

CONSTRUCTION METHOD STATEMENT & MANAGEMENT PLAN

DEVELOPMENT AT

8 Ardler Road
Reading
RG4 5AE

CLIENT

Berkshire
Corporate Homes
8 Ardler Road
Reading
RG4 5AE

REVISION A - OCTOBER 2019

1.0 Purpose of this Statement

To satisfy the Head of Planning at the Reading Borough Council.

This statement is written in order to discharge planning requirement as stated above. This report outlines how this project will be constructed efficiently and under controlled environmental conditions. This method statement describes how we propose to minimise inconvenience to the neighbouring owners.

We will encourage a competent main contractor to take this on board in every respect to achieve the objective and support the project team.

The site is adjacent to properties on one side with allotments to the other side.



SITE LOCATION PLAN: **NOT TO SCALE**

2.0 Site Set-up for Offices and Welfare Facilities

The management of the construction of this project will require a site set-up comprising offices, toilet and changing facilities. These offices and other facilities will be housed in modular portable units. The site accommodation will be located adjacent to the main ingress from Ardler Road to suit site access and storage.

3.0 On Site Worker Parking

Given the nature of the site, there will be no on-site car parking and the site labour force will be encouraged to use public transport. Any local traffic management measures for site access will be agreed with the local authority. We fully support and encourage both staff and construction staff to use public transport.

4.0 Construction Vehicle Movements / Deliveries

Heavy Goods Vehicle (HGV) movements during this phase will have to be monitored closely with detailed traffic management and logistics plans updated and monitored daily.

The management of the site logistics is key to the success of the project and will require a dedicated member of the team to develop a detailed plan to control and manage the site. Deliveries will initially be accepted on a just-in-time principle. There will be a storage allowance on-site however it is expected that all deliveries will be booked in with the logistics team not less than 24 hours prior to arrival on-site. A delivery zone will be established on site and will be able to hold one truck at any time. It is anticipated that site logistics will form a significant part of the pre-appointment meetings for contractors and sub-contractors and that regular co-ordination meetings will be held throughout the construction phase of the project.

In view of the location of the site, a senior member of the logistics team will be nominated as a liaison officer responsible for communication with the local highway authorities and neighbours with regard to traffic problems, planned large deliveries and road maintenance issues. In this way it is anticipated that the risk of material shortages at key times can be reduced to a minimum.

5.0 Delivery Times

We will adhere to the following key principles:

The working hours, set by the local Authority are from 08.00 a.m. until 6.00 p.m. – Monday to Friday and from 09.00 am to 1:00pm on Saturday. Where work needs to occur beyond the agreed “normal” working hours, consultation and agreement will be sought from the local Authorities at least 2 days before such an event.

6.0 Vehicles Entering & Exiting the Site

For Delivery vehicles, there will be a delivery rota system, whereby deliveries must be pre-booked at least 24 hours in advance to avoid the areas peak travel hours. Not only should this prevent congestion on site but it will also spread the resultant traffic over a longer period. Special deliveries to the site will be co-ordinated with the Local Authority highways department to avoid congestion during peak traffic periods. A Traffic Marshall will be available on site to make sure access and exit of site vehicles is processed in a safe manner. Any vehicle arriving without this prior booking may, at the discretion of the logistics staff, be turned away and advised to return at another appointed time. This procedure will be detailed within the contract documentation for both subcontractors and suppliers, to ensure that all delivery drivers are aware of the requirements. A traffic management system will be established to avoid congestion in the vicinity of the Proposed Development.

Loading and unloading will be restricted to certain times of the day to further minimise the likelihood of congestion on Ardler Road and strict monitoring and control of all vehicles delivering to the site will be maintained including;

- The setting of specific delivery and collection times;
- Consolidation of deliveries wherever possible;
- The requirement for prior authorisation when visiting the site via vehicle, which is managed by the logistics manager. The manager will agree at least a week in advance delivery schedules and then review and prioritise them on a daily basis; and
- The use of a waste compactor on-site will be investigated as an additional way of reducing the number of vehicle trips related to waste collection, where applicable.

7.0 Wheel washing / Road Cleanliness

During construction works we will ensure that there are wheel wash facilities and appropriate drainage on site to prevent mud and debris being taken onto the highway. We will appoint a responsible person to check the condition of the wheels of each vehicle as it leaves site.'

8.0 Dust Suppression Measures, Noise Attenuation and Monitoring

Best practicable means of preventing, reducing and minimising dust will be adopted. It is expected that the Proposed Development will adhere to the relevant Code of Practice during construction. On-site good practice procedures will be followed in order to mitigate noise, vibration and air pollution (e.g. through dust and fume generation) impacts under the Considerate Contractors Scheme. Measures currently planned to be adopted include:

- Use of hoarding around the entire perimeter of the site to assist in the screening of noise and dust generation from low-level sources;
- Hydraulic construction to be used in preference to percussive techniques where practical;
- Off-site pre-fabrication to be used, where practical, including the use of pre-fabricated structural elements, cladding, toilets, mechanical and electrical risers and packaged plant rooms;
- All plant and equipment to be used for the works to be properly maintained, silenced where appropriate, and operated to prevent excessive noise and switched off when not in use and where practicable;
- Plant will be certified to meet relevant current legislation and British Standard 5228 (BS5228) Standards;
- All Trade Contractors to be made familiar with current legislation and the guidance in BS5228 (Parts 1 and 2), which will form a pre-requisite of their appointment;
- Threshold vibration limits will be set and monitoring equipment established at locations outside the site that are deemed sensitive, such as nearby office areas and churches and listed buildings;
- Loading and unloading of vehicles, dismantling of site equipment such as scaffolding or moving equipment or materials around site will be conducted in such a manner as to minimise noise generation. Where practical these will be conducted away from noise sensitive areas;
- Deviation from approved method statements to be permitted only with prior approval from the Main Contractor and other relevant parties. This will be facilitated by formal review before any deviation is undertaken;
- Noise complaints, or exceeding of action levels, will be reported to the Main Contractor and immediately investigated;
- Brushing and water spraying of heavily used site hard surfaces and access points as required;
- Wherever possible, plant and equipment will be switched off when not in use;

- Vehicles transporting materials capable of generating dust to and from site to be suitably sheeted on each journey to prevent release of materials and particulate matter;
- Effective wheel/body washing facilities to be provided and used as necessary;
- Burning of wastes or unwanted materials will not be permitted on-site;
- All hazardous materials including chemicals, cleaning agents, solvents and solvent containing products to be properly sealed in containers at the end of each day prior to storage in appropriately protected and bundled storage areas; and
- As far as possible, construction works will be carried out using methods that minimise noise. For actions such as breaking out of old foundations, there is little reasonable choice other than to use percussion tools in one form or another. Quieter types of machinery will be specified for these works where possible.

9.0 Site Waste Management Plan

The client is acutely aware of the effects that the disposal of waste can have on the environment and our policy is clearly to reduce wastage in all possible areas. One of the key principles of the approach is to make the operatives more responsible for waste and waste management. This is embodied in the preference for each sub-contractor to be responsible for supplying its own materials, this ownership results in the minimising of unnecessary waste. These concepts will be incorporated within the sub-contract documentation, such that each sub-contractor considers the most environmentally acceptable solution to the packaging of their deliveries. A management plan will be developed to organise the segregation of waste into separate containers so that recyclable items such as metals and timber can be recovered.

The following practices will be adopted and monitored by the Main Contractor:

- Implementation of a 'just-in-time' material delivery system to avoid materials being stockpiled, which increases the risk of their damage and disposal as waste; in the event of this not being viable, there will be a provision for material storage towards the rear of the site.
- Attention to material quantity requirements to avoid over ordering and generation of waste materials;
- Re-use of materials wherever feasible (e.g. re-use of crushed concrete from demolition process for fill (crushed using an on-site concrete crusher); re-use of excavated soil for landscaping; re-use of internal equipment and plant from existing buildings). Concrete will be taken off the Proposed Development site for crushing and re-use. The Government has set broad targets of the use of reclaimed aggregate, and in keeping with best practice, contractors will be required to maximise the proportion of materials recycled;
- Segregation of waste at source where practical and re-use and recycling of materials off-site where re-use on-site is not practical (e.g. through use of an off-site waste segregation facility and re-sale for direct re-use or reprocessing);
- Burning of wastes or unwanted materials will not be permitted on-site; and
- All hazardous materials including chemicals, cleaning agents, solvents and solvent containing products will be properly sealed in containers at the end of each day prior to storage in appropriately protected and bundled storage areas.

10.0 Public Relations / Complaints Procedures

A designated Project Team member will deal with complaints and enquiries. This individual will be named at the site entrance, with a contact number, and will be identified to the Client and community groups prior to the start of construction and whenever a change of responsibility occurs.

Any complaints will be logged on-site, fully investigated and reported to the Client as soon as possible. The complainant will be informed as to what action has been taken. In the event of unusual activities or events, the Client and other relevant third parties (i.e. statutory and non-statutory bodies) will be notified in advance of the work being carried out.

11.0 Site Security

Hoarding Screens will be erected at the boundary of the site.

A highly visible 24 hour contact number will be displayed at all times for emergency and general queries.

The hoarding will be relocated as the work proceeds. Safety is paramount in the construction industry and occupies a large part of our site management daily routine. As such, all necessary protection, hoardings, covers and protected walkways will be put in place as and when required. There will be controlled access to the site, for both security and safety reasons.

At night the site compound and offices will be kept locked, and the offices alarmed. We are very aware that construction sites are a “magnet” for children. We will install physical barriers, hoardings and screens to ensure that the site is kept secure.

Furthermore, we will provide appropriate measures to mitigate against pollutions and the dangers of removing hazardous substances and materials. All entry points will be clearly signed.

REFERENCES & ACKNOWLEDGEMENTS

- HMSO, (1991); Statutory Instrument 1991 No. 2839 - The Environmental Protection (Duty of Care) Regulations 1991.
- HMSO, (1991); Statutory Instrument 1988 No. 818 (c.26) - Control of Pollution Act 1974 (Commencement No. 19) Order 1988.
- British Standard Institute (BSI), (1997); BS 5228-1-5:1992-1997 – Noise and Vibration Control on Construction and Open Sites.
- HMSO, (1995); Environmental Act 1995.
- HMSO, (1996); Special Waste Regulations 1996.
- DETR, (2000); Waste Strategy 2000 for England and Wales