

**CONSTRUCTION SITE MANAGEMENT
STATEMENT**

OFFICE (CLASS E) TO RESIDENTIAL (CLASS C3)

90 LONDON STREET

READING

BERKSHIRE

RG1 4SJ

Purpose

The primary purpose of the Construction Site Management Statement is to ensure that the inevitable impact of the construction work on residents, businesses and other users in the vicinity is kept to a minimum. This process will be done by ensuring that all relevant issues relating to the internal works of the building that is considered and planned at the design outset and that appropriate mitigation measures are implemented where necessary.

Site

The site is located on the south side of London Street in central Reading. The area surrounding the site is a mix of commercial and residential properties. 90 London Street is a Grade II listed building consisting of three storeys and a basement. The proposed works involve converting the existing office into six residential units and small office space with internal re-configuration of rooms and doorways at the ground, first and second floors. The scope does not involve structural alterations or works to the external facades.

Scope of Works

The works will be undertaken in removing furniture, fittings, finishes, services, etc. and demolishing a few internal partitions as per the Listed Building Consent.

The Fit-out will consist of Minor layout amends to create new bathrooms creating new partitions using stud walling. There will be new plumbing, heating, ventilation and electrical services with finishes and decoration. A specialist will remove the graffiti on the front elevation of the building.

Site Compound and Site Management

The purpose of the site compound is to provide a secure area for storing materials, skips, the site office, welfare facilities, site security and management of access to the site. It is intended that the site compound will eliminate any possible pedestrian or parking disturbance associated with the construction work to residents and businesses. The site compound will be in place for the duration of the work.

Space on site for vehicles of site operatives and visitors. All operatives, suppliers, sub-contractors, and visitors will be advised that the site should be accessed at Church St, where parking is available onsite at the rear of the building. A drop-off will be available for plant and materials through the rear entrance in Church Street using the three-parking associated with the building for this purpose.

Only sufficiently small vehicles will access this area for deliveries and removals. Any deliveries involving larger vehicles will be done under supervision, as this will allow vehicles to drive directly off the site and away safely.

The Materials will be taken in and out of the building by hand.

Site storage will be in the parking area associated with the construction work.

Security Boarding

The site will be signalled appropriately to avoid risk to the public. At the rear, in the private car park area, the site and storage area will be hoarded to prevent threats to neighbours and users of the car park.

Pedestrian Management

No works will affect London St. There will be no need for road closures during construction.

Wheel Washing Facility

There is no need for wheel washing facilities.

Scheme for Recycling Waste

1. Throughout the works, we will endeavour to:
2. Reduce waste through better storage, more efficient material use, and an exact ordering process.
3. Reuse materials onsite wherever possible, in line with best practices and partnership with clients and supply chains.
4. Recycle materials using the array of current methods available through the thorough use of clearly marked skips onsite.
5. Keep the site clean and tidy.
6. Collaborate within existing partnerships and supply chains to embed 'sustainable thinking' across activities.
7. Maintain continual improvement through measurement against policy and performance, evaluation, review, training, and procedural changes where required.
8. Take special care when working with hazardous wastes, complying with all legislation to ensure they are dealt with correctly and according to regulations.
9. There should be no burning of waste on the site.

Dust Management

Since demolition works are minimal (and none of the masonry elements), as it is mainly a strip-out, the amount of dust expected to be generated will be small; during strip-out works, carefully selected active mitigation techniques and effective management will be used to minimize any airborne particle to leaving the building.

Timber-cutting will be undertaken internally using saws/machinery with dust extraction/collection.

The hardstanding at the front (London Street) and the rear (car park) will be brushed/swept regularly to minimize wind-distributed dust.

Site Coordination and Communications

The main contractor will direct and coordinate all activities on site. The entrance to the site will have a secure gate/lock on the site security hoarding board during working hours.

All visitors, except site personnel, will be restricted from entering the site until authorized by the site manager or delegated person.

The main contractor will fully brief the site contractors before their work begins.

The site contractors must provide all necessary design, construction and Health & Safety related information and details that the main contractor may require before starting work on site.

All site employees will receive a site induction which will detail the site-specific safety requirements and rules which must be followed on site. This ruling will include the behaviour expected on and off-site concerning minimizing disturbance to neighbours and residents and details of the onsite Health & Safety officers, First Aid provision and local emergency contact information.

Hoarding and Alarms

The contractor's contact details should be displayed on the site hoarding. Before any alarm system is installed onsite, residents who could be affected by an alarm being activated outside working hours will need to be provided with an out-of-hours emergency contact name and telephone number. The same residents will need to be made aware of any changes to the contact name or telephone number.

Site Safety and Emergencies

Before the commencement of any works, a Construction Phase Health and Safety Plan (CPHSP) will be prepared by the contractor and checked and approved by the client CDM Advisor or Principal Designer. This CPHSP is a live document and should be kept up to date as relevant information becomes available to the contractor. The purpose of the CPHSP is to highlight potential safety issues in advance and assist in planning to avoid such problems. The contractor must use the CPHSP for its intended purpose.

Programme

It is envisaged that construction will begin in early 2024 when Starting Point (The Mustard Tree) ends their lease in November 2023, and the project will take approximately six months (26 weeks).

Working Hours and Noise Restriction

For Planning Consent, working hours shall align with the hours for noise and activity.

These working hours are 9 am-5 pm Monday – Friday.

Any work outside the agreed working hours shall be undertaken with prior agreement from the Council.