

CONSTRUCTION METHOD STATEMENT

Reading Mosque

29-31 Cumberland Road, Reading

RG1 3LB

REV D

SEPT 2020



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1.0 Introduction

The purpose of the Construction Method Statement is to outline our approach to managing the construction of the extension works at 29-31 Cumberland Road, Reading. RG1 3LB

This report identifies how the construction works will be undertaken and the necessary measures to be taken to safeguard environmental, public health and safety aspects of the proposed development.

This document provides:

1. The specific obligations on the Contractor when undertaking the works
2. The specific measures to be taken during the development of the proposed extension
3. The specific details of the control measures for traffic, noise, environmental and safety

Compliance with this document will be obligatory for the Contractor. This document is in response to the Condition 4 of Planning Permission reference: 170365.

1.1 Project Scope



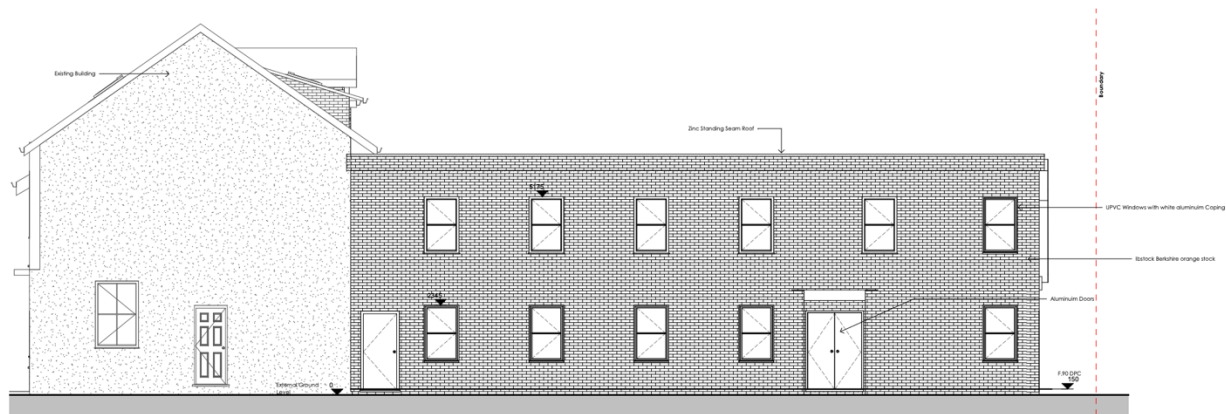
Site Plan Top View, the site is marked in Red

29-31 Cumberland Road is located at the junction of Norwood Road and Cumberland Road, Reading. The FULL planning permission was granted on 28 June 2017 with the following decision:

Replacement of existing rear single storey extension with a two storey extension and associated internal works, to allow for community uses ancillary to the ongoing use of the building (comprising Nos. 29 & 31) as a Mosque with ancillary residential accommodation (Partly retrospective), Amendment to permission 11/00583/FUL to alter the roof design and associated internal changes.



Existing Elevation View



Proposed Elevation View

2.0 Project Programme

The construction works of 29-21 Cumberland Road is estimated at 8 months duration. A programme schedule is provided with this document. This development is currently scheduled to be delivered at a single-phase of construction; to include the excavation of the basement and erection of the extension.

In summary, the project procedure to be determined as below:

1. Pre-start enabling works
2. Site establishments to include hoarding, scaffolding and other works
3. Demolition of existing single-storey extension
4. Excavation of the basement area underneath the new extension
5. Foundations to be constructed for the new extension
6. Structure and envelop of the new extension
7. Fitting out of the extension, together with mechanical & electrical services
8. External works

2.1 Pre-start Enabling Works

Prior the construction works commencement, the following activities are recommended to ensure works can be undertaken efficiently:

1. Formulation of project Health & Safety Plan and risk assessments
2. Constructor Community Liaison Officer to be nominated and commence direct liaison with appropriated parties
3. Production of detailed works programme and sequencing
4. Surveys of existing services and structures to confirm construction methodology and load testing capabilities
5. Services investigations / surveys for decommissioning and temporary supply purposes
6. Neighbour liaison before the commencement on site to explain the nature of works and provide liaison officer contact in case of enquiries arise in the future. It is recommended to notifying all surrounding properties through informative leaflets at a base minimum.
7. Six-weeks notice to be given for any roads and footpaths closure or crane lifts required in the early stages of construction works

2.2 Site Establishment & Logistics

Site establishment is the preparation works to be carried out before the construction works commencement. The following activities are recommended:

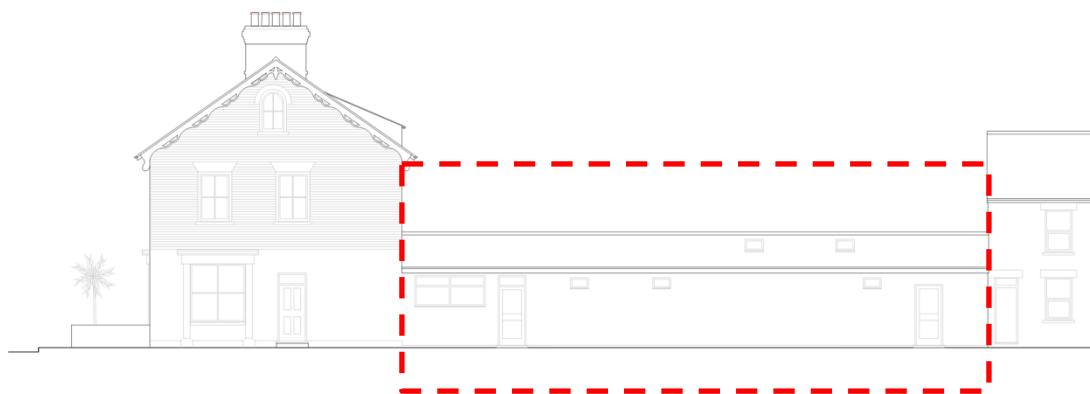
1. Securing of the site with the erection of full height close boarded boarding, together with the establishments of the proposed footpath and road closures, as noted in the logistics drawings in Section 4.0 Site Logistics of this document.
2. Hoardings to be 2.4m height, decorated with clear pedestrian diversion signs and required notices of Contractor Appointed Liaison Officer. Bulkhead lighting to be provided at 3m centres in accordance to CoCP.
3. Vehicle and pedestrian access to the site will be via designated entrance only
4. Establishment of site security provision to ensure the site is protected against unauthorised access
5. Installation of site temporary electrics, lighting, water and fire alarms
6. Diversion and isolated of existing services and servicing systems as required

7. Erection of demolition scaffolding to the existing single-storey extension. Scaffolding will be fully sheeted or similar sheeting material to provide sufficient dust containment within the site
8. Emergency routes on the site to be specified and clearly sign-posted

2.3 Demolition of Existing Single-Storey Extension

Demolition of the existing single-storey extension to be carried out through well-managed process to ensure all existing building services to be diverted or isolated as required.

Vehicle site access and removal of debris information to be provided in this document, at section 3.0 Site Control.



Existing Elevation View, Single -Storey Extension is indicated by red outline

The existing single-storey building is traditionally built of brickworks and as such, much of the demolition operation will be manual, using hand tools.

Redundant roof slates and structures will be stripped and taken apart using hand held tools. The debris will be broken down, processed and separated on site to increase the efficiency of debris removal process.

External bricks will be broken down by hand and facing bricks retained for re-use elsewhere, if possible. Bricks will be removed from site for cleaning and recycling. The volume of non-facing masonry and concrete waste will be quantified and appropriate

disposal methods will be planned. Waste materials will be removed by skip for crushing or recycling off-site.

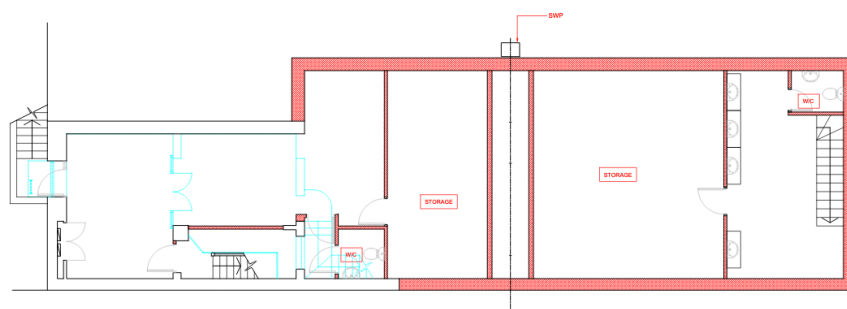
Careful considerations must be given to the stability of the existing building at all times, any load bearing walls to be identified and measures of support to be planned prior to works commencement.

Once the above ground structure is removed and cleared from site, the existing foundation and ground slabs will be broken and removed. This operation may potentially create noise and vibrations, therefore the most appropriate method is to be adopted by the Contractor. Saw cutting and crunching will be preferred, suitable hours of work will be selected based on liaison summary with neighbouring properties.

Dust emissions to be controlled at working face and loading away area by a fine water spray. Storage times on site will be minimized by regular removal of unwanted materials.

2.4 Excavation of New Proposed Basement Underneath the Extension

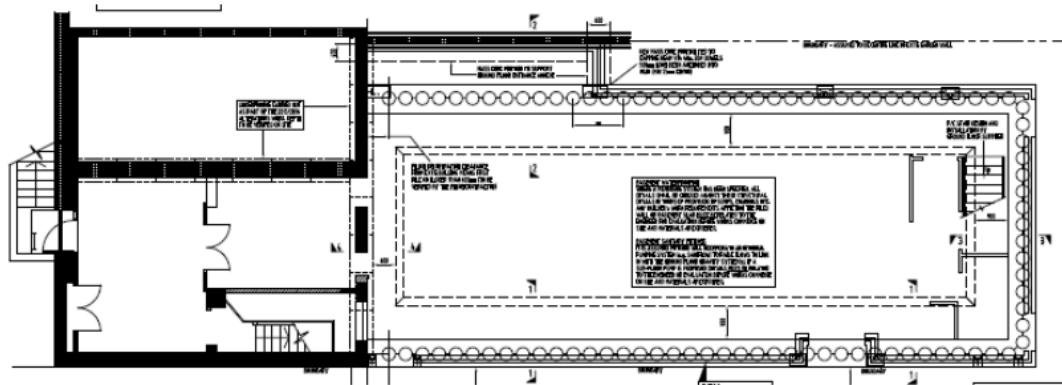
A single storey-basement will be constructed underneath the footprint of the new two-storey extension.



Proposed Single -Storey Basement Plan, new walls are indicated in red

2.5 Foundation for New Extension

The design of the new foundation remains subject to the finalised site investigation and detailed design, however it is currently scheduled to be Pile Foundation with the below initial schematic design.



Initial Schematic Pile Foundation Design

Piling design will need to consider the size of the rig that can access the site. Excavated arisings from the foundation operation will be loaded to a removal vehicle to be taken off-site immediately.

Concrete for the foundations and ground slabs will be delivered as ready-mix or on-site mixer truck, placed in using small static pump or using barrows.

2.6 Structure & Envelop of New Extension

It is intended for the new extension to be load bearing masonry walls and concrete floors and roofs.

Scaffolding and temporary stairs will be erected to provide access and edge protection as the work proceeds. We recommend the proposed scaffold at the front elevation to be incorporated with lifting beam and loading platforms, such that materials deliveries can be offloaded quickly. Therefore, it is necessary to enforce parking suspension as proposed in Section 4.0 Site Logistics.

On completion of the structure and envelope, the majority of the scaffolds will be removed, leaving the loading platforms and lifting beams in the place for fit-out requirements.

2.7 Fitting out

Fitting out procedure is to be carried out once the building envelope is sufficiently watertight and all structural works are completed. Works to include: mechanical, electrical and plumbing services. Large fit out materials to be delivered through the loading beams. Smaller decorative materials will be delivered through main front door and at this stage, scaffold and holding will be removed and footpaths to be reopened to the public again.

Service connections and other decorative works will be undertaken as the project nears completion, in parallel to external works.

2.8 External Works

External decorative works to commence as the major construction works reach completion such as landscaping and external bike stands.

2.9 Construction Programme

Below is the proposed Construction Programme for this development. Providing that there is no unplanned disruption, it is planned for the construction to be completed within 32 weeks.

	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29	W30	W31	W32
Pre-start Works																																
Site Set Up																																
Demolition																																
Excavation																																
Foundation																																
Structure																																
Fitting out																																
External Works																																
Clearing Out																																

3.0 Site Control

This section outlines the requirements for site management and site control to include working hours, site hoarding, waste control, materials storage and general good housekeeping to ensure the construction works cause as minimal disruption as possible to the neighbourhood.

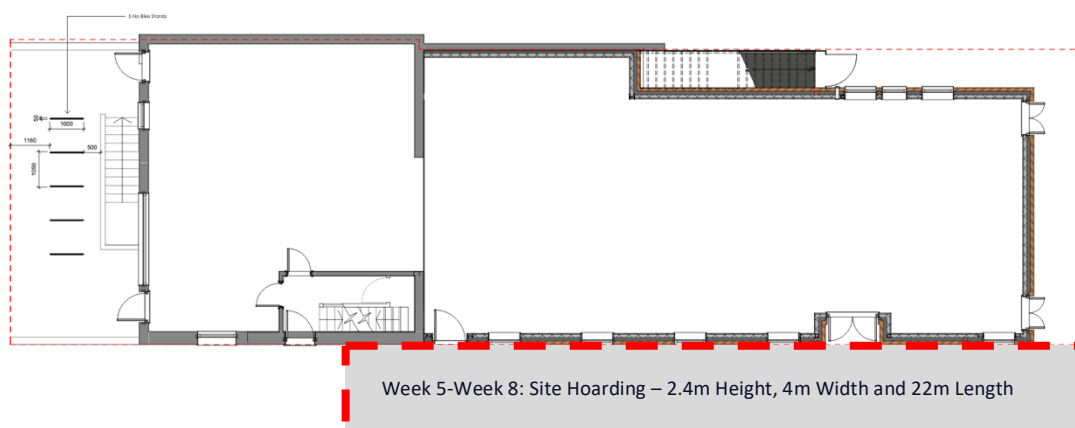
3.1 Working Hours

The core working hours will be:

08:00 am to 18:00 pm on weekdays and 09:00 am to 13:00 pm on Saturday, in line with the CoCP's guidance.

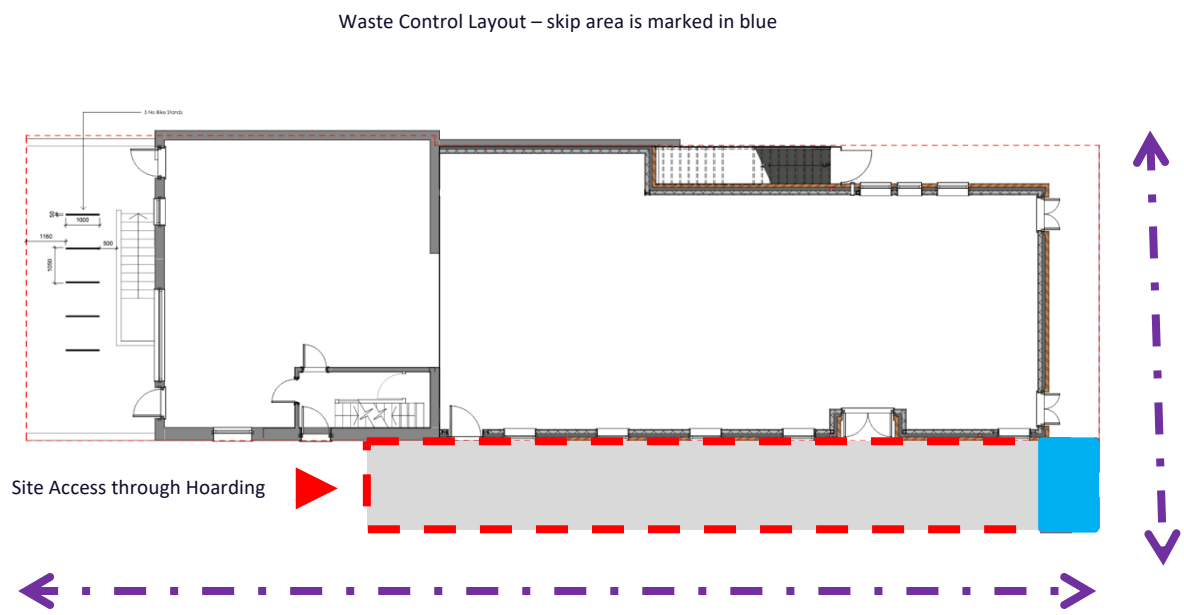
3.2 Site Hoarding

Hoardings to be 2.4m height, decorated with clear pedestrian diversion signs and required notices of Contractor Appointed Liaison Officer. Bulkhead lighting to be provided at 3m centres in accordance to CoCP. It is scheduled for the hoarding to extend a total of 4m from the building exterior as seen in the diagram below.



3.3 Waste Control

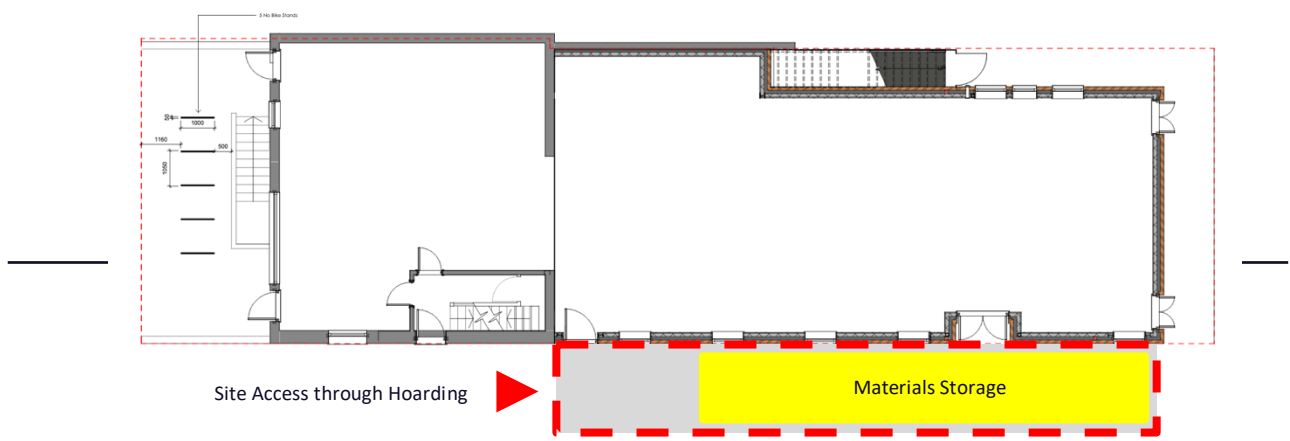
Skip area is designated at the site boundary as marked in blue in the diagram below. This allows easy access for frequent waste removal. The skip is accessible both via Cumberland Road and Norwood Road, as indicated in purple lines.



3.4 Materials Storage

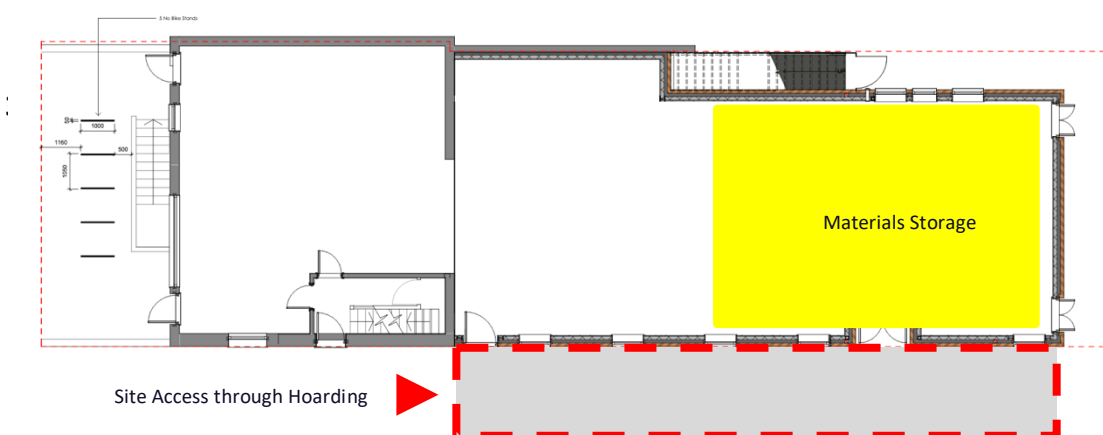
It is planned for the construction materials to be stored within the boarding boundary, as denoted in yellow in the diagram below, during excavation and foundation periods.

Week 5 to Week 8 Materials Storage Schedule



Once the foundation work is completed, the internal space of the basement is to be used as preferred material storage location.

After Week 8 Materials Storage Schedule



3.5 Good Housekeeping

The Contractor will follow the below outlined, but not limited to, general good housekeeping practice at all time to ensure minimal disruption:

1. Register the project with the Considerate Contractor's Scheme
2. Ensure considerate behaviours at all times on site
3. Ensure noise to be kept at minimal at all times
4. Ensure appropriate provisions are taken for dust control and road cleanliness
5. Remove rubbish at frequent intervals, leaving site clean and tidy

6. Frequent inspections
7. Maintain toilet facilities and other welfare facilities for the staff on site
8. Removal of food waste
9. Site hoarding to display all necessary health & safety material with name of nominated site contact and all required information.
10. Ensure site to be secured and prevention to be taken for unauthorised access
11. Emergency planning and response to be incorporated to ensure the safety of staff on site

4.0 Site Logistics

Efficient site logistics plan is imperative to this project, in order to achieve site completion in timely manner and with least disruption to the neighbouring properties.

The Contractor will ensure that the required pre-planning to be undertaken with care, to ensure the logistics between arrival products and materials and removal of waste materials to be conducted with precise coordination throughout the project duration.

Key features of logistics plan are outlined as below:

1. Vehicles delivering or collecting from site to be sized within surrounding streets limit, reducing the need for parking suspension as much as possible
2. Products and materials will be delivered to site by vehicle, unloaded on Norwood Road by lifting beam, onto the loading platform
3. Access to be controlled by fully manned security points
4. Concrete placement will be with ready-mixed cement mixer

4.0 Parking Schedule

This section refers to parking schedule of workers on site, not the unloading and loading vehicles. It also denotes the proposed parking suspension.

Site Operatives Parking Spaces

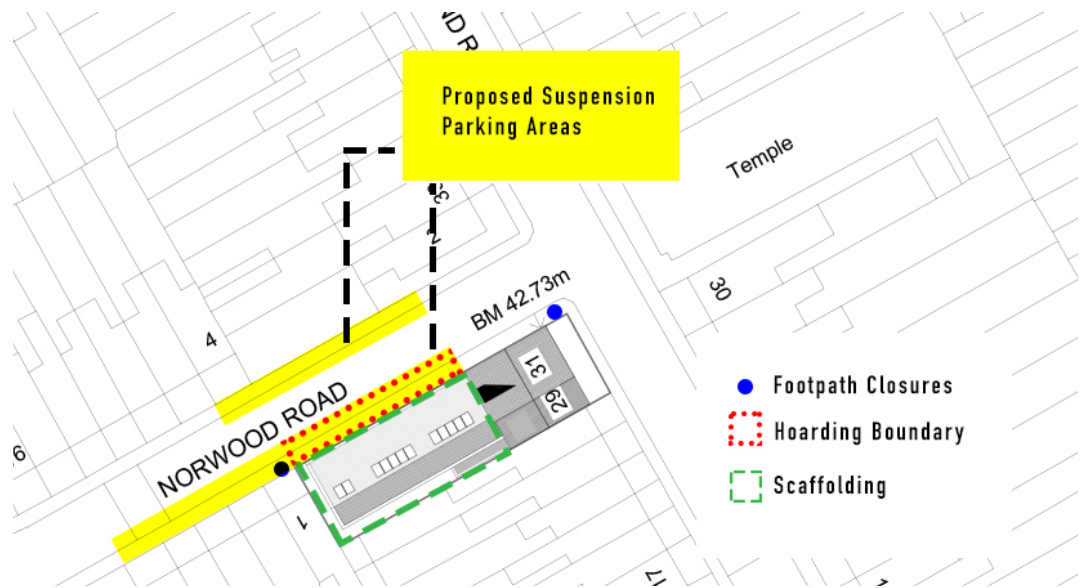
Parking spaces for site operatives are arranged as followed:



Proposed Parking Suspension

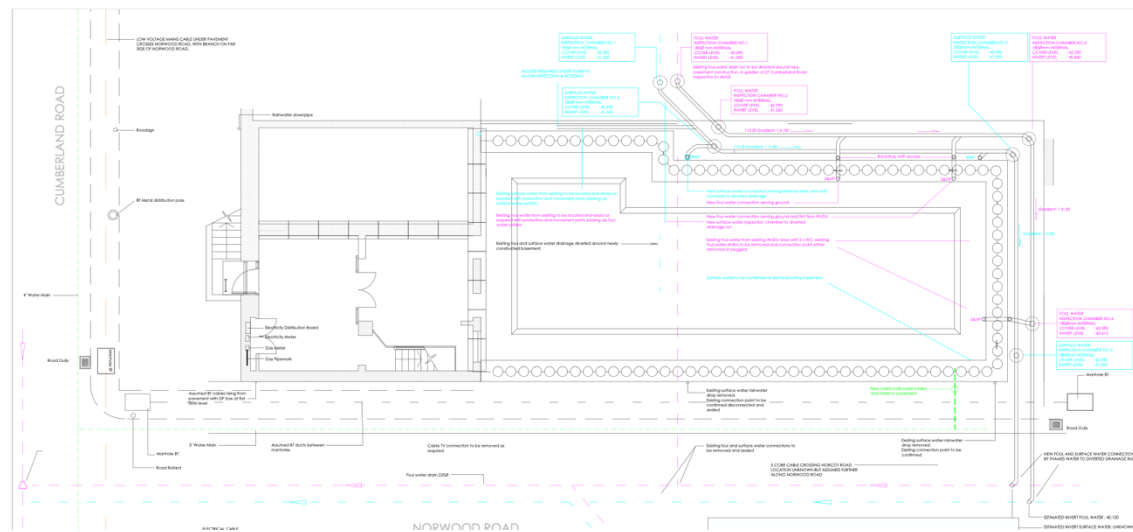
To provide sufficient room for traffic management, it is proposed to following the below arrangement.

It is proposed for parking suspension on both sides of the road on Norwood Road. This would allow the heavier vehicles to access and leave the site without causing traffic disruption.



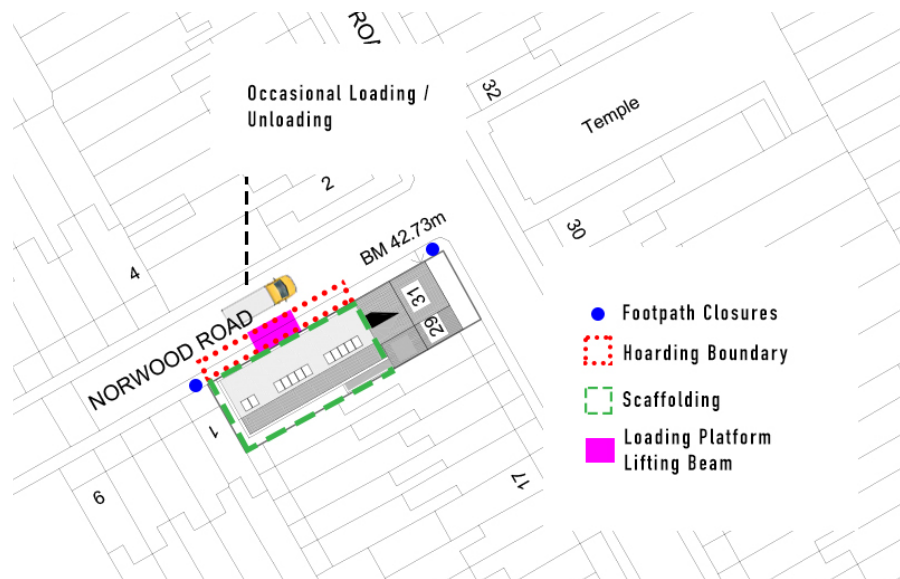
4.1 Proposed Road Suspension

The service water piping diversion schedule has been approved by Thames Water as seen below. Due to this, we schedule for 1-week road closure for Norwood Road.



4.2 Loading and Unloading

The occasional loading and unloading zone to be designated in front of the hoarding, allowing materials to be loaded and unloaded directly from lifting beam.



4.3 Wheels Washing Facilities

As the loading & unloading vehicles are not accessing the site, there is no need for wheels washing facilities.

5.0 Traffic Management

This section outlines the measures to be taken by the Contractor to avoid disruption to the public that may arise from increased traffic flow and temporary re-arrangement of access networks associated with the proposed development.

With the parking suspension on the opposite side of the road during non-foundation and non-excavation works, there should be enough room for traffic to flow through. The total road width is: 1.5m (footpath) + 6.15m (road width) + 1.5m (footpath) is 9.15m. At its largest, the hoarding width is 4m, to include the 1.5m of the footpath as well. This leaves 5.15m remaining for the road width.



A simplified diagram of the traffic management during the excavation, foundation and structure works. The parking suspension to be implemented for both sides of the Norwood Road.



A simplified diagram of the traffic management during other weeks of construction, where the hoarding width is 1.5m, covering only the width of the footpath. The parking suspension to be implemented for both sides of the Norwood Road.

5.1 Access Routes

The Contractor will use the designated construction traffic routes for deliveries and removal of waste.

The main routes for construction traffic will be accessed via A329, King's Road and A4, London Road, then proceed to Cumberland Road and then to Norwood Road. Where possible, the vehicles will be brought to site between the hours of 09.30am to 15.30pm to avoid the peak hours. The total vehicle numbers per day are not expected to be large, and the Contractor will be required to plan deliveries on small rigid vehicles, where possible.

The number of vehicles accessing the site is not expected to be more than a few times a day. During the demolition and concrete pouring period, however, the number of vehicles access would be more. This period of time is limited to a few weeks only.