

Our ref: 19017_9.11_20.11.16

CONSTRUCTION METHOD STATEMENT

FOR THE

PROPOSED REDEVELOPMENT

OF

78 LONDON STREET, READING, RG1 4SJ

This Statement is to be read in conjunction with Weston & Co Architects Proposed Construction Method Plan drawing number 19017-PL-20. Planning Approval ref: 200536

1.0 Development Description

The proposed development involves the change of use from Class B1 (a) (Offices) to Sui Generis HMO (Large HMO) for 7 persons including refurbishment and external alterations to building.

2.0 Hours of Construction

The proposed hours for noisy construction and demolition are to be restricted to:

Monday to Friday 8:00am – 6:00pm

Saturday 8:00am – 1:00pm

Not at any time on Sundays and Bank holidays.

3.0 Vehicle Parking

Parking of site operative's and site visitor's vehicles is to be within the parking space owned by the applicant to the rear of the site.

Contractors will be encouraged to share vehicles and use local public transport aiming to alleviate any potential problems with car parking.

No parking will be permitted in areas without prior approval from the Local Planning Authority.

4.0 Loading and Un-loading of Plant and Materials

Due to the inherent restrictions of the site it is proposed for the parking bays, as indicated on drawing no. 19017-PL-20, to be suspended for the entire period of construction works to allow for the storage of plant and materials. The parking bays will be suspended via an application for a Temporary Traffic Regulation Order. Loading and un-loading of plant and materials will take on the public highway adjacent to the suspended car parking bays and will be carefully coordinated and managed by a banksman, site manager and vehicle driver.

It is proposed for materials and plant to be ferried into the site via the front door of no. 78 or through the under-croft passage of no. 74 and into the site via the access gates indicated on drawing no. 19017-PL-20.

A banksman will be present for all material deliveries / waste removal across the footpath and to the rear of the site to ensure pedestrian safety. The HSE's guidance on workplace transport site safety sheet

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WPT20 will be followed, a copy of this guidance will be displayed for all site operatives involved with banking vehicles in and out of the site. Pedestrians should be given the right of way at all times.

Appropriate warning signage will be clearly displayed adjacent to the site warning the general public of any potential construction hazards.

No materials or plant will be unloaded or stored on any of the surrounding public highways outside of prior approved areas.

All deliveries are to be pre-scheduled with the site manager. Any waiting delivery vehicle which could potentially cause an obstruction to the traffic flow on London Street will be managed by redirecting the vehicle to a designated holding area until the site is able to accommodate the vehicle.

It is proposed for the contractor to undertake a pre-condition survey (inc. photographs) of the footway to establish the condition of the footway before any works commence. The Contractor will be responsible for the cost of repair of any damage whatsoever to the public highway caused as a result of the site activities.

5.0 Storage of Plant and Materials

Once possible, the preferred method will be to utilise storage areas within the building, minimising the need for external storage areas.

6.0 The Erection and Maintenance of Hoarding & Scaffolding

There will be one gated entrance to the rear of the construction site with the gates opening into the site, these gates will be securely locked shut when the site is not in operation.

There is no proposal to introduce any additional external lighting for the works, other than hoarding and safety lighting where necessary particularly at the site entrance gates. Lighting will be turned off when the site is not operational.

Scaffolding will be required to access the full-height of the eastern building elevation. The scaffolding in this location will be located over the London street public footway. An appropriate scaffolding licence will be applied for from the Local Authority prior to erection of said scaffolding.

7.0 Wheel Washing Facilities / Control of Mud & Dirt on Highways

Wheel washing facilities will not be required as vehicles will remain on asphalt finished roads outside of the construction site. The contractor will provide a highway cleaning function to prevent mud and other materials being deposited on the highway if necessary.

8.0 Construction Traffic and Delivery Vehicles including Waste Collection

Wherever possible deliveries will be scheduled outside of the following peak highway network hours: 7:30am-9:15am and 4:30-6:00pm, Monday to Friday.

9.0 Waste Removal, Recycling and Disposal

No materials are to be burnt on site.

Waste materials are to be removed in accordance with the adopted site waste management plan.

Skips are to be located as indicated on drawing no. 19017-PL-20. Appropriate skip permits will be sought from Reading Borough Council by skip operating company registered with the Local Authority.

All skip loads will be checked as secure prior to removal, any excess material will be removed from the skip as required in order to prevent deposition of materials on the public highway.

All contractors and site operatives will be encouraged to minimise wastage levels on site, aiming to reuse waste on-site wherever possible.

10.0 Noise and Dust Control

The proposed methodology for noise and dust control has been considered to minimise the impact of dust and noise generating activities, including the handling and transport of material on site.

Dust Emitting Activities

- All proposed demolition works are internal
- Construction vehicle movements off site (including: loading / unloading of vehicles)
- Cutting works

Dust Mitigating Operations

- Regular cleaning of hard surfaced areas roads if necessary.
- Appropriate transportation of dusty materials, all loads to be covered.
- A suitable method for immediate clean-up of spillages of dusty materials in place.
- Use water as dust suppressant when using cutting equipment.
- Minimise how long stockpiles remain on site.

Noise Emitting Activities

- Internal demolition works
- Movement of materials in or around the site
- The use of vehicles, plant, machinery and all other activities pertaining to general construction work

Noise Mitigating Operations

- Careful selection of plant, construction methods and programming.
- Construction plant will be located, as far as reasonably practicable, away from adjacent occupied buildings. Said plant to be shut down when not in use.
- Prior notification to surrounding residents in advance of potentially noisy operations commencing and duration.

General Site Activities for Noise and Dust Mitigation

- All site personnel to be fully trained/briefed on the control of noise and dust.
- Manager on site to maintain logbook of dust events, and carry out routine inspections. Including visual inspection of sitework, dust controls and site condition, all to be recorded on a site log book.

- No idling of vehicles when not in use and minimising movement of construction traffic.
- Point 6.0 in this statement describes the site hoarding strategy. The site gate and site boundaries mentioned will proficiently act as site hoarding to prevent dust breakout and provide acoustic screening.
- Proposed hours for noisy construction have been established within point 2.0 in this statement.
- The contractor to establish a phone line for residents to inform the site manager of perceived noise & dust issues and other complaints. All complaints received will be recorded, investigated and corrective actions implemented if the complaint is valid and feedback will be given to the complainant.