

MALCOLM **BROOMFIELD** | SAFETY

CONSTRUCTION METHOD STATEMENT

Planning Application Phase

Site Address

**Former Woodley Arms
Waldeck Street
Reading
RG1 2RF**

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Application No 171893

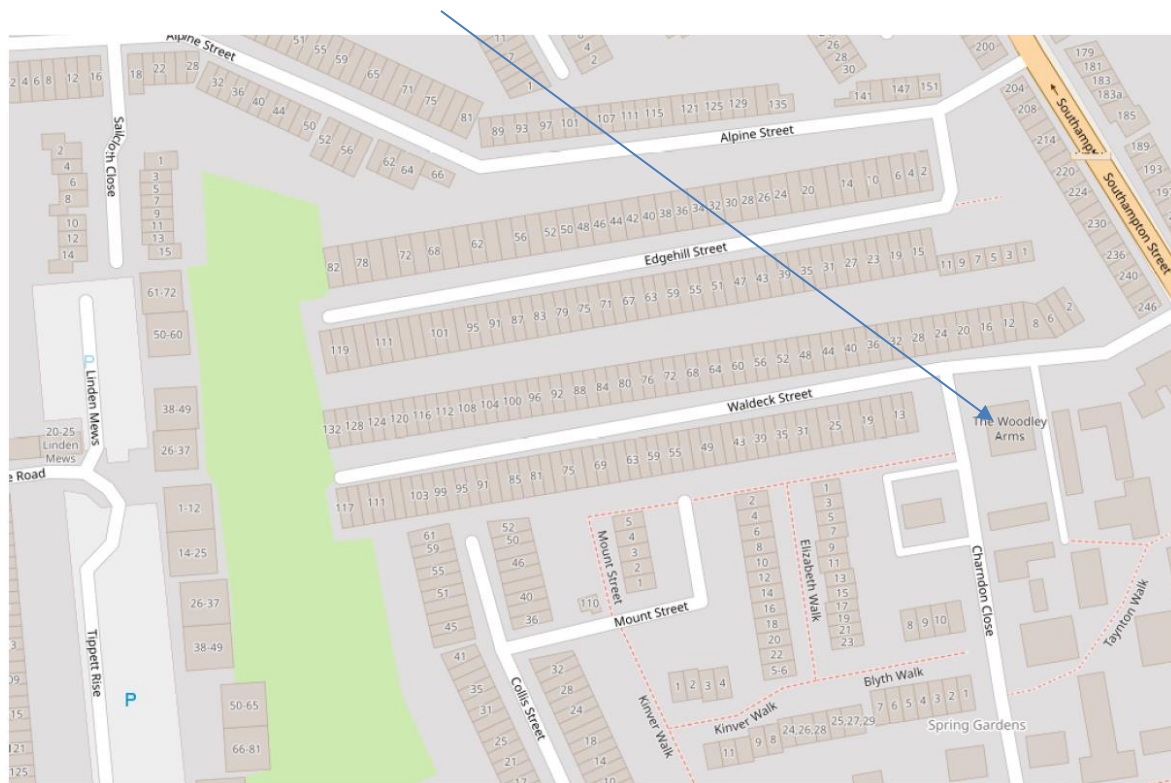
1. Introduction

This preliminary construction method statement has been prepared in support of the planning application for the redevelopment of the property located at the site of the former Woodley Arms, Waldeck Street, Reading RG1 2RF.

Once appointed the main contractor will prepare a supplementary construction delivery strategy and method statement which provides further information in relation to the detailed construction proposals

2. Description and Location

The site is at a former public house The Woodley Arms, Waldeck Street, Reading RG1 2RF. The site is bounded by Waldeck Street, Charndon Close and Taynton Walk with the frontage facing Waldeck Street.



3. Scope of the works

The proposed works include the demolition of the existing commercial buildings followed by the construction of new buildings, arranged in two blocks. The proposals include the provision of 10 parking spaces.

4. General Considerations

4.1 Site access and security

Site access and security will be provided, to ensure the works that are being undertaken as segregated from the public areas outside. Designated site personnel will be responsible for providing security and controlling access to the site.

Vehicle and pedestrian access will be segregated.

Access gates will be closed when not in use and manned during the hours of operation of the works.

4.2 Access for deliveries

lorry access routes will be via Southampton Street the A357 into Waldeck Street and access will be Pre-booked deliveries will be made during the prescribed hours working hours but outside of the times children may be on their way to local schools.

Katesgrove Primary School is less than one mile and starts at 08:40 so no site deliveries before 09:00. Vehicles will be reversed onto the site with the use of a banksman

4.3 Hours of work

Subject to any further agreements regarding hours of operations, normal construction hours will be worked at the site (8am – 6pm Mon to Fri; 8am – 1pm Sat). So far as reasonably practicable the site team will coordinate noisy operations in order to minimise any adverse impact.

4.4 Travelling to work

There is to be **no parking on local roads for private or commercial vehicles** and operatives will be encouraged to make use of public transport.

Following demolition of the existing structure space will be available for some onsite parking for site operatives which will reduce as the structures are completed.

Cycle parking and associated facilities will be made available to site staff as required.

4.5 Welfare provision

Site welfare facilities will be available throughout the construction phase. These will be located initially within temporary site cabins.

5. Supervision, Managing and Delivering the project

5.1 Site management

An experienced site-based Project Management team will be responsible for delivering this project and the associated Health and Safety requirements.

Anyone that is charged with putting men to work must be holders of, as a minimum, a certificate for the CITB's Site Supervisor Safety Training Scheme.

Along with visits by the site safety consultant, the Project Management team will manage the works and safety challenges on the site. Regular safety audits will be undertaken, and these will be audited.

5.2 Programming and phasing of the works

The detailed Construction programmes will be developed as part of the pre-construction details subject to the planning consent the works will be phased as follows.

- Erection of site hoarding to enclose site including double gates.
- Undertake enabling works and incoming services.
- Welfare setup to site.
- Demolition and removal of existing structures.
- Sub-structure/Foundations & drainage
- Structural frame
- External Envelope & roof finishes
- Internal works and finishes
- External works and finishes
- Testing and Commissioning

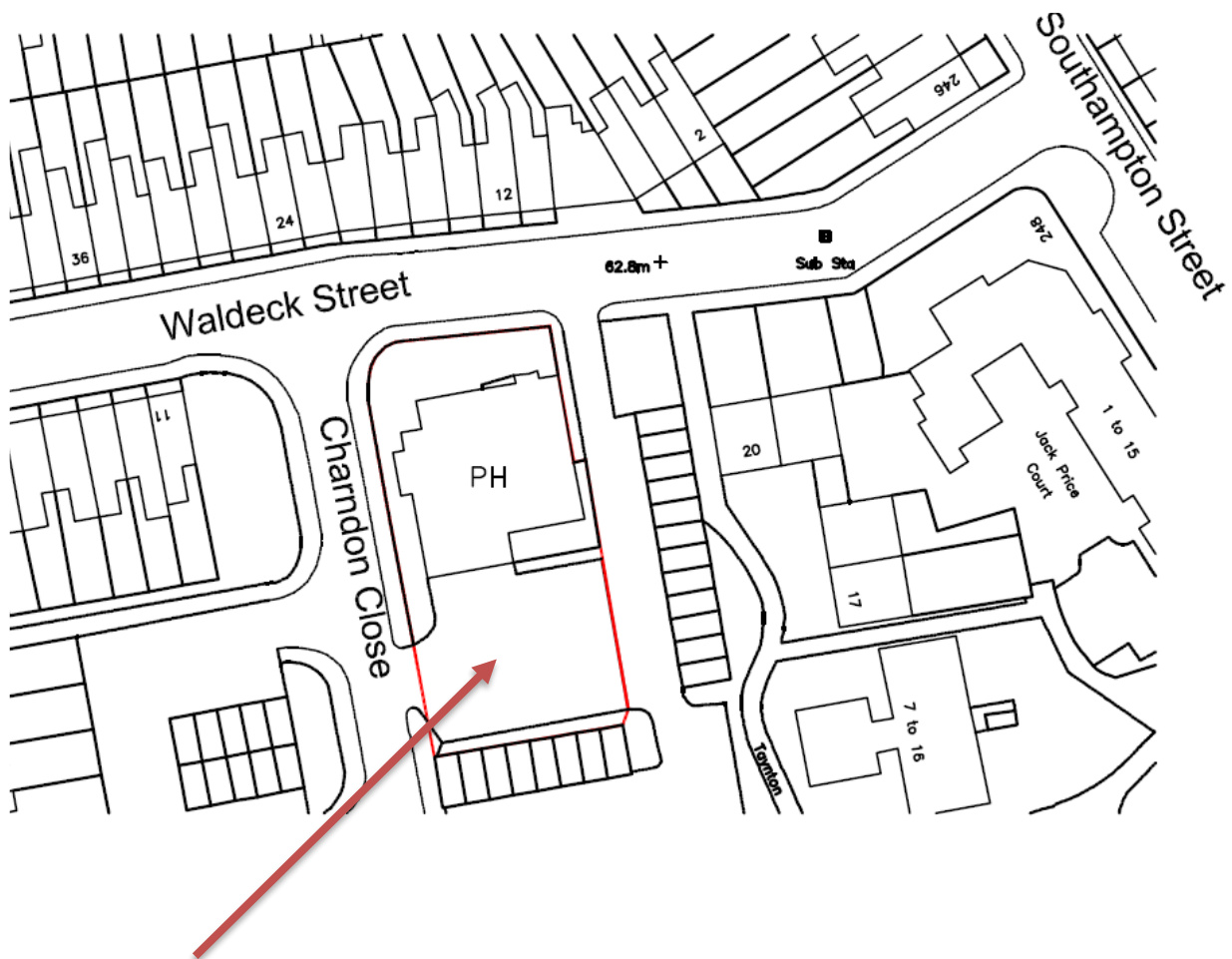
The above works will be coordinated and sequenced to minimise disruption to neighbouring properties.

6. Specific Site Safety Arrangements

6.1 Deliveries and distribution of materials

All deliveries are to be coordinated with the Site Manager.

Where possible, deliveries will be offloaded within the site perimeter fencing



Site enclosure detailed above

All vehicles will access the site from Southampton Street and Waldeck Street.

The site team will ensure that all deliveries are unloaded safely and that all lorry and vehicle movements are supervised. **At no time are plant or materials to be stored or delivered onto local roads or the Highway.**

Mobile cranes will be utilized as required and all lifts will be undertaken with lift plans etc in place.

Materials will be stored neatly on site, and in designated areas. Materials deliveries will also be phased to suit the progress of works on site.

6.2 Temporary Works

All temporary works will be designed in accordance with current structural engineering standards and accepted principles by a competent person with recognised qualifications.

The designs are to consider the current condition and design constraints of the building/supporting structure; as well as relevant loads from the construction operations and other factors such as prevailing weather conditions; elevation & exposure; other temporary works that will be in-place during the relevant activity.

Activities requiring Temporary Works design, include (but are not limited to):

- Loading platforms (to take into account storage requirement and Hoist)
- Hoist base and building ties
- Temporary support of structures undergoing demolition
- Temporary support of excavations
- Crane base design and building ties
- Access Scaffold systems
- Temporary support of structural elements and plant under construction

Temporary works designs shall be produced as part of the method statement.

6.3 Waste Materials

Waste building materials will be segregated into waste types and placed within the designated refuse points.

The waste will be removed from site on a regular basis, by a registered waste carrier, and taken to a waste management facility. The waste materials will be recycled where possible.

Information regarding proposed and actual types and quantities of wastes will be included within the Site Waste Management Plan this will provide information as to how waste materials can be reduced, re-used, recycled and if necessary disposed with minimal environmental impact.

6.4 Construction Phase Environmental Considerations

As part of the pre-construction method statement the environmental and dust mitigation measures will be defined. These will include:

- Damping down during demolition and other activities liable to result in dust
- Correct selection of construction plant to reduce noise and fumes
- Coordinating, where possible, noisy operations
- Monitoring processes
- Managing excavated material and vehicle movements

Particularly during the initial phases of the project delivery vehicles will be inspected prior to leaving site. Jet washing of vehicle wheels to remove mud/debris will be undertaken and any the roads surrounding the site entrances will be checked regularly. Where mud from the site has found its way onto the road, the site general works team will remove this as soon as it is safe and practicable to do so.

Where necessary a road sweeper will be deployed as soon as practicable.

The site manager will take account of weather conditions and prevailing wind

All site staff will be trained and be aware of the Dust Management Strategy

All site staff will have appropriate PPE to protect them from the effects of dust.

6.5 Lighting

No lights will be used that are facing outside of the site and could potentially cause nuisance.

6.6 Noise control

Whilst working on site the contractor will adhere to the recommendations of BS 5228-1:2009 +A1:2014 clause 9.3 to minimise noise levels during the execution of the works.

We will have no noisy plant on site and no piling is required, because of the nature of the works it is not anticipated that the first action level will be broken.

If this is exceeded suitable hearing protection will be on site throughout and if required areas will become noise zones with access prohibited and any works undertaken in rotation to reduce exposure

All works are within the confines of the site and it is not anticipated that any noise above the action level will be undertaken externally to the building.

The project is a relatively simple building scheme with no notable works which would cause significant noise pollution.

The proximity of residential housing has been noted and there will be no operation of heavy plant etc. outside normal working hours of 8.00am – 6.00pm weekdays and 08:00 – 13:00 Saturdays

6.7 Road or footpath closures

It is not anticipated that any closures will be necessary as services are within the site boundary, some tracing may be required but all affected will be updated if this needs to be changed.

6.8 Traffic management

Traffic management will be required to get vehicles on and off site for deliveries and possibly to lift roofing timbers into place once vehicles are on site the restrictions will be removed.

Vibration

It is not anticipated that vibration will be an issue during this build, with no requirement for Piling.

7.0 Health and Safety Principles and objectives for this project.

Central to the construction strategy is achieving a high standard of Health & Safety. The site will operate under a comprehensive Health and Safety Management System, with the construction team assisted by Health and Safety professionals and advisors.

The main aim of this contract is to complete it on time and with zero accidents.

The site team will only employ competent operatives and specialist contractors, who themselves comply with their legal obligations and ensure that suitable and sufficient training is given to their staff.

The site team will also take a proactive approach to liaising with local residents and businesses. Appropriate signs and suitable perimeter safety fencing will be maintained throughout the project.



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Position of site within its
environs.