

CONSTRUCTION METHOD STATEMENT

NORTHCOURT LODGE, 65 NORTHCOURT AVENUE, READING, RG2 7HF.

**CONSTRUCTION OF A 13 BEDROOM CARE BUILDING (C2 USE) WITH ANCILLARY
ACCOMMODATION AND ASSOCIATED WORKS.**

(Discharge of condition 6 following Planning Consent Ref: 220218)

**To be read in conjunction with the Arboricultural Report Ref: SCD 05500/202 & Tree Protection
Plan Ref: PLAN 05500/2021 prepared by Sarah Duckworth.**

Report Ref: 2685/CMS

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1. INTRODUCTION

The purpose of this statement is to consider the impact on the traffic management in relation to the proposed development at Northcourt Lodge, 65 Northcourt Avenue, Reading, RG2 7HF, given the location and access arrangements to the site.

The site benefits Planning Consent Ref: 220218, proposing construction of a 13 bedroom care building (C2 use) with ancillary accommodation and associated works.

The Construction Method Statement is required to satisfy planning condition 6. (To be read in conjunction with the Arboricultural Report Ref: SCD 05500/202, Tree Protection Plan Ref: PLAN 05500/2021 & Arboricultural Method Statement within document ref: BS:5837 AIA / AMS 05500/2021 prepared by Sarah Duckworth).



2. TYPE AND NUMBER OF VEHICLES

There will be predominantly contractor / sub-contractor vehicles and delivery vehicles for brick / block merchants / timber merchant / roof tiles and concrete deliveries accessing the site from Northcourt Avenue during the construction period. Refer to Section 5.

Any other deliveries will be in small vans, medium vans or pick-ups. It is estimated that a maximum of up to 2 -3 no. delivery vehicles and up to 4 no. contractor / sub-contractor's vans will attend site at any given time.

3. POINT OF CONSTRUCTION ACCESS AND ACCESS ROUTE TO THE SITE

Means of access to the site is served off Northcourt Avenue. There is no restricted access to the site which can accommodate un-articulated delivery vehicles.

Construction traffic and delivery vehicles with deliveries can be transported via Shinfield Road (A327), Wellington Avenue, Northcourt Avenue then access the site. The route will be signposted accordingly.

The contractor will provide signage to direct deliveries to the site. They will also speak to local residents who are neighbouring the access route to notify them of the access arrangements to ensure that deliveries are operating in a smooth and convenient manner.

The contractor will brief all operatives and suppliers on the access route, the fact that it passes through a residential area where there are single yellow lines within the carriageway and means that there is less potential for interaction with the public.

The contractor will collect deliveries of smaller items (e.g. taps, light fittings etc) and store at the contractor's holding yard (compound is to be sited as shown on drg. no. 2685-155 – Site Works Strategy Plan) and bring them in a single delivery.

Local merchants will be used and briefed regarding access and delivery times. There is a banksman to ensure this runs smoothly.

4. PARKING OF VEHICLES OF SITE OPERATIVES AND VISITORS

Parking provision – 4 no. spaces are provided on site for the parking of all contractor / sub-contractor vehicles + visitors that we believe will be attending on a day-to-day basis. Please refer to drg. no. 2685-155 – Site Works Strategy Plan. Vehicles will comprise of small vans, medium vans or pickups.

5. LOADING AND UNLOADING OF PLANT AND MATERIALS

There is allowed space on site for all vehicles to pull into the site for unloading and loading, leaving the access clear.

The delivery regime means that each vehicle will attend site, park in the designated delivery area whilst being unloaded and then effect a reverse and turn so that it can leave in a forward gear. The access point position means there is a reasonable vision splay so that the driver is aware of any people who may be using Northcourt Avenue. There is adequate turning facility.

The access route from Northcourt Avenue will be on the existing surface which provides an adequate surface during construction. This will also have the benefit of protecting the ground and preventing the transfer of mud and dirt from the site.

Sizes of vehicles

Delivery vehicles: -

- 4 wheeler – 10 tonne capacity;
- 6 wheeler – 15 tonne capacity;
- Sub-contractor vehicles + mini tipper / vans – maximum - 7 tonnes.

A banksman will be in attendance on site to assist with the vehicular movements onto and away from site.

Upon deliveries, materials can be transported to other areas of the site using a mini loader.

With each order placed to suppliers and merchants, the contractor will provide instructions relating to deliveries and how they will be carried out, including times.

A representative from the supplier / merchants where there are larger orders will visit site and meet the contractor prior to delivery, to confirm access.

Deliveries will be restricted between the hours of 8am and 6pm Monday to Fridays, 8am and 1pm on Saturdays and no deliveries on Sundays or bank holidays. No deliveries to take place outside the stipulated hours.

6. STORAGE OF PLANT AND MATERIALS USED IN CONSTRUCTING THE DEVELOPMENT

There is ample space on site available for the storage of materials and plant. Materials can be transported to other areas of the site using a mini loader.

All materials will be kept within a locked storage container on site. This will be 2 no. standard 20ft containers within the site and will be delivered soon after the commencement of the project and removed once it is no longer required (i.e. when most materials have been integrated into the buildings and the buildings are secure).

The construction is to be traditional so more efficient in terms of minimising delivery movements and a speedier build time.

7. WET WHEEL WASHING FACILITIES

During the ground works operations, vehicles exiting the site may carry deposits of mud, trapped on their tyres, out on to the road. To prevent this occurring, a wheel cleaning regime will be implemented.

Wheel cleaning will consist of two simple operations carried out by a designated operative, suitably attired for this work: -

- Before leaving, the vehicle will stop and turn engine off. If necessary, any heavy deposits will be removed manually using scrapers or the like;
- Wheels will be washed using a portable pressure washer ensuring that residual deposits lodged in the tyres or wheel arch are removed. If required, the vehicle will move slightly forward / back to ensure that the complete wheel is clean.

The site operatives will ensure that water used for wheel washing does not migrate out onto Northcourt Avenue. Please refer to drg. no. 2685-155 – Site Works Strategy Plan.

8. CONSTRUCTION HOURS

The intended hours for construction work will be: -

Monday to Friday:	8am to 6pm
Saturday:	8am to 1pm
Sunday and bank holidays:	No work at all

Note: No work to take place outside the stipulated construction hours.

9. MEASURES TO CONTROL DUST AND DIRT DURING CONSTRUCTION

The contractor will endeavour to follow the best practicable measures to control the emission of dust and dirt during the construction.

We believe that the proposed site layout will minimise the vehicular movements and the existing surface which provides an adequate finish during construction will help to reduce the damage to the ground and potential for churning up the site during wet weather and therefore generating dust when the ground dries.

Other considerations will be: -

- All vehicles to switch off engines;
- Wheel washing;
- 10mph limit around site;
- No site runoff of water/mud from site onto Northcourt Avenue;
- Use water as a dust suppressant;
- Use covered skips;
- Cutting equipment to use water as a suppressant;
- Ensure crusher, if used, is adequately suppressed.

10. MEASURES TO CONTROL CONSTRUCTION NOISE VIBRATION DURING CONSTRUCTION

Noise and vibration controls measures are to be adopted during the demolition and construction works to reduce potential noise and vibration disturbance from site generated activities. In establishing criteria, controls and working methods, account shall be taken of guidance BS 5228 'Noise control on construction and open sites'.

11. SCHEME FOR RECYCLING / DISPOSING OF WASTE RESULTING FROM CONSTRUCTION WORKS

As required by the Site Waste Management Regulations, the contractor will carefully consider the ways to minimise waste from the site works.

The main construction of the building will be from deliveries from the brick / block merchants / timber merchant / roof tiles / concrete relating to foundations and ground floor construction. The construction method of the new external frame will reduce the number of vehicles from and to site by managing the deliveries to site carefully.

For the remainder of the building, the contractor will work within the Site Waste Management Regulations to try and reduce the waste on site through the selection of materials with minimal packaging, and to ensure that a large proportion is recyclable.

Waste plasterboard will be segregated and kept in an appropriate container and sent back to the supplier under their recycling scheme.

12. THE ERECTION AND MAINTENANCE OF SECURITY HOARDING

The site is mostly surrounded by commercial and residential housing. The site will be secured by security "HERAS" fencing which can be adapted to provide access into the site.

13. NATURAL ENVIRONMENT TO BE PROTECTED

- a) Minimise Waste – Refer to item 10 above.

Construction produces a large amount of waste materials. There is no way around it, but the contractor can and should look for ways to minimise the waste they are producing. Increasing the efficiency of operations, optimizing the use of supplies and materials, and choosing products and methods that reduce waste are all great ways to reduce the production of waste materials for all projects.

- b) Construction Recycling – Refer to item 10 above.

- c) Efficient Energy Use

Use tools, products and materials that promote efficient energy use. Look for ways to improve the energy efficiency of operations, materials used and final products. The Energy Star Program is used as a guide for this redevelopment.

- d) Choose Green Solutions

Look for products and materials specifically designed to be more environmentally friendly. Consideration is given to products that reduce the environmental impact of specific parts of operations.

14. ADDITIONAL INFORMATION

Public display will be posted with the site manager's contact details and erected at the site entrance and remain for the duration of the construction contract.