

Construction Method Statement

106-112 Westfield Road, Caversham, Reading RG4 8HJ

Single storey rear extension and associated internal and external works for conversion to 8 residential units



Introduction

This Construction Method Statement sets out the general approach for carrying out the construction works and addresses the points in Planning Condition 4:

- A. Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area
- B. Location for storage of plant and materials used in constructing the development
- C. The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- D. Identification of any footpath closures or road closures needed during construction
- E. Required wheel washing facilities on site
- F. A scheme for recycling waste resulting from the construction works
- G. Measures for controlling the use of site lighting whether required for safe working or for security purposes
- H. Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction
- I. Provisions to be made for the control of noise coming from the site during demolition and construction
- J. Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements

Description of Works

The works comprise a single storey rear extension and internal alterations to create eight residential units, along with associated landscaping and new parking layout.

Refer to Drawing P2203-01C Location Plan & Block Plan

A	There will be on-site parking for site operatives and visitors as indicated on the block plan. The main contractor shall have priority of parking to maintain site security and supervision. Subcontractors and tradespeople will be managed according to parking availability. Should the need arise, contractors parking on the street will be instructed to obtain/display trade parking permits.
B	All plant and building materials will be stored to the rear of the site. No plant or materials will be stored on any part of the public highway at any time. Banksmen are to supervise movement of plant, materials deliveries, skips, etc.
C	Erection of 1m high containment hoarding as indicated on block plan to hold waste material for removal by grabloader. Any graffiti or fly posters shall be painted over or removed.
D	No footpath or road closures are required for the works. Delivery lorries and grabloader lorries shall be organised to arrive and leave within the hours 10:00 - 14:00 to avoid busy traffic times. All supervised by signaller/banksman.
E	No lorries will enter the site. Wheel washing would only be required for site operative's vehicles (car or van) parked to the rear of the site, if they get muddy. Wheel washing would take place on the existing concrete drive between 112-116, run-off swept onto and drain away into the gravel surface to the rear of the concrete drive. Simple handheld brush and watering can or slow running hose to wash wheels with minimal water. The site manager shall ensure the highway is regularly inspected and free from mud and debris.
F	All waste materials will be separated on site. In terms of skip hire costs, there is already financial incentive in avoiding mixed waste. Skip collected materials will therefore be recycled off-site. Timber members (joists, studs, etc.) wherever possible will be repurposed and reused for construction or offered for sale as reclaimed materials. Bricks wherever possible will be cleaned and reused (e.g. as concealed bulk fill in gabions) or offered for sale as reclaimed materials.

G	No external site lighting will be used. There may be a need for temporary working lights internally during winter months. If necessary, windows to be screened with fabric dust sheets to limit light overspill.
H	Dust generated by cutting, drilling, etc. is to be controlled at source using water spray, either manual pumped dispensers, or dedicated tool attachments. Stored waste materials prone to letting off dust to be wetted and covered until removal from site.
I	Working hours will be restricted to those set out in Condition 11: The hours of construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays Notwithstanding these restrictions, adjoining neighbours will be consulted regarding noisy works and how to minimise disruption. For example, carry out noisy work during weekdays when neighbours are at work or school.
J	The site to be kept tidy with rubbish bagged and removed regularly. All drains with open ends during construction shall be capped/sealed with proprietary drain bungs. Inspection chambers to be kept covered at all times when not being worked on. Temporary toilets to be regularly inspected, cleaned and disinfected as required, and regularly replaced/emptied.