

Construction Method Statement

393 London Road, Reading RG1 3PB

Conversion to Flats



Introduction

This Construction Method Statement sets out the general approach for carrying out the construction works and addresses the points in Planning Conditions 9 & 10:

- space 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
- location for storage of plant and materials used in constructing the development
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- any footpath closures or road closures needed during construction
- wheel washing facilities on site
- a scheme for recycling waste resulting from the construction works
- control of noise and dust emanating from the site during construction

Description of Works

The works consist of internal remodelling to create sub-divisions into flats and new layouts therein. A new basement is to be formed, including external lightwells. External landscaping works.

A structural engineer has been appointed for both structural design and temporary works engineering. The structural engineer has advised a 'top down' sequencing. Structural works to the upper floors to be completed first to provide stability; then formation of the basement.

The basement itself is to be formed as a series of reinforced concrete stem retaining walls. The process would be similar to 'hit and miss' underpinning, i.e. no piling works.

Site Set-up and Works Access

- Refer to drawing P2025-02 Site Set-up Plan

London Road is a key arterial route in and out of Reading. All site operations will therefore be restricted to the rear of the site via Liverpool Road. All basement excavation spoil will be removed from the rear of the site.

Owners of No.395 and No.397 have agreed for the creation of the main contractor's compound with gated access onto Liverpool Road.

A temporary vehicle crossing shall be applied for before the construction works commence.

There will be on-site parking for the main contractor's vehicle to maintain site supervision. All subcontractors and tradespeople will apply for trade parking permits and park on street.

All plant and materials will be stored in the main contractor's compound, including skips.

The site compound will be secured with 2.4m high hoardings; these to be maintained including removal of any graffiti or fly posters.

No footpath or road closures are required. Deliveries will be supervised with signaller/banksman. Lorries will enter Liverpool Road and can turn around at the junction with Radstock Road. All lorries will be instructed not to make a right turn from Liverpool Road onto London Road. Any lorries needing to travel west will use the Sutton Seeds roundabout and double-back. Where possible, deliveries times are to be restricted to 10.00am - 2.30pm to avoid peak traffic times.

No lorries will enter the site. Wheel washing will only be required for the main contractor's vehicle (car or van). Interlocking grids filled with gravel will provide a raised permeable platform for parking. 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.

Recycling of Waste

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 or offered for sale as reclaimed materials.

Control of Noise and Dust

Working hours will be restricted to those set out in Condition 11, namely:

- 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.

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.