

The Red Cow 50 Crown Street, Reading, RG1 2SE

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CONSTRUCTION METHOD STATEMENT

The Red Cow 50 Crown Street, Reading, RG1 2SE

Introduction

Planning permission has been granted for a 'two storey side extension, single storey rear extension and alterations to existing ground and first floor of former Public House change of use to restaurant, providing 3 number flat accommodation to first floor. This Grade II Listed Building will also include associated refurbishments to windows and internal changes. (LPA Ref: 170291/FUL, LBC Ref: 170292).

This Method Statement has been prepared in response to condition 9 of the above planning permission which requires the submission and approval of a method statement to ensure that during the construction phase amenities are protected to neighbouring land and in the interest of safety to residents and highway users.

The approved content of the Method Statement must be complied with unless otherwise agreed with the Council. The Project Manager will work with the Council to review the Method Statement should any problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council and complied with thereafter.

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1. Construction Programme

Construction will commence once the pre-commencement conditions have been approved and discharged by the LPA and LBC. Once development is lawfully able to commence the construction work has a 6 month programme.

Enabling Works

The site is an existing public house which is currently vacant. Site office and welfare facilities are available in the existing building which has full existing services which require temporary connection for the duration of the contract.

The erection of scaffolding and protective netting along the front and side elevation over the public highway of Crown Street & Southampton Street which will require a permit from RBC together with protective hoardings. A 6 month right of way temporary closure notice under Section 14 of the Road Traffic Regulation Act 1984 will also be required.

Main Contract Work

Commencement in the New Year, completion circa June, July 2018. Services on site – utilities will be contacted to establish whether existing supplies will be sufficient.

2. Demolition

The development proposes an extension to the side and rear of the existing property. The demolition will extend to the single storey side infill and out buildings, demolition of rear canopy and limited to the removal of internal partition walls, forming of new structural openings and the removal of parts of the existing roof finish.

3. Description of works and construction methods

The existing pitch roof is to be stripped of metal sheet cladding and slate, supporting timbers taken down where required and walls demolished all by hand. Existing bricks and slate are to be retained on site for reuse if in good condition or sale by client if not required. Flat roof felt finish to be stripped off existing roof and structural deck retained if in good condition. The proposed new walls will comprise of brick to match the existing building with blockwork inner leaf. The pitched roof tiles will be reclaimed new to match existing.

Areas of new flat roof will be constructed in accordance with structural engineers and Architects drawings.

The ground floor slab to the kitchen will be constructed utilising a ground bearing slab, with beam and block floor to side extension. Internal fit out will comprise plasterboard dry lining to new stud walls. Repairs two coat lime plaster to existing walls, gas heating and hot water ground floor electric space and instantaneous

hot water to flats with low energy surface lighting. Two new timber stairs, basement to ground and ground to first floor.

Construction Method

- a. Old foundations and slab to be excavated and removed to require levels by machine and ground bearing slab put in, with associated retaining walls. Excavations in general, which relate to the new ground bearing raft will be machine dug. Foundations to side extension will be auger machine piled with ground beam and beam and block floor construction to staff room and store levelling screed new areas.
- b. Cavity wall construction to extensions walls. Blockwork infill to old openings. Facing brickwork repair and repointing to street elevations.
- c. New cut or truss roof is in plain clay tiles to match existing. Felt flat roof to rear and side.
- d. New timber window and doors will be double glazed and fitted when brickwork is complete. Refurbishment of existing window and doors were retained inside and out. Fit secondary glazing to all existing openings.
- e. Internal partitions timber stud ground and first floor.
- f. Gas fired system boiler to service central heating and hot water ground floor. Electric storage heating and instantaneous hot water to flats first floor.
- g. Reinstatement of car park tarmac finish on completion of works.

4. Noise and Mitigation

It is envisaged work will be carried out during week days between 8.00am and 5.00pm. Excavations are shallow so machinery will be relatively small with commensurate low noise levels. Foundations are Demolition of the existing elements will in the main be taken down by hand due to issues of access and the reuse of existing building materials. A large part of this work will be undertaken within the building fabric and so noise mitigation would be negligible.

All endeavours will be made to keep noise to a minimum. Standard practices will be adopted as approved under the Considerate Contractor's Scheme to achieve this and inform relevant parties should specific events occur.

5. Proposed Work Hours

It is fully expected work hours will be 8.00 – 5.00pm during week days. It is most unlikely there will be any necessity to work weekends or bank holidays. However if working is required over the weekend it will take place only between 9.00-1.00pm on Saturdays.

6. Construction traffic and access

There will be no onsite car parking for the construction staff, arrangements will have to be made for parking in public car parking, bussed in to site or a nearby compound established to serve the site.

Two spaces have been allocated for visitors only on site.

All delivery vehicles will access site directly from Crown Street into the yard operated under adequate road marshalls. It is anticipated that there will be one tipper truck to remove spoil at a time – approximately 8.25 metre long by 2.45 metres wide loaded on site.

Confirmation that deliveries will be between the hours of 9.30 to 4.00 only including the removal of waste off site.

There will be three Ready Mix Trucks and adequate road marshalls to supervise this operation and delivery.

Further deliveries will be by flatbed trucks and light vans for delivery of floor, blocks, bricks, tiles, plasterboard, and internal furniture and fit-out. There will be expected 10 No skips for general waste removal. Skips will be located off the highway and on site.

The source of materials will be known, all deliveries will be co-ordinated to avoid congestion. Overall delivery/truck movements will be approximately four per day appropriately spaced to avoid congestion and on road parking.

Being a relatively small site there will be few direct large deliveries, most finishing materials will be from Travis Perkins or Jewson local supplies yards, delivered on their light trucks.

Pedestrian and cyclist safety – the site has good sight lines. There will be relatively low pedestrian movement due to the closure of the footpath.

Control of mud and dust on public highway – the yard is fully surfaced in asphalt to the road access. It is planned the asphalt will be cleaned and washed daily and trucks washed down if necessary prior to leaving site.

Dust will not be an issue on this site as the construction method employed will produce very little. Any cutting equipment will be fitted with water dust suppression system.

7. On Site Storage

On site storage of materials will be provided on site within the yard and within the building. Materials delivered as and when required due to the limited storage area.

The part of the ground floor of the existing building will also serve as a welfare facility and secure storage point for valuable materials.

8. Waste Material

The foundations and the floor slab will be excavated with minimum spoil. The tarmac and sub-base will be segregated and sent for re-cycling. The foundation excavation will be sent to landfill.

The internal stripping-out is to be sorted into metal, timber and hardcore for re-cycling and only soft furnishings to go to landfill.

The plain clay tiles and slate to the roof coverings will be set aside for re-use or sale in the case of the slate. The existing timbers to the roof will be carefully dismantled and purchased by a company who will remove and re-use them. No building materials or onsite vegetation is to be burnt onsite over the duration of the works, this is to be strictly adhered to by the contractor.

9. Underground Services

The only underground services affected will be the existing foul drainage. This will involve the removal of redundant and introduction of a new section of foul drain below the new floor slabs and connected back to existing.

Existing gas supply serves the site and has been isolated at the meters. The meters may require relocation during the construction phase.

Existing electric supply serves the site and has been isolated at the meters. The meters may require relocation during the construction phase.

Existing water supply serves the site and has been isolated at the meters. The meters may require relocation during the construction phase.

The existing Inspection Chamber (IC) will be stopped up and new IC constructed as required.

Existing telecom supply serves to the site has been disconnected. A new connection will need to be established by the main contractor if required on commencement on site and later permanent for the occupants.

No public sewer will be affected.

Rev A - Notes Added -30/05/2018