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By Liv Rickman at 12:23 pm, Mar 20, 2023

Pre commencement Condition: Construction Method Statement C8

The proposed house will be a timber frame property with a block and render finish with slate roof tiles and timber frame double glazed windows. It will be insulated to the highest possible value and heated via an underfloor system comprising of an air source heat pump and solar panels.

The parking of vehicles of site operatives: The site is fortunately large enough to accommodate several vehicles during demolition and construction so we do not anticipate needing to use parking areas elsewhere.

Loading and unloading of plant and materials: As expected there will be plant and machinery delivered and removed from the site at regular intervals. Richard Hand Haulage who are very skilled at completing this role efficiently and with care to avoid obstructing other road users and neighbours. There will possibly be some disruption during the delivery of the house wooden frame but once dates are known will be endeavour to notify road users and neighbours by letters and notification on the Facebook Resident notice board. All material and plant machinery will be stored within the development plot away from the road.

Storage of plant and materials used in constructing the development: Materials and machinery will be stored on site and away from members of the public until such time as it is no longer needed. It will then be returned to its owner or disposed of accordingly.

Wheel washing facilities: We will have a water supply and facilities to wash wheels prior to leaving the site. Any further mud or dirt materials that find themselves on the highway will be brushed up and collected for appropriate disposal.

Measures to prevent contaminated surface water run-off: The new linear drainage facility should ensure any surface water is collected on site and processed accordingly into either the septic tank or soakaway system.

Measures to control the emission of dust and dirt during construction: The most significant process of demolition is dealing with the concrete house parts. We will avoid transporting waste material by processing the concrete parts on site before being bagged up and stored for use within the build. Water spray will help to mitigate the dust particles and all waste material will be processed within the property's boundaries.

A detailed scheme for reducing/re-using/recycling/disposing of waste resulting from demolition, excavation and construction works:

Roof tiles will be cleaned and removed individually for further recycled use on the outbuilding. Any spares will be packed neatly and carefully to enable them to be reused either on the islands or the mainland.

Soil will be scrapped and piled to use for levelling the garden on completion. Any spare including plant material will be transported to Parting Carn farm.

Concrete block from the main house and foundations will be crushed on site as above and stored on site for use in the foundation, soakaways and driveways. Any spare material will be

offered to neighbours in Plots A & B though we do not anticipate there will be much left over.

Roof trusses and wood from the house will be sorted into reusable items which will then be used in the build or for making items such as raised flower beds. Any painted or rotten wood items will be taken to Moorwell for disposal. Spare pieces of wood will be given away locally. Pallets will be returned to their owners via Isles of Scilly Steamship Group.

Glass will be transferred to the recycling bins.

Metal items will be transferred into the metal waste skip at St Marys Harbour for onward mainland processing.

Non-recyclable items such as rock wool type insulation, kitchen units, plastic or composite tiles, old carpets etc will be sorted and bagged as per local disposal rules and transferred to Moorwell if it is unable to be recycled or reused within the build.