

58 Westbourne Terrace, Reading, RG30 2RP

Planning ref: 161578

Erection of 2 x 4 bedroom semi detached houses following the demolition of existing dwelling

Condition 16: Construction Method Statement

The following method statement should be read in conjunction with the drawing "Construction Method Statement Site Plan"

It will be a condition of the contractor/ contractors appointed to adhere to methodology set out within this statement.

The scheme

The site currently comprises a single storey bungalow. The planning approved scheme requires the demolition of bungalow and the erection of 2no semi detached, bedroom town houses with associated landscaping and parking spaces.

Site working hours

Site working hours will be between 8.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm on Saturday. No work will be undertaken on Sundays or Bank Holidays.

Responsible Persons

The site manager/ site foremen will be the person responsible for the implementation and maintenances of site based safety, health and environmental procedures. The contracts manager and director of the main contractor will review the performance periodically and make improvements. Suppliers and subcontractors will be made aware of such health and safety procedure when appointed and at their site inductions.

Site accommodation and welfare facilities

Site offices and the relevant welfare facilities will be provided in two stages.

1. An "Oasis" type unit will be provided for the demolition, substructure and the majority of the superstructure works. This purpose made cabin will provide all the facilities to meet current Health and Safety Regulations.
2. The Oasis unit will be removed from site to allow the external works - landscaping to be carried out. When this happens, temporary toilet and washing facilities will be available in one of the houses.

The welfare facilities will be kept at the front of the site to allow easy delivery and removal.

Site operative and visitor parking

Parking on the development is restricted. There will be 2 permanent off street car parking spaces provided on site.

It is anticipated that during the initial stages, demolition and ground works, that there will be sufficient space for operatives to park within the site boundary. As the superstructure commences and internal finishes begin, there will be more trades required on site. At this stage all trade personnel will use one of the two closest car parks to the site;

- Q- Park Chatham Place, Chatham Street, Reading, RG1 7JF
- Recreation Road Car, Reading, RG30 4UD

Consideration will be given to a shuttle bus that could collect and drop site personnel to Westbourne Terrace from these car parks, should demand from site personnel deem it necessary.

The use of public transport will be actively encouraged.

Prior to attending the site, all trade personnel and visitors will be given details and directions to the closest bus stops to the site;

- Waverley Road stop (Tilehurst Road)
- Brock Gardens stop (Oxford Road)

Prior to attending the site, all trade personnel and visitors will be given details and directions to the closest train station to the site;

- Reading West

Loading and unloading of plant and materials

Due to the nature of the one way streets in the local vicinity and the close proximity to a primary school, deliveries of plant and materials will be planned between the hours of 9.30am- 3.00pm only. No deliveries shall be made between 4.00pm and 5.00pm. If deliveries need to be taken on Saturdays, it will be between the hours of 9.00am and 1.00pm. This should provide local residents with unimpeded access outside these hours.

Plant and materials will access the site and leave via the same entrance. On arrival deliveries will be directed to the materials and plant storage area. It is planned that the storage area will remain in the same location for the duration of the project however this may need to change as and when necessary.

No unloading will take place on the public highway.

Storage of plant and materials

Plant will be stored in the compound area behind the hoarding, secure within the site. If necessary plant will be disabled outside working hours. Materials will also be stored in compound area, with high value items kept in lockable containers.

Security hoarding and fencing

2.4m high timber boarding will be erected to the boundary of the site that fronts on to Westbourne Terrace . A pair of gates will be provided as part of this hoarding. The rest of the site boundary will be secured with 2.0m high heras panels.

Wheel washing facilities

An area will be set up for wheel washing facilities. Where necessary a mobile jet wash will be employed to remove any mud from construction vehicles. Site labourers will sweep the public highway adjacent to the site and should it be necessary a road sweeper will be employed. Strict traffic management on site should reduce the risk vehicle taking debris from the site and depositing it on the public highway.

Control measures for minimising dust

All the site operatives are advised of the requirement for site tidiness. We will be reliant on a common sense approach from site staff however supervisory staff will ask any operatives to leave that consistently fail to meet the requirements set out below

During dry weather conditions, dampening down dusty areas as necessary will control dust. Should any complaints arise about these or any other matters, they will be addressed promptly and courteously. Where practical, suitable compromises will be agreed, subject to the normal restrictions of construction sites.

Appropriate control measures that will be implemented are:

- Maintaining the road and access road surface to the site ensuring no damage occurs as a result of the works
- Minimise the accumulation of loose materials on the road by regular sweeping
- Spray the access road with water in periods of prolonged dry weather to prevent the dust from causing a nuisance off site.
- Where practical, cover all loads entering the site
- Where practical, cover all loads leaving the site
- Identifying haulage routes for vehicles removing demolition material to ensure they are taking the most efficient route from site to end destination.
- External windows and doors to be kept closed to ensure no dust escapes to cause a nuisance to neighbours or passersby.
- All demolition materials to be stored within the site in stock piles (dampened down where necessary) until ready to be removed.
- Skips will be located in areas to cause the least impact of neighbours.
- Demolition and waste materials will be carried to skips. No materials will be dropped from height.
- All plant, tools and machinery will be well maintained.
- Materials will be stored away from the site boundaries.

- Prefabricated materials to be first choice option. Where onsite cutting is unavoidable, if possible, machinery will be fitted with appropriate vacuums extractors or water suppressant systems.

By adopting the mitigation measures detailed above, any potential effects from dust generated from the construction works would be reduced to the point that it is considered to be insignificant.

Noise control

The site has residential properties adjacent to it so due care will be given to ensure that the level of noise is controlled so as to not cause a nuisance to neighbours.

No work or ancillary operations, that may be audible at the site boundary, will occur outside the working hours noted above, unless it can be fully justified to the Local Authority due health and safety or engineering necessity. Any such work would be kept to minimum and carried out efficiently to ensure any potential disruption is reduced.

Any works that require the breaking out of concrete will be done by munching, sawing or similar, rather than by percussion, as far as is practicable.

Any plant or equipment will be sited as far away as practicable from noise sensitive parts of buildings. Windows and external doors will be kept closed during construction work unless it is a total necessity to open them.

Where there is the potential for disturbance from the construction work, machines and tools will be fitted with silencers of the type recommended by the manufacturers. Contractors will be required to compare the noise levels of power tools when hiring them, to ensure they select the quietest machinery.

Vehicles and mechanical plant used for the purpose of the works shall be maintained in good and efficient working order and operators will be reminded of the need to operate such vehicles and plant in a manner that minimises noise emissions.

Care shall be taken loading and unloading vehicles, moving materials and dismantling scaffold to reduce impact noise.

Operatives will be advised to take breaks away from neighbouring properties and to keep the volume of any discussions at reasonable levels so as not to cause disruption or irritation to the users of neighbouring properties.

The contractors details will be made available to the neighbouring properties so that the occupants have a point of contact should they have any concerns about noise generated from the works. Any concerns will be addressed as swiftly as possible and the contractor will look to alleviate such concerns so long as the concern is reasonable and justified whereby a practical solution is possible.

Road Closures

No road closures are anticipated to facilitate the construction works. However, should such an event be required the local authority will be consulted with the relevant procedures following and protocols adhered to.