

METHOD STATEMENT FOR THE BUILDING CONSTRUCTION WORKS

In relation to

RESIDENTIAL DEVELOPMENT at 25 Redlands Road, READING

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1 BRIEF DESCRIPTION OF THE WORKS

- 1.1** Minor single storey extension and infill works, with internal alterations to convert existing dwelling and its detached garage to apartments.
- 1.2** There are existing trees to be protected on the site during the works and the requirements are dealt in detail by protection proposals by Keen Associates in their Arboricultural method statement.
- 1.3** The works to include construction of simple foundations, , masonry & rendered walls and pitched roofs. Cycle storage, bins storage and minor works to boundary walls with creation of hard surfaces for parking of vehicles.
- 1.4** Complete construction and clear away ready for occupation.

2 SEQUENCE OF OPERATIONS

2.1 Party Wall Notices

Identify need for and to Issue all notices required under the Party Wall Act, and submit all construction details for agreement by the agreed party wall surveyor.

2.2 Conditional Survey

The contractor to prepare a schedule of condition with photos of the land and adjacent buildings that is to be taken up for the works, before works commence and agree this directly with the adjoining owners if required.

2.3 Site Clearance

Clear debris within the site boundary area ready for minor internal alterations and building works.

Make good where required the existing site boundary

Placing of signage i.e. Danger Demolition in Progress; Warning Dangerous site – Keep Out; Children warning signs; etc., and protective barriers as required under the CDM regulations.

2.3.1 Minor Demolition works

Safe methods of working using plant and machinery as described in method statement MS141A/001. Control of noise and dust with consideration and safety of adjoining owners is of importance

Hours of working as Construction works below.

2.4 Construction Works

i) Working Hours:

The Site working hours shall be 0800 to 1800 Monday to Fridays and 0900 to 1300 on Saturdays.

ii) Parking Facilities:

All site operatives will arrive on site in shared vehicles or by public transport to minimise vehicles being parked on site. Temporary visitor parking will be provided. The parking area is as shown on the attached plan.

iii) Loading and unloading Facilities:

All loading and unloading of plant and materials shall be carried out in designated area as shown on the attached plan.

Access to the work area in the main will be via the existing access off Redlands Road to the development

Part of the parking area will be used temporarily for site accommodation cabins, with secure gated access to the works area.

Once all the concrete foundations are complete, scheme shall be split into 2 phases allowing conversion of the garage in the first phase and then following on to works to extend to the rear of the existing dwelling.

The site cabins will not be required as the existing building can be utilised for the duration of the works as these are minor in nature.

Only sufficient building materials for the works as required are to be delivered to the site to ensure that existing tree protected areas are not affected as storage capacity on site is limited.

Wheel cleaning facilities shall be provided adjacent to the gated entrance. Where possible the delivery of materials to site shall be programmed when the site ground is reasonably dry.

iv) Storage Facilities:

Storage of plant and materials used in constructing the development areas are as shown on the attached plan.

Set out and mark the foundation limits to setting out details.

Foundation design is likely to be standard footings 1.0m deep, with arisings used to fill where required on site and excess material to be carted away to approved and accredited disposal sites. Piled foundation to proposed depths and obtain approval from the Building Control checking authority.

Once the concrete footings are set follow with the construction of new works of walls; new floors and roof structures; roof membrane, soffit & rainwater guttering; windows doors and painting, etc. The works shall be carried through with reasonable expedition after commencement and so as to avoid unnecessary inconvenience to the adjoining owner or occupiers.

Weekly liaison with the owner to minimize inconvenience caused by the works and ascertain security is maintained on both sides throughout the works. Dampen and clear away any dust and debris from time to time as necessary. Provide temporary screens to protect the windows.

v) Avoidance of dust & mud on roads

The material to be disposed will predominantly be of gravelly sandy clay in nature mainly from excavated foundations. The potential for mud is therefore increased.

There is still the potential during certain phases of the construction for vehicle cleaning and road sweeping to be required.

The main contractor will therefore enforce strict measures, to avoid the environmental nuisance of mud on roads.

These measures will include but are not limited to:

- Provision of wheel cleaning facilities at the main site exit to ensure vehicles do not track mud or debris onto public highway, see plan attached.

- In dry conditions water spraying may be required at least twice per day to keep dust down.
- Monitor and sweep road of any debris left on road in the vicinity of access. If necessitated to use an approved mechanical road sweeper to clean the site of any mud or debris deposited by site vehicles within the vicinity of the site access.
- Allow delivery trucks to be kept relatively clean and significantly reduce the likelihood of dust on roads outside the site.
- Measures will be taken to ensure that mud and detritus is not swept into gullies.
- Banks men to clear large debris immediately

vi) Site Access

The main site access will allow all vehicles to enter the site in both directions. A competent banksman will be in attendance at all times of vehicle movements. Disposal shall be scheduled such that off-site holding areas will not be required.

vii) Traffic Management

Temporary footpath closures and road traffic management is not foreseen with the anticipated works being carried out

viii) Waste Materials

Waste from operations is to be kept to a minimum and procedures to segregate waste to be put in place and maintained for the duration of the works.

Where possible, soil to be removed to registered sites, plasterboard waste to be stored and returned to manufacturer for recycling, timber to be ordered to order.

2.5 Scaffold

Scaffolding is not seen to be necessary as the works are single storey and mainly of internal alterations.

2.6 Piled foundations

If piled foundations are not required

2.6 Cranage

Cranage is not foreseen with the nature of works to be carried out at the site.

2.7 External Works and Completion

Remove and clear all rubbish / debris left over.

Upon completion of the works and following the reinstatement of the said land, the builder is to jointly inspect the reinstatement.