

Construction Method Statement

Holiday Lodges / Wood view, Anserdame Lane, Sandholme, HU15 2XP



Site

The present woodland to the east side of Anserdam Lane has two access point to the site that lead to well established routes for plant access for maintenance and management together with footpaths through the site.

There is a wide range of native trees species that include Oak, Ash, Sycamore, Silver Birch Pine, Fir, Mountain Ash, Hawthorn and others.

Ground cover includes a selection of bracken, grasses and bulbs. The ground has a covering of 150-200mm of leaf mulch and soil below which is a naturally occurring strata of sand.

Existing and Proposed Trees

The survey shows the layout of the existing trees, with reference to the associated tree schedule, in relation to the proposed lodges, drainage routes, vehicular and pedestrian routes and parking provisions.

The proposed drawing shows the replacement and new planting provisions carried out within the first appropriate season.

Construction Methods

The location of the proposed lodges, their erection and the associated groundworks and servicing have taken into account all of the above features, in particular the existing routes into and around the site and the woodland, which is intended to be the primary attraction of the site to visitors.

Careful consideration has been given to the delivery of the lodges and other materials.

Enclosed are photographs showing where the lodged will be delivered to as prefabricated, flat-pack components to then be transported via the existing routes shown on the photographs to their respective positions for erection.

The applicant already has plant with a 10m reach able to hoist the components into position from the established vehicle routes. These are routes the applicant uses to manoeuvre throughout the woodland in order to maintain the trees including felling and/or removal of dead, damaged or fallen trees.

Protective fencing has been considered and it was deemed to be inappropriate on this particular project as the construction method has been chosen to mitigate any damage and the fencing would only serve to impede its effective application.

The bases for the lodges will be comprised of a steel frame on mini piles. This foundation solution is specifically suited to such situations and the piles themselves will be located towards the interior of

the lodges and installed by a mini piling rig with a minimal footprint and load – not dissimilar to a large lawnmower. The method proposed for locating the piles with regards to any tree roots is to begin with hand excavation to determine any tree root depths and runs and then to locate the piles most appropriately according to this information. Excavations will be backfilled with fine gravel before piling proceeds. A number of alternatives for placement are indicated on the associated detail.

Once piles have been positioned as outlined above and on Detail Sheet S1 then an above-ground cradle frame will be installed in-situ. Note the same detail shows the provision for locating the surface water drainage above ground level to drop down to the ground beyond possible root locations.

Fabrication of the Lodges

As described above the lodges will arrive in prefabricated flat-pack components that can be more easily manoeuvred into position from the existing vehicular routes allowing the superstructure to be erected and made watertight in a matter of days.

Once this stage is complete the remainder of the construction of the lodges will be relatively minor in scale and will not require any substantial plant or equipment.

Services, Vehicular Access and Footpaths

The associated drawings show the provisions for service runs being electric, water and telecoms only.

The vehicular and pedestrian routes will be finished in crushed stone with a low invasive construction as shown on the associated detail.

Drainage

Foul drainage will be by gravity to a pumping station with a 50mm pressurised main to the package treatment plant. This will be located within the raised non-dig footway.

Surface water drainage will be laid at slack falls to soakaways a minimum of 5m away from the lodges and any trees.

Future Maintenance

As the lodges are for holiday lets they, along with the remainder of the site, will remain under one ownership for which the owners will be responsible for ongoing maintenance.

