



**The replacement dwelling of Willowbrae, The Warren
Avenue, Caversham, Reading, RG4 7TQ.**

P l a n n i n g r e f . 212017 - C o n d i t i o n N o . 4

C o n s t r u c t i o n M e t h o d S t a t e m e n t
Rev A.

This method statement is to be read in conjunction with the site setup plan and is designed to show how the developer will;-

1. The parking of vehicles of site operatives and visitors.
2. Loading and unloading of plant and materials.
3. Storage of plant and materials for use in construction.
4. The erection and maintenance of security hoarding during construction.
5. Wheel washing facilities.
6. Measures to control the emission of dust and dirt during construction.
7. Recycling/disposing of materials during demolition and recycling.
8. Pest control measures required following demolition.

Tree Protection measures and method statement will follow the measures outlined in the Arboricultural and Planning Integration Report by GHA Trees, dated 25th March 2022.

Prior to any heavy works commencing on site the following will take place the site set up plan will be implemented

To prevent undue disruption and noise the following site opening hours will be observed.

8am - 6pm Monday to Friday

8am - 1pm Saturday

No work will commence on Sunday's or Bank Holidays.

Deliveries will not be between 8am-9.15am & 5pm-6pm



Protection of Existing Users/Residents

The Working areas are to be clearly marked and access denied by physical barriers to non-construction personnel. Site boundaries are to be secured using Heras fencing and hoardings, and alarmed where necessary.

Warning notices are to be prominently displayed around the boundary to highlight the dangers of entry.

At the end of each working day all ladders/steps are removed from work areas and locked up within the site compound.

No materials or small plant are left out, and prior to leaving, the Site Manager will check that all Heras fencing is secure and access points are locked.

Screens, fans, debris netting and dustsheets will be used to prevent any damage to property whilst the contract progresses. Noise reduced compressors and other machinery will be used to reduce the inconvenience of the works.

Parking of vehicles of site personnel, operatives and visitors

Site operatives and visitors will park on-site in the designated area shown on the Site Management Plan throughout the duration of the works. Site operatives or visitors to the site will not park on the public highway.

Loading, unloading and storage of plant and materials

The new dwelling will be constructed using off-site construction methods, minimising the space required for storing materials on site, in addition to minimising duration on site.

The Site Management Plan indicates the areas for material drop-off/ storage and skips. Plant or materials will not be stored on the public highway.

The erection and maintenance of security hoarding during construction

Temporary site fencing/ hoarding with gates will be erected along the frontage of the site. The Site Manager will be responsible for controlling and monitoring vehicle movements into the Site.

The area in front of the temporary site fencing, which is in the Applicant's ownership, will not be obstructed to ensure access to neighbouring properties will be maintained at all times.

Footpath/ road closures

The area in front of the temporary site fencing is in the Applicant's ownership. Footpath or road closures will not be needed. HDS will maintain a regular communication with the neighbouring properties to keep them informed and updated with progress and planned site activities.



Waste management

All materials on site will be supplied in measured quantities so that the minimum amount of waste possible is produced.

Where waste is unavoidable a multi skip method of removal from site will be utilised.

This will ensure inert waste is collected separately to non-inert waste.

Also all Gypsum product waste will be re-collected by the suppliers in specially allocated waste bags for recycling.

All surplus soil will be removed by a specialist company.

Surplus materials not used on site, these will be moved to other current/future sites.

Dust control

The climate poses an obvious problem for construction companies. This is particularly evident during periods of dry, windy weather when the likelihood of dust being picked up and blown about is increased.

While climate cannot be controlled, three things can be done to minimise climate-generated dust problems.

1. Check weather reports daily; closely observe weather patterns to enable action to be taken immediately if conditions change.
2. Implement control measures that ensure dust problems do not occur while the site is unattended, eg. at night or weekends.
3. Adopt a site 'shut down and cover up' policy during periods of extreme weather conditions, eg. high winds. All site operations should as possible cease and all exposed areas covered or treated to ensure dust does not become airborne
4. Watering sprays will be in operation during demolition

It is anticipated that works at this contract will create dusty conditions. Dust-inhibiting measures will be adopted throughout the duration of works on site to ensure that dust is kept to a minimum. Where possible, all cutting/sawing works will take place outside of the building and away from neighbouring properties.

Where the use of power tools inside the building cannot be avoided, said tools will be fitted with dust extractors to filter dust away from the building.

"Damping down" with spray mist is to be undertaken periodically to minimise dust diffusion.

Dust sheets will be placed in the work area and work areas will be sufficiently ventilated.

Where unacceptable quantities of dust may be generated, the works will be enclosed using tarpaulins and filtered air extraction used to draw the dust away from the workplace, and from residents and the public.

Regular vacuum cleaning is to be undertaken in areas where dust has been created by the works.

Any skips will also be covered to prevent dust escaping.

Any demolished materials and debris will be removed from site as soon as practicable to minimise risks of dust escaping.



All operatives carrying out waste and debris removal will be required to wear the appropriate PPE (gloves, dust mask, goggles, safety boots, hard hat etc.) for the substance(s) they are removing.

Noise Control

Where any doubt exists as to whether any machinery or plant owned or used by Company Employees has a noise output in excess of 85dB(A), or a peak output in excess of 200 Pascals, then a noise survey will be carried out by a competent person to ascertain the actual levels. Records of these surveys will be kept on site and will be readily available.

Where the noise level exceeds 85dB(A), but is less than 90dB(A), then all persons affected shall be advised of the survey results, instructed about industrial hearing loss and advised to wear ear protection which will be supplied

In areas where noise exceeds 90dB(A), all that is reasonably practicable will be done to reduce these levels. Identified areas will be marked as Ear Protection Zones in accordance with BS 5378, and the wearing of hearing protection will be made mandatory. Machines that are likely to cause comparable noise levels will be similarly marked, and suppliers will be requested to supply details of anticipated levels of noise during operation for new mach

Even where noise levels are less than 85dB(A), the contractors will strive to keep all noise levels to a minimum for good commercial practice and to avoid unnecessary inconvenience for local residents and the general public.

Restricted working hours will prevent noise in early mornings, evenings and Sundays.

The contractor will take all necessary steps within its power to ensure that the local environment and its neighbours are protected from any inconvenience at all times, throughout the development of this site.

Behaviour

All personnel must be polite and courteous to occupants and the general public.

Objects are not to be thrown from the scaffolding.

No radios are to be used.

Shirts are to be worn at all times.

fooling around, wolf whistles etc. will not be tolerated.

Smoking is not permitted.



Ground levels and spoil removal

- a) The ground levels to the rear garden, boundary and front garden will be set to match/very close to the existing levels.
- b) Any Spoil created during the construction will be disposed of off site using a haulage company in a responsible manner at a suitable refuse site.
- c) The generated spoil will be created from the groundworks, which includes foundations, slab and paving/drive areas. A digger will be used to excavate and material
- d) See the Proposed landscape plan for existing and proposed ground levels.
- e) The spoil will be removed during the first few weeks of construction when the demolition and ground works are carried out

Wheel Wash Facility

A wheel cleaning procedure will be used in order to mitigate the amount of mud that could potentially be deposited on the highways by vehicles exiting the construction site. An area close to the site exit will be utilised for wheel washing prior to vehicles leaving site. A power washer will be used to wash off any mud from the vehicle's wheels, with excess mud / slurry being collected and disposed of. It is anticipated that this will only be required during the initial weeks of the development when the existing ground is removed and the footings for the new buildings are constructed. However, the wheel wash station will remain on site until the development is complete. The proposed wheel cleaning procedure will consist of: 1. Before leaving the site, vehicles will be inspected for any heavy deposits left on wheels. If present, these will be removed manually. 2. Following inspection, all wheels are to be washed down using a high pressure jet wash until clear of all deposits. 3. Vehicles will be permitted to leave site following approval of the site manager / site representative that the above steps have been completed to a satisfactory standard. On site roads will be kept as free of mud as is practicable during ground working operations. Machine and wagon trafficking around the site will be kept to a minimum in order to reduce the effects of rain on 'broken' ground. If this is not sufficient, a road sweeper will also be used in the immediate area which will be ordered directly via the site manager.

Pest control

Following the demolition of the dwelling, the site will be cleared of all debris relating to the existing foul drainage and storage. Any remaining pipework linked to the existing foul network is to be capped at all potential points that could be subject to infestation. Regular checks are to be made during the build project, to ensure there are no visual indicators of any potential pest issues on site.