

CONSTRUCTION METHOD STATEMENT

&

MANAGEMENT PLAN

**CHANGE OF USE OF GROUND FLOOR RETAIL UNIT TO A
RESIDENTIAL APARTMENT INCLUDING FENESTRATION**

DEVELOPMENT AT

Land Adjacent to
114 – 116 School Road
Tilehurst
Reading
RG31 5AX

DEVELOPER

Chesters Place Limited

PREPARED BY

C Thorpe

DATE

17th APRIL 2023

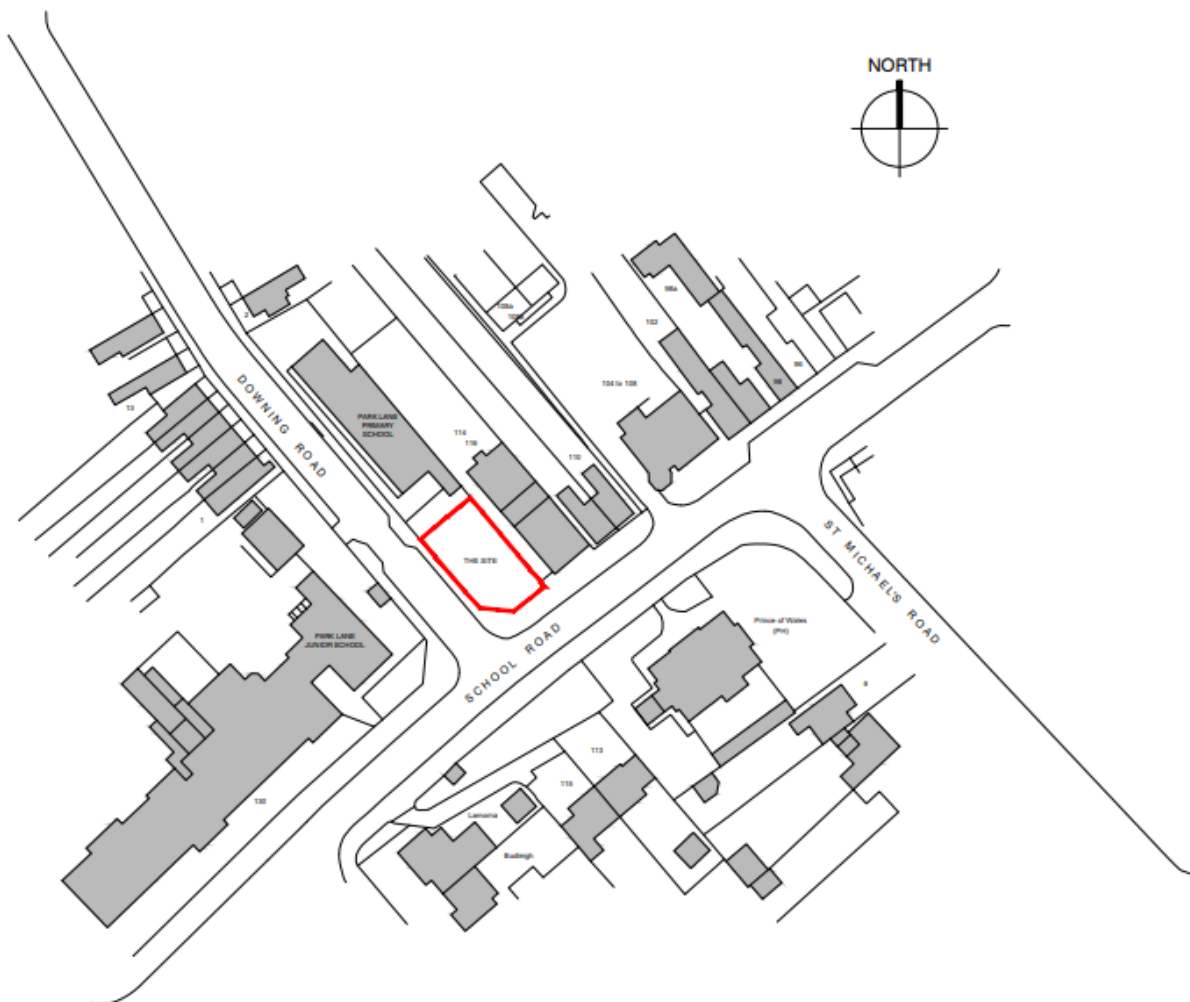
V1

Purpose of this Statement

This statement is written in order to satisfy the requirements for the planning application reference 230241.

This report outlines how this project will be constructed efficiently and under controlled environmental conditions. This method statement describes how we propose to minimize inconvenience to the neighbouring owners.

The main contractor and the project team have written this in conjunction with one another to ensure that all stages of the process have been considered.



Ordnance Survey (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

SITE LOCATION PLAN: NOT TO SCALE

Parking.

Onsite parking will be available for up to 3 cars.

Downing Road is a permit-free parking area and therefore additional parking by contractors during construction hours is permitted.

We are aware of the parking-related issues along Downing Road, however, the area should be less busy during site working hours and any additional parking should have minimal effect on local residents

The site is currently surrounded by double red lines, so no long-term parking will be permitted.

Wherever possible we will ensure trade vehicles are parked onsite or in the locally allocated car parks and not on Downing Road.

As this application is for the conversion of the retail unit, there will be minimal delivery requirements, and most materials will be brought in with our own vehicles.

Site working and Delivery Times

We will adhere to the following key principles:

The working hours, set by the local Authority are from 08.00 a.m. until 6.00 p.m. – Monday to Friday, 08.00 am until 13.00 pm on Saturdays.

Where work needs to occur beyond the agreed “normal” working hours, consultation and agreement will be sought from the local authorities at least 7 days before such an event.

Delivery times will be further restricted during School term times to 09.10 am to 2.30 pm and 3.40 pm to 6 pm Mon- Fri to avoid School drop-off and pick-up times.

Delivery Vehicles

For Delivery vehicles, there will be a delivery rota system, whereby deliveries must be pre-booked at least 24 hours in advance to avoid the area's peak travel hours.

Not only should this prevent congestion on site but it will also spread the resultant traffic over a longer period.

Loading and unloading will be restricted to certain times of the day to further minimise the likelihood of congestion on Downing Road, monitoring and control of all vehicles delivering to the site will be maintained including.

- The setting of specific delivery and collection times.
- Consolidation of deliveries wherever possible.
- A system of ‘just in time’ deliveries; and
- The requirement for prior authorisation when visiting the site via vehicle, which is managed by the logistics manager. The manager will agree at least a week in advance delivery schedules and then review and prioritise them on a daily basis; and

During deliveries, traffic marshals will be located on Downing Road to aid pedestrians and motor vehicles using Downing Road.

These locations are marked on the attached drawing.

Road and Path closures

There will be a requirement to close the footpath bordering the site on Downing Road and partially on School Road. School Road will still have a clear unobstructed route of 1.2 m wide for use by pedestrians. This is to ensure the safety of the workforce and the public.

During road and path closures there will always be relevant signage in place and visible, as per the Safety at Street and road works code of Practice.

Attached in the annexed are further planned details

Lifting / Crane requirement details

Not required for this application

Wheel washing / Road Cleanliness

Not required for this application

The highway itself will be kept free of debris at all times, with routine inspections after every delivery.

Dust Suppression Measures, Noise Attenuation and Monitoring

Best practicable means of preventing, reducing and minimising dust will be adopted. It is expected that the Proposed Development will adhere to the relevant Code of Practice during construction and the GLA's SPG on the Control of Dust and Emissions.

On-site good practice procedures will be followed in order to mitigate noise, vibration and air pollution (e.g. through dust and fume generation).

Measures currently planned to be adopted include:

- Hydraulic construction to be used in preference to percussive techniques where practical.
- Off-site prefabrication to be used, where practical, including the use of prefabricated structural elements.
- All plant and equipment to be used for the works to be properly maintained, silenced where appropriate, and operated to prevent excessive noise and switched off when not in use and where practicable.
- Plant will be certified to meet relevant current legislation and British Standard 5228 (BS5228) Standards.
- All Trade Contractors are to be made familiar with current legislation and the guidance in BS5228 (Parts 1 and 2), which will form a pre-requisite of their appointment.
- Loading and unloading of vehicles, and dismantling of site equipment such as scaffolding or moving equipment or materials around the site will be conducted in such a manner as to minimise noise generation. Where practical these will be conducted away from noise-sensitive areas.

- Deviation from approved method statements to be permitted only with prior approval from the Main Contractor and other relevant parties. This will be facilitated by a formal review before any deviation is undertaken.
- Noise complaints, or exceeding of action levels, will be reported to the Main Contractor and immediately investigated.
- Wherever possible, plant and equipment will be switched off when not in use.
- Vehicles transporting materials capable of generating dust to and from the site are suitably sheeted on each journey to prevent the release of materials and particulate matter.
- Burning of wastes or unwanted materials will not be permitted on-site.
- All hazardous materials including chemicals, cleaning agents, solvents and solvent-containing products to be properly sealed in containers at the end of each day prior to storage in appropriately protected and bundled storage areas; and
- As far as possible, construction works will be carried out using methods that minimize noise.

Site Waste Management Plan

The client is acutely aware of the effects that the disposal of waste can have on the environment and our policy is clearly to reduce wastage in all possible areas. One of the key principles of the approach is to make the operatives more responsible for waste and waste management. This is embodied in the preference for each sub-contractor to be responsible for supplying its own materials, this ownership results in the minimizing of unnecessary waste. These concepts will be incorporated within the sub-contract documentation, such that each sub-contractor considers the most environmentally acceptable solution to the packaging of their deliveries

The following practices will be adopted and monitored by the Main Contractor:

- Implementation of a 'just-in-time' material delivery system to avoid materials being stockpiled, which increases the risk of their damage and disposal as waste.
- Attention to material quantity requirements to avoid overordering and generation of waste materials.
- Burning of wastes or unwanted materials will not be permitted on-site; and
- All hazardous materials including chemicals, cleaning agents, solvents and solvent-containing products will be properly sealed in containers at the end of each day prior to storage in appropriately protected and bundled storage areas.

Site Security and fencing

The Heras fencing will be located as per the attached plan.

The feet to the Heras fencing will not protrude beyond the site fencing.

The Heras fencing along Downing Road will be located on the road against the curb, as per the below images



Safety is paramount in the construction industry and occupies a large part of our site management daily routine. As such, all necessary protection, hoardings, covers and protected walkways will be put in place as and when required. There will be controlled access to the site, for both security and safety reasons.

There will be no requirement for Scaffolding.

At night the site compound will be kept fully secured and locked.

We are very aware that construction sites are a “ magnet” for children. We will install physical barriers, hoardings and screens to ensure that the site is kept secure.

Annexed Documents

Path & Road Closure details, along with site enclosure details

