

CONSTRUCTION METHOD STATEMENT

This Construction Method Statement is being prepared for 2-4 Alexandra Road Reading, Planning application number 230825.

BRIEF PROJECT DESCRIPTION:

Change of Use -within Class E (Day Care Centre to GP Surgery), with provision of access, parking, and bin storage. Only internal alterations are being carried out, no external extensions or changes to the elevations are proposed.

PROJECT DETAILS:

1. The application seeks the change of use of the existing buildings from day care for Adults with learning difficulties and 1x4 bed flat for respite accommodation to a GP surgery. Access and egress to the site will be from Alexandra Road and the car parking spaces behind the property.
2. It is anticipated that the works will take around two months to complete although it is hoped that this program can be reduced.

Access:

1. There is an existing driveway from Alexandra Road and this will be used as access to the car park spaces behind the buildings. The building materials and equipment would be carried through to the front and rear of the site via this access.
2. These works will also temporarily use the car park spaces to the front of the property without blocking the traffic on Alexandra Road.

Construction Method Statement

1. Notify local Building Control authority
2. Notify neighbours and all Utility services
3. Locate and terminate all on site supplies and provide all temporary builders supplies
4. Remove all site asbestos(if any) in accordance with the approved method statement
5. Undertake demolition of existing sheds.
6. Clear out site removing non-retained features, fences and walls.
7. Provide construction exclusion zones *by erecting security hoarding and maintaining them during the build.*
8. Provide contractor storage compounds where indicated (to include site health and welfare facilities)
9. Erect signage to denote parking and delivery entrances.
10. Material supplies provided to rear of site compound
11. Begin construction of internal alterations.

12. Construction to comply with the designers Risk assessment and Contractors Health and Safety Plan as approved by the site COM Coordinator.
13. All works to comply with Building regulations and Health and Safety at work requirements
14. Provide all road closure notices and licences prior to any installation of new services or crossovers
15. On completion remove all site facilities and make good all surrounding surfaces disturbed by the construction works.

TRAFFIC MANAGEMENT PLAN:

SITE ACCESS/EGREES AND PARKING FACILITIES

- All site operatives are to be briefed prior to construction on the areas available for vehicle parking and the arrangements for delivery vehicles.
- The existing access drive is to be retained for use during the contract.
- Warning signs to pedestrians and road users will be posted identifying construction site entrances.
- The area to the front of the site will be coned to prevent street parking and to ensure delivery vehicles have sufficient manoeuvring space.
- Delivery vehicles will be required to reverse into the site under direction from trained site operatives ready for unloading.
- Delivery Vehicles leaving the site will as necessary have wheels washed down and the foot path and road surfaces are to be brushed clean of any resultant debris.
- Wherever possible small rigid axle vehicles are to be used to deliver materials to site and their arrival times should be co-ordinated to avoid peak traffic movements.

Demolition work will be as follows:

- Ensure all services are disconnected from building.
- Soft strip and load material into skips or lorries and removed from site.
- Erect a guardrail around front, sides and rear of property for the removal of internal tiles and timbers
- Erect a secured tower scaffold as a working platform on ground floor.
- Materials will then be loaded onto skips and removed from site. Recycled materials would be disposed of separately to designated recycle areas.
- The Demolitions contractor will cease work and seek guidance if any suspect materials are uncovered that have not been identified within the report.
- A dedicated skip is to be provided for the removal of Asbestos materials and if not removed from site at the end of the working day, it is to have a secured cover. Warning signs identifying the skip load as hazardous waste are to be placed in plain sight.

- Hard Hats and Safety boots will be worn at all times.
- Site will be left clean and tidy.

SITE OPERATIONAL ARRANGEMENTS:

Site deliveries:

Materials and plant will only be delivered to the site between 8.00am and 5.30pm on Monday to Friday. No deliveries will take place on Saturdays or Sundays.

All materials will be stored on site in designated storage positions ready to be used in the construction.

Contractors parking:

The site has sufficient parking spaces and the space on the North side of the boundary will be limited for materials storage, site welfare and management. Contractor's vehicles will need to be parked on the front driveway in proposed parking spaces.

Vehicle Management:

If for any reason a vehicle is not able to leave the site in a forward direction, a banks person will be used to allow the safe egress from the site.