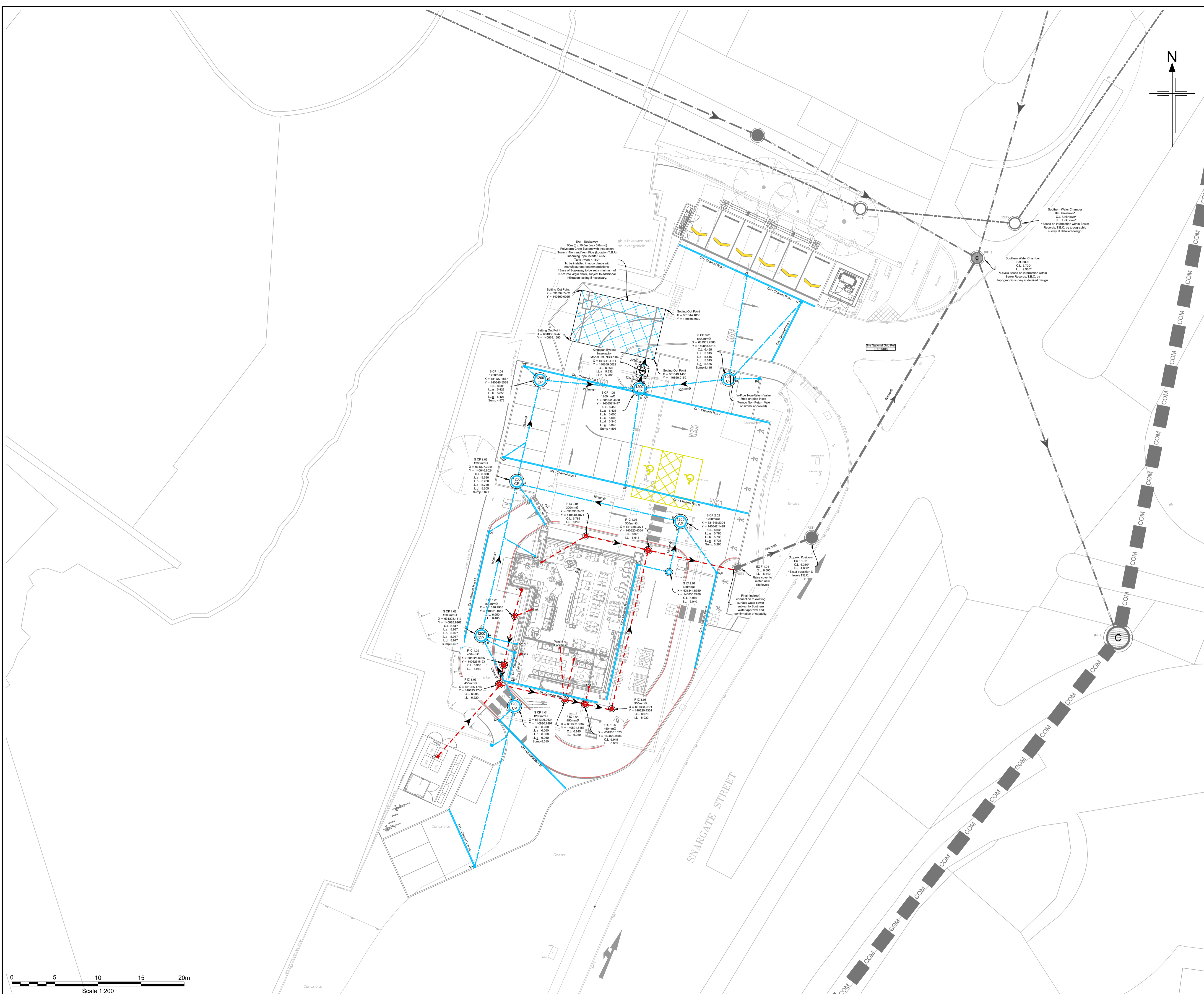
The evaluation and construction work requiring archaeological monitoring are expected to commence at or around the 8th April 2024 and carry out through to the third week in May 2024 (shown in red below).

The proposed programme for excavations and groundworks:

Activity	Duration	Mar 2024				Apr 2024				May 2024			
		01	11	18	25	01	08	15	22	06	13	20	27
Site set up	10 days												
Demolition / Clearance	12 days												
Foundation and services trenches	25 days												

Attached are Appendices 1 and 2:

1. Civil and Drainage Plan
2. Demolition plans



Notes

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- To be read in conjunction with all Architects and Engineers drawings
- Level design is based on information from a topographical survey provided by others. Alan Baxter Partnership LLP takes no responsibility for the accuracy of the original topographical survey. All existing levels are to be confirmed by the contractor prior to the commencement of the works.
- All discrepancies to be notified immediately to contract administrator and engineers.
- Only 'Construction' drawings shall be used for construction or the ordering of materials. Any other drawings (tender / billing / work in progress etc.) drawings shall not be used for this purpose.
- All rainwater pipe (RWP), soil vent pipe (SVP) and stub stack (SS) locations are approximate. Refer to Architects drawings for exact locations.
- Stub stack's (SS) are to incorporate air admittance valves.
- The invert level of the bottom bends for all SVP's and SS's are to be 450mm below F.F.L.
- Channel Drains to be ACO Monoblock. Refer to individual calculation sheets.
- Contractor to avoid clashes with any existing services or infrastructure.
- Refer to drawings A628-0500-005 & 006 for construction details.
- All below ground drainage materials and installation to be in accordance with the most up to date Sewerage Sector Guidance Design & Construction Guide.

Key

Existing

Surface Water (Retained)

- Carrier Pipe
- Chamber

Foul Water (Retained)

- Carrier pipe
- Chamber

Combined Sewer (Retained)

- Carrier Pipe
- Chamber

Proposed

Surface Water (Private)

- Rainwater Pipe (refer to note 5)
- Carrier Pipe (100mm UPVC unless stated otherwise)
- Inspection Chamber (with ref. no.)
- Catchpit Chamber (with ref. no.)
- Road Gully
- Channel Drain (refer to note 8)
- Channel Drain Access Point
- Pollution Interceptor
- Crate Soakaway (install to manufacturers detail)
- Crate Soakaway Access Turret

Foul Water (Private)

- Soil Vent Pipe (refer to notes 5, 6 and 7)
- Yard Gully
- Carrier Pipe (UPVC unless stated otherwise)
- Inspection chamber (with ref. no.)

All proposed drainage to remain in private ownership and maintenance.

Site National Grid Ref. TR316408

FOR PLANNING

I	AREA OF YELLOW HATCH REMOVED (NO MATERIAL CHANGES)	ARWS	-	15/11/2023
H	MINOR REVISION TO SUIT REVISED LEVELS BY DELIVERY AREA	ARWS	-	02/11/2023
0	FIRST ISSUE	ARWS	-	24/05/2022

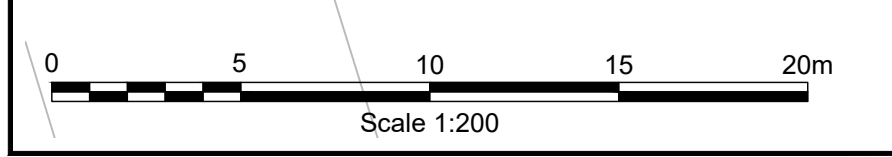
ALAN BAXTER PARTNERSHIP LLP
CONSULTING STRUCTURAL ENGINEERS

THE CLOCK BUILDING
PYPES COURT
BUSBRIDGE ROAD
LOOSE
MAIDSTONE
KENT ME15 0HZ
TELEPHONE: 01622 744263
FAX: 01622 749270
EMAIL: mail@abpengineers.co.uk

Project Title:
**Snargate Street Dev
Dover Docks,
Kent,
CT17 9DY**

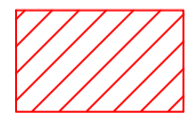



Drawing Title:
**Below Ground Drainage
General Arrangement**

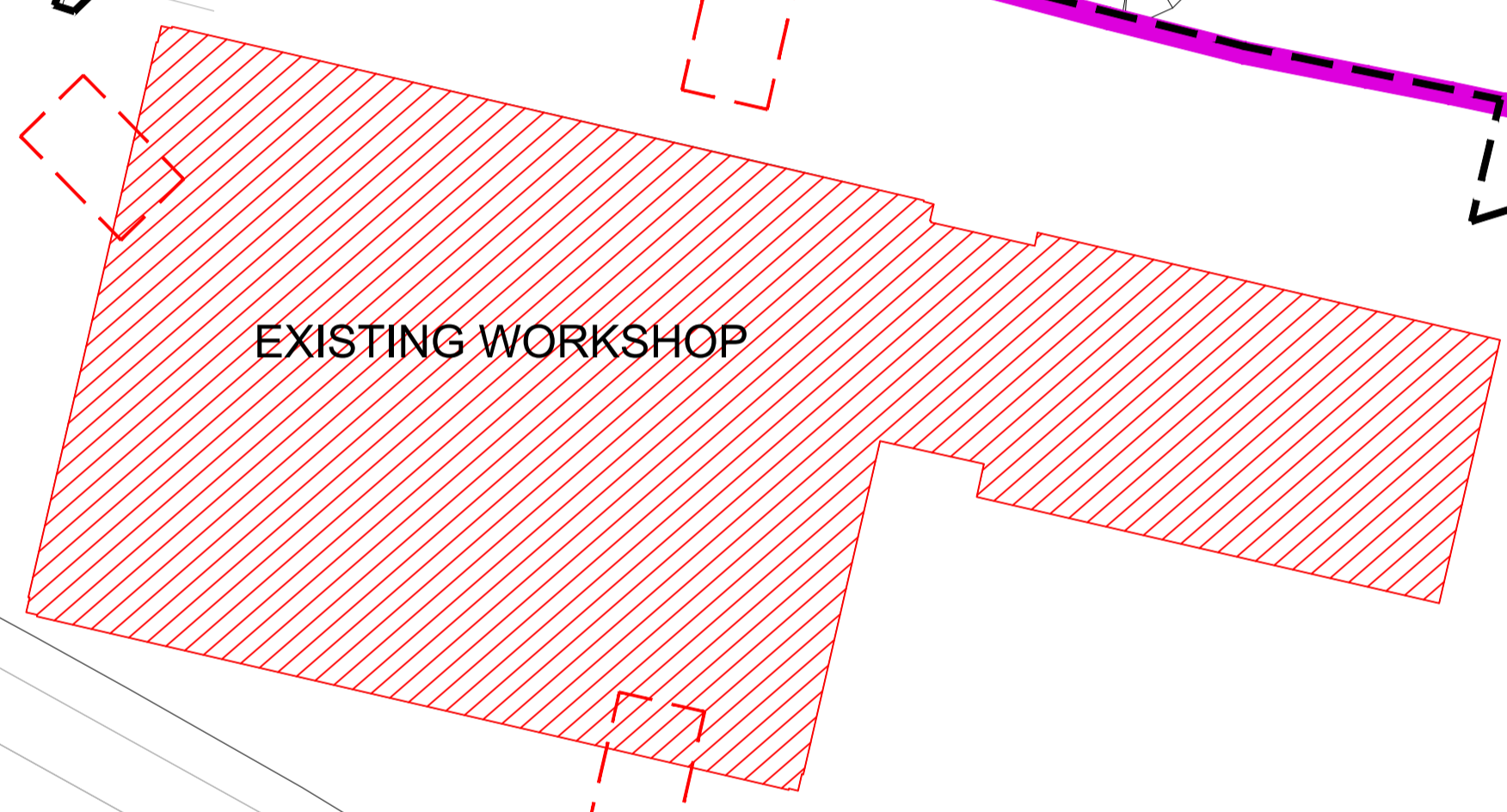
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Drawing Number:	A628-0500-001	Rev: 1



The Contractor to clear all vegetation along the cliff face, along the railway line and to the southern part of the site ready for the wildlife meadow installation. Refer to Arbocultural Method Statement for details of cutting back the existing shrubs and trees. The Contractor is responsible for clearing, tidying up and re-planting (where specified) the whole area within the red boundary as shown on Architect's drawings.

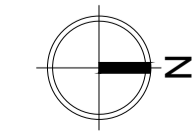
NOTE:
 Contractor to familiarise themselves with a Written Scheme of Investigation which schedules any heritage assets in the ground which might be potentially impacted. Contractor to notify the Client appointed Archaeologist no more than 5 days prior commencement to monitor any excavation works including foundations, services and any other surface interventions associated with the development, including driveways, landscaping and hardstanding surfaces.

-  Red hatch indicates the superstructure of the existing buildings to be demolished. Existing slab to be retained and adjusted for installation of the new building and external works. The Shed's slab and foundations to be removed.
-  Dashed red rectangles indicate locations of 3Nos. induction loops. Contractor to ensure that no metal elements are present within minimum 1m of the induction loops, including in the ground. Existing slab which is reinforced with steel mesh to be cut out in the indicated locations. Existing foundations which fall within these zones to be examined and, if steel reinforcement is present, to be dug out and disposed off.
-  Purple line indicates existing chain link fence along western boundary to be removed.
-  As requested within Arboricultural Method Statement, during demolition existing boundary measures are to be used to act as tree protection barriers. If or where they are deemed to not be appropriate of the existing boundary measures become damaged BS5837:2012 appropriate protective barriers are to be installed immediately directly in front of the boundary measures to protect vegetation. Temporary barriers and existing fences marked for demolition to be removed following the demolition works.



Snargate Street

Union Street



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Project Title Costa Drive Thru Snargate Street, Dover			
Drawing Title Costa Drive Thru Snargate St Demolition plan		Scale 1:200 @ A1	
Drawn MB	Status Tender	Checked Date Oct 2023	Job No 21033
Dwg No L(0)102		Rev No T1	