

Our ref: 18009_9.11_23.05.09

CONSTRUCTION METHOD STATEMENT

FOR THE

REFURBISHMENT & ALTERATIONS

AT

CARLISLE HOUSE, 118 OXFORD ROAD, READING, RG1 7NG

This Statement is to be read in conjunction with Weston & Co Architects Proposed Site Setup Plan drawing number 18009-PL-31 and SJ Stephens Associates Arboricultural Method Statement ref. 1621 (dated 04.05.2023), Tree Protection Plan ref. 1621-02-B, and Tree Removals Plan ref. 1621-03.

1.0 Development Description

Various internal and external works associated with conversion of existing building from 4 to 6 residential units (Class C3), including roof extension with external terrace, replacement entrance, window and door changes, new steps to lower ground floor, cycle store, boundary works, landscaping and associated alterations.

2.0 Hours of Construction

In order to address Condition C1 recommended by the Environmental Health Officer, the proposed hours for noisy construction and demolition are to be restricted to:

Monday to Friday 8:00am – 6:00pm

Saturday 8:00am – 1:00pm

Not at any time on Sundays and Bank holidays.

3.0 Vehicle Parking

Parking of site operative's and site visitor's vehicles is to be within the existing garden area owned by the applicant to the north-west of the site where the existing site parking area is located.

Contractors will be encouraged to share vehicles and use local public transport aiming to alleviate any potential problems with car parking.

No parking will be permitted in areas without prior approval from the Local Planning Authority.

4.0 Loading and Un-loading of Plant and Materials

It is proposed for materials and plant to be ferried into the site via the proposed north-west access gate indicated on drawing no. 18009-PL-31.

Loading and un-loading of plant and materials will take place in the designated off-loading area located within the site boundary (indicated on drawing no. 18009-PL-31) and will be carefully coordinated and managed by a banksman, site manager and vehicle driver.

A banksman will be present for all material deliveries / waste removal / site vehicle access and egress to or from the site to ensure pedestrian, cyclist and motorist safety. As the site is a dead end, the vehicle

speed will be below 5mph. The HSE's guidance on workplace transport site safety sheet WPT20 will be followed, a copy of this guidance will be displayed for all site operatives involved with banking vehicles in and out of the site. Pedestrians should be given the right of way at all times.

Appropriate warning signage will be clearly displayed adjacent to the site warning the general public of any potential construction hazards.

No materials or plant will be unloaded or stored on any of the surrounding public highways outside of prior approved areas.

All deliveries are to be pre-scheduled with the site manager. Any waiting delivery vehicle which could potentially cause an obstruction to the traffic flow on Trinity Place will be managed by redirecting the vehicle to a designated holding area until the site is able to accommodate the vehicle.

It is proposed for the contractor to undertake a pre-condition survey (inc. photographs) of the street access to establish the condition of the road before any works commence. The Contractor will be responsible for the cost of repair of any damage whatsoever to the public highway caused as a result of the site activities.

The contractor is to follow the guidance described within the Reading Borough Council document: Guidance Notes for Activities on the Public Highway Within the Borough of Reading 2nd Edition (Minor Amendments) February 2016.

5.0 Storage of Plant and Materials

It is proposed for materials and plant to be stored within a secure and sheltered store cabin in the location on the development site indicated on the corresponding plan.

Once possible, the preferred method will be to utilise storage areas within the building, minimising the need for external storage areas.

6.0 The Erection and Maintenance of Hoarding & Scaffolding

There will be 2no. gated entrances, one to the south and another one to the north-west of the construction site, with the gates opening into the site, these gates will be securely locked shut when the site is not in operation.

There is no proposal to introduce any additional external lighting for the works, other than safety lighting where necessary particularly at the site entrance gates. Lighting will be turned off when the site is not operational.

A 2m high solid painted timber site security hoarding is proposed be installed along the boundary between Carlisle House and the Holy Trinity Church, only excluding a portion of the proposed garden to the south, refer to drawing ref. 18009-PL-31 for layout clarification. The rest of the site is secured by the existing 2m stone and brick walls surrounding the site.

7.0 Wheel Washing Facilities / Control of Mud & Dirt on Highways

A site operative using a hose or jet wash and brushes will provide wheel-washing facilities at the site entrance. The operative will also provide highway cleaning function to prevent mud and other materials being deposited on the highway from vehicles exiting the site.

8.0 Construction Traffic and Delivery Vehicles including Waste Collection

Wherever possible deliveries will be scheduled outside of the following peak highway network hours:
7:30am-9:15am and 4:30-6:00pm, Monday to Friday.

9.0 Waste Removal, Recycling and Disposal

In order to address Condition C4 recommended by the Environmental Health Officer it is proposed that:

No materials are to be burnt on site.

Waste materials are to be removed in accordance with the adopted site waste management plan.

Skips are to be located as indicated on drawing no. 18009-PL-31. Location to be agreed via skip licence application with Local Authority.

All skip loads will be checked as secure prior to removal, any excess material will be removed from the skip as required in order to prevent deposition of materials on the public highway.

All contractors and site operatives will be encouraged to minimise wastage levels on site, aiming to reuse waste on-site wherever possible.

10.0 Noise and Dust Control

The proposed methodology for noise and dust control has been considered to minimise the impact of dust and noise generating activities, including the handling and transport of material on site.

Dust Emitting Activities

- External and internal demolition works
- Construction vehicle movements off site (including: loading / unloading of vehicles)
- Cutting works

Dust Mitigating Operations

- Regular cleaning of hard surfaced areas roads if necessary.
- Appropriate transportation of dusty materials, all loads to be covered.
- A suitable method for immediate clean-up of spillages of dusty materials in place.
- Use water as dust suppressant when using cutting equipment.
- Minimise how long stockpiles remain on site.

Noise Emitting Activities

- External and internal demolition works
- Movement of materials in or around the site
- The use of vehicles, plant, machinery and all other activities pertaining to general construction work

Noise Mitigating Operations

- Careful selection of plant, construction methods and programming.
- Construction plant will be located, as far as reasonably practicable, away from adjacent occupied buildings. All plant to be shut down when not in use.
- Prior notification to surrounding residents in advance of potentially noisy operations commencing and duration.

General Site Activities for Noise and Dust Mitigation

- All site personnel to be fully trained/briefed on the control of noise and dust.
- Manager on site to maintain logbook of dust events, and carry out routine inspections. Including visual inspection of sitework, dust controls and site condition, all to be recorded on a site log book.
- No idling of vehicles when not in use and minimising movement of construction traffic.
- Point 6.0 in this statement describes the site hoarding strategy. The site gate and site boundaries mentioned will proficiently act as site hoarding to prevent dust breakout and provide acoustic screening.
- Proposed hours for noisy construction have been established within point 2.0 in this statement.
- The contractor to establish a phone line for residents to inform the site manager of perceived noise & dust issues and other complaints. All complaints received will be recorded, investigated and corrective actions implemented if the complaint is valid and feedback will be given to the complainant.

11.0 Pest control

All contractors are encouraged to ensure that construction site is kept as clear and tidy as possible in order to keep pests away. Construction staff should avoid leaving food within construction site and waste should be stored away safely in closable containers that can be removed from the site.

Redundant as well as live sewers/drains connected to the property are to be appropriately sealed and capped while construction works are in progress in order to prevent rat egress.

If signs of infestation are identified prior to commencement, demolition works will be put on hold until pests have been fully eliminated.

If pest control issues arise during construction a British Pest Control Association (BPCA) certified pest contractor will provide necessary trapping / baiting arrangements.