

Planning permission discharges at No 16 Richmond Road, Caversham, Reading RG4 7PP

NO 4

Please see STL Drg no 3708/200 Site Plan which has been annotated and should be read in conjunction with notes below

A - The existing house is to be demolished at the above location. Therefore, during this phase of the works due to limited space at the front, there will only be parking for construction vehicles. Once the site has been cleared and piling mat laid, access can be given to more vehicles for site operatives and visitors. Please see Site Plan Item A for reference.

B - Storage of site plant and materials will be allocated within the rear of the site as allocated on site plan item B. Materials and Plant will be safely stored here and then fed to the workface as and when required. Please see item B on site plan for reference.

C - The site boundary along Richmond Road will have a secured Heras fence installed with a set of 4m gates at the front. This fence will be 2.4m high too for security and to stop any trespassers. The hoarding will have on it statutory site signage, contractor, and contact details of site manager and out of hours details. Heras Fencing will also be erected around the tree in the front garden to protect from construction activities. Please see site plan item C for reference.

D - During the majority of the works, we do not foresee that the footpath or road will be impeded. They will be kept clear and clean so that there is no disruption to the public and neighbours. However, we will have to install new utility connections in the latter stages of the contract and these will require that the pavement and portion of road may need accessing in line with statutory regulations. Whilst these works will be in place, a diverted route passageway for pedestrians will be in place with clear signage and protection with Chapter 8 barriers. Please see item D for reference.

E - A wheel washing station will be located at the site entrance to ensure that before any site vehicles leave site the wheels can be sprayed down to remove any mud or materials likely to leave debris on the pavement or carriageway. We will also have a full-time attendant who will make sure that the pavements and carriageway are always kept swept and clean. Please see site plan item E for reference.

F - All debris that is exported from site will go to a local transfer station where materials will be separated and recycled and graded for certification that they can be reused again and not used in landfill. Site lighting in the Autumn will be by 5 lux safety lighting and task lighting where applicable to enhance certain areas only when required. Security lighting will be by an 'ON WATCH' system with infra-red camera which will activate when beam is broken. No white lighting will be left on externally during construction to pollute neighbouring property.

G - Whilst the existing property is being demolished, we will take every precaution to ensure that any emissions and dust escape are controlled. This may be by using light water spray jets over the affected area to ensure that everything is damped down prior to being removed from site.

At no time will the burning of any combustible materials be permitted. Works will be carried out under strict environmental guidelines. Once the building has been demolished, the risk of any further dust emissions will be negligible. Any site cutting will be done within the new property demise and will have attached mechanical extraction systems.

H - During the demolition of the works, the site hours will be Monday to Friday 8am – 6pm, Saturday 8am – 1pm, Sunday and Bank Holidays – no work. We will look to mitigate any work with exceptional noise by commencing works after 9am and completing by 4pm and if excessive, we will look to do a two hour on, two hour off sequence. Our construction plant has the latest technology for the quietest operation. In the unlikely event, acoustic mats can be hung over the perimeter hoarding to absorb any further impact. During construction of the new properties, we do not envisage any excessive noise over and above normal day to day.

J - Prior to the existing building being demolished, a CCTV survey will be carried out to all the existing drainage into the main storm and sewer drains. Then prior to demolition, these drains will be sealed after the internal soft strip has been done with drain bungs. This will deny any opportunity for rodents or the like to access the site via existing drain system. This will be maintained until the new drainage system is installed and live. In the event that there are any signs of rodents at site level, we will look to supply baiting arrangements to the affected areas.