

## CONSTRUCTION METHOD STATEMENT

9 Craven Road,  
Reading,  
RG1 5LE

March 2018

Revision A: 26.03.2018 Additional notes added to points (B) and (H) upon request of Planning Officer

Condition 3; No building works associated with the implementation of the development shall take place, until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for;

- (A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1:500.
- (B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500.
- (C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500.
- (D) The erection and maintenance of security hoarding/scaffolding if required.
- (E) Measures on site to control the deposition of dirt/mud on surrounding roads during construction.
- (F) Footpath Closures/Road Closures needed during construction.
- (G) Traffic Management needed during construction.
- (H) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway). No materials or waste associated with the development shall be burnt on or adjacent to the site.

The following statement has been provided to discharge this condition;

- (A) Two car parking spaces are easily available in the front drive of the property and these are to be used by the contractor. A further space is available behind the existing spaces, if required at times of high demand. Car sharing is to be used to prevent further parking demands. Visitors to site are to use pay and display street parking in the surrounding area. Please refer to PL.1211.
- (B) When deliveries are due, a maximum of one parking space will be occupied at the front of the property to ensure that there is suitable space for the delivery vehicle to drive onto the driveway without blocking the pavement for the delivery. The delivery will then be unloaded onto the driveway and moved into the property. No loading or unloading will take place on the public highway. Please refer to PL.1211.
- (C) Due to it being a secure and contained site and house, the materials and plant are to be stored within the property boundary. No materials or plant are to be stored in the driveway. Please refer to PL.1211.
- (D) No scaffolding is required for the works as all work is confined to the interior of the property. As the site is secure within the house and garden, no security hoarding is required.
- (E) The contractor will ensure that the public highway adjacent to the site will at all times be kept free of general builder's debris, dirt and all other material resulting from the work carried out.

- (F) No road/footpath closures are required during construction. If any road closures are required, the requirements of Section 8, of the adopted Guidance Notes for Activities on the Public will be adhered to.
- (G) A banksman will supervise all site deliveries and any movement of vehicles to the site to ensure that the site traffic is managed in a safe manner.
- (H) Access to the driveway will be managed by a banksman with deliveries timed to ensure ease of access and full access to the driveway width to ensure that the footpath is not blocked for the time in which the delivery is unloaded. Small delivery loads of a greater frequency are planning to mitigate the access available to the property. Removal of waste is to be completed in small loads to remove the requirement for a skip in the driveway and/or the access to the property by a skip lorry. No materials or waste associated with the development shall be burnt on or adjacent to the site.