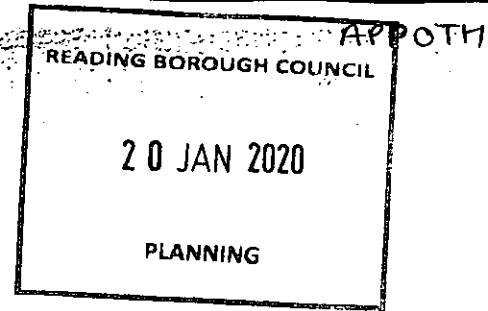




Cox & Wyman, Cardiff Road, Reading

200092

Simplified Construction Sequence for piled foundations:

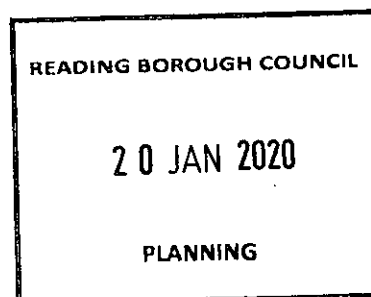
- 1- Demolish Buildings
- 2- Remove existing on-site hardstanding
- 3- Install pile mat (assume 350mm thick)
- 4- Install CFA piles (Auger)
- 5- Excavate line of ground beam down to 50mm below proposed bottom of ground beam level
- 6- Cut piles down to 75mm above proposed bottom of ground beam level
- 7- Lay blinding and pour ground beams
- 8- Lay substructure blockwork
- 9- Backfill excavation as per engineers details

Note: gas membranes, services, and kerb reinstatement omitted for simplification purposes.

200092

APP0TH

**Construction Method
Statement**



**Cardiff Road,
Reading**

**Prepared for
Bellway Homes (Thames
Valley) Ltd**

by

**Stuart Michael
Associates Limited**

January 2020



**Coombe House
Coombe Square
Thatcham
Berkshire
RG19 4JF**

**T: 01635 867711
F: 01635 861715
E: mail@stuartmichael.co.uk
W: www.stuartmichael.co.uk**

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Registered Office: Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF.
Telephone: 01635 867711 Facsimile: 01635 861715.

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1.0 INTRODUCTION

- 1.1 Stuart Michael Associates Limited (SMA) has been appointed by Bellway Homes (Thames Valley) Limited to develop a Construction Method Statement (CMS) for the proposed development, at the Cardiff Road, Reading (Planning Application No: 171814).
- 1.2 This CMS provides details of the proposed safe coordinated systems of demolition methods and sequencing associated with the construction of the site. It also outlines measures that will be taken to minimise the impact of the demolition and construction on all motorised and or non-motorised highway users on the surrounding area.
- 1.3 The CMS has been prepared to demonstrate that the Developer and/or their Agents are aware of their roles, duties and responsibilities with respect to the Construction (Design Management) Regulation 2015 and, in particular Part 3, Regulation 8 General duties. Demolition will be carefully undertaken in a manner that secures the health and safety of any person affected by the project.

Background

- 1.4 A Planning Application was submitted to Reading Borough Council (RBC), seeking Full Consent for the demolition of the former Cox & Wyman building, with construction of 96 dwellings, associated surface car parking, public realm and landscaping. The site location is shown in **Figure 1.1**.
- 1.5 Following the granting of Planning Consent (dated 19/1/18), it is now necessary to complete a Construction Method Statement to successfully discharge Planning Condition 4 (a copy of the Decision Notice is attached as **Appendix 1**) which specifies that:

“No development shall take place including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority.”

2.0 CONSTRUCTION METHOD STATEMENT

2.1 This statement has been developed by SMA and will be adopted by the Main Works Contractor. Any revisions to this report shall be agreed with the council, approved by the Build Director and recorded. This will be a live document, which shall be continuously reviewed to take into account additional environmental information relevant to the detailed design and construction phase.

2.2 All personnel and sub-contractors working on the project shall perform their duties in accordance with the requirements of this method statement. The Site Team shall report regularly to the Area Build Manager on the status and effectiveness of its implementation.

Programme of Construction Works

2.3 It is anticipated that the build out period for the whole site could be approximately 3 years.

2.4 The programme of works will consist of the following;

- Enabling works comprising perimeter fencing/security provisions/tree protection, site compound and access works;
- Demolition works, site clearance, ground investigation and initial service works;
- Sub infrastructure works, ground works and foundations;
- Construction of superstructures; and
- External works such as car parking, landscaping and planting.

Construction Travel Management

2.5 During construction works, it will be the responsibility of the site manger to ensure that the impacts on the local community from construction traffic are minimised by its contractors and, where reasonably practicable, the public access to footways and vehicular access is maintained. The impact of road based construction traffic will be reduced by identifying clear controls on vehicle types, hours of site operation, routes for heavy goods vehicles (HGVs) and onsite parking provision.

2.6 Construction workforce Travel Plans will be prepared by the lead contractors, with the aim of encouraging the use of sustainable modes of travel, such as car

sharing, to reduce the impact of workforce travel on local residents and businesses. The plans will include:

- Stuart Michael Associates has been appointed as travel plan co-ordinator, they will be responsible for the following: Consideration of site activities and the surrounding transport network, including relevant context plans;
- Anticipated workforce trip generation and how it may change during the demolition process;
- Travel mitigation measures that will be introduced to reduce the impact of the workforce on the transport network;
- To use local labour where possible; and
- Target to reduce individual car journeys by the construction workforce;

Roles and Responsibilities

Construction Director

2.7 The Construction Director shall be responsible for:

- Compound Checks, and persons to supervise refuelling of tanks and bowzers;
- Ensuring the required consents are in place before work starts;
- Ensuring oil, including diesel is stored in properly bunded tanks/drip trays;
- Reporting incidents and non-conformances to Bellway Homes Ltd;
- Liaising with statutory authorities, the Main Works Contractor and Bellway Homes as required and ensuring records of communication (including verbal communication) are kept. Statutory authorities should always be accompanied on site visits;
- Approving the Construction Method Statement and ensuring employees and subcontractors implement the controls;
- Ensuring employees and subcontractors receive Induction Training (including project environmental issues) and Tool Box Talks, as appropriate;

- Ensuring personnel needed for audits are available when required;
- Verifying actions resulting from Corrective Action Requests and Observations raised during audits are completed by the deadlines; and
- Ensuring environmental training is provided where appropriate.

Access Strategy, Phasing and Dwelling Occupations

- 2.8 In view of the life of the construction period for the site, it is proposed that the access routes to the site for construction traffic be assessed to ensure that all offsite works can be completed in a timely manner.
- 2.9 The site is situated near to existing residential dwellings and industrial units, along with railway line, which runs to the south of the site. Therefore, extra care is needed to ensure construction traffic uses mains roads where possible and avoids minor roads and sensitive populated areas.
- 2.10 There will be a phased approach with regards to access to/from the site throughout the construction period. Initially the site will be accessed via the existing access on Meadow Road for all deliveries and construction vehicles, as shown in **Drawing 6317.001A**. Contractor parking will be located off site on land to the west of Milford Road as noted on **Drawing 6317.001A**. During the initial stage of construction, no access will be provided from Addison Road for construction traffics. Similarly, no construction traffic will use Cardiff Road.
- 2.11 This access strategy will be adopted until such time that Plots 23, 24 and 25-48 have been constructed. Construction of the flats will be ongoing through both phases of constructions.
- 2.12 For the second phase of construction, the site access for construction traffic and residents of phase 1 will move to Milford Road, with the existing site access via Meadow Road stopped up. This will allow plots 15 to 22 to be completed a part of Phase 1B. To enable HGV's and other construction traffic to access the site Milford Road the kerb radii will be temporarily widened.
- 2.13 Access into the site via Addison Road will be solely for customers visiting the sales suite and new phase 1 residential dwelling occupants. **Drawing 6317.002C** provides a summary for the second phase of construction.
- 2.14 In terms of occupied dwellings, and to satisfy condition 5, the associated parking for individual plots will be marked out and made available for use prior to that plot being occupied/handed over. Once occupied the space(s) shall be
-

kept available for parking at all times thereafter. Phase 2 area will be enclosed by hoarding to segregate new residents from the building site and the new resident access will be from Addison Road during phase 2. The site operative and deliveries will only be accessed from Milford Road.

- 2.15 It is important to note that it will not be possible to provide all of the car parking prior to 1st occupation all at once. However, the phased build sequence will allow provision of parking for plots 15-22 and the HA houses 27-32 as part of Phase 1 and Phase 1B. Private house plot 26 could also be occupied as long as the garage next to plot 24 garden is fully complete. Private house plot 25 could be occupied once the garage is fully complete and parking for sales staff is relocated.
- 2.16 For safety purposes, and to ensure access to both the compound and the site are possible at all hours of operation parking is to be restricted on the highway network in proximity to the site. **Drawings 6317.001A and 6317.002C** summarises the parking restrictions in phases 1 and 2. Parking restrictions will be in the form of traffic cones and appropriate signage placed within the zones highlighted in the drawings.
- 2.17 In order to access the site, a construction traffic access strategy has been considered. This is set out in **Drawing 6317.003** and summarised below. As such, the access route for all construction traffic will be as follows:
- All construction traffic will approach Reading via the M4. At Junction 12, construction traffic will take the A33 exit towards Reading.
 - Traffic will proceed north along the A33 continuing onto the A329, until reaching the A329/ A4155 roundabout.
 - At the A329/A4155 roundabout, construction traffic will take the first exit onto the A4155, Caversham Road and proceed to the A4155/ Richfield Avenue/ Waterman Place roundabout.
 - At the A4155/Richfield Avenue/Waterman Place roundabout construction traffic will take the first exit onto Richfield Avenue. Temporary signage will be provided at the roundabout to help direct the construction traffic (**Drawing 6317.003** displays the proposed signage plan).

- Construction traffic will proceed along Richfield Avenue until the Richfield Avenue/Tessa Road/Rivermead Leisure Complex roundabout. Construction traffic would then turn left onto Tessa Road.
- Construction traffic will proceed for approximately 120m and turn left onto Cremyll Road.
- The construction traffic will then follow Cremyll Road as it leads into Milford Road. From here it will be possible to access the site as outlined within the proposed access strategy.

2.18 In order to ensure that construction traffic and its potential impacts to the surrounding area are carefully managed, the remainder of this report identifies the various protocols and controls that will be put in place to ensure high levels of safety and to minimise disturbance to residents.

Construction Site Accesses

2.19 As set out previously, construction traffic will initially use Meadow Road to access the site. Once the first stage of construction has been completed, access will be provided via Milford Road.

2.20 A temporary 6m radii corner will be constructed to ensure that the site access is of sufficient width to accommodate the anticipated construction vehicles. **Drawing 6318.005B** shows autotrack swept paths for a 12.0m rigid HGV entering and exiting the site via the site access.

2.21 The site access has good unobstructed visibility in both directions, whether accessed via Meadow Road or Milford Road. The Construction Access gate will be set back from the main carriageway to allow for driver and pedestrian visibility. The gates will be hung inwards away from the public highway.

2.22 The existing site access onto Addison Road will be retained for use by emergency vehicles, only for the initial phase of construction. Following construction of the first phase of development, Addison road will also provide access for residents of the first phase and to the sales suite.

Footpath and Road Closures

2.23 A temporary closure of the footpath on Meadow Road will be required to allow for scaffolding to be erected to aid safe demolition of the walls along Meadow Road. This is indicated on the plan provided at **Appendix 4**.

2.24 Also short term road and footpath closures are planned for the service connections.

2.25 These temporary closures will be agreed with the council and appropriate signage will be provided.

Site Manager Contact Details

2.26 The confirmed Site Manager is to be confirmed. The Site Manager will be responsible for the following:

- Reporting major incidents to the Contractor's Project Manager, the project team immediately, and to statutory authorities where required;
- The operation of the site and ensuring that the site is regularly monitored and managed throughout the construction period to ensure that this provides safe, unhindered and convenient access at all times;
- Logging and monitoring incidents and non-conformances;
- Carry out pre-start and end of day site inspections;
- Disseminating information, including changes to legislation, and relay to relevant contractor's employees;
- Identifying employees who require environmental training and maintain training records in line with the contract for the works;
- Providing advice and dealing with queries and correspondence on environmental issues;
- That all parking, deliveries, loading/unloading and servicing only takes place within the site and not upon the public highway. No materials will be lifted over site hoardings;
- That all construction vehicles/plant, will leave the site and enter the public highway in clean condition; and
- That all vehicles enter and exit the site in forward gear only;

All Staff

2.27 All staff have a responsibility for the environment, and ensuring working practices which are not harmful to the environment. These responsibilities include but are not limited to:

- In the case of an incident, stopping work, implementing control procedures and reporting it to the Project Manager;
- Contacting the Waste Representative when waste needs collecting;
- Passing any queries or correspondence on environmental issues to the site manager; and Working in accordance with Environmental Procedures, the Project Environmental Plan and Method Statements.

Provision of Long Term Facilities for Contractor Parking

- 2.28 Parking for contractors, personnel, site operatives and visitors is to be provided in one location off site to the west of Milford Road; on land owned by the developer. The site compound will contain welfare facilities, plus a storage area for materials. Electricity, water and telephone connections will be provided within the site compound. See **Drawings 6317.001A** and **6317.002C** for the site layout, including site operative parking, storage and welfare and administrative facilities.

Loading and unloading of plant and materials

On-site Parking and Manoeuvring of Construction Vehicles within the Site.

- 2.29 The proposed site layout has adequate turning heads to enable vehicles to safely manoeuvre in and out of the site and loading areas in forward gear. This will be possible throughout all phases of construction. **Drawing 6317.005B** refers.

Storage of plant and materials

- 2.30 A temporary compound area will be located within the site. This secure hardstanding place will include an area for utilities and containers. The location of the site compound is displayed in **Drawings 6317.001A** and **6317.002C**.

Programme of works / phasing / lorry routing and potential numbers (including measures for traffic management and operating hours)

- 2.31 A schedule of planned vehicle deliveries is provided in **Table 2.1**. This table sets out the Developers typical projected deliveries of construction materials and the frequency these are anticipated.

Table 2.1: Schedule of Planned Principal Deliveries

Materials	Use on Project	Expected Delivery and Frequency
Contractors Materials	Throughout	Monday-Friday hourly
Aggregates	Throughout	Monday-Friday daily
Ready Mixed Concrete	Throughout but Mainly start of site	Monday-Friday daily
Fuel Deliveries	Through out	Twice weekly
General building Deliveries	Through out	Daily
Large Plant and Equipment	Mainly start of site and end of site works	Daily
Waste Vehicles	Through out	Daily

2.32 Where practicable, the Developer will use local companies to provide services such as supplies of materials, road transport, distribution facilities and sub-contract labour and plant.

2.33 Deliveries and collections should avoid weekday AM peak hours (07:00 – 09:30) and PM peak hours (16:00 – 18:30) in order to avoid undue interference of the operation of the public highway.

Demolition Works and Tree Protection Works

2.34 Demolition will be carefully undertaken in a manner that secures the health and safety of any person affected by the project. The demolition contractors method statement report is provided at **Appendix 2**.

2.35 Installation of tree protection will be undertaken prior to demolition (**Appendix 3** refers). Tree root protection will be installed as per the agreed protection drawing.

2.36 A temporary closure of the footpath on Meadow Road will be required to allow for scaffolding to be erected to aid safe demolition of the walls along Meadow Road. This is indicated on the plan provided at **Appendix 4**.

2.37 Discussions with the LPA tree officer are ongoing with regard to the removal of two TPO trees. The replacement of these trees will be agreed with the tree officer and added to the landscaping scheme plan.

2.38 An Arboricultural Method Statement (AMS) has been prepared that provides details of the encroachment within the root protection area (RPA) of trees T2 and T3 adjacent to Addison Road (**Appendix 5** refers). These trees will be

exposed during demolition works, services provisions in the footway, footings to plots 21, 22 and 23 and regrading works to tie into formation levels.

- 2.39 An application will be submitted to the LPA seeking approval of these works. Therefore, this report currently indicates both the approved tree protection (as shown at appendix 3) and the works detailed in the AMS.
- 2.40 It is important to note that the AMS and revised tree protection plan works can only be carried out if approval is granted for the removal of trees, T2 and T3, that currently have TPO orders.

Provisions for the Storage, Collection and Disposal of rubbish from the development during the construction period

- 2.41 An area for storage, collection and disposal of rubbish from the development will be defined in the Traffic Management Plan.

Recycling

- 2.42 A scheme for recycling the waste that results from the construction works will be implemented. Where possible materials will be re-used across site and the remainder will be separated and recycled.

Lorry Routeing

- 2.43 It is proposed that construction traffic will be routed to minimise the long term impacts associated with construction of the site for local residents.
- 2.44 As per the identified access strategy, access into the site will initially be via the existing site access on Meadow Road. Once the first phase has been completed the access via Meadow Road will be stopped up and access for construction traffic will be provided via Milton Road.
- 2.45 All construction traffic will enter and exit the site via the strategic highway network, (**Drawing 6317.003** refers). Although other shorter routes are available, these routes and junctions are of a good standard to accommodate construction traffic. These routes are also considered to have limited impact on residential properties, avoid local schools and Reading Town Centre.
- 2.46 All sub-contractors and supply-chain members will be advised during the induction and subcontracts of the need to adhere to local speed limits and use the dedicated route to and from site.

- 2.47 The route will be signed appropriately, to avoid impacting on other residential areas. All new signage will be provided in accordance with the Traffic Signs Regulation and General Directions (TSRGD 2002).

Signage

- 2.48 The contractor will implement a clear and concise signage strategy (**Drawing 6317.004C** refers) throughout the site to identify construction vehicle routes, and assist with internal traffic control. Signage will also identify the site office and parking areas for all personnel, site visitors and service vehicles. All signage on and off site will be inspected by the Health and Safety Officer, periodically.
- 2.49 It is proposed that signage will be provided at each site entrance will indicate 'construction vehicles', 'works traffic no right turn on exit' and 'works access only'. These signs will be based on the following road signs as referenced in the DfT, 'Traffic Signs Regulations and General Directions' manual:
- **Diagram no. 612** (Direction: no right turn)
 - **Diagram no. 613** (Direction: no left turn)
 - **Diagram no. 670** (10 mph speed limit)
 - **Diagram no. 7304** (Works Direction Sign)

- 2.50 The signage will be agreed with a Reading Borough Council Highways Officer
- 2.51 No construction traffic shall exceed a speed of 10mph within the site and advisory speed restriction signs shall be erected. Bellway Homes will take responsibility for enforcing speed limits within the development.

Provision of boundary hoarding

- 2.52 The site is currently a warehouse, and is in places enclosed by fencing and brick walls. During the construction phase temporary hoarding, boundary walls and secure fencing will be erected. Secure fencing will also be erected around the staff car park. The construction and maintenance of fencing and hoardings will be carried out to an acceptable condition to prevent unwanted access to the construction site, to provide screening, and site security where required. This will include the need to provide viewing points at relevant locations and, if appropriate, the use of different types of fencing. This would include:
- Painting the side of hoardings facing away from the site, and to keep them free of graffiti or posters;

- Providing site information boards with out of hours contact details, 24 hour telephone number (for comments/complaints), community information and information on the works programme, at key locations *and*;
 - Displaying notices on site boundaries to warn of hazards on site such as deep excavations, construction access, etc.
- 2.53 The hoarding will include decorative displays and a facility for public viewing, with appropriate licenses from Reading Borough Council being obtained for all hoardings on the Public Highway.
- 2.54 Clear sight lines will be maintained around hoardings and fencing with no hidden corners in order to avoid, where reasonably practicable, opportunities for anti-social behaviour and crime and to ensure safety of vehicles. Footways of adequate width to facilitate pedestrian flows will be provided with signs provided to facilitate safe access. Adequate lighting will be installed, as necessary, near hoardings.
- 2.55 Fencing and hoarding will, as far as is reasonably practicable, be located such that it does not damage sensitive habitats, trees or hedgerows. No development and other activities including site clearance shall commence until protective fencing has been implemented in accordance with the approved protection plan. The protective fencing shall remain intact for the duration of the development.
- 2.56 The design, location and maintenance of the security hoarding to provide a secure site boundary between the site and the public highway.

Deliveries

- 2.57 Care will be taken during deliveries, particularly when fuels and hazardous materials are being handled. All deliveries are to be supervised by a responsible person so that storage tank levels are checked before delivery to prevent overfilling and that the product is delivered to the correct tank. Contingency plans are to be agreed and suitable materials available should any incident occur. All employees are to be briefed on the actions that are required in the event of a spillage.

Storage

- 2.58 Materials used in construction operations, such as oil, chemicals, cement, cleaning materials and paint have the potential to cause serious pollution. All

fuel, oil and chemical storage must be sited on an impervious base and secured. Leaking or empty oil drums must be removed from the site immediately and disposed of via a licensed waste disposal contractor. The contents of any tank are to be clearly marked on the tank, and a notice displayed requiring that valves and trigger guns be locked when not in use.

Security

- 2.59 All valves and trigger guns are to be protected from vandalism and unauthorised interference and turned off and securely locked when not in use. Any tanks or drums are to be stored in a secure container or compound, which is to be kept locked when not in use. Bowsers should be stored within site security compounds when not in use.

Silt

- 2.60 Water containing silt is never to be pumped directly into watercourses or surface water drains. Silty water can arise from excavations, exposed ground, stockpiles, plant and wheel washing.

Plant and wheel washing

- 2.61 Jet wash will be positioned at both the Primary (Meadow Road) and Secondary Site Accesses (Milton Road once Meadow Road has been closed). **Drawings 6317.001A and 6317.002C** show the location of the proposed facilities.
- 2.62 Plant washing facilities are to be securely constructed with no overflow and the effluent should be contained for proper treatment and disposal. In inclement periods of weather conditions a road sweeper will be used.

Dealing with Silty water

- 2.63 Adequate provision for dealing with silty water is to be agreed in advance. Any planned discharges off the site will require prior approval with the appropriate authorities.

Refuelling

- 2.64 Care will be taken during the refuelling of plant to avoid potential spillage. Mobile plant is to be refuelled in a designated area, preferably on an impermeable surface away from any drains or watercourses. A spill kit is to be available in this location. Hoses and valves are to be checked regularly for signs of wear and turned off and securely locked when not in use. Diesel pumps and similar equipment are to be placed on drip trays to collect minor

spillages. These should be checked regularly and any accumulated oil removed for disposal.

Concrete

- 2.65 Concrete is highly alkaline and corrosive and can have a serious impact on watercourses. It is essential to take particular care with all works involving concrete and cement. Suitable provision is to be made for the washing out of concrete mixing plant or ready mix concrete lorries so that washings do not flow into any drain or watercourse or seep underground.
- 2.66 In the event of a spillage on site, the material must be contained (using an absorbent material such as sand or soil or commercially available booms). All spillages are to be reported to the Site Manager.

Measures to Control Dust, Noise and Vibration during the Construction Period

- 2.67 A key issue to consider is the creation of dust during construction particularly during summer months. To restrict dust, a number of measures will be implemented.
- 2.68 The contractor demonstrates a safe method of dust control in his method statement. The initial phases of the works will require the existing buildings to be demolished on site. The demolition contractors method statement report is provided at **Appendix 2**. Paragraph 10.2 details a range of measures that will be employed to minimize the creation and spread of dust arising from this work in accordance with Environmental Protection Act 1990.
- 2.69 Demolished materials will be loaded to a waste skip as soon as practicable, so that a good standard of housekeeping is maintained.
- 2.70 All vehicles will be inspected and any dirt/debris removed before leaving site. All Lorries and roll on/off bins will use cover sheets to prevent accidental spillages. The method of demolition will include retention of outside walls for as long as possible to assist in containing any arising dust to within the existing building footprint. Throughout the demolition, dustboss' or hoses with fine mist hand sprays will be located close to the work area and used first to dampen down the area generally, then onto the demolition arisings as works proceeds and also directed at any airborne dust particles.

- 2.71 The contractor will be expected to be aware of high winds which may cause dust to be carried into the neighbouring area.
- 2.72 In dry weather, water suppression will be used to dampen down dust and prevent dust from migrating to neighbouring properties. Equally during winter conditions gritting will be carried out by the contractors.
- 2.73 In terms of further dust mitigation the internal roads will be built first, kept clean as required and dampened down as required. The ground works are planned to be carried out during the winter period so there is a likelihood of wet weather.
- 2.74 The site is mostly hard surface therefore dust created by soil drying out and being blown around by the wind will be minimal. Topsoil will be imported just prior to occupation.
- 2.75 Cutting of paving slabs and block paving etc. will be undertaken with water accessories to suppress and contain dust.
- 2.76 Waste materials will be loaded to a waste skip as soon as practicable, so that a good standard of housekeeping is maintained.
- 2.77 HSE guidelines are to be followed regarding noise generating plant, machinery and tools. As such, Bellway Homes will ensure that all of their plant/lifting equipment will be fitted with an audible white noise reversing alarm (beeper alarms will not be permitted).
- 2.78 There will be no burning of waste resulting from the development on site.
- 2.79 The hours of noisy 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 at no time on Sundays and Bank or Statutory Holidays, without prior approval from the Local Planning Authority.
- 2.80 The construction site will be operational between 07:00 and 18:00 from Monday to Friday and 07:30 to 13:00 on Saturdays. Any potential noise and vibration would be during this period and kept to a minimum as far as possible. Work will commence at 08:00.
- 2.81 The potential environmental impacts associated with constructing vehicle movements are to be addressed through the strategy by way of:
- Minimising traffic movements where practicable;

- Minimising fuel consumption through the use of local materials and sub-contractors; and
- Implementing noise and dust reduction strategies throughout the construction process.

Details of measures to prevent mud from vehicles leaving the site during construction

- 2.82 Roads will be kept free of debris and dirt as necessary, by sweeping or hosing down. Vehicles exiting the site with any waste or dust attached, that could subsequently transfer to the local roads, will be obligated to pass through the washing facilities at the site entrance to minimise transfer of dust and waste onto the local network.

Details of any site construction office, compound and ancillary facility buildings

- 2.83 A temporary main compound area will be located within the site close to site access.
- 2.84 The compound area includes an area for cabins for use as the construction office, storage and car parking. Precise details of the compound layouts will be provided by the contractor.

Lighting on site during construction

- 2.85 Site lighting and signage will be provided to enable the safety and security of the construction sites. It will be at the minimum luminosity necessary and use low energy consumption fittings. Precautions will be taken to avoid shadows cast by the site hoarding on surrounding footpath and roads.
- 2.86 Lighting will also be designed, positioned and directed so as not to unnecessarily intrude on adjacent buildings, ecological receptors, structures used by protected species and other land uses to prevent unnecessary disturbance, interference with local residents and passing motorists. This provision will apply particularly when working during times of the year when natural daylight is reduced during the agreed site working hours.
- 2.87 During winter months, individual plots shall be lit within the units, to maintain work production. This will not have any adverse impacts on existing residential properties or newly occupied properties within the site. The contractor will develop and implement a lighting strategy to reduce and prevent unnecessary disturbance.

Measures to ensure no on site fires during construction

- 2.88 There will be no fire or burning of materials on the site. The Site Manager and Construction Liaison Officer will ensure that all staff and contractors will be made aware and adhere to this.
- 2.89 The site and associated accommodation and welfare facilities will have in place appropriate plans and management controls to prevent fires.

Details of the excavation of materials and the subsurface construction methodology

- 2.90 The contractor will excavate material and construct subsurface infrastructure in accordance with the agreed design proposals. The appointed contractor will provide a method statement in due course providing details on how the works will be undertaken.

3.0 SUMMARY AND CONCLUSION

- 3.1 This report sets out the overall framework for the Construction Method Statement (CMS), for a development site, to be constructed by Bellway Homes (Thames Valley) Limited for the consented development (Planning Ref: 171814), at Cardiff Road, Reading. A CMS is required as a Pre-Commencement Condition of the development, as required under Condition 4 of the Planning Decision. As such, this report has been prepared to discharge Planning Condition 4 of the Decision Notice (dated 19th November 2018).
- 3.2 This CMS summarises the proposed safe coordinated systems of work construction methods and sequencing. It also outlines measures that will be taken to minimise the impact of construction on all motorised and or non-motorised highway users on the surrounding area.
- 3.3 The CMS has been prepared to demonstrate that the Developer and or their Agents are aware of their roles, duties and responsibilities with respect to the Construction (Design Management) Regulation 2015 and in particular Part 3 Regulation 8 General duties. Construction will be undertaken in a manner that secures the health and safety of any person affected by the project.
- 3.4 It is acknowledged that the local community are likely to be concerned that there could be an impact on the condition of local roads.
- 3.5 During the construction of the development, the developer will seek to minimise disruption to local residents. It is also not expected that the minor increase in traffic will not cause any delays, safety problems or amenity issues for pedestrians. All local residents will be informed of any disturbances that may arise as a result of the construction period.
- 3.6 Contact details of the Site Manager will be provided to the relevant bodies once they are appointed. It will be the site manager's responsibility to ensure the safety of all construction workers on site.
- 3.7 In view of the above it is considered that this Construction Method Statement and the ongoing monitoring and management of the construction process satisfies the requirements of Planning Condition 4.
- 3.8 It is acknowledged that variations to the CMS may be necessary as development progresses and the phasing programme may change as a result. It is proposed that this would be addresses through an 'Open Book' approach.

In this event, updated plans and drawings would be provided to RBC for their consideration and approval.



Stuart Michael Associates Ltd
 Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JP
 T: 01635 867 711 E: mail@stuartmichael.co.uk
 F: 01635 861 715 W: www.stuartmichael.co.uk

JOB TITLE:
 CARDIFF ROAD, READING

DRAWING TITLE:
 SITE LOCATION PLAN

DATE MAY '19 DRAWN RD CHECKED MRO ISSUE CHECKBOX

DRAWING No. FIGURE 1.1 REV. SCALE 1:10,000 @ A4

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FIGURES

APPENDICES

APPENDIX 1



**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Barton Willmore
The Blade
Abbey Square
Reading
RG1 3BE

Application No: 171814
Application type: Full Planning Approval

Applicant: Thames Properties Limited

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Demolition of existing site buildings and boundary treatments and erection of 96 no. dwellings including associated surface car parking, public realm and landscaping on land at the former Cox & Wyman building, Cardiff Road

At: Cox & Wyman Ltd Cardiff Road Reading RG1 8EX

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 19th November 2018


Head of Planning, Development
& Regulatory Services

Application At: Cox & Wyman Ltd Cardiff Road Reading RG1 8EX

Application No: 171814

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this full planning decision.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plan dated 6th October 2017 unless otherwise stated.

Drawing No:

A-PP-E10-01 Location Plan

A-PP-E10-02 Location Plan

A-PP-E10-03 Block Plan

A-PP-E10-04 Existing Site Plan

A-PP-E10-05 Demolition plans

A-PP-P10-01 Rev D Proposed Site Plan dated 14.5.2018

A-PP-P10-02 Rev C Proposed Roof Plan dated 14.5.2018

A-PP-P10-03 Rev B Proposed Block Plan dated 14.5.2018

A-PP-P10-04 Rev B Proposed Servicing Plan dated 14.5.2018

A-PP-P10-05 Combined Landscape and Architecture Plan

A-PP-P10-06 Rev A Affordable Housing Plan dated 09.5.2018

A-PP-P12-01 Proposed Site Sections

A-PP-P13-01 Proposed Street Elevations

A-PP-P13-02 Proposed Street Elevations

A-PP-P13-03 Proposed Street Elevations

A-PP-P13-04 Proposed Street Elevations

A-PP-P11-10 Apartments - Ground Floor Plan

A-PP-P11-11 Apartments - First Floor Plan

A-PP-P11-12 Apartments - Second Floor Plan

A-PP-P11-13 Apartments - Third Floor Plan

A-PP-P11-14 Apartments - Roof Plan

A-PP-P13-11 Apartments - North & East Elevations

A-PP-P13-12 Apartments - South & West Elevations

A-PP-P13-13 Apartments - Landscaped Deck Elevations

A-PP-P13-14 Apartments - Landscaped Deck Elevations

A-PP-P13-31 House Type D.01

A-PP-P13-32 Rev A House Type D.02 dated 26.3.2018

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& Regulatory Services

A-PP-P13-41 House Type E.01
A-PP-P13-42 House Type E.02
A-PP-P13-43 House Type E.03
A-PP-P13-44 Rev A House Type E.04 dated 26.3.2018
A-PP-P13-51 House Type G.01
A-PP-P13-52 House Type G.02
A-PP-P13-53 House Type G.03
A-PP-P13-54 House Type G.04
A-PP-P11-60 Substation S.01 received 17.4.2018
RG-L-01 Rev G Landscape General Arrangement received 8.5.2018
RG-L-02 Rev F Landscape Illustrative Masterplan
RG-L-03 Rev A Soft Landscape
RG-L-04-1 Rev A Landscape Details
RG-L-04-2 Rev A Landscape Details
Tree Protection Plan Rev B dated May 2018 (Merewood Arboricultural).

Supporting Documentation

- Design and Access Statement, prepared by Barton Willmore
- Air Quality Assessment, prepared by Peter Brett Associates
- Flood Risk Assessment and SUDS Assessment, prepared by Water Environment
- Lighting Strategy, prepared by MMA Lighting Consultancy
- Energy and Sustainability Statement
- Environmental Noise Assessment, prepared by Paragon Acoustic Consultants
- Transport Statement, prepared by TTP Consulting
- Residential Travel Plan, prepared by TTP Consulting - Arboricultural Survey, prepared by Merewood Arboricultural Consultancy Services
- Arboricultural Impact Assessment, prepared by Merewood Consultancy Services
- Utilities Statement, prepared by Hydrock
- Existing Services Drawing, prepared by Hydrock

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development and street furniture, including all external materials such as brickwork, cladding, balustrades, fixtures, fittings, window frames, mortar, details of window and doorway reveals, and a list of existing materials within the existing buildings and boundary walls to be reused, including retained finials, have been submitted to and been approved in writing by the local planning authority. The development shall be carried out using only the approved materials.

Reason: In the interests of safeguarding the character and appearance of the building and the wider immediate area in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan 2009.

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4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority to provide for:

- 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 provided
- location on site 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

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with Policy DM12 and CS34.

5. The dwellings hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the approved plan:

Proposed Site Plan A-PP-P10-01D and
Proposed Servicing Plan A-PP-P10-04B.

The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 and Policy DM12.

6. No dwelling hereby permitted shall be occupied until the vehicle accesses serving the site have been constructed in accordance with the approved drawing Proposed Site Plan A-PP-P10-01D and Servicing Plan A-PP-P10-04B.

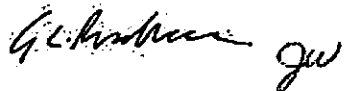
Reason: In the interests of road safety in accordance with Policy CS20 and Policy DM12.

7. (a) No development shall take place until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities can be provided on site.

(b) No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed as shown on the approved plan.

(c) Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

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Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24.

8. No dwelling/building shall be occupied until the bin storage facility shown on the approved plans ref A-PP-P10-04 Rev B Proposed Servicing Plan has been provided and the bin storage facility shall be retained thereafter for use by occupiers of the dwelling/building at all times. Reason: in the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CS7.

9. No residential unit hereby approved shall be occupied until the Council has been notified in writing of the full postal address of the unit. The notification shall be sent to the Council's Planning Manager quoting the application reference specified on this Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 and Policy DM12.

10. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 and Policy DM12.

11. The existing access(es) to the site shall be stopped up and abandoned immediately after the new access has been brought into use. The footway(s) and verge shall be reinstated to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety and maintenance of the highway in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

12. No dwelling(s) shall be occupied until the roads/private drive serving it have been provided in accordance with the approved drawings Proposed Site Plan APP-P10-01D

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and Proposed Servicing Plan A-PP-P10- 04 Rev B Proposed Servicing Plan and satisfaction of the Local Planning Authority in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

Reason: In the interests of road safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

13. Prior to occupation of the dwellings hereby permitted all glazing and ventilation shall be installed in accordance with the specifications set out within the acoustic assessment submitted with the application (Paragon Acoustics, 28 September 2017, Ref:20170928/3948/ENA 001) and thereafter retained in accordance with these approved details.

Reason: in order to protect the amenities of future occupiers from noise disturbance in accordance with Policy CS34 and Policy DM4.

14. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with BS4141:2014 methodology. The predicted specific sound level (LAeq,TR) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAR,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades shall not exceed the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

15. No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase. Thereafter, the use shall not commence until the approved scheme has been fully implemented, and be adhered to during the demolition and construction phase.

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site in accordance with Policy CS34 and Policy DM4.

16. No development (other than demolition) shall take place until a Phase II assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

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(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

17. No development (other than demolition) shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

18. The remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to construction of the development.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

19. In the event that contamination is found at any time when carrying out the approved development not previously identified, development must be halted on that part of the site and it must be reported in writing to the Local Planning Authority. Following that an assessment of the nature and extent of contamination must be undertaken and where remediation is necessary a remediation scheme, together with a

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timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

20. The hours of noisy 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 without prior approval from the Local Planning Authority.

Reason: In the interests of the amenities of nearby residents in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

21. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS34 (Pollution and Water Resources) and CS2 (Waste Minimisation) of the Reading Borough LDF Core Strategy 2008

22. The development hereby approved shall not be carried out other than in accordance with the Arboricultural Implications Assessment and Method Statement Rev A dated 8/2/18 from Merewood Arboricultural Consultancy Services and a revised Tree Protection Plan which shall be submitted and approved by the Local Planning Authority **prior to commencement of development.**

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

23. All hard and soft landscape works shall be carried out in accordance with the Soft Landscape Planting Plan RG-L-03A and Landscape Details drawing RG-L-04 2 A to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority.

Reason: to enhance the appearance of the development and to comply with Policy CS7

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24. No development shall take place until full details of proposed and existing functional services above and below ground have been submitted to and been approved in writing by the Local Planning Authority. The works shall only be carried out in accordance with the approved details and retained thereafter.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7.

25. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7.

26. A landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for the landscape areas shown on plan RG-L-04-1A and RG-L-04-2A shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason: to ensure the long term management and maintenance of landscaped areas on the site in accordance with Policy CS38, Policy CS7 and Policy DM18.

27. No development shall commence until a report detailing the lighting scheme and how this will not adversely affect wildlife has been submitted to and approved in writing by the Local Planning Authority. The report shall include the following figures and appendices:

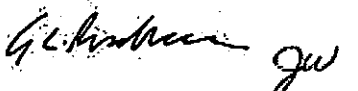
- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats.

The approved lighting plan shall thereafter be implemented as agreed.

Reason: To ensure that wildlife is not adversely affected by the proposed development in accordance with Policy CS36 of the Core Strategy.

28. Prior to commencement of the development, a biodiversity enhancement and monitoring scheme to include a minimum of 30 swift bricks on and around the new buildings shall be submitted to and approved in writing by the local planning authority. The submitted details shall include measures, such as the playing of swift calls, to encourage the use of the swift bricks, and a 5 year monitoring strategy, the results of which are to be submitted to the council and the local environmental records centre. The measures shall thereafter be implemented in accordance with the approved plan and retained as such.

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Reason: The site hosts a colony of swifts (a bird of conservation concern). This condition will help ensure that swifts can continue to use the site following completion of development in accordance with Policy CS36 of the Core Strategy.

29. Vegetation clearance and building demolition works are only to be undertaken outside the bird-nesting season (March - August inclusive), or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will survey the areas to be demolished immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Policy CS36 of the core strategy and wildlife legislation.

30. The development will be carried out in accordance with the measures hereby approved within the 'Flood Risk Assessment and SUDS Assessment', prepared by Water Environment, Project No 15055, Issue date October 2017.

Reason: To ensure that the development reduces the risk of flooding to the proposed development and future occupants, in accordance with Policy CS35 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

31. No building / dwelling hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: in the interests of providing for the appropriate drainage of the site in accordance with NPPF Paragraph 103, Core Strategy Policy CS1 and Sites and Detail Policies document Policy DM1

32. No development shall take place until details of the implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan. The plan shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: in the interests of providing for the appropriate drainage of the site in accordance with NPPF Paragraph 103, Core Strategy Policy CS1 Sites and Detail Policies document Policy DM1.

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33. The development hereby permitted shall not be occupied until written documentary evidence has been submitted to, and receipt acknowledged in writing by, the local planning authority demonstrating that 50% of the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CS1.

34. No dwelling hereby permitted shall be occupied until details of all on-site play-space facilities have been submitted to and been approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the facilities, specifications and designs of the equipment, maintenance and management (including safety inspections) arrangements. The approved scheme shall be installed before occupation of first dwelling and shall thereafter be maintained in accordance with the approved details.

Reason: In order to provide suitable on-site play-space facilities for future occupiers and the wider public and to enhance the appearance of the development, in accordance with Policies CS7 and CS29 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

35. The flat roof areas of the dwellings hereby permitted, unless expressly shown on the approved plan, shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4.

36. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no enlargement, improvements or other alteration to the dwelling houses hereby permitted shall be carried out and no building or enclosures shall be erected or installed within the curtilage of the building(s) or any works within Part 1 Classes A-D and Part 2 Classes A-C without the express planning permission from the local planning authority.

Reason: In the interests of the amenities of neighbouring properties and to protect and maintain the character of the area in accordance with Policy CS7

37. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-

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enacting that Order) the proposed first floor side facing windows of the garage unit for Plot 48 orientated towards the rear garden of No 40 Cardiff Road, of Plot 15 orientated towards plot 16 and 22 orientated towards plot 21 shall be non-opening and glazed with obscure glass on parts below 1.7m as a minimum when measured from the floor level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4 and DM11.

38. The garage/home office units hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling as a dwellinghouse within the approved plots shown on approved plan Proposed Block Plan A-PP-P10-03.

Reason: To accord with the terms of the application, and to ensure that separate occupation of the building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policies DM9 and DM4.

INFORMATIVES

1. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

3. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

4. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

5. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning

6. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the local planning authority before any

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development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

7. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is Chargeable. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments. For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

8. Pre-commencement conditions

In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

9. Advice about TPO.d trees and trees in Conservation Areas

You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.

10. Advice to adhere to approved Arboricultural Methods Statement

You are advised that only tree works included within the approved Tree Survey/Arboricultural Method Statement are approved by virtue of this consent. Any other works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.

11. Ongoing information conditions

You are advised that a record of adherence to the approved method statement and other required records are essential to allow the discharge of the condition at the end of the development. Failure to provide periodic photographic evidence may prevent the discharge of the condition.

Date: 19th November 2018



Head of Planning, Development
& Regulatory Services

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.

APPENDIX 2

J. Mould (Reading)



CONSTRUCTION PHASE PLAN INCORPORATING DEMOLITION METHOD STATEMENT & RISK ASSESSMENTS.



PROJECT:	Cardiff Road, Reading
CLIENT:	Bellway Homes
PRINCIPAL CONTRACTOR:	J Mould reading
DOCUMENT No:	LS/Demo/887
REVISION:	-V2
DATE:	27.09.2019
PREPARED BY:	Leon Smith

This Method Statement has been produced in accordance with BS6187:2011 Code of Practice for Demolition and Regulation 20 of the CDM Regulations 2015, the information contained herein are to be complied with by all Site Personnel. This Method Statement is classed as a live document and information may be changed or added as the works progress.

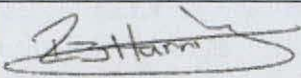
DOCUMENT REF/DEMO/Oct/2018

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2. SEQUENCE OF WORK
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4. ASBESTOS/HAZARDOUS MATERIALS
5. WORK AREA EXISTING SERVICES
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7. SITE SAFETY MANAGEMENT & RESPONSIBILITIES/PROJECT CONTACTS
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11. HOUSEKEEPING & WASTE REMOVAL STRATEGY
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Revision Summary

Version REF	Editor and date	Changes made
V1	Leon Smith 27/09/2019	First Draft
V2	Leon smith 09/10/2019	Amended traffic management plan

A	AUTHOR OF SSOW:	SIGNATURE	DATE
	Leon Smith	L.Smith	27.09.2019
B	CHECKED BY:		
	Richard Harris		01/10/2019
C	CLIENTS ACCEPTANCE:		
D	SUPERVISOR ACKNOWLEDGMENT:		

1. PROJECT DESCRIPTION

J Mould Reading (JMR) have been awarded the contract by Bellway Homes to demolish single storey industrial units with asbestos containing roof sheets with an adjoining two storey office building..

The main structures to be removed are 1 storey brick / blockwork, metal trussed roof which contain asbestos roof sheets.

JMR will act as Principal Contractor for the works and JMR will have a permanent Site Supervisor who will conduct site/welfare inductions and will be responsible for all boundary and segregation fencing required.

JMR site management to ensure access road to the neighbouring properties is to remain accessible at all times.

2. SEQUENCE OF WORKS

This sequence is indicative and may be subject to change at JMR discretion, site conditions and/or even the Client's request.

- Set up site welfare facilities in accordance with CDM2015.
- Soft Strip all internal non-structural items and remove from site either for recycling or to a licensed landfill.
- Demolition of main building. Including the remote removal of asbestos roof sheets
- Demolition down to slab level.
- Removal of foundations and footings down to 2metres
- Remove all material arising from site either for recycling or to a licensed landfill.

DURATION OF WORKS:

PHASE 1: The works shall **commence** on TBC
The works shall **complete** in 12 weeks

3. SITE DETAILS

3.1 ACCESS/EGRESS:

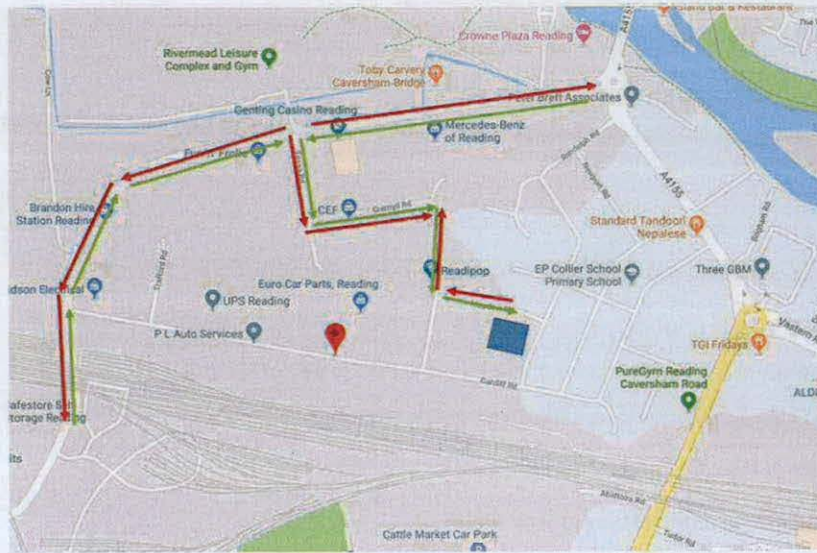
- Access into site will be The below traffic management Plan as signposted and will be restricted to the following:

WORKING HOURS:

08:00-17:30 hrs Monday to Friday
08.00-13.00 hrs Saturday (TBC)

J Mould (Reading)

Traffic Management Plan – Cardiff Road, Reading



The existing roads around the site are used by heavy goods vehicles and private road users for most of the day light hours. However, we intend to undertake our works in such a way that the impact on localised roads is minimal. Recycling processes on site will be used to minimise vehicular movement off site.

All vehicles will access the site via the Richfield Avenue into the estate and turning onto Tessa Road, Cremyll Road then Milford Rd and gaining access Meadow Rd.

All vehicles will pull onto site into the secondary gate holding zone - NOT parking on Meadow Rd.

All vehicles will enter the site in a FORWARD motion and will be turned on site under control of banksmen with Hazard beacons ON.

All vehicles will leave site in a FORWARD motion with hazard beacons ON until reaching Cow Lane. NO REVERSING OFF SITE.

NO COMPANY VANS, LORRIES OR PLANT TO BE PARKED OUTSIDE THE SITE BOUNDARY.

KEY:

ON SITE PARKING



TRAFFIC ROUTE IN



TRAFFIC ROUTE OUT



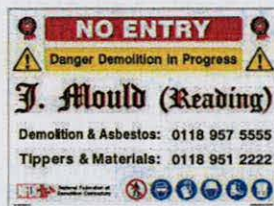
3.2 WELFARE:

Welfare arrangements will be provided by JMR in compliance with the CDM Regulations 2015 and will consist of the minimum:

- (a) Toilet and wash hand basins with hot and cold water.
- (b) Canteen with hot food facilities.
- (c) Mess room/area. Seating with back support.
- (d) A source of clean drinking water.
- (e) A first aid box (which will be kept in the site office).
- (f) Sufficient and suitable fire-fighting equipment.
- (g) A heated drying room, where appropriate.

3.3 SITE SET UP

- All personnel and visitors to site must report to the JMR Site Management before access will be given to working area.
- JMR Site Management to carry out all Demolition Site Inductions to ensure all JMR personnel and visitors are all signing acknowledgment upon understanding and compliance to all induction information and to this Method Statement
- JMR to erect suitable barrier for buffer zone.
- All access to any demolition work area, except the designated access and egress point will be physically sealed up and secured via the installation of suitable heras fencing, prior to work commencing. Warning notices will also be applied.
- Warning signage will be attached stating:



- Where there is a risk of a person falling into an open edge or void, suitable and sufficient control measures shall be implemented to eliminate or adequately control the risk by installing edge protection. It is also a requirement that any person approaching a leading edge or void to install edge protection wears a safety harness fitted with fall restraint lanyard secured to a fixed point, to prevent the risk of falling whilst carrying out an operation.
- Access to any demolition area, particularly where mechanical plant is carrying out demolition works, will be strictly controlled by a devised safe system of work. This will be fully explained to all site employees, including the dangers of unauthorised entry to such areas, as part of a Toolbox Talk given by JMR Site Management or visiting Safety Consultant. All employees will then sign the Safety Talks Register to indicate that they have been advised of the method of access.
- JMR Site Management shall maintain overall control of who will be allowed access to any demolition area or other area of risk. No other person shall give that authorisation.
- Where mechanical plant is carrying out demolition works these fenced off/secured areas will also be under the supervision of a designated competent person in visual contact with the plant operators.
- All Plant will be transported to site by suitable Low-Loader. All plant will be unloaded within site compound.
- JMR to appoint designated Qualified Banksman to control all vehicle movements entering and exiting the site.
- All Tipper & Waste Haulage Lorries will be sheeted prior to leaving site to prevent spillage.
- All Plant and Vehicles to enter and exit in forward gear.
- JMR to supply road cleaning and sweeping facilities as required maintaining the cleanliness of the roads during and on completion of works.
- Site traffic plan to be issued by JMR and updated as the works progress

- Parking in adjacent road is not permitted, parking for all JMR operatives and visitors will be within site compound.
- JMR to make sure access to neighbouring properties is made available at all times.
- Condition surveys will be carried out by JMR Demolition Site Manager to confirm the status of all services entering the site, all disused foul and rainwater drainage connections will be sealed at the boundaries to prevent contamination, all redundant drainage to be removed unless stated otherwise by client.
- JMR to record by digital camera, condition of adjacent roads, fencing etc. prior to, during and on completion of our works.
- Burning of any materials are strictly prohibited on site.

SITE SET UP CHECK LIST

ITEM	Checked by	Sign	Date
Site boundary secure			
Site safety signage installed			
Service disconnections completed and paperwork onsite			
Welfare set up and in all good order			
Asbestos survey onsite			
Adequate first aid kits onsite			
A&E information on site and displayed			
Adequate water supply set up			
H&S poster displayed			
Site set up as per SSOW site plan			
F10 Displayed			
CP H&S Plan onsite			
ASB5 Onsite			
ASB1 onsite			
Section 80 displayed			
Certificates for all plant onsite			

3.4 SITE AREA PLAN: To be updated as works progress.



	Site office and welfare		Position and direction of plant during Demo
	Fire call points with Extinguisher		Scaffolding
 	General Assembly point Assembly point for asbestos workers		Fuel & COSHH storage areas

3.5 HOARDING

- N/a

3.6 TREE PROTECTION

- To be completed by others

3.7 SECURITY HERAS FENCING

- To prevent unauthorised access to the front of site demolition work areas, Security Heras fencing will be supplied and erected around the demolition site boundary by JMR operatives. The fencing will be posted with suitable and sufficient pictorial safety signage posted onto it warning of the hazards within.



The photograph shows a view of Heras Fencing Exclusion Zone used on this project.

4. ASBESTOS/HAZARDOUS MATERIALS

4.1 ASBESTOS

- A full Demolition Asbestos Survey will be undertaken once the client has taken ownership of the buildings and prior to the start of works. Asbestos Containing Material that has been deemed Non Licensed Works will be removed by JMR qualified operatives as per HSG210 Asbestos Essentials and in accordance with the Control of Asbestos Regulations 2012. An ASB1 will be issued to the HSE for the remote removal of the roof tiles.
- Where ACMs are identified the Demolition Supervisor will mark up the site areas containing ACMs using the survey and traffic light system,
 - **RED** – Licensed ACMs,
 - **Yellow** – Non Licensed ACMs,
 - **GREEN** – No asbestos content.
- JMR operatives will also carry out a visual inspection to positively rule out the presence of ACMs prior to deconstruction works. Should any suspect material be discovered, JMR Site Management shall cease work in the area, cordon it off and immediately inform management who will advise the correct course of action to take.
- All JMR operatives involved in the project have attended and passed an accredited UKATA Operatives One Day Training Course Category B for the removal of Non-Licensed Asbestos which also includes Asbestos Awareness

4.2 HAZARDOUS WASTE (EXCLUDING ASBESTOS)

- All waste/ materials that are deemed as Hazardous to dispose of will be removed from the building(s) during the soft strip works and placed in a cordoned off area designated as 'Hazardous Waste/ Materials'.
- For disposal of Hazardous Waste/ Materials refer to JMR Housekeeping and Waste Strategy.
- Below are examples of commonly found Hazardous Waste/ Materials, this is not an exhaustive list:-
 - Plasterboard and gypsum based materials
 - Fluorescent lamps
 - Electrical equipment
 - Fire extinguishers
 - Fire detectors
 - Fridges/ freezers and other Ozone depleting substances
 - Oils (except edible ones)
 - Chemicals
 - Batteries

5. WORK AREA EXISTING SERVICES

- Client to isolate/divert services at the boundary of our working area only prior to site works to enable works to commence:
- **WATER:** Client to supply temporary Standpipe.
- **GAS:** Client to appoint relevant Service Provider to terminate supply at the boundary of site.
- **ELECTRIC:** Client to appoint relevant Service Provider to terminate supply at the boundary of site.
- **DRAINAGE:** JMR to seal at the boundary of site, all redundant underground drainage to be removed as per instruction of Client.
- **BT / Open reach or any other data provider**
- **AHUs:** N/A
- **Prior to Demolition:** JMR Site Manager to obtain written confirmation certification from client that all relevant service supplies have been terminated at the boundary of site prior to any demolition works commencing.

STOP	Confirmation that all services have been terminated at the site boundary and written confirmation has been issued to JMR Site Management. Client Representative: Name..... Signature..... Date.....	HOLD POINT
STOP	We confirm that written confirmation of service termination within the buildings has been received from the client Representative and that the termination point has been visually checked. JMR Site Management: Name..... Signature..... Date.....	HOLD POINT

NO written confirmation NO works commencement

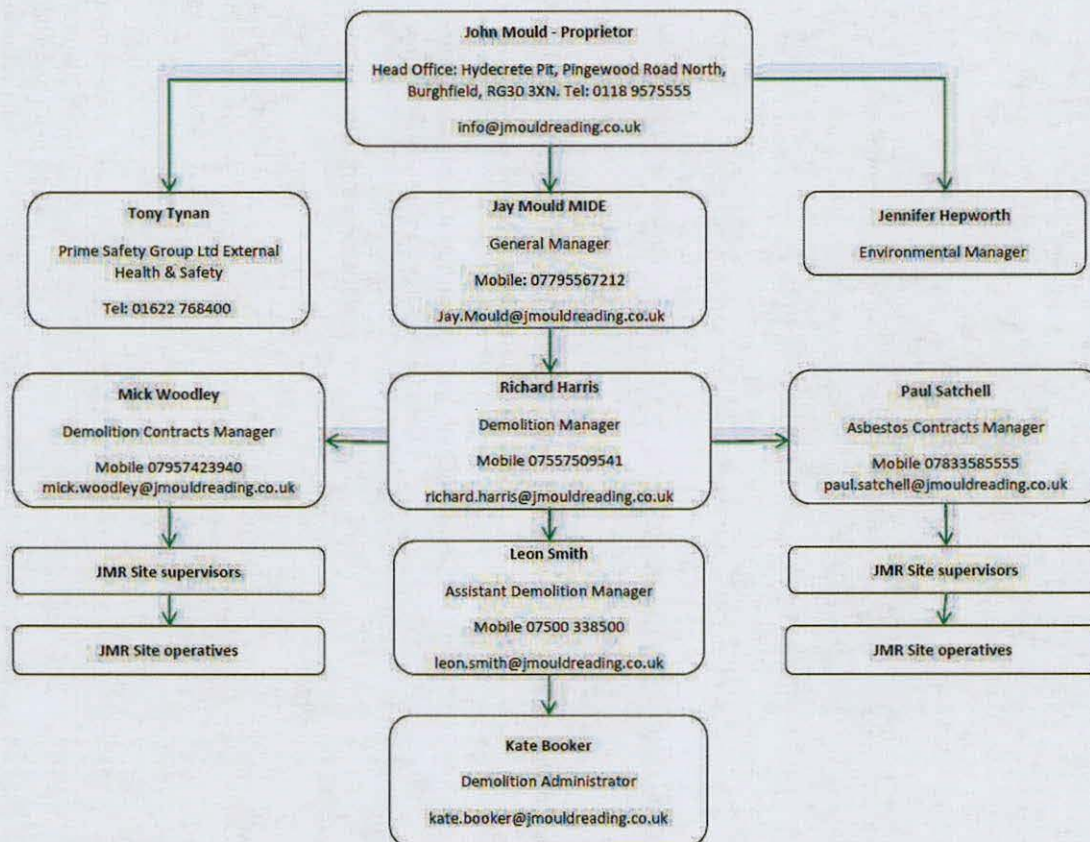
- Prior to the commencement of work on site, JMR Site Management will also identify the location of all existing incoming e-services, in conjunction with provided information to confirm all non-required services are terminated or isolated back at the incoming main/site boundary. If remaining Services are found to be live JMR representative to inform Client Site Management.
- JMR will carry out works in accordance with **HS(G) 47 'Avoiding Danger from Underground Services'**

6. PLANT/EQUIPMENT USED:

- 20-50ton 360° Excavators with bucket/demolition attachments secured by location pins and locking nuts.
- 8 Wheeled Tipper Lorries.
- All test/examination certification required will be issued to Client prior to works commencing and copy will be available within site file or within Plant.
- All Plant will be transported to site by suitable Low-Loader and will be unloaded within site boundary.
- Bobcat
- Double Skinned fuel bowser with spill kit placed within a secured fenced area.

7. SITE SAFETY MANAGEMENT & RESPONSIBILITIES/PROJECT CONTACTS:

- JMR will provide a suitably trained and experienced Site Supervisor/Manager for all works undertaken.
Who will:
 1. Understand and comply with the company Health & Safety Policy and ensure all operatives under their control do so as well.
 2. Be conversant with statutory regulations and the contents of the job specific documents including, Risk Assessments, COSHH Assessments, and this Method Statement together with any documents issued by the Client. They will ensure that all operatives under their control also understand the contents of these documents.
 3. Ensure all works are carried out in accordance with the clients' requirements, to agreed standards and at minimum risk to all parties.
- JMR Site Management will carry out site specific induction and ensure that all operatives have read, understood and signed this statement.
- As the works progress all site employees will attend regular toolbox talks given by the JMR Site Management or Safety Consultant on various site specific subjects and activities. All operatives receiving the Toolbox Talks will be required to sign a form indicating their attendance.
- JMR Site Management will hold informal daily pre-start talks with the Demolition site operatives to ensure they are aware of the days' work to be undertaken and the different areas that these works are carried out in.
- JMR Site Management will also liaise with the Client on a daily/regular basis to provide an update on progress and general site working.



7.1 CLIENT

Bellway Homes
Pacific House
Imperial Way
Reading
RG2 0TD

7.2 PRINCIPAL CONTRACTOR

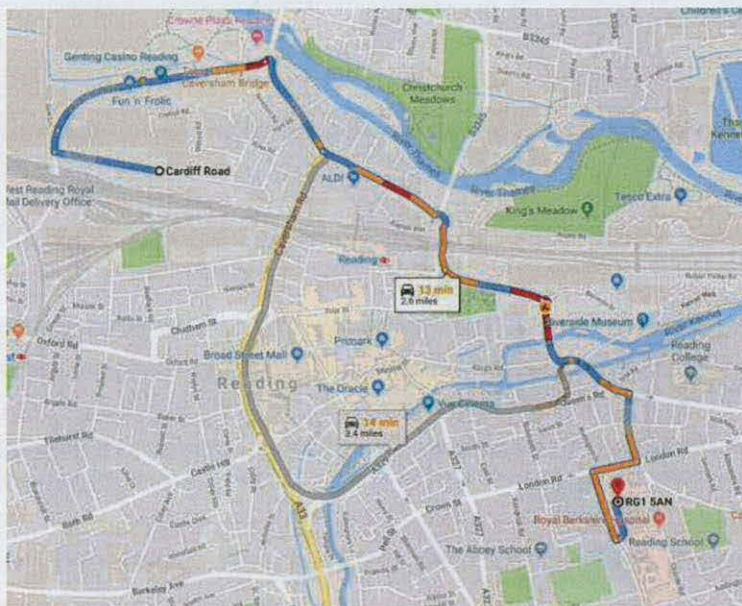
J.Mould (Reading)
Hydecrete Pit
Pingewood Road North
Burghfield Bridge
Reading
RG30 3XN

7.3 HSE OFFICE

Priestly House
Priestly Road
Basingstoke

7.4 EMERGENCY ARRANGEMENTS

- **Action in the event of a fire or explosion.**
Assembly Muster point: As per JMR site Induction
- **Action in the event of an accident**
- JMR Site Management will appoint First Aiders during site set up and induction.
- **Nearest Hospital with A & E:**
Royal Berkshire hospital, Craven Road, RG1 5AN
Emergency (Tel): 999



8. TRAINING CERTIFICATION:

- All JMR operatives involved in the project have attended and passed an accredited UKATA Operatives One Day Training Course Category B for the removal of Non-Licensed Asbestos which also includes Asbestos Awareness.
- All operatives carry certificates of competence in their respective skills and regularly partake in safety awareness and routine training.
- All JMR demolition operatives have taken the CSCS Health & Safety and Environmental Test and have relevant (or Working Towards) CCDO Demolition Operative Scheme card for their grade and will carry their cards at all times.
- All JMR plant operatives have relevant CPC plant card for plant operated and have also enrolled on CCDO Demolition Operative Scheme and will carry their cards at all times.
- Site Manager has attended a SMSSTS course within the last 4 years. (or Equivalent level of training)
- All training certification, for plant and equipment operators, will be issued prior to works commencing.

9. PPE:

On this project Operatives will wear at all times a minimum of:

JMR issued

- Protective Helmet EN397
- High Visibility vest/Jackets EN471
- Safety Boots EN345
- Safety Goggles, (Task Specific) EN166B (Grade 1)
- Gloves EN420
- Coveralls, steel toecap wellington boots, face filter masks/gas cutting RPE (EN149 2001(P2 & P3)), ear muffs (EN 353), safety harnesses, fall arrest systems etc. will be worn as appropriate to the tasks undertaken (please refer to Site Rules)
- Job specific items i.e. hot cutting gauntlets, chainsaw protection will be issued as required
- The company's Construction Manager will inspect all PPE and re-issue if deemed sub-standard. All re-issue of PPE will be documented within the site safety folder, inclusive of any task specific PPE, RPE as per the risk assessments
- Mask will be worn during all works that produce and type of dust

10. ENVIRONMENTAL CONSIDERATIONS & Emergency procedures

10.1 NOISE STRATEGY

- Under the Control of Pollution Act 1974, Part 3, Environmental Protection Act of 1990 and the Control of Noise at Work Regulations 2005, noise is a recognized form of pollution and as such can be classified as a nuisance. The Control of Noise (Codes of Practice for Construction and Open Site) Order 1984 gives legal approval for BS 5228, parts 1 & 2, 1997. This provides information on noise and noise control on construction and demolition sites.
- JMR Plant and Machinery are fitted with engines compliant with EU Stage 3 emission regulations. In addition all exhaust gases are mixed with intake air to reduce particle matter (PM) and Nitrogen (NOx) emissions
- Every attempt shall be made to control/minimize noise at source.
- JMR operatives working on demolition sites (particularly those near dwellings) will take all reasonably practicable steps to minimize the noise generated on the site and thereby avoid a Local Authority Notice (under Section 60 of the Control of Pollution Act 1974) being served.
- On site where construction or demolition works is in progress contractors have a responsibility to see that activities are carried out in the quietest practicable manner. Where noisy activities are unavoidable the disturbance will be minimized/attenuated by choice of technique, timing, shielding or protection as appropriate.
- On all moving plant, noise levels will be minimized by being vigilant on points such as:-

ear muffs and noise attenuation helmets.

- Noise will be kept to a minimum at all times and any further restrictions imposed under the terms of the contract will be strictly adhered to.
- *(Refer to Noise Exposure Levels Daily & Weekly included in the Site Folder)*

10.2 DUST STRATEGY

- A range of measures will be employed to minimize the creation and spread of dust arising from this work in accordance with Environmental Protection Act 1990.
All vehicles will be inspected and any dirt/debris removed before leaving site.
All Lorries and roll on/off bins will use cover sheets to prevent accidental spillages.
The method of demolition will include retention of outside walls for as long as possible to assist in containing any arising dust to within the existing building footprint.
Throughout the demolition, dustboss' or hoses with fine mist hand sprays will be located close to the work area and used first to dampen down the area generally, then onto the demolition arisings as works proceeds and also directed at any airborne dust particles.

10.3 GROUND CONTAMINATION

- The availability of spill kits on site; training in the use of transfer of fuel; Drip trays beneath static machinery i.e. generators – This will control or contain any spillages or possible fuel or hydraulic oil leaks from plant and equipment.
- Ensure plant, machinery and vehicles are well maintained to prevent leaks – This will reduce the risk of possible ground contamination.
- Ensure that substances are stored in a secured bunded area – This will prevent any ground contamination from any possible leakages. Spill kits will be made available adjacent to substances.
- **In the event of a spill or any type of ground contamination caused or found**
- **STOP WORK** immediately
- If spillage is flammable, removal all sources of ignition
- **Identify** the source and rectify problem
- **Contain** the spillage- on land use earth, sand and construct bund around spill to stop it spreading. Use booms to control oil on water.
- **Contact** Management (photograph spill)
- **PPE** to be worn
- **Clean** Up the spill, use spill kits, absorbent granules.
- **Dispose** of all contaminated materials correctly

Remain onsite until management are fully aware of the situation all necessary action has been taken specialist teams where needed have be deployed and you have been authorised to leave site.

11. HOUSEKEEPING AND WASTE REMOVAL STRATEGY

- Prior to commencing work on site, J Mould (Reading) will carry out a Waste Stream Analysis to identify the type and quantity of waste material that will be generated. Once the type and quantity of waste has been identified it will be possible to work out the best options for its disposal. I.e. will this material be reused, recycled or, as a last resort, be disposed of via a licensed landfill facility.
All relevant certificates and permits required for disposal to be issued prior to site works. The various waste streams will be strictly monitored and waste haulage/transfer consignment notes, confirming the disposal method and amounts will be issued to client on completion of works. The disposal procedure is as follows:
 - i. Brick, block and concrete will be removed to a suitable transfer station for recycling.
 - ii. Suitable timber will be loaded away to our transfer station, from where it will be chipped or reclaimed for re-use.
 - iii. All metal will be removed from site and taken to a recycling centre for processing.
 - iv. All other material will be loaded onto Roll On/Off bins and taken to a licensed landfill facility.
 - v. Hazardous Waste to be disposed of under the Hazardous Waste Regulations (England and Wales) 2005
- JMR will provide a written description of the waste that will enable anyone receiving it to dispose of it or handle it in accordance with their Duty of Care. The written description is called a waste transfer note or duty of care note. **Both parties must keep a copy of this transfer note for two years.**

A Waste Transfer Note must have the following information:

A written description of the waste. The description must be detailed and accurate enough for the person you pass the waste onto to be able to handle the waste safely and appropriately and to ensure that the waste is disposed or recovered at a site authorized to accept it.

The correct 6 figure waste code*.

For example 17 06 05 Construction materials containing asbestos e.g. bonded asbestos

The quantity and what sort of containers it is in;

The time and date when the waste was transferred;

The address where the transfer took place;

The names and addresses of both persons involved in the transfer;

If JMR demolition project value exceeds £300,000, JMR will provide a suitable compliant site waste management plan (SWMP) with further requirements where the value exceeds £500,000.

12. METHOD OF DEMOLITION

12.1 PRE-COMMENCEMENT

"The following processes are indicative and are subject to order and process change, any change will be issued an addendum where required agreed by the Site Supervisor and Line Manager."

1. All staff to attend the JMR Site Management induction prior to accessing the site area. All JMR staff to adhere to site rules, this RAMS and any other relevant documentation including JMR remaining on site during the project.
2. Read and discuss SSoW & Assess Risks with all site staff.
3. Carry out Toolbox Talk if required. This will be repeated on a regular basis and as and when the supervisor deems necessary.
4. Ensure that all operatives and visitors are aware of the security of existing boundaries. Secure work areas where required on site using heras fencing. Suitable warning signage to be displayed in prominent positions.
5. Set up site exclusion zones internally to separate work zones from non-work zones.
6. Erect Heras fencing exclusion zone as per BS6187-2011 in the rear parking area to the front of the building entrance.
7. We will demarcate all areas to be removed using road paint line marker. Areas NOT to be touched will not be marked at all.

The following method sheets are for the sequence of works unless one or more sheet needs to be used in conjunction with each other, this will be noted at the top of each sheet. The site supervisor and where needed JMR management are to complete the final risk and COSHH before site set up or any works are undertaken.

Plan of works for the Removal of Asbestos.

POW REF JMR/Asbestos removal

	Signature	Date
Site Supervisor		/ /2019
Plant		/ /2019

This is to be used in conjunction with the structural demolition element

- All JMR operatives involved in the project have attended and passed an accredited UKATA Operatives One Day Training Course Category B for the removal of Non-Licensed Asbestos which also includes Asbestos Awareness

Historical data has proven that wetting and remote removal of asbestos roofing and cladding is the least likely method to cause significant operative and environmental exposure. This method reduces the time spent working at height. Where this method is to be employed the following controls should be implemented.

- The predicted drop zone must be considered as an exclusion zone and respirator zone which is clearly delineated.
- The sealing of drains and establish a containment for all run off. Darlin's will be sealed off using expanding foam if they are to be redundant or the manholes lifted 100gauge poly placed under the lid and placed back with an absorbent oil seal around the MH to form a bund
- An adequate water supply. In this case feeding Dust boss as well.
- Where possible cutting the section of roof down to the ground bay by bay and removing the sheets on the floor. Fallen asbestos must not be driven over.
- The clearing of the sheets ideally will be carried out with a rubber tyred loading shovel or bobcat.
- Background and reassurance monitoring will be carried out around the site and on the operatives.

THIS IS FOR DAMP AND TAMP> ADD HSE SHEETS AND OTHER NOTES IF NOT DAMP AND TAMP

	Scope: This element of the method statement describes the methodology for removing the Asbestos cement roof sheets from their current location to ground level removing the risk of operatives working at height.	
1.	Confirmation that all Identified access points to the area have been blocked / secured prior to the commencement of works. Site Manager Signature Date.....	Hold Point
2.	Confirmation that the building has been checked for unauthorised personnel prior to the commencement of the demolition and that the building will remain secure throughout the demolition process. Site Manager Signature Date.....	Hold Point
3.	Confirmation that Banksman are positioned to advise of any situations which may give rise to Health & Safety risks to plant operators, operatives and passers-by. Site Manager Signature Date.....	Hold Point
4.	Due to the height of the roof and risk associated with working at height and the ideal clear floor space, it has been determined that the safest and most effective method for removing the roof framework and attached asbestos cement sheets will be to, under controlled conditions, release and lower each bay span to ground level. This will be done using remote mechanical demolition techniques <i>in accordance with the HSE guideline 189/2 working with Asbestos cement Asbestos Essentials</i> . The side elevations to the structure bay span will be left insitu while this operation is being carried out to give additional natural protection to the surrounding area. The removal process will be carried out systematically in structural bay spans progressively through the structure.	
5.	The roof area to be removed will be dampened. This will be done by applying mist spray where required. The machine using its long reach with guide, using mechanical force, will force the roof into the structure onto pre-cleaned ground floor slab. Where access allows, a Bobcat Skid-Steer loader will be utilised to remove the released materials from the work area to a suitable container for removal off site. The trained operator and operatives involved shall wear type 5 disposable overalls and FP3 masks. Personal and background monitoring will be carried out on the first day of works.	
6.	Throughout this process the roof sheets will be mist sprayed with water to suppress the spread of asbestos fibres if the surface starts to dry out. Water application shall be controlled to keep the surface damp but avoid excess run off.	
7.	Once the area has been cleared of the released materials, the side elevation to the structural span (glazing panel) will be pushed into the footprint and again cleared by the Bobcat Skid-Steer machine to minimise the risks to operatives.	
8.	Once at ground level the steel work will be further processed into machine sized sections for loading into the suitable container for transportation off site or segregation for removal later.	
9.	The material shall be separated into three separate waste streams, using wherever possible mechanical means. The steel elements shall be placed in a segregated area for disposal off site. The asbestos cement roof & debris shall be placed into a waste container for disposal to a licensed landfill.	
10.	Sorting the waste will involve operatives as well as mechanical means. The two methods of work shall not be undertaken at the same time in the same area. Operatives involved shall wear type 5 disposable overalls and FP3 masks.	
11.	All waste arisings shall be collected such that the slab is kept clean during the cycle of works.	
12.	All waste movements will have hazardous waste consignment notes, or duty of care notes as appropriate. Copies of which will be retained on the site for inclusion in the developing Health & Safety File.	

Plan of works for the soft strip works.

POW REF JMR/Soft Strip

	Signature	Date
Site Supervisor		/ /2019
Plant		/ /2019

INTERNAL SOFT STRIP WORKS: 1. Prior to the commencement of soft stripping, a suitable drop zone to each building will be set up using Heras fencing with signage indicating it is an exclusion zone. This will house a container for waste materials and a container for metal recyclable materials. 2. Operatives starting at the top floor will carry out Soft strip of all the building interiors working on a floor by floor basis using appropriate hand tools to remove any remaining items of carpets, suspended ceilings, fixtures and fittings, timber skirtings, doors and frames will be stockpiled for removing on completion of all soft strip works. Site Supervisor will identify items, assess and apply correct lifting measures required prior to soft strip and record on Manual Handling Risk Assessment. Access to above ground work areas will be achieved using one or more of the following safe means of access in following order as appropriate: 1) Approved Mobile Alloy Tower Scaffold 2) Suitable Approved Podium.  Suitable Fire Extinguishers/Fire Warning System will be sited in suitable positions as the works are carried out. 3. On completion of the above, operatives working from top floor down will segregate soft strip stockpiled arisings. On each floor of the building a window will be removed so all materials can be safely removed from the building on a floor by floor basis into the drop zone, all materials will be safely disposed into Designated Containers situated within the drop zone. 4. 360° Excavator will then be deployed to periodically enter the drop zone and process the arisings periodically sort and ensure there are placed within suitable containers using a demolition grab attachment. 5. When the containers are full they will be removed from site in accordance with JMR Traffic Management plan and disposed of in accordance with JMR Housekeeping & Waste Strategy.	Scope: The Soft Strip of all the structures which includes the removal of any fixed items such as cupboards, doors and any non load bearing partition walls, carpets and non asbestos floor tiles.		
	Confirmation that prior to any works taking place, the immediate area around the building will be fenced off with 'Heras'. Where practical and possible the fencing will delineate an exclusion zone of at least 3 metres from the building. Warning signs will be posted and a Banksman positioned to control the movement of people and machines in and around the access point and along the works boundary. The whole of the demolition works areas is to be an exclusion zone to all other trades and members of the public. Site Manager Signature Date		Hold Point
	1.	Confirmation that an Asbestos Survey has been carried out on the buildings and all ACM's have been removed from site during the asbestos removal works. Site Manager Signature Date	Hold Point
	2.	Confirmation that the Site Manager/Supervisor has in his possession written confirmation of all service disconnections / terminations and or service diversions. Where services are not terminated at the site boundary the precise location is known and documented, and where required pipe work purging has been carried out. Site Manager Signature Date	Hold Point
	3.	Confirmation that additional fencing has been installed around the identified openings prior to soft strip commencing creating suitable and sufficient drop / exclusion zones. Site Manager Signature Date	Hold Point
	4.	The clearance and soft strip works consist of the removal of all redundant fixtures and waste as detailed in the scope.	
	5.	Operatives wearing the appropriate P.P.E (see P.P.E assessment) will strip the items (described in the Scope) using hand held mechanical and non-mechanical tools lever bars, sledge hammers, wheel barrows and where possible a Bobcat Skid-Steer.	
	6.	Glazing's and there frames will not be removed during the Softstrip phase of the demolition. To reduce risks the window frames will be removed during the demolition of the structure. The wooden frames can then be segregated from a remote distance using the D-Rig's grab attachment.	Safety Point
	7.	Access /Egress points within the structure will be kept clear of any debris to avoid slip and trip hazards. Access into these areas will be limited and controlled by the working area supervisor.	
	8.	Within the portal structure materials will be deposited into manageable piles within the building. Skips or containers will be located near one of the unused emergency exits. This will be segregated for use only during the Softstrip for depositing the built-up materials. Where practically possible Bobcat Skid-Steers will be used to removal the piles within the portal structure.	
	9.	As material piles build up within the external safety exclusion zones these will be periodically removed. This will be undertaken using a D-Rig fitted with grab attachment. On confirmation that works have stopped the D-Rig will enter the exclusion zone then using the 360° grab attachment the redundant materials will be picked up and deposited into suitable skips or containers. Once the area has been cleared the D-Rig is moved out, The operator will communicate to the supervisor and the area will become active again.	
	10.	This work will be repeated around the structures to reduce the distance the redundant materials need to be carried, therefore reducing manual handling.	

Plan of works for the SUPER STRUCTURE REMOTE DEMOLITION.

POW REF JMR/Remote Demolition

	Signature	Date
Site Supervisor		/ /2019
Plant		/ /2019

- Following a site visit to ascertain logistics and method of works it has been decided that the building will be demolished by remote means in line with BS6187:2011 Demolition code of Practice using 360 Excavators fitted with Rotating Demolition attachment suitable for building type structure.
- Excavator operative who will be experienced and competent in this type of work and who will hold a current CPCS Plant Operators ticket will proceed to demolish the structure.
- The operator of the Excavator will position the jaws of the demolition attachment around the roof of the structure and starting from centre section of the structure working progressively inwards will proceed to demolish the structure in sequence.
- The structures will then be systematically demolished, on a staggered basis, floor by floor, working always from top to bottom maintaining the structural stability of the buildings.
- The debris generated will be allowed to fall onto the floor slab below and, to prevent excessive build-up of debris overloading the floor, it will periodically be dragged/pulled off of the slab and onto the ground floor below by the Excavator utilising the demolition attachment.
- Periodically during the demolition process and when necessary the operator of the Demolition Excavator will be instructed to stop by the Demolition Site Manager. The Demolition Excavator will then be repositioned away from the working area to allow a smaller excavator fitted with grab or bucket attachments to enter the area and begin to process, segregate and load the respective debris generated.
- Concrete and brick debris generated will be moved from the immediate working area via an excavator fitted with a grab or bucket attachment and stockpiled in a pre-determined area in readiness for loading.
- Excavator will then be deployed to load arisings within Tipper Lorries or suitable recycling containers using a suitable grab or bucket attachment. When the Lorries are full they will be removed from site in accordance with JMR traffic management plan and disposed of in accordance with JMR Housekeeping & Waste Strategy.
- At the end of each shift the JMR Site Management will ensure that the remaining structure and immediate working area is left in a safe, clean and structurally stable condition.
Note: Hoses with fine mist hand sprays will also be located close to the work area and used by Demolition Operatives to also dampen down the arisings prior to loading. This ensures that the most effective dust suppression is being achieved at the point at which it is being produced.

	Scope: This element of the demolition consists of methodology for reducing the masonry structures down in height to slab level. For this element of the demolition the structure will be divided into bays. These bays will be determined by any load bearing element of the structure i.e. rooms or load bearing elements of the structure.	
1.	Confirmation that an Asbestos Survey has been carried out on the buildings and all ACM's have been removed from site during the asbestos removal works. Site Manager SignatureDate.....	Hold Point
2.	Confirmation that the building has been checked for unauthorised personnel prior to the commencement of the demolition and that the building will remain secure throughout the demolition process. Site Manager SignatureDate.....	Hold Point
3.	Confirmation that Banksman are positioned to advise of any situations which may give rise to Health & Safety risks to plant operators, operatives and passers-by. Site Manager SignatureDate.....	Hold Point
4.	The D-Rig will be positioned at the gable elevation of building a suitable distance away from the structure for the start of the demolition works.	
5.	The D-Rig fitted with its specialist 360° grab attachment will create an opening at the roof/gable wall elevation. The D-Rig will work across the width of the gable wall reducing the wall down in height several courses at a time; where practically possible the redundant materials will be guided from the building into the safety exclusion zone between the building and the front of the D-Rig.	
6.	The D-Rig using its advanced 360° grab attachment will then cut and guide down into the footprint of the building the roof section of the first bay.	
7.	At this point any redundant waste materials created will then be removed from the building using the D-Rig's grab attachment.	
8.	The D-Rig will then commence the removal of the side walls to the first structural bay, the D-Rig will again work across the width of the elevation processing / guiding several courses into the footprint of the structure. Materials that fall within the building will be where required will be retrieved on a regular basis by the D-Rig's grab attachment.	
9.	The demolition of the remaining element structure will be undertaken using the methodology above progressing through the structure a structural bay at a time.	
10.	Where practically possible materials will be segregated into waste streams and recycled.	
11.	All waste transactions will have transfer notes which will be retained on the site for inclusion into the developing health & safety file.	

Plan of works for Removal of Ground floor Slabs and Foundations.

POW REF JMR/Slabs and Founds		Signature	Date
Site Supervisor			/ /2019
Plant			

Prior to any works being carried out on site that require any form of breaking ground. All service drawings and all other information JMR have to hand will be viewed. All services onsite will be marked on the floor as per the drawings provided. Due to the nature of the works and the amount of known services on the site. Permits to break ground are only to be valid for one shift. All permits to break ground are to be closed off at the end of each shift. No heavy plant is to break ground and work within 2m of any known underground service. As far as reasonably practical all excavations are to be back filled before the end of each shift. Where needed any open excavations that can't be back filled for any reason will be fenced off to prevent access to open edges.	Scope: This phase consists of the removal of the ground bearing floor slab / foundations to 2 metre below top of slab, then removal of hard standings. Active vibration monitoring will be carried out during these works	
	Confirmation that the structure has been demolished down to the slab level before the commencement of this task. Site Manager Signature Date.....	Hold Point
	Confirmation that drawings have been provided pertaining to the location of any service around the site boundary that may be affected by the works. And no dig zones are in place Site Manager Signature Date.....	Hold Point
	Once the structure has been demolished down to the ground bearing slab all the redundant materials will be cleared from the working area leaving only the slab, foundations and hard standings to be removed.	
	Using the bucket attachment on the D-Rig the ground bearing slab will be lifted. Starting in one corner of the slab a small excavation will be dug to expose the underside of the slab. The D-Rig will then sit on the slab section and lift up the slab, the slab will break up under mechanical pressure exerted by the D-Rig. Should the slab require pre-weakening the D-Rig fitted with its hammer attachment will pepper the slab in strategic locations to help break up on lifting.	
	Once the slab has been lifted the foundations will be grubbed out and all arisings will be stock piled ready for crushing	
	Any voids created during the works will then be filled with suitable material won from the works; this will then be compacted down using the D-Rigs fitted with its bucket attachment. Once pre-compacted the D-Rig will then track over the areas to ensure the ground is suitable compacted.	
	The D-Rig will then grade the work area using its bucket attachment to the contours of the site.	
	Where practically possible materials will be segregated into waste streams and recycled.	

Plan of works for Crushing.

POW REF JMR/Crushing		Signature	Date
Site Supervisor			/ /2019
Plant			

Operatives will stand at a safe distance from the crushing operations. Operatives will only access the machine on the maintenance platform when the machine has been isolated and check for blockages. All operations will cease when checking is in process. Radio communication, visual communication, or air horns will be used to advise the machine operator to stop operations. Emissions and dust will be monitored a minimum of three times daily and recorded in the site diary. On delivery of the mobile crushing plant it will be set-up ready for work i.e. support jack legs lowered into position onto existing concrete or prepared surface until they take full weight of the unit. Full discharge conveyor will be hydraulically extended and placed until supported by wire strainers. Magnetic belt installed and connected for work. The machine to be checked for even levels by use of spirit level to ensure minimum vibration and stability. Crusher engine with guards fitted and secured. All access ladders secured and fitted. Machine will be started. Clutch will be engaged to enable the drive belts and jaws to function. Stop/Start switches will be checked to ensure correct operation. Water hoses will be directed onto discharged conveyor and jaws to suppress dust arisings. Jaws will be set to produce 75mm arisings.	Scope: This element of the method statement is for the onsite crushing required, the resultant material will be 6F2		
	Confirmation by the Project Manager that the 'Crusher' is located as per the attached drawing. Project Manager Signature Date.....	Hold Point	
	Confirmation that the client or others within close proximity have been made aware of the working start times and proposed duration, so where required the nearby live areas can be notified so that proactive measures and a sympathetic programme can be implemented. Project Manager Signature Date.....	Hold Point	
	If the crusher has a blockage of any description, the machine will be isolated and a permit to work issued. Project Manager Signature.....Date..... Crusher operators signature.....Date.....	Hold Point	
	Using the D-Rig standing on the existing stockpile will be excavated to the side of the mobile crusher. The crusher sorter will deposit unsuitable arisings to the sides and rear of the resultant stockpile. Ensure the machine operator has a high enough platform to allow a full-uninterrupted view of the crusher's feeder and jaw mechanism.		
	The excavator will be placed behind the loading hopper of the crusher at a level that ensures the driver/operator has full uninterrupted view of the crushing plant and crusher operator. He will then excavate into the stockpiles, filling the excavator bucket with demolition arisings and deposit as required (slowly) into the feed hopper ensuring even distribution on the feeder tray while at the same time checking for oversized pieces. Fines and metals will be removed mechanically from the crusher, wood and plastics will be sorted as the machine loads the crusher and glass and remaining wood and plastic will be picked when safe to do so from the crushed pile. All crushed arisings are then moved from the discharge conveyor, this will usually be carried out by a loading shovel. The suitably crushed arisings are then transported to the designated permanent stocking area.		

Mark relevant COSHH sheets that relates to the site / Works

001 Diesel	x	002 Brick Dust	x	003 Petrol	
004 Air-con		005 Lead		006 Oxygen	
007 Cleaning products		008 Gloss Paint		009 Emulsion Paint	
010 Grease		011 Chlorine Tablets		012 Creosote	
013 Weed Killer		014 Engine Oil		015 Hydraulic oil	x
016 Fertilizer		017 Tarmac		018 Ad- Blue	x
019 X - Tex		020 Pigeon Guano		021 Ornikill	
022 Gypsum		023 Rockwall		024 Propane	

Additional Site Hazards

Assessment of risk following review of additional hazards *Delete* HIGH / MEDIUM / LOW

Additional Controls

Control measures

Tick relevant Risk sheets that relates to the site

001 Dust	X	019 Soft Strip of Buildings	X	034 Lead		051 Lifting Operations	
002 General Demolition Procedures	X	019a Working Alone (Soft Stripping)		035 Working from a MEWP	x	052 Site Clearance Using HIAB	
003 Noise	X	020 Non Licensed Asbestos Removal		036 Loading Unloading Plant		054 Disc Cutting	
004 Excavations	X	021 Contact with Asbestos		036 Working Over Water		055 Disc Cutting Steel Oxy-Propane & Welding	
005 Demolition Falling Materials	X	022 Removal of Asbestos Cement Sheeting		037 Loading Unloading RoRo Bins, Skips	X	059 Chain Saw	
006 Heras Fencing	X	022a Mechanical Removal of Asbestos Cement Sheeting	X	038 Confined Spaces		060 Remote Demolition of Structure Using HRE	
007 Fire Hazard		023 Removal of Asbestos Containing Materials		039 Storage of Diesel	X	061 Handling Glass from Windows etc	
008 Live Services on Site		024 Handling Asbestos Cement Soffits		040 Using Teleforks		067 Working with Vibrating Compacting Machine	
009 Loading Lorries-Using 360	X	025 Textured Coating		041 Bobcat Skidsteer	X	068 Grinders -- Hand Held	
010 On Site Plant Manoeuvres	X	026 Personal Fall Restraint System		042 Mobile Scaffold Towers		069 Compressed Air and Air Operated Tools	
011 Dropping Materials Through Buildings		027 Personal Fall Arrest System	x	043 Hand Tools	X	070 COSHH	X
011a Dropping Materials using Waste Chute		028 Working from Ladders		044 Hand Demolition		071 Traffic Management	X
012 Manual Handling	X	028a Step Ladders		045 Vibration Tools		072 Environmental Impact	
014 360	X	029 Handling Plasterboard		046 Concrete Breaking	X	073 Working Adjacent to Roads & Footpaths	X
015 Remote Demolition	X	030 Slips, Trips & Falls	X	047 Pneumatic Tools		074 Site Visitors	
016 Crushing of Materials	X	031 Psittacosis Risk		048 Quick Hitch Attachments	X	075 Third Parties & General Public	
017 Dismantling Steel Framed Structures		032 Wells Disease - Leptospirosis		049 Working at Height	X		
018 Needlestick injuries		033 Silica Dust		050 PPE	x		

Additional Site Hazards

Assessment of risk following review of additional hazards *Delete* HIGH / MEDIUM / LOW

Additional Controls

I have read and understood this POW and have access to JMR SOP which is to be used in conjunction with this POW

Name	Date	Signature	Name	Date	Signature

13.1 PERMITS TO WORK

- Relevant Permits to be issued by JMR Site Management prior to works taking place.
- Permit to Break ground

14.1 HAZARDS & RISKS/COSHH

14.1 COSHH ASSESSMENT

Environmental Risk & Risk from Hazardous Substances (COSHH) and Control Measures

- Refer to Data Sheets Contained within Site File
- Carry out COSHH survey to identify any hazardous materials or substances during the demolition process. If any are found they will be recorded on COSHH sheets and then removed strictly in accordance with the regulations.
- All information recorded to be attached to this document.
- Spill kits to be provided for all mobile plant where there is a risk of heavy liquids coming into contact with ground/foul/storm water drainage channels

14.2 RISK ASSESSMENTS

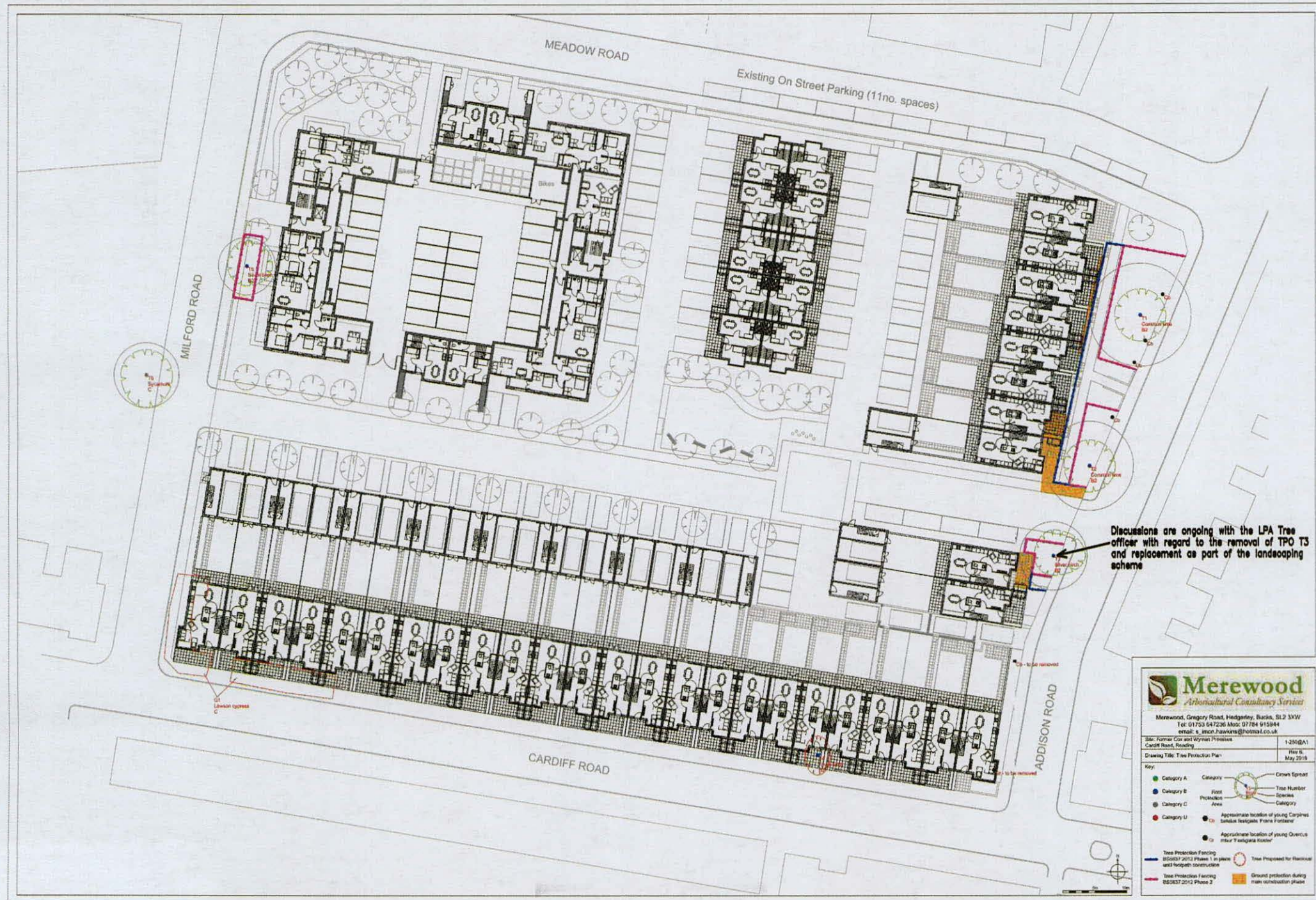
Assessment of Health & Safety Hazard/Risk,

- Significant hazards associated with the demolition process have been identified as risks to demolition workers and members of the general public's health and safety and the resultant control measures as detailed on the attached risk assessments will be implemented in order to reduce their effect.
- Risk is assessed in accordance with the HSE's Guidance "Five Steps to Risk Assessment" as:-
 - Look for the hazards
 - Decide who might be harmed and how
 - Evaluate the risks and decide what control measures are required
 - Record the findings
 - Review the assessment and revise it if necessary

HEAD PROTECTION BS EN 397: Specification for industrial safety helmets	HAND PROTECTION BS EN 420: General requirements for gloves. BS EN 374: Protective gloves against chemicals/ Micro-organisms. BS EN 388: Protective gloves against mechanical risks (abrasion, cutting, etc). BS EN 407: Protective gloves against thermal risks(heat&/or fire). prEN 12477: Protective gloves for welders.
EYE PROTECTION BS EN 166: Specification for personal eye protection BS EN 169: Specification for filters used in eye protection for welding etc prEN 175: Equipment for eye & face protection during welding/allied processes.	GENERAL PROTECTION BS ENV 343: Protection against foul weather, HEAT & FLAME PROTECTION BS EN 470-1: Protection clothing for use in Welding, grinding and cutting.
EAR PROTECTION BS EN 352-1: Specification for earmuffs. BS EN 352-2: Specification for earplugs. prEN 352-3: Specification for earmuffs attached to Safety helmets. prEN 352-4: Specification for level-dependant earmuffs. BS EN 458: Selection, use care & maintenance of hearing protectors.	CHEMICAL PROTECTION BS EN 7184: Selection, use and maintenance of chemical protective clothing.
RESPIRATORY PROTECTION BS EN 136: Full face masks. BS EN 137: Self-contained open-circuit compressed air. BS EN 140: Half masks & quarter masks. BS EN 149: Filtering half-masks against particles.	FOOT PROTECTION BS EN 345: Specification for safety footwear for professional use.

Site Supervisor notes and Management progress meeting notes

APPENDIX 3



Merewood
Arboricultural Consultancy Services

Merewood, Gregory Road, Hedgley, Bucks, SL2 3XW
Tel: 01753 647236 Mob: 07784 915844
email: s_merewood@merewood.co.uk

Site: Former Cow and Horse Farm, Cardiff Road, Reading
Drawing Title: Tree Protection Plan
File No: 1-250/01A1
Date: 15 May 2016

Key:

- Category A: Green Circle
- Category B: Blue Circle
- Category C: Yellow Circle
- Category U: Red Circle
- Category: Green Circle
- Tree Number: Blue Circle
- Species: Yellow Circle
- Area: Green Circle
- Approximate location of young Carpinus: Red Circle
- Approximate location of young Quercus: Red Circle

Tree Protection Fencing
BS5837:2012 Phase 1 in place and footpath construction
BS5837:2012 Phase 2
Tree Proposed for Removal
Ground protection during main reconstruction phase

APPENDIX 4

 Existing buildings to be demolished

 EXTENT OF
SCAFFOLDING

PLANNING

Project
 Former Cox & Wyman Site
 Cardiff Road, Reading
 Drawing Title
 Demolition Plan

Date
 06/10/17
 Project No
 24325

Scale
 1 : 500 @ A2
 Drawing No
 A/PP-E10-05

Drawn by
 DC
 Check by
 PN
 Revision

1 Ground Floor Demolition Plan 1 : 500

APPENDIX 5

FORMER COX AND WYMAN SITE
CARDIFF ROAD
READING

Arboricultural Method Statement

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**Aspect Arboriculture
Hardwick Business Park
Noral Way
Banbury
Oxfordshire
OX16 2AF**

**t 01295 276066
f 01295 265072**

**e info@aspect-arbor.com
w www.aspect-arbor.com**

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APPENDICES

Tree Protection Plan	Appendix A
Works Auditing Schedule	Appendix B
Tree Survey Schedule	Appendix C
Tree Protection Barrier Specifications	Appendix D

1 INTRODUCTION

1.1 Background

1.1.1 Aspect Arboriculture are instructed by Bellway Homes Limited (Thames Valley) to prepare an Arboricultural Method Statement (hereafter the AMS) to inform the residential redevelopment of the former Cox and Wyman site, Cardiff Road, Reading. The proposals relate to the demolition of all existing buildings and the erection of 96no. residential dwellings and associated car parking and landscaping.

1.1.2 Full planning permission for the redevelopment has been granted subject to Conditions (application ref. 171814). Condition 22 includes the requirement for the scheme to accord with the submitted arboricultural detail (prepared by others) and for updated tree protection measures to be provided prior to commencement. This AMS and Tree Protection Plan (TPP) has been prepared in direct response to this request, and has been informed by an updated survey of the site's existing trees and includes consideration for finished ground levels.

1.1.3 Condition 22 reads:

'The development hereby approved shall not be carried out other than in accordance with the Arboricultural Implications Assessment and Method Statement Rev A dated 8/2/18 from Merewood Arboricultural Consultancy Services and a revised Tree Protection Plan which shall be submitted and approved by the Local Planning Authority prior to commencement of development.'

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.'

1.1.4 It is our understanding that this work will be submitted to, and approved by, Reading Borough Council (hereafter the Council), prior to the commencement of any construction works occurring on site. Once approved, the safeguarding measures and works should be implemented as specified and maintained to the Council's satisfaction until completion of the development.

1.1.5 The confident protection of retained trees will be achieved through the use of the appended Tree Protection Plan (appendix A) and Works Auditing Schedule (appendix B), alongside other supporting documents included within appendices C and D.

1.2 Scope

1.2.1 This work relates to arboriculture therefore reliance should not be given to comments made in respect of other disciplines i.e. civil engineering or construction phasing, without first referencing an appropriate expert.

1.3 Limitations

- 1.3.1 This document has been prepared to inform safeguarding measures during the redevelopment and should not be interpreted as a report on tree health and safety. Reasonable effort has been made to identify visible defects whilst carrying out the tree survey, however trees are prone to natural failure without warning; no guarantee can be made as to the absolute safety of any of the trees surveyed.
- 1.3.2 Aspect's opinion of tree condition and structural potential is valid for limited period of 12 months from the date of survey. Validity is assumed in the absence of inclement weather and no change to the tree's existing context. A copy of the site's updated tree survey information is provided within appendix C.

2 ESSENTIAL WORK

2.1 Tree Protection Plan

- 2.1.1 The Tree Protection Plan (TPP) provided in appendix A will be relied upon during the redevelopment. It should be read in conjunction with the entirety of this document.
- 2.1.2 To prevent avoidable damage occurring to retained trees or erroneous tree loss, a scaled A1 copy of the TPP, accompanied by a copy of this document will be provided to the Site Manager. This will ensure they are able to:
- Clearly identify all retained trees;
 - Identify the correct locations for tree protection barriers and ground protection;
 - Identify features of the site that must be prepared/installed under an arboricultural watching brief;
 - Request attendance of the Project Arboriculturist on site for site monitoring and to provide advice in case of any emerging issues;
 - Demonstrate compliance with the Council's consent for the development by safeguarding trees which are to be retained, and evidencing this by completing the Works Auditing Schedule (appendix B).

2.2 Tree Removals

2.2.1 It will be necessary to remove the trees detailed within Table 1 (below) to accommodate the redevelopment proposal. The list of trees detailed within Table 1 supersedes previous lists of tree removals contained within other arboricultural documents submitted in support of application ref: 171814.

2.2.2 Table 1: Net Tree Removals by BS5837 Category.

Category A	Category B	Category C
None	T2 Δ Lime T3 Δ Silver Birch T4 Silver Birch	G1 +Δ G2 Lawson and Leyland Cypress G3 +

+ Denotes mixed species assemblage of three or more species – refer to Appendix B

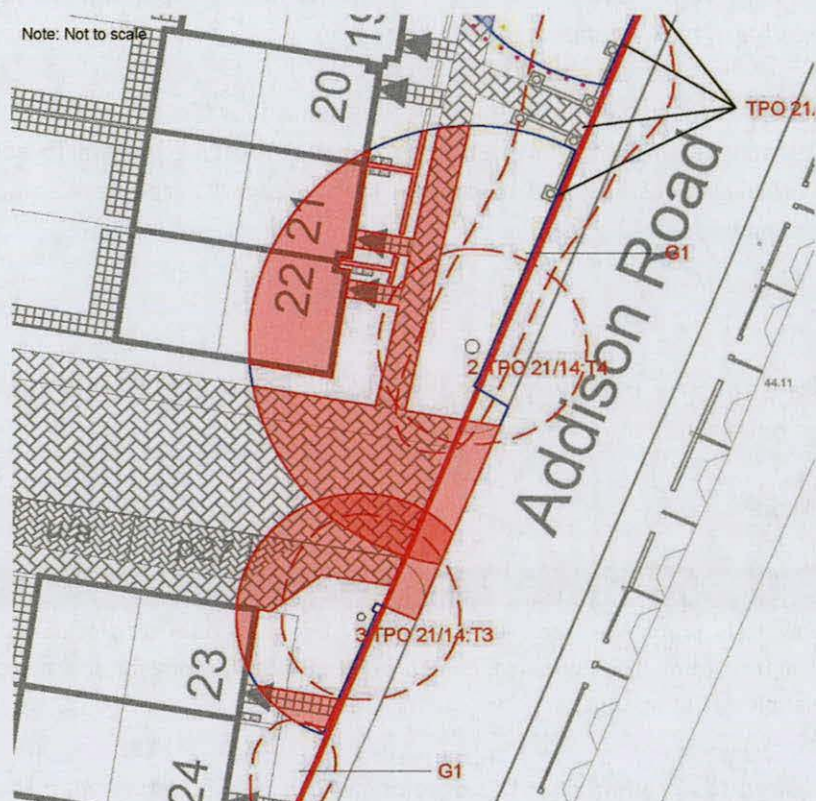
Δ Denotes removal of a tree subject to a Tree Preservation Order (ref. TPO 21/14)

2.2.3 It is known that T2, T3 a single Cypress Oak and a number of fastigate Hornbeam recorded as part of G1 adjacent to the site's eastern boundary are listed within Tree Preservation Order 21/14. It is understood that there was a desire to retain key/mature trees along this boundary during design, however the submitted arboricultural information did not take into account the effect existing site features are likely to have had on their root morphology.

2.2.4 It is highly likely that foundations associated with the site's existing boundary wall will have restricted root growth to the east, particularly given that ground immediately beyond the wall is occupied by an adopted carriageway which is known to contain numerous services. Notwithstanding ground disturbance associated with service connections, conditions beneath the carriageway are not anticipated to be favourable for root growth.

2.2.5 Adjusting the theoretical spread of their root protection areas to take into account the influence of these features has resulted in a polygon RPAs which major their occupation within the application area, i.e. the linear strip of soft landscape the trees are set within and beneath the service yard to the west. Subsequently, it is Aspect's professional opinion that the arboricultural effect of the redevelopment proposal was previously understated and that T2 and T3 can not be expected to tolerate the degree of change proposed within their RPAs (refer to Figure 1 overleaf).

2.2.6 Figure 1. Encroachment within the RPA of T2 and T3.



- 2.2.7 As well as the risk T2 and T3 are likely to be exposed to during demolition, the redevelopment proposals include a range of features within their RPAs, including an access road (which will contain services), part of a parking bay, multiple footpaths and footings associated with plots 21, 22 and 23 (illustrated with a red wash within Figure 1 above). Not including the regrading works which will be necessary to tie finished levels with existing ground levels around the base of the trees, encroachment within their RPAs amount to 57.5% and 62.7% (T2 and T3 respectively), which is considered to be well beyond their capacity to tolerate. In addition to RPA encroachment, it would also be necessary to prune the western side of both T2's and T3's canopies to facilitate the erection of scaffolding during construction.
- 2.2.8 The proposals will have a detrimental effect on T2 and T3's health and vitality, and it is therefore recommended that they are removed and mitigated for as part of the redevelopment's scheme of soft landscaping. It is noted that Reading Borough Council's Arboricultural Officer also expressed concerns regarding the arboricultural effect of the redevelopment, and the measures prescribed to safeguard the trees throughout the works, during the consultation period for application ref. 171814.
- 2.2.9 Tree removals will be spray marked with a red flash by the Project Arboriculturist. The presence of the appointed arboricultural contractor is also recommended during this process to safeguard against erroneous felling.

2.2.10 Felling work will be undertaken in accordance with the principles within BS3998:2010 by a qualified and competent contractor to ensure cuts are performed correctly and positioned so as to avoid damage/harm to surrounding retained trees.

2.2.11 Felling works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period an ecologist must be present to advise on any necessary protective measures, and to confirm that tree works are not likely to cause disturbance to nesting birds.

2.3 Pruning Works

2.3.1 It will be necessary to carry out the pruning works detailed within Table 2 (below) to accommodate the redevelopment proposal.

2.3.2 Table 2. Pruning Works.

Tree	Pruning Work
T6	- Selectively prune the tree's eastern canopy by up to c.2m to provide sufficient clearance from flat block A and to provide sufficient room for the erection of scaffolding during construction.

2.3.3 Although not required to accommodate the development, it also recommended that dead branches are removed from the canopies of retained trees, to help mitigate the risk of future tree related hazards emerging.

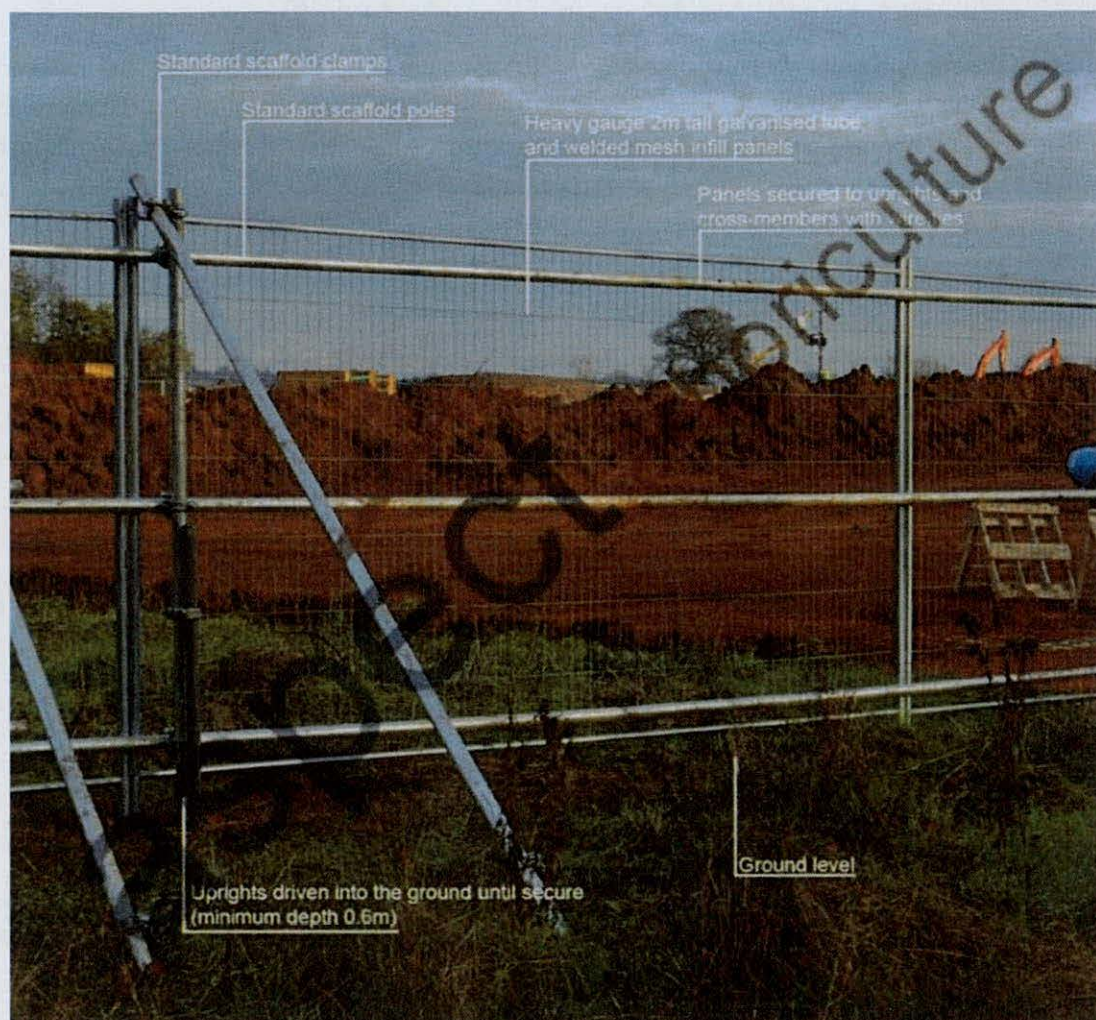
2.3.4 The above work must be undertaken in accordance with section 7.3 (for removal of deadwood) and section 7.8 (for selective pruning) of BS3998:2010. A qualified and competent contractor should be employed to ensure that cuts are performed correctly and positioned so as to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

2.3.5 Pruning works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period an ecologist must be present to advise on any necessary protective measures, and to confirm that tree works are not likely to cause disturbance to nesting birds.

2.4 Protective Barriers

2.4.1 Tree protection barriers are required to safeguard retained trees from damage during both demolition and construction works. Protective barriers should be installed before any demolition works are carried out and consist of the default BS5837:2012 barrier specification (refer to Figure 2 overleaf). The location for protective barriers has been informed by retained trees' canopy extents, root protection areas (RPA) and the presence of existing site features. The initial position which should be adopted during demolition is illustrated with a solid dark blue line within the TPP (appendix A).

2.4.2 Figure 2. Protective Barrier Specification.



- 2.4.3 Following the removal of existing hard surfacing from within the RPA of T1, it will be necessary to relocate protective barriers to a secondary position to protect areas of soft landscape within the trees RPA. Secondary barrier positions are illustrated with a dotted pink line within the TPP (appendix A).
- 2.4.4 Where it will be necessary to introduce external features within the RPA of T1, it will be necessary to relocate protective barriers to a third position, which is illustrated within the TPP (appendix A) with a dotted yellow line.
- 2.4.5 The Site Manager will be responsible for arranging attendance of the Project Arboriculturist, for the purpose of setting out barriers and for their monitoring at appropriate intervals for the duration of the development; issues will be resolved on site and reported to the Council's Arboricultural Officer by the Project Arboriculturist.

2.5 Removal of Existing Hard Surfaces During Demolition

- 2.5.1 During demolition it will be necessary to remove existing hard surfacing adjacent to T1. Where within T1's RPA the existing wearing course must be lifted and removed sensitively under arboricultural supervision. The existing sub-base should be left in-situ, undisturbed and reused where a replacement wearing course will be laid. Arisings should be processed outside of T1's RPA, and tree protection fencing relocated to the secondary positioned upon completion (illustrated with a dotted pink line within the TPP (appendix A)).

2.6 Supervised Excavation Works During Construction

- 2.6.1 As part of the redevelopment proposal there is a requirement to carry out excavation work within the RPA of T1 *Lime* to accommodate footing associated with plot 17 and boundary treatments associated with plots 16, 17 and 18.
- 2.6.2 As a precautionary approach, the first 600mm depth of the excavation works need to be carried out sensitively and under an arboricultural watching brief, adopting the principles within section 7.2 of BS5837:2012. The extent of excavation works which must be carried out under an arboricultural watching brief are illustrated within the TPP (appendix A) with an orange wash.
- 2.6.3 During supervised excavation works within the RPA of T1 the following procedure will be adopted:
- i. The breaking up and clearance of the existing soils must be undertaken under arboricultural supervision, using a low impact method of excavation, utilising hand tools, an air-spade, or a vacuum excavator.
 - ii. If necessary, roots that are less than 25mm diameter will be pruned back, preferably to a side branch, using sharp cutting tools in accordance with best practice i.e. using secateurs or pruning saw.
 - iii. During the works the protective bark of larger roots is not to be damaged, until the Project Arboriculturist has judged whether they can be retained or not.
 - iv. No roots over 25mm will be pruned without approval of the appointed Project Arboriculturist as they may be integral to tree health and stability. If it becomes necessary to prune roots over 25mm diameter to accommodate site features, the Project Arboriculturist will provide the Developer and the Council's Arboricultural Officer with appropriate recommendations for remedial action/ management.
 - v. Any exposed roots which can be retained will be covered in hessian or clean top soil to protect from dehydration and temperature flux. Hessian is to be removed prior to backfilling.

- vi. Areas adjacent to roots that are to be filled with concrete will be lined with an impermeable membrane to prevent concrete leachate coming into contact with tree roots.
- vii. Any use of an excavator to complete excavations will occur from outside the trees' RPA (which will be spray-marked on the ground in advance of the works taking place). A toothless bucket will be utilised at all times.
- viii. A record of exposed roots will be made and accompanied by a photographic log.
- ix. Should any issues be raised during the works then the Project Arboriculturist will inform the Developer and the Council's Arboricultural Officer, indicating the nature of the problem and recommendations for remedial action (if required).
- x. Tree protection barriers are to be reinstated or repositioned on completion - whichever is within the interest of protecting RPAs. This will be determined by the Project Arboriculturist.
- xi. Upon request, written confirmation of the works being undertaken to a satisfactory standard can be provided to the Developer and the Council's Arboricultural Officer by the Project Arboriculturist.

2.7 Introduction of New Hard Surfacing During Construction

2.7.1 It will also be necessary to install a pedestrian footpath adjacent to the frontage of plots 15-22, part of which falls within the RPA of T1. Where finished ground levels can accommodate a build-up in level, the proposed footpath will be constructed on an above soil basis to reduce the potential for disturbance within T1's RPA. Areas where above soil surfacing must be utilised are illustrated within the TPP (appendix A) with a blue wash.

2.7.2 The construction of the footpath above existing ground levels will be achieved by utilising a 75mm depth standard CellWeb sub-base (as a minimum), with a permeable wearing course (i.e TarmacDry, or block paving) and non-invasive retaining edges.

2.7.3 Installation of CellWeb will adopt the following procedure:

Pre-commencement:

- i. The Project Arboriculturist will brief the installation team on the importance of preventing soil compaction, oxygen/moisture restriction and the need for any excavation works within RPAs which may incur unnecessary root severance.
- ii. Where protective barriers need to be temporarily repositioned to facilitate working room, areas of exposed RPAs will be protected by polyethylene Trackmats.

- iii. The Project Arboriculturist will spray-mark the extent of affected RPAs on the ground prior to the commencement of works occurring for the benefit of machinery operators. A photograph of the spray-marked RPA limit and extent of affected area will be taken.

Installation:

- iv. To prevent migration of the infill material and future loss of structural integrity, the area requiring no-dig surfacing must be covered with a porous geotextile underlay. This is to occur before installation of the cellular confinement system.
- v. The cellular confinement system will be staked and expanded across the installation footprint area then cut to size.
- vi. The edges are to be retained with non-invasive timber boards pinned with wooden stakes and an earth batter.

2.8 Proposed Order of Works

- i. Pre-commencement site meeting between the Project Arboriculturist, Site Manager and the Council's Arboricultural Officer. Stages of arboricultural auditing/monitoring requirements will be identified/agreed.
- ii. Necessary tree removals to be carried out prior to installation of tree protection barriers and commencement of demolition works in the vicinity.
- iii. Tree protection barriers are to be installed following removals and prior to construction works commencing in the vicinity. Upon request, barrier positions can be set-out by the Project Arboriculturist, as detailed within this document.
- iv. The Council's Arboricultural Officer shall be informed of the proposed commencement date as soon as possible, to allow the inspection of protection measures.
- v. The Site Manager will assume responsibility for arranging the attendance of the Project Arboriculturist to oversee, relocation of barriers and for the supervision of works within retained trees' RPAs, as detailed with the Works Auditing Schedule (appendix B).
- vi. The Site Manager will also assume responsibility for arranging attendance of the Project Arboriculturist for the monitoring of barriers at appropriate intervals for the duration of the development works. Erection of barriers and monitoring is included within the Works Auditing Schedule (appendix B).

2.9 Site Manager's Point of Contact for Arboricultural Input:

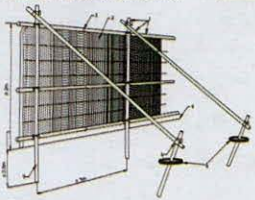
- A. Mr James Bardey (Aspect Arboriculture)
Principal Arboricultural Consultant
Telephone: 01295 276066
Email: James.Bardey@aspect-arbor.com
- B. Mr Patrick Haythornthwaite (Aspect Arboriculture)
Arboricultural Consultant
Telephone: 01295 276066
Email: Patrick.Haythornthwaite@aspect-arbor.com

3 CONCLUSIONS

- 1.3.3 This document has been prepared in response to Condition 22 of the planning consent ref. 171814, for the redevelopment of the former Cox and Wyman Site, Cardiff Road, Reading. The document has been informed by guidance provided in BS5837:2012 including updated details of the site's existing trees (carried out by Aspect during September 2019).
- 3.1 Pursuant to the instruction, this document and its supporting work (Appendices A - D) identifies all features of the development that must be managed to facilitate the confident protection of retained trees during demolition and construction.
- 3.2 To ensure confident tree retention, siting of tree protection barriers, the removal of existing hard surfacing, specified excavation work and the installation of new hard surfacing must be audited by the Project Arboriculturist; the outcome of these works will be reported to the Developer and the Council's Arboricultural Officer on completion. These areas are specified within the Works Auditing Schedule (appendix B).
- 3.3 It is Aspect's opinion that, subject to strict adherence to this document, the development can be implemented without incurring harm to retained trees.

APPENDICES

Default Barrier Specification, ched 85 5637 2012

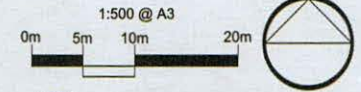


- Key
- 1 Standard scaffold poles
 - 2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
 - 3 Panels secured to uprights and cross-members with wire ties
 - 4 Ground level
 - 5 Uprights driven into the ground until secure (minimum depth 0.6m)
 - 6 Standard scaffold clamps

Note: Groups G1 & G3 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

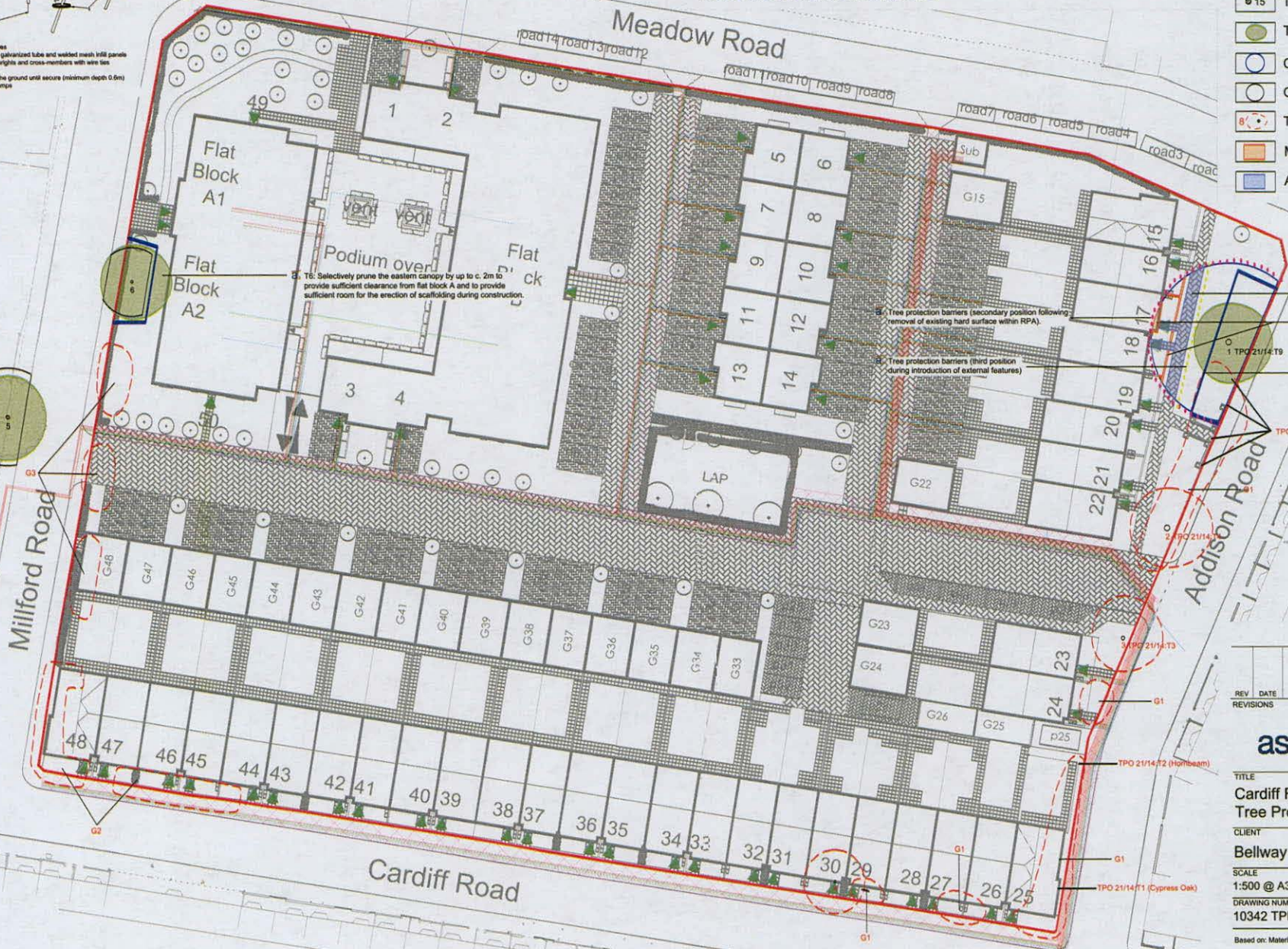
Note: The RPA footprint for trees 1, 2, 3, 5 & 6 have been displaced to allow for the effect of the adopted highway, existing building foundations and site boundary wall. The surface area of the RPA has not been reduced.

- Tree Protection Barrier (Demolition Position)
- Tree Protection Barrier (2nd Position)
- Tree Protection Barrier (3rd Position)



KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'B' RPA
- Category 'C' RPA
- Trees to be Removed
- Manual Excavation
- Above Soil Surfacing



- 1 T1: Proposed footpath within RPA to be constructed above soil.
- 2 T1: Footprint of proposed building and wall within RPA to be excavated under arboricultural supervision.
- 3 Tree protection barriers (demolition position).

REV	DATE	NOTE	Drawn	Chk'd

aspect arboriculture

TITLE			
Cardiff Road, Reading Tree Protection Plan			
CLIENT			
Bellway Homes Thames Valley			
SCALE	DATE	DRAWN	REVISION
1:500 @ A3	OCT 2019	GW	
DRAWING NUMBER			
10342 TPP 01			

Based on: Materials - hard surfaces.dwg

APPENDIX A

TREE PROTECTION PLAN (10342 TPP 01)

APPENDIX B

WORKS AUDITING SCHEDULE

Works Auditing Schedule

Works Requiring Auditing	Tree No.	Date Undertaken	Date Reported to LPA
1. Pre-commencement meeting identifying tree removals, tree protection barrier locations and safeguarding measures, as specified within 10342_AMS.001 and illustrated on drawing no. 10342_TPP.01.	As drawn		
2: Inspection of tree protection barriers prior to commencement of development works by Project Arboriculturist.	As drawn		
3: Arboricultural watching brief during removal of existing hard surfacing during demolition.	T1		
4: Arboricultural watching brief during excavation within RPAs.	T1		
4: Arboricultural watching brief during installation of new hard surfacing within RPAs.	T1		
Inspection of installed tree protection barriers as specified within 10342_AMS.001 and illustrated on drawing no. 10342_TPP.01, on an appropriate basis.	As drawn		

This schedule will be completed as evidence that works have been undertaken as per the approved methodology.

APPENDIX C

TREE SURVEY SCHEDULE (10342 TS 01)

BS 5837:2012 Tree Schedule: Former Cox and Wyman Site, Cardiff Road, Reading

BS5837:2012 Tree Survey: Explanation of Survey Criteria

Sequential reference number cited on all aspect drawing.															e.g.: young, semi-mature, early-mature, mature or over-mature															Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.															Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.															Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Tree Number															Common Species Name															Trunk Diameter (mm)															Height (m)															Crown Spread (m)															Crown Clearance (m)															Life Stage															Physiological Condition															Structural Condition															Comments															BS5837 Category															RPA Radius 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Colour band key:

Category A	
Category B	
Category C	
Category U	

The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
1	Lime	675	13m	5	5.5	5	4.5		2.5	1	Mature	Average	Indifferent	Established ornamental planting Access to base of trunk restricted due to stacked materials Co-dominant stems from c.3.5m, union appears sound Previously pollarded at a height of c.7m Prominent within views from adjacent road and dwellings to the east	B2	8.1
2	Lime	720 at 2m	13m	5	5.75	5	4.75		3	1	Mature	Average	Indifferent	Established ornamental planting Access to base of trunk restricted due to stacked materials Prolific basal epicormic growth obscuring views of trunk, unable to thoroughly inspect Co-dominant stems from c.3.5m, union appears sound Previously pollarded at a height of c.7m Prominent within views from adjacent road and dwellings to the east	B2	8.7
3	Silver Birch	420	14.5m	5.25	5	4.25	4		2.25	1	Early Mature	Average	Indifferent	Established ornamental planting Access to base of trunk restricted due to stacked materials Slight lean to the east Epicormic burring throughout the majority of trunk and co-dominant stems Co-dominant stems form c.3m, union appears sound Crown appears to have been previously unsympathetically reduced to a height of c.5.5m Prominent within views from adjacent road and dwellings to the east	B2	5.1
4	Silver Birch	315	14m	4	3.75	4	4		3.25	1	Early Mature	Average	Indifferent	Established ornamental planting Soil and rubble stored adjacent to the trunk to the north Trunk leans to the south then corrects at c. 2m Maintains single leader for the majority of height Structure typical for the species Well balanced radial canopy Prominent within views from adjacent road and dwellings to the south Moderate example of the species	B1	3.9
5	Sycamore	300 285	11.5m	5.25	4.75	5.25	5#		2.75	1.75	Early Mature	Average	Poor	Sited on west side of Milford Road Established self set specimen Bifurcates from c.1.25m, union appears tight and included Girdled surface root appears to be displacing tarmac footpath Low arboricultural quality	C1	5.1
6	Himalayan Birch	310	10m	4.75	5#	4.5	4		1.75	1	Early Mature	Average	Indifferent	Established ornamental planting Previous unsympathetic limb removals/reductions within lower west canopy to provide sufficient clearance over adjacent footpath Epicormic growth throughout trunk and canopy Tight crossing limbs throughout canopy Unremarkable example of the species	C1	3.6

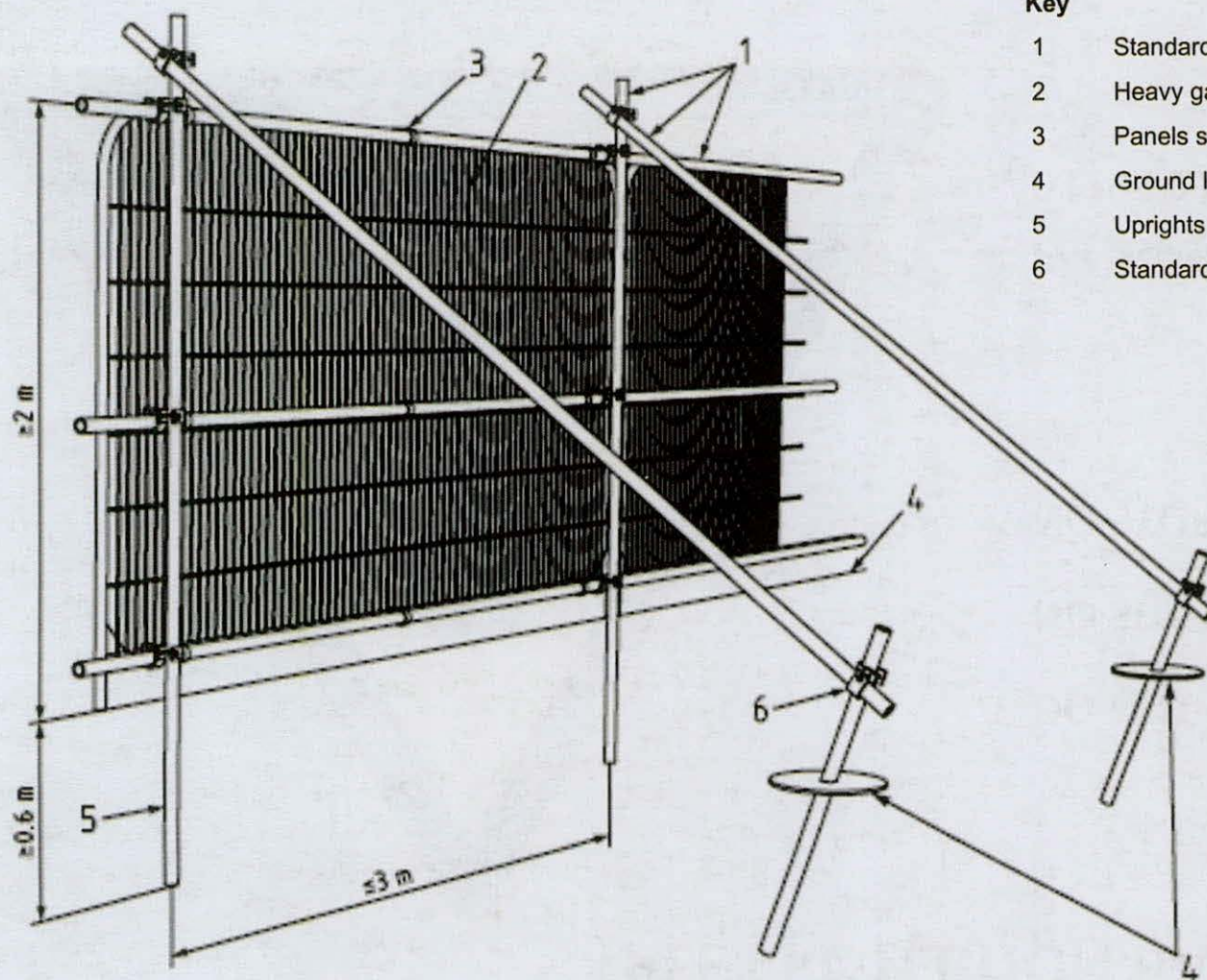
Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
G1	False Acacia Buddleia Fastigiate Hornbeam Elder Cypress Oak Hornbeam	2*125 max	10m max					3.5 av	0.5 av	0.5 av	Semi Mature to Early Mature	Average	Poor to Indifferent	Parcel of mixed ornamental plantings infilled with unmanaged self set scrub Populates eastern perimeter the site Provides a transient screen from adjacent development Considered to be of low arboricultural quality and could be readily replaced at current age	C12	2.1
G2	Lawson Cypress Leyland Cypress	250# at base max	6m av					2 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Planted linear collection of Cypress Forms cohesive canopy Unsympathetic pruning/management to lower south and west canopies Provides a transient screen from adjacent development Unremarkable collection	C12	3
G3	Sycamore Pyracantha Elder Buddleia	130 4*60# max	7m max					3.5 max	0.5 av	0.5 av	Young to Early Mature	Average	Poor to Indifferent	Parcel of established scrub and occasional unmanaged ornamental shrub Majority of the collection appears to have self seeded Low arboricultural quality	C12	2.1

APPENDIX D

TREE PROTECTION BARRIER SPECIFICATION

Recommended Tree Protection Fencing Specification for this Development

(Source: BS 5837: 2012)



Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6m)
- 6 Standard scaffold clamps

Notes:

Supports are to be sited tree side of the panel front face.

All weather notices should be attached to every fourth panel highlighting the importance of the barrier in its correct position. An example is provided overleaf which may be duplicated for use on this development.

TREE PROTECTION BARRIER



DO NOT MOVE THIS FENCE

NO SITE ACTIVITY TREE SIDE OF FENCE

NO STORAGE TREE SIDE OF FENCE

**For assistance call Aspect Arboriculture:
01295 276066**

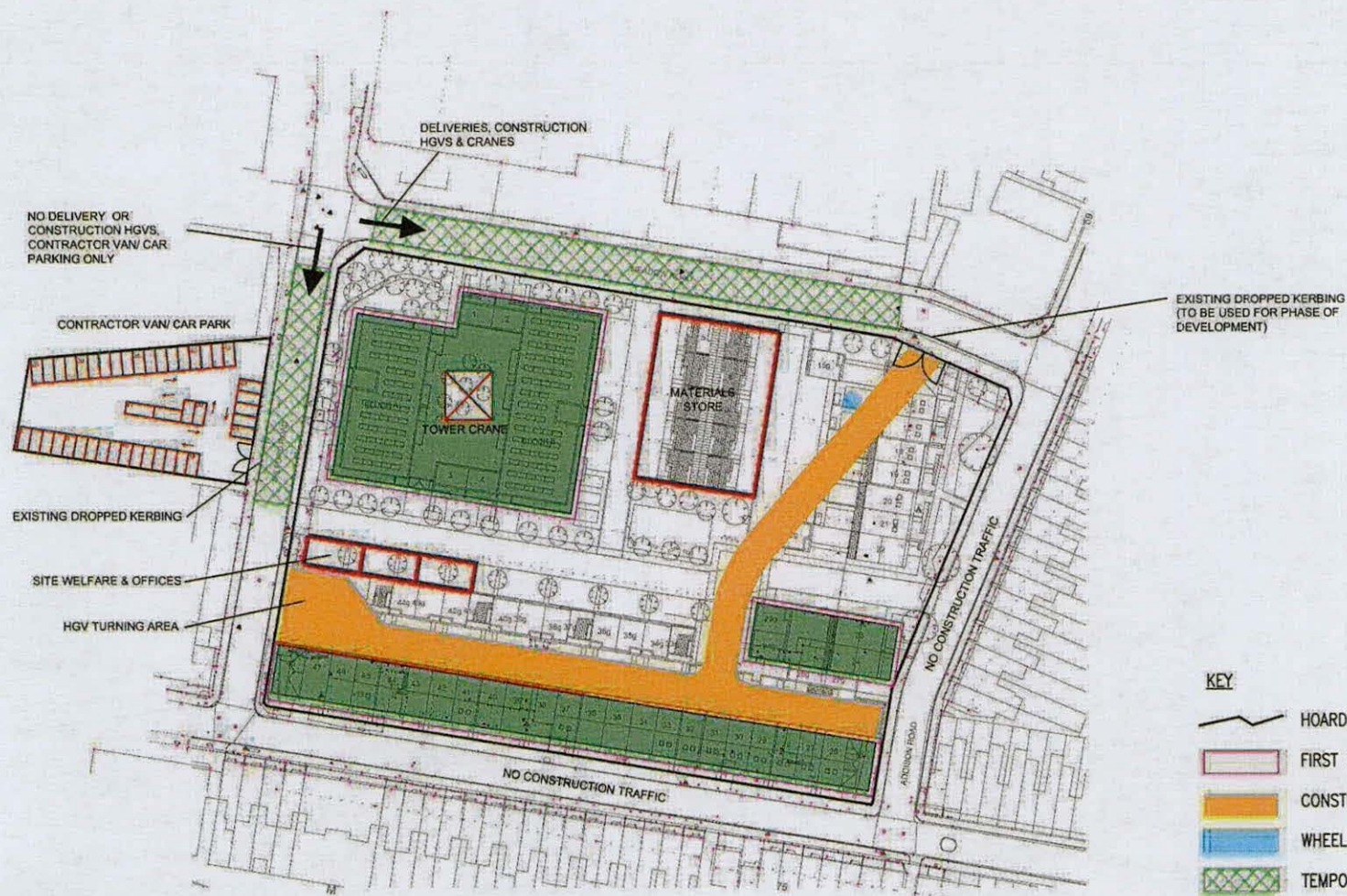
landscape planning • ecology • arboriculture

aspect

Aspect Arboriculture
West Court
Hardwick Business Park
Noral Way
Banbury
Oxfordshire OX16 2AF

T: 01295 276066
F: 01295 265072
E: info@aspect-arbor.com
W: www.aspect-arbor.com

DRAWINGS



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KEY

- HOARDING
- FIRST PHASE OF CONSTRUCTION
- CONSTRUCTION TRAFFIC HAUL ROUTE
- WHEEL WASH
- TEMPORARY PARKING RESTRICTIONS

SITE COMPOUND TO BE BASED ON BELLWAY'S
STANDARD SITE COMPOUND (DRAWING
STD-COM-100A). SOME MODIFICATIONS WILL BE
REQUIRED TO ENSURE THE COMPOUND FITS WITHIN
THE AVAILABLE SPACE.

A	SITE WELFARE & OFFICES RELOCATED	RD	MRO	09.07.19
Rev	Description	Drn	Chk	Date
REVISIONS				
Preliminary	Approval	Tender	Const.	
DRAWING STATUS				
DATE	DATE	DATE	DATE	DATE
JUNE '19	RD	MRO		
DRAWING NO.	REV	SCALE		
6317.001	A	1:10,000		A3

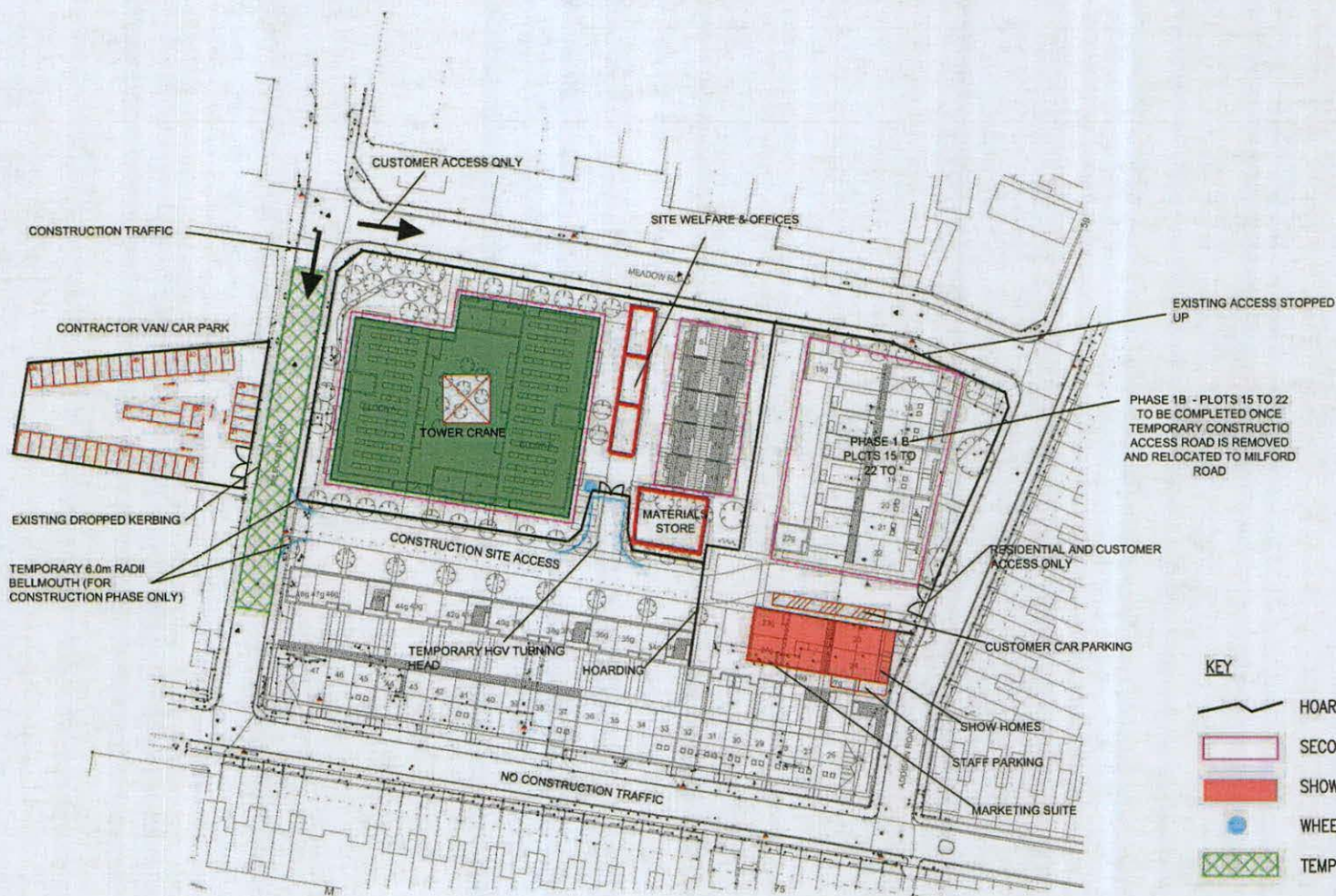
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Stuart Michael Associates Ltd
Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF
T: 01635 867 711 e: mail@stuartmichael.co.uk
F: 01635 861 715 w: www.stuartmichael.co.uk

CARDIFF ROAD, READING

SITE CONSTRUCTION & ACCESS STRATEGY
PHASE 1: CONSTRUCTION OF PLOTS 23-24, 25-48 & FLATS



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CONSULTING ENGINEERS
Stuart Michael Associates Ltd
Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF
T: 01635 867 711 e: mail@stuartmichael.co.uk
F: 01635 861 715 w: www.stuartmichael.co.uk

JOB TITLE:
CARDIFF ROAD, READING

DRAWING TITLE:
SITE CONSTRUCTION & ACCESS STRATEGY
PHASE 2: CONSTRUCTION OF PLOTS 5-22 +
CONTINUATION OF FLATS

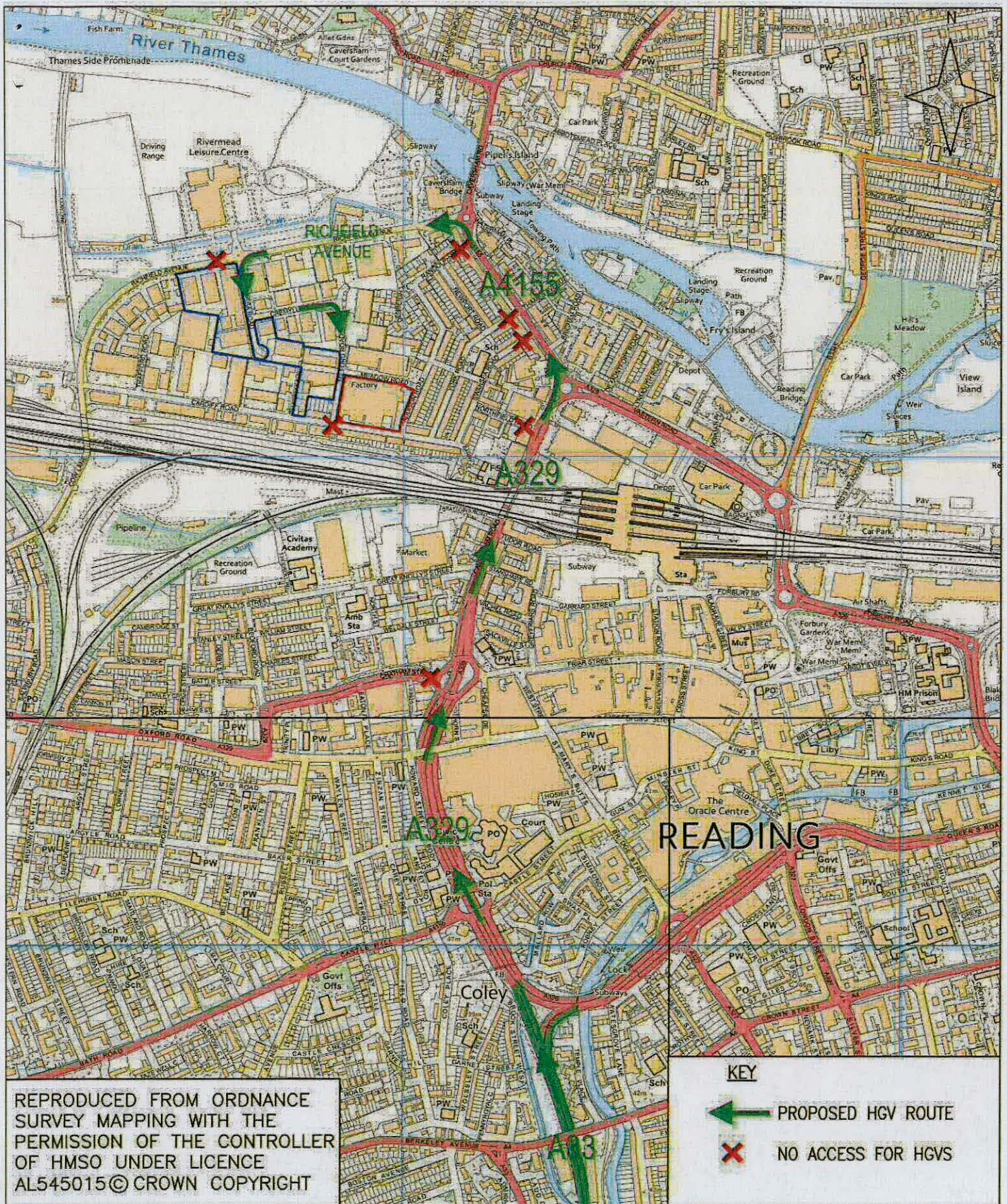
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STANDARD SITE COMPOUND (DRAWING
STD-COM-100A). SOME MODIFICATIONS WILL BE
REQUIRED TO ENSURE THE COMPOUND FITS WITHIN
THE AVAILABLE SPACE.

Rev	Description	Drm	Chk	Date
C	SITE WELFARE, OFFICES AND MATERIALS STORAGE AREA RELOCATED	JGP	MRO	03.10.19
B	SITE WELFARE AND OFFICES RELOCATED	RD	MRO	09.07.19
A	CUSTOMER PARKING AND SITE HOARDING AMENDMENTS	JS	RD	27.06.19

REVISIONS			
Preliminary	Approval	Tender	Const.
DRAWING STATUS			

DATE	JUNE 19	DRAWN	RD	CHECKED	MRO	SCALE	CHECKED
DRAWING NO.	6317.002	REV	C	SCALE	1:1000		A3

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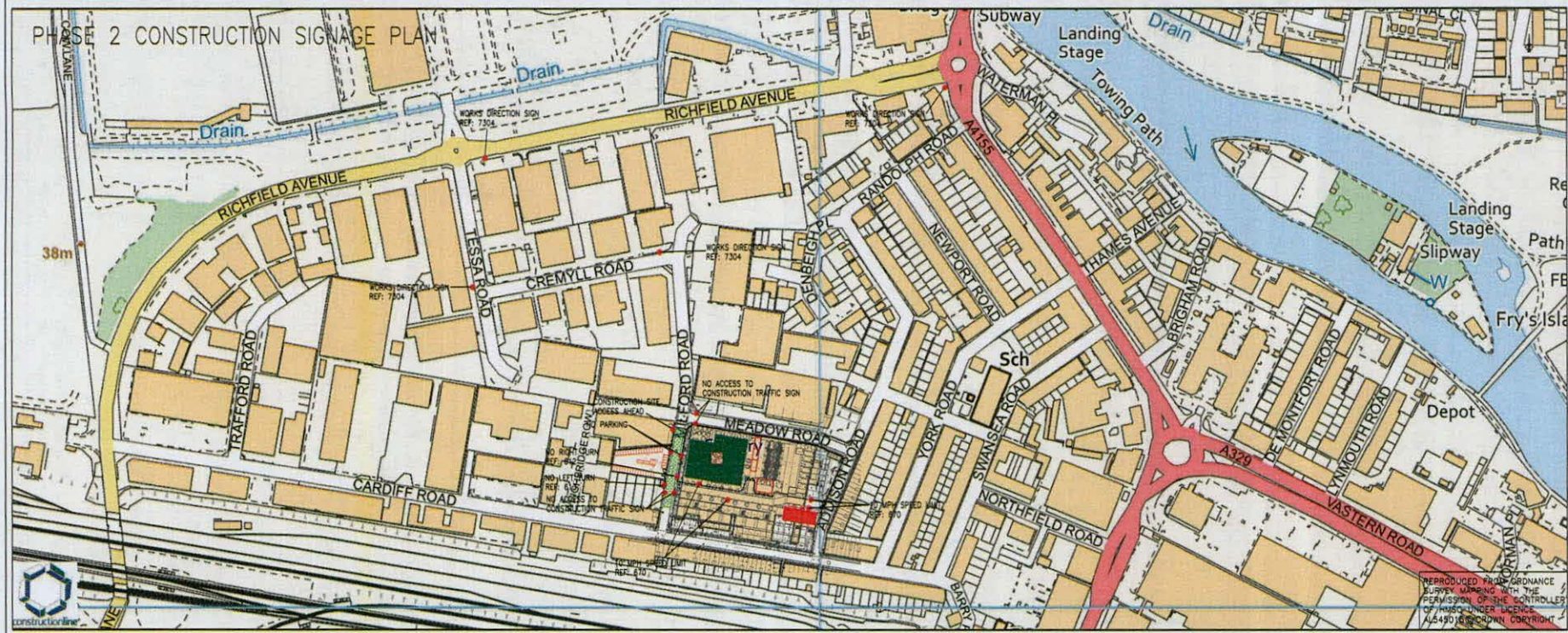
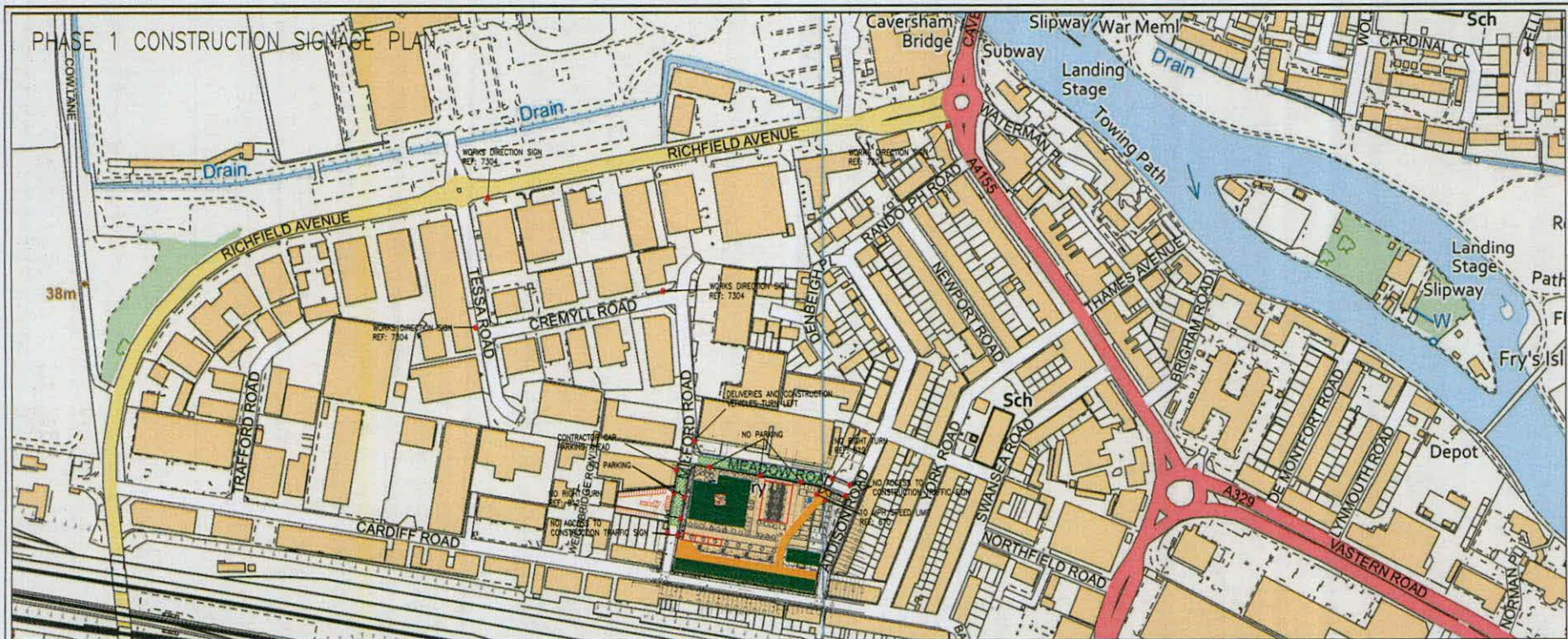
Stuart Michael Associates Ltd
Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF
T: 01635 867 711
F: 01635 861 715
e: mail@stuartmichael.co.uk
w: www.stuartmichael.co.uk

JOB TITLE
CARDIFF ROAD, READING

DRAWING TITLE
PROPOSED HGV ROUTE PLAN

DATE MAY '19	DRAWN RD	CHECKED MRO	ISSUE CHECKBOX
DRAWING NO. 6317.003	REV.	SCALE NTS	© A4

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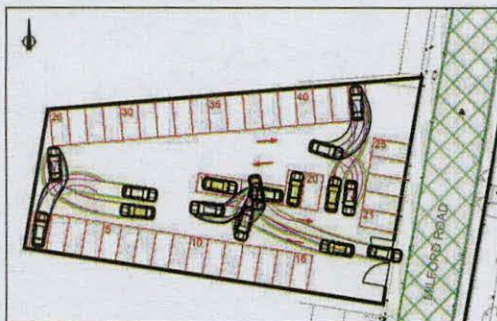
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5	WORK SHEET TO BE USED IN WORK SHEETS	20/10/2019
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8	WORK SHEET TO BE USED IN WORK SHEETS	20/10/2019
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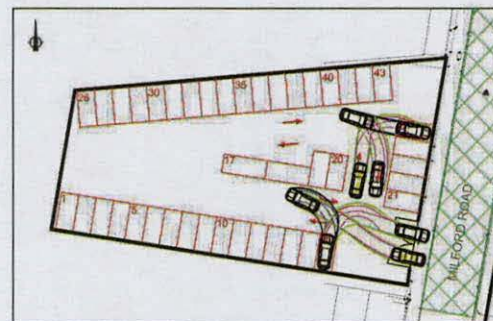
Stuart Michael Associates Ltd
Coombe House, Coombe Square, Thatcham, Berkshire RG18 4JF
T: 01635 907 711 E: mail@stuartmichael.co.uk
F: 01635 907 713 W: www.stuartmichael.co.uk

CARDIFF ROAD, READING
CONSTRUCTION SIGNAGE PLAN

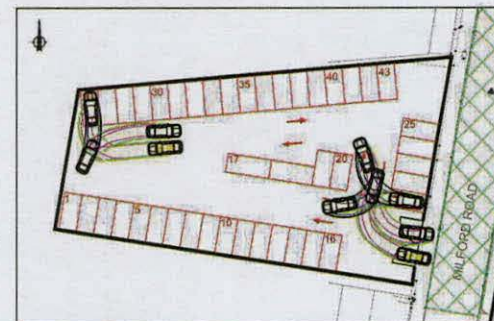
PHASE 1 AND 2



TYPICAL SALOON CARS SHOWN PARKING WITHIN THE CONTRACTOR CAR PARK

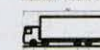


TYPICAL SALOON CARS SHOWN PARKING WITHIN THE CONTRACTOR CAR PARK



TYPICAL SALOON CARS SHOWN PARKING WITHIN THE CONTRACTOR CAR PARK

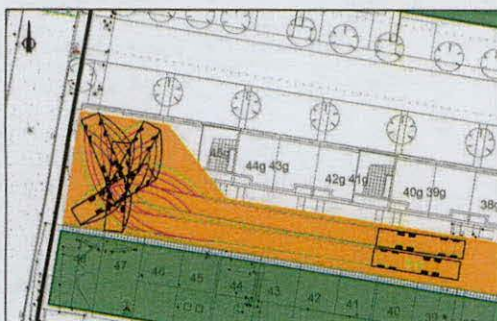
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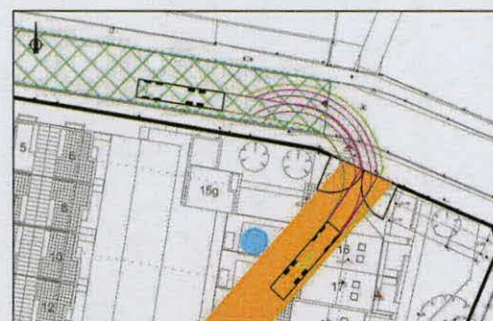
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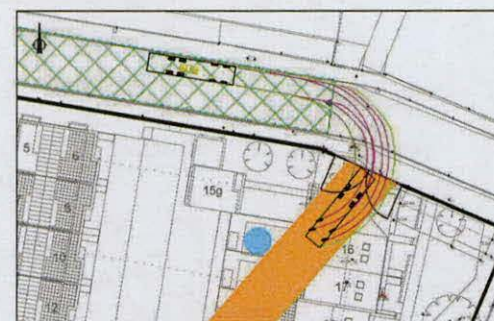
PHASE 1 ONLY



12.0m RIGID HGV SHOWN TURNING WITHIN THE CONFINES OF THE TEMPORARY TURNING HEAD



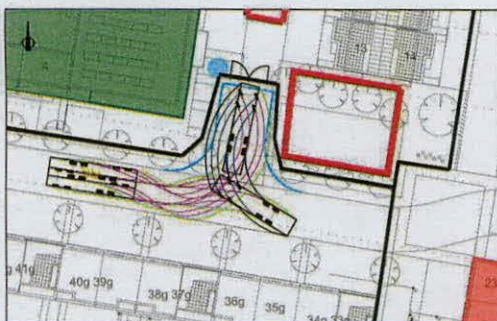
12.0m RIGID HGV SHOWN TURNING LEFT OUT OF THE SITE ONTO MEADOW ROAD



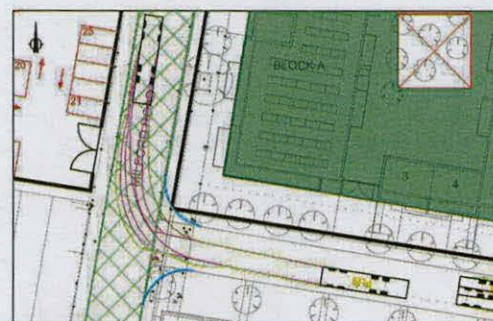
12.0m RIGID HGV SHOWN TURNING RIGHT INTO THE SITE FROM MEADOW ROAD

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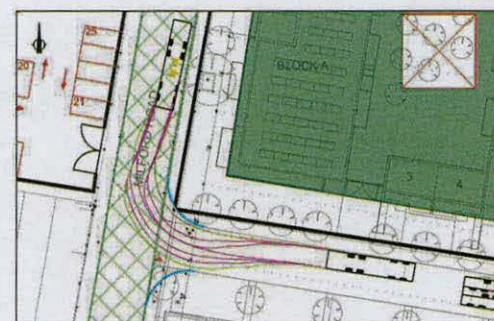
PHASE 2 ONLY



12.0m RIGID HGV SHOWN TURNING WITHIN THE CONFINES OF THE TEMPORARY TURNING HEAD



12.0m RIGID HGV SHOWN TURNING RIGHT OUT OF THE SITE ONTO MILFORD ROAD



12.0m RIGID HGV SHOWN TURNING LEFT INTO THE SITE FROM MILFORD ROAD

B	MINOR UPDATE AMENDMENTS	JGP/MRO/03.10.19
A	MINOR UPDATE AMENDMENTS	RD/MRO/09.07.19
Rev	Description	Drn Chk Date
REVISIONS		
Preliminary Issue	Submitted for S104	
Planning Issue	Issued for Tender	
Submitted for S38	Issued for Construction	
Submitted for S278	As Built	
DRAWING STATUS		

STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS

Stuart Michael Associates Ltd
Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF
T: 01635 867 711 E: mail@stuartmichael.co.uk
F: 01635 861 715 W: www.stuartmichael.co.uk

CARDIFF ROAD, READING

AUTOTRACK SWEEP PATH ANALYSIS

DATE	JUNE 19	RD	RD	MRO	MRO
REVISED	6317.005	B	1:500	1:500	A2

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