

CONSTRUCTION METHOD STATEMENT

Application Ref.: 162035

Related to: 181 Kentwood Hill Tilehurst Reading RG31 6JE

Related to: Demolition of existing wooden frame building used as Church and 1 ancillary building and erection of 2 No. detached 4 bed dwellings, with parking spaces, garden shed and private garden.
(Re-submission of approved application Ref: 12/01871/FUL)

Condition 14: CMS – 05.09.2018

INDEX

- A. **THE PARKING OF VEHICLES AND SITE OPERATIVES AND VISITORS.** (to be shown on Plan not less than 1:500)
- B. **LOADING AND UNLOADING OF PLANT AND MATERIALS USED IN CONSTRUCTING THE DEVELOPMENT AREAS.** (areas to be shown on Plan not less than 1:500)
- C. **STORAGE OF PLANT AND MATERIALS USED IN THE CONSTRUCTING THE DEVELOPMENT.** (areas to be shown on Plan not less than 1:500)
- D. **THE ERECTION AND MAINTENANCE (INCLUDING REMOVAL OF ANY GRAFFITI OR FLY POSTERS) OF SECURITY HOARDING AROUND THE SITE.**
- E. **WHEEL WASHING FACILITIES ON SITE.**
- F. **MEASURES ON SITE TO CONTROL THE DEPOSITION OF DIRT/ MUD ON SURROUNDING ROADS DURING CONSTRUCTION.**
- G. **ANY FOOTPATH CLOSURES / ROAD CLOSURES NEED DURING CONSTRUCTION.**
- H. **TRAFFIC MANAGEMENT NEED DURING CONSTRUCTION**
- I. **TIMES, ROUTES AND MEANS OF ACCESS INTO AND FROM THE SITE FOR THE CONSTRUCTION TRAFFIC AND DELIVERY VEHICLES (including the removal of waste from the site and methods of preventing deposition of materials on the public highway)**

A. **SPACE ON SITE THE PARKING OF VEHICLES OF SITE OPERATIVES AND VISITORS CAN BE PARKED**

No parking will take place on the main road of "Kentwood Hill"

The main parking area for operatives and visitor will be as show on the Construction Site Plan

Site personnel will be advised of the parking arrangements on site prior to reporting to site.

Site operatives employed by Main-Contractors will be advised through their Employers. Each Sub-Contractor will be advised of the parking restrictions at the time of Tender and the parking restrictions to parking area only will be incorporated in the terms of the Sub-Contract Order.

Site visitors will be advised of parking arrangements and parking area at the time of making an appointment to visit site. Consultants and their staff involved with the site are aware of the parking restrictions.

B. LOADING AND UNLOADING OF PLANT AND MATERIALS USED IN CONSTRUCTING THE DEVELOPMENT AREAS.

No loading or unloading will be allowed to take place from the Kentwood Hill Road.

The USE of small HGV's is essential here for materials and plant transportation.

Because there is not enough room for a small HGV to turn inside the plot, it will enter the site in reverse gear to easily unload the materials and leave the site in forward gear along the Kentwood Hill road. See track turning on the CMS site plan. There will be a forklift on site to unload delivery vehicles. A provisional ramp access on Tarmac outside the land will be constructed and remove at the end of the construction.

C. STORAGE OF PLANT AND MATERIALS USED IN CONSTRUCTING THE DEVELOPMENT

No plant or materials will be stored outside the site at any time.

Plant and material will be stored as shown on the Construction site plan. All building material will be placed on the site before construction start, thus eliminating the need for frequent delivery.

D. THE ERECTION AND MAINTENANCE OF SECURITY HOARDING / SCAFFOLDING IF REQUIRE

An erection of 2.0 m high hoarding constructed from plywood, will take place at the frontage of 181 Kentwood Hill road and to the side of the new access road to Kentwood Gardens, at the rear of 181. A gate with secure padlocked to access the compound and restricted public access.

The rest of the compound will not require the erection of hoarding existing fences will retained and used, as the site is in a private land there will not be any public viewing.

No Scaffold is required to be erected either on or adjacent to the mews or Highway.

E. WHEEL WASHING FACILITIES

Wheel washing facilities will be provided as shown on CMS site plan.

F. MEASURES ON SITE TO CONTROL THE DEPOSITION OF DIRT/ MUD ON SURROUNDING ROADS DURING CONSTRUCTION

In the event dust is created, this will be controlled by hosing down the area.

Provisional Tarmac hard standing will be incorporated at the entrance of the site as shown on the Construction site plan to aid the small number of HGV vehicles and to stop mud getting on the main Kentwood Hill road. At the end of the construction the provisional Tarmac outside the land will be removed to allow the construction of the final access road to the site.

G. FOOTPATH CLOSURES OR ROAD CLOSURES NEED DURING CONSTRUCTION.

Not footpath or road closure will be required.

H. TRAFFIC MANAGEMENT NEED DURING CONSTRUCTION

Dou to the small area for deliveries, the conditions of the access to the site and the lack of space on the main road, there is only room for one vehicle to load/unload at any one time, the 30min call period will enable the site manager to ensure that the loading area within the site will be available. All traffic movement adjacent to the site will be monitored and carried out in a cautious and responsible manner.

If a delivery arrives unannounced and there is another delivery at site, the delivery will be turned away before entering the mews and requested to park

Deliveries will not be made to the site between 8.00hrs. to 18:00 hrs. Monday to Friday and 09:00 hrs. to 13:00 hrs on Saturdays. Not within peak traffic hours.

Al deliveries will be pre-booked and schedule allocating set arrival times, to avoid vehicles to have to wait outside the site.

Delivery instruction will be sent to all suppliers and contractors including the maximum dwell time specified

Suppliers will call the site a minimum of 20 mins before their vehicle arrives at site to confirm that the loading area is available.

Vehicles will no wait or stack on any road within the Borough Council waiting for available loading area within the site.

The loading area will be clear of vehicles and materials before the next lorry arrive

Contractor's and visitor's vehicles will park only on the indicated bays.

I. TIMES, ROUTES AND MEANS OF ACCESS INTO AND FROM THE SITE FOR THE CONSTRUCTION TRAFFIC AND DELIVERY VEHICLES (including the removal of waste from the site and methods of preventing deposition of materials on the public highway)

Delivery of materials will be pre-arranged onto the site including the removal of waste via contracted skips, which are sited within the site.

All waste to be handled by a certified waste contractor. Waste bin will be situated close to the site entrance. Hard standing area will be provided as shown on construction site plan thus reducing mud on to adjacent road and highways.

Attached CMS drawing – 8439-PLCond-03

Lucett Lample

The KEEN Partnership

The Courtyard

Edinburgh road

Reading RG30 2UA

Tel: 0118 9510 855